

# Brookfield

India Real Estate Trust

Date: February 13, 2026

**Axis Trustee Services Limited**

Axis House, P B Marg, Worli,  
Mumbai, Maharashtra, India, 400025  
Dear Sir/Madam,

**Sub: Quarterly Report and Compliance Certificate as per Regulations 9(3) & 10 under Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 for the quarter ended on December 31, 2025.**

We, **Brookprop Management Services Private Limited** acting in the capacity of the Manager of Brookfield India Real Estate Trust ("**Brookfield India REIT**") pursuant to regulation 9(3) and regulation 10 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 ("**REIT Regulations**"), as amended from time to time, do hereby confirm that: -

1. We are in compliance with the SEBI Regulations, as applicable to the Manager, specifically with Regulations 10, 18, 19 and 20 of REIT Regulations and circulars issued thereunder as applicable, including Master Circular for REITs dated July 11, 2025 ("**REIT Master Circular**"), as amended from time to time, and all other reporting and disclosure requirements, for the quarter ended on December 31, 2025, ~~save in case of following instances which were on account of reasons specified below:-~~  

●

●
2. The REIT has maintained the minimum level of public holding as required under Regulation 14 of the REIT Regulations, as applicable.
3. All applicable Insurance policies are obtained, renewed and operational on the assets of REIT and that such insurances are valid and enforceable. The premium in respect of the insurance policies is paid on timely basis.
4. We on behalf of Brookfield India REIT are maintaining a functional website <https://www.brookfieldindiareit.in/> of the Brookfield India REIT as per the contents and including the relevant information about REIT as specified in REIT Regulations and the circulars issued thereunder, as amended from time to time. We further confirm that the contents as required under the regulations and circulars are being updated within two days of any changes / developments which trigger a need for an update on the website.
5. We are registered on SCORES platform in order to handle investor complaints electronically and enrolled on Online Dispute Resolution Portal for online conciliation and online arbitration for resolution of disputes, and all complaints were resolved and redressed in timely manner within the timeline prescribed by SEBI, ~~save for the following with reasons:~~

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

**Registered Office of Manager:** Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051  
**Correspondence Address:** 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037  
**T:** +91 11 4929 5555; 022-45832450 **E:** [reit.compliance@brookfield.com](mailto:reit.compliance@brookfield.com); [reit.manager@brookfield.com](mailto:reit.manager@brookfield.com)  
**Website of Brookfield India Real Estate Trust:** <https://www.brookfieldindiareit.in/> **CIN:** U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

{●}

{●}

6. In terms of Regulation 9(8) of the REIT Regulations, we confirm that necessary systems and procedures are in place. These systems are sufficient for effective monitoring of the performance and functioning of Brookfield India REIT.
7. In terms of Regulation 10(16), we confirm that we have adequate controls in place to ensure segregation of our activity as Manager of the REIT from our other activities.
8. There were~~are~~ no events or information or happenings which have a bearing on the performance/operation of the Manager/REIT, or change in shareholding/control of the Manager or sponsor save for the following which were duly reported to the to the Trustee from time to time:
- {●}
- {●}
9. In terms of Regulation 26(A) to 26(F) of REIT Regulations we confirm that we are in compliance with the provisions of the Chapter VIA (Obligations of the Manager) of the REIT Regulations as may be applicable for the quarter under review.
10. Further, pursuant to Regulation 10(18)(a) of REIT Regulations, we have made timely submission of the previous quarter reports, and are hereby submitting the report for the quarter ended on ~~June/September/December 31, 2025/March~~ with the following details: -

| PERIODIC COMPLIANCES |                                                                                                                       |                                                                                                                                                                                                                          |
|----------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sr. No.              | Requirement                                                                                                           | Details including compliance status along with supporting documents                                                                                                                                                      |
| 1                    | Details of all funds received by REIT and all payments made.                                                          | Details of receipts of all funds received by Brookfield India REIT and payments made by it during the quarter ended December 31, 2025, as per regulation 10(18)(a) of REIT Regulations is annexed as <b>Annexure A</b> . |
| 2                    | Status of development of under construction properties (if any).                                                      | Status of development of under construction properties as on December 31, 2025, as per regulation 10(18)(a) of REIT Regulations is annexed as <b>Annexure A</b> .                                                        |
| 3                    | Copy of the activity and performance report placed before the Board as per Regulation 10(25) of the REIT Regulations. | Report on the performance and activities of Brookfield India REIT under regulation 10(25) for the quarter ended December 31, 2025, is annexed as <b>Annexure A</b> .                                                     |

## BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | The report on activity and performance of Brookfield India REIT for a period ended December 31, 2025, was placed before the board of directors in their meeting held on January 29, 2026, as part of business and financial presentation. A copy of resolution is annexed as <b>Annexure B.</b>                                                                                                                                                                                                                                                                                                                                                                                                     |
| 4 | Pursuant to Chapter 4 of Master Circular, as amended from time to time, statement including details of any deviations/variations, if any, in the use of proceeds from the objects stated in the offer document or explanatory statement to the notice for the general meeting (as applicable), has been submitted to the stock exchange as per applicable timelines, such statement shall be continued to be given till such time the issue proceeds have been fully utilised or the purpose for which these proceeds were raised has been achieved. | As per the provisions of SEBI Master Circular dated July 11, 2025, the quarterly statement of deviation(s) or variation(s) in the use of proceeds, for the funds raised through institutional placement(s) and preferential issue, for the quarter ended December 31, 2025 was circulated to Trustee on January 23, 2026, for review and also placed before the Board of Director of Manager in their meeting held on January 29, 2026.<br><br>Post review by Trustee on January 27, 2026 and Board of Directors on January 29, 2026, the same was submitted along with the financial statements for the quarter and nine months ended December 31, 2025, with stock exchanges on January 29, 2026. |
| 5 | Pursuant to Chapter 4 of Master Circular, as amended from time to time, a statement containing details of Investor complaints in the format prescribed in Annexure 4 of the Master Circular has been submitted to the stock exchange as per applicable timelines.                                                                                                                                                                                                                                                                                    | The statement containing details of Investor complaints for the quarter ended December 31, 2025, was filed with the stock exchanges and submitted with trustee on January 20, 2026, respectively.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 6 | Pursuant to Chapter 4 of Master Circular, as amended from time to time, disclosure of unit holding pattern for each class of unit holders has been made as per applicable timelines as per the format prescribed in the Master Circular.                                                                                                                                                                                                                                                                                                             | The disclosure of unitholding pattern for the quarter ended December 31, 2025 was filed with the stock exchanges and submitted with trustee on January 20, 2026, respectively.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 7 | Details of shareholding of the REIT in the SPV / Holdco and changes, if any during the relevant quarter.                                                                                                                                                                                                                                                                                                                                                                                                                                             | During the quarter ended December 31, 2025, there was no change in the shareholding of the Brookfield India REIT in all the SPVs and Holdco.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

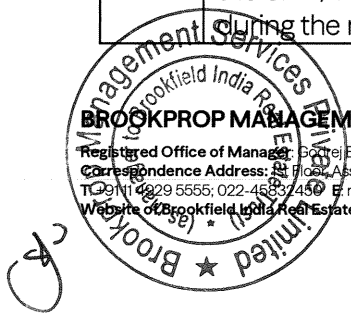
**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: 30th Floor, BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 8th Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

Tel: 9111 229 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865



# Brookfield

India Real Estate Trust

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Please refer the Brookfield India REIT Structure as attached in <b>Annexure A</b>.</p> <p>Also, holding statement of Brookfield India REIT as of December 31, 2025, is annexed as <b>Annexure C</b>.</p> <p>However, Brookfield India REIT had acquired 100% of the issued and paid-up equity share capital (on fully diluted basis) comprising 737,872 equity shares having face value of Rs. 10 each of Arliga Ecoworld Business Parks Private Limited on December 24, 2025 and the same was intimated to Trustee and Stock Exchanges on December 24, 2025, respectively.</p> |
| 8  | <p>Copy of Financial Information and Additional Disclosures submitted to the stock exchange as per Chapter 4 of the Master Circular, as amended from time to time, within following timelines:</p> <p>A. For the first half year period of the financial year - submitted within 45 days from the end of the half year.</p> <p>B. For annual financial information - submitted within 60 days from the end of the financial year.</p> | <p>The unaudited financial result(s) on standalone and consolidated basis of Brookfield India REIT for the quarter and nine months ended December 31, 2025 was approved by the board of directors in their meeting held on January 29, 2026, and the same was submitted with stock exchanges on January 29, 2026 as part of outcome of board meeting of manager of Brookfield India REIT and with trustee vide email dated January 29, 2026.</p>                                                                                                                                   |
| 9  | <p>Certificate of compliance of the applicable net-worth requirement by the Manager and sponsor(s) in the following form:</p> <p>(i) certificate from the Manager, on a half yearly basis;</p> <p>(ii) certificate from an independent chartered accountant, on an annual basis for the sponsor(s) and Manager.</p>                                                                                                                   | <p>Not applicable for the quarter ended December 31, 2025.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 10 | <p>Confirmation regarding meeting the eligibility conditions by the Manager as per Regulation 4(2)(e) of the REIT Regulations.</p>                                                                                                                                                                                                                                                                                                    | <p>We hereby confirm the compliance of regulation 4(2)(e) of the REIT Regulation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 11 | <p>Information on any other compliance(s), if any, as deemed</p>                                                                                                                                                                                                                                                                                                                                                                      | <p>During the quarter, there were various events including 1) raising of funds through institutional placement of units, 2) non-convertible</p>                                                                                                                                                                                                                                                                                                                                                                                                                                    |

**BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051

Correspondence Address: Plot 7, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 4929 5555; 022-45824663 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

|  |                                        |                                                                                                                                                                                                                                            |
|--|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | appropriate by the Manager or Trustee. | debentures, 3) acquisition of Arliga Ecoworld Business Parks Private Limited, 4) SEBI communications and other regular compliance to the stock exchanges and the same are already submitted with the Trustee separately from time to time. |
|--|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| EVENT BASED COMPLIANCES                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |             |                        |                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sr. No.                                                                                                                                                                                                              | Requirement                                                                                                                                                                                                                                                                                                                                                                                           | Details including compliance status along with supporting documents                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |             |                        |                                                                                                                                                                                                                      |
| 1                                                                                                                                                                                                                    | A. Details of related party transactions, if any, carried out between Manager and its associates in terms of Regulation 9(5) of SEBI REIT Regulations, 2014.<br><br>In case of conflict of interest, a confirmation from a practicing chartered accountant or a valuer, as applicable, shall be obtained that such transaction is on arm's length basis along with relevant documents.                | A. The details of related party transaction(s) of Manager based on provisional financial statements for the period ended December 31, 2025, is enclosed as <b>Annexure D</b> . There was no conflict of interest in the transaction(s).<br><br>The details of related party transactions of Brookfield India REIT, on standalone and consolidated basis, for the quarter and nine months ended December 31, 2025 forming part of unaudited financial results as approved by the board of directors of manager in their meeting held on January 29, 2026, were submitted with the trustee vide email dated January 29, 2026. |             |                        |                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                      | B. Pursuant to Regulation 19(5)(b) of REIT Regulations, whether the value of funds borrowed from related parties, total value of all related party transactions pertaining to acquisition or sale of properties or investments into securities exceeded the specified threshold. If yes, whether requisite approval of the unitholders has been obtained prior to entering into any such transaction. | B. 1. The amount of funds borrowed from the related parties is mentioned in below table: <table><tr><th>Particulars</th><th>Amount (Rs in million)</th></tr><tr><td>(a) Amount of cumulative additional borrowings till FY 2025-2026 from related parties (being Axis Bank, promoter of trustee) from the date of acquisition of companies owned by Brookfield India REIT and Brookfield</td><td>10,318.27</td></tr></table>                                                                                                                                                                                                | Particulars | Amount (Rs in million) | (a) Amount of cumulative additional borrowings till FY 2025-2026 from related parties (being Axis Bank, promoter of trustee) from the date of acquisition of companies owned by Brookfield India REIT and Brookfield |
| Particulars                                                                                                                                                                                                          | Amount (Rs in million)                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |             |                        |                                                                                                                                                                                                                      |
| (a) Amount of cumulative additional borrowings till FY 2025-2026 from related parties (being Axis Bank, promoter of trustee) from the date of acquisition of companies owned by Brookfield India REIT and Brookfield | 10,318.27                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |             |                        |                                                                                                                                                                                                                      |

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Brookfield India Real Estate Trust, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

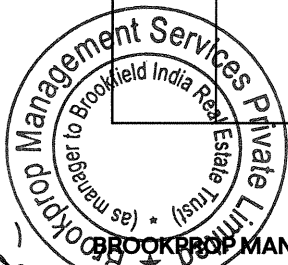
T: +91 11 4229 5535 P22-4932450 E:reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |             |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|  | India REIT. (please refer Note 1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |
|  | (b)Total consolidated borrowings of the REIT, holdco and the SPV(s) as on September 30, 2025 (please refer Note 2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1,39,373.70 |
|  | (c) % of additional borrowings [a/b]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 7.40%       |
|  | (d) If column (c) is beyond the threshold specified in the Regulation, whether requisite approval of the unitholders has been obtained prior to entering into any such transaction. (please refer Note 3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | -           |
|  | <p><b>Note 1:</b> From the date of acquisition of Kairos and Candor G1 by Brookfield India REIT till September 30, 2025, total additional borrowings availed from Axis Bank, Promoter of Trustee, by Candor G1 was Rs. 9,760.20 million and by Kairos was Rs. 357.86 million, aggregating to Rs. 10118.06 million as on September 30, 2025.</p> <p>Further, during the quarter ended December 31, 2025, Candor G1 borrowed Rs. 65 million and Kairos has borrowed Rs. 135.20 million from Axis Bank.</p> <p>The total cumulative borrowing availed from Axis Bank as on December 31, 2025, by Kairos stood at Rs. 493.06 million and by Candor G1 Rs. 9852.20 million, aggregating to Rs. 10,318.27 million (without IndAS impact and interest accrued and includes the borrowings of previous periods and excludes pre-acquisition borrowings).</p> |             |



**BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

## India Real Estate Trust

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED**  
Registered Office of Manager: Godrej  
Corporate Park, 2nd Floor, 4th Phase, MIDC, Vashi, Dist. Navi Mumbai - 400 705

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

**Correspondence Address:** 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2 Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

**Website of Brookfield India Real Estate Trust:** <https://www.brookfieldindiareit.in/> **CIN:** U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

|   |                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                                                            | <p>operational services to Ecoworld), calculated at a discount of 6.54% to the average of two independent valuations conducted by Ms. L. Anuradha and IVAS Partners (i.e., Rs. 140,441 million), subject to various adjustments in relation to net debt, working capital security deposit, other net liabilities and such other adjustments, to arrive at net consideration, to be paid in cash for such acquisition by Brookfield India REIT in one or more tranche.</p> <p>As the above acquisition of Arliga Ecoworld Business Parks Private Limited was a related party transaction, therefore, approval of audit committee and the board of directors were taken on November 4, 2025, and the same was intimated to Stock Exchanges and Trustee, as part of outcome of board meeting on November 4, 2025, respectively and an approval of unitholders of Brookfield India REIT was also taken for the above transaction in the extra-ordinary meeting held on November 28, 2025 in terms of Regulations 19(5)(b)(i) and 22 of REIT Regulations and outcome of proceeding of extra-ordinary meeting of unitholders along with voting results was intimated to Stock Exchanges and Trustee on November 28, 2025, respectively.</p> <p>Further, an intimation were also sent to Stock Exchange about the completion of acquisition of 100% of equity share capital of Arliga Ecoworld Business Parks Private Limited by Brookfield India REIT on December 24, 2025 and also informed Trustee vide email dated December 24, 2025.</p> <p>2. For the status of development of under construction and future development properties held by SPVs and/or Holdco, please refer to <b>Annexure A.</b></p> |
| 3 | Details of any action which requires approval from the unitholders as required under the REIT Regulations. | The extraordinary meeting of unitholders of Brookfield India REIT was held on November 28, 2025, for seeking the approval of the unitholders for the following item(s) in terms of REIT Regulation and REIT Master Circular dated July 11, 2025:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

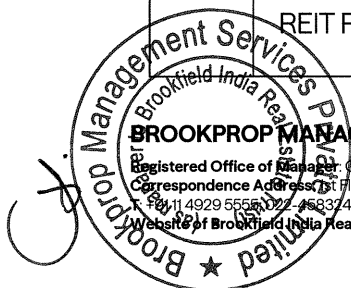
**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

P: +91 11 4929 5555, 022-26837450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

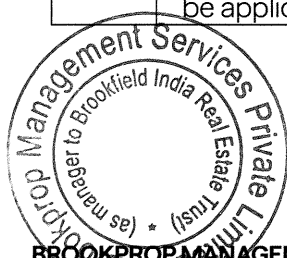
Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865



# Brookfield

India Real Estate Trust

|   |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                                                                                                                                                                                                                                                                                                                           | <p>(i) To consider and approve the acquisition of Arliga Ecoworld Business Parks Private Limited by Brookfield India Real Estate Trust</p> <p>(ii) To consider and approve the raising of funds through an institutional placement(s) of units not exceeding ₹35,000 million in one or more placements.</p> <p>The Notice of Extraordinary meeting along with transaction document dated November 4, 2025, for convening the extraordinary meeting of unitholders was intimated to stock exchanges and Trustee on November 6, 2025.</p> <p>Further, the summary of proceedings and voting results of the extraordinary meeting of the unitholders of Brookfield India REIT were also submitted with the Stock exchanges and Trustee on November 28, 2025.</p> |
| 4 | <p>Details of any material fact including change of its directors, any legal proceedings that may have a bearing on the activity of the REIT and confirm whether such details have been submitted to the trustee within 7 (seven) working days of such action.</p> <p>A. Date of any event as mentioned above:</p> <p>B. Date of Intimation of such event to Trustee:</p> | No such event during the quarter ended December 31, 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5 | <p>Confirmation from Manager on compliances of thresholds under Regulations 18(4) and 18(5) of the REIT Regulations on a quarterly basis and at the time of acquisition and/or disposal of assets as may be applicable.</p>                                                                                                                                               | We hereby confirm the compliance of Regulation 18(4) and 18(5) of REIT Regulation for the quarter ended December 31, 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



**BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

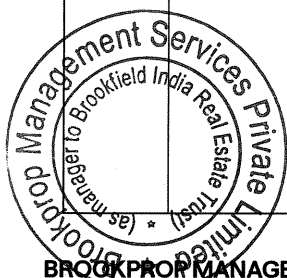
T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

|   |                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6 | <p>Confirmation from Manager that:</p> <p>A. not less than 90% of net distributable cash flows are being distributed to the unit holders and such distribution has been made within the timeline specified in the REIT Regulations.</p> <p>B. confirmation on the unclaimed distribution till the previous quarter.</p> | <p>We hereby confirm compliance with the said provision.</p> <p>A. The board of directors of the Brookprop Management Services Private Limited, the manager of Brookfield India REIT, declared distribution of an amount of ₹ 5.25 per unit for the quarter ended September 30, 2025, in their meeting held on November 4, 2025 which was in compliance with regulation 18(16)(b) of REIT Regulations and the payment of distribution to the unitholders was completed on November 13, 2025, within 5 working days from the record date i.e. November 08, 2025.</p> <p>Further, for the quarter ended December 31, 2025, the board of directors of the Brookprop Management Services Private Limited, the manager of Brookfield India REIT, declared distribution of an amount of ₹ 5.40 per unit, in their meeting held on January 29, 2026 which was also in compliance with regulation 18(16)(b) of REIT Regulations and the payment of distribution to the unitholders was completed on February 9, 2026, within 5 working days from the record date i.e. February 3, 2026.</p> <p>B. We hereby confirm the compliance with regulation 18(16) of REIT Regulation and Chapter 19 of Master Circular, and FAQs issued by SEBI dated March 27, 2024, on procedural framework for Unclaimed or Unpaid Amounts lying with REITs.</p> <p>During the quarter ended December 31, 2025, the Board of the Manager has declared distribution on November 4, 2026 and the payment of distribution was made to unitholders of Brookfield India REIT within the timelines prescribed under regulation 18(16)(c) of REIT Regulations, on November 13, 2025, the nomenclature of bank account in which remaining amount which was left unpaid or unclaimed post payment to unitholders, was changed to unpaid distribution account on November 20, 2025.</p> |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

**Registered Office of Manager:** Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

**Correspondence Address:** 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

**T:** +91 11 4929 5555; 022-45832450 **E:** reit.compliance@brookfield.com; reit.manager@brookfield.com

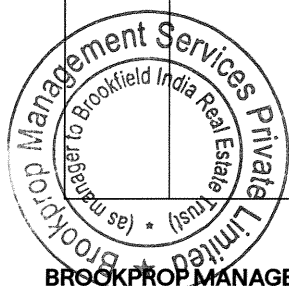
**Website of Brookfield India Real Estate Trust:** <https://www.brookfieldindiareit.in/> **CIN:** U74999MH2018FTC306865

2

# Brookfield

India Real Estate Trust

|   |                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                                                                                                                                                    | <p>Further, in compliance with provision of Chapter 19 of Master Circular, the following information(s) are available on the website of Brookfield India REIT at <a href="https://www.brookfieldindiareit.in/investors/stakeholder-information?tab=unclaimed-distribution-details">https://www.brookfieldindiareit.in/investors/stakeholder-information?tab=unclaimed-distribution-details</a></p> <ul style="list-style-type: none"> <li>i. the details of unclaimed or unpaid distribution amounts for all previous quarters i.e from June, 2021 to September 30, 2025.</li> <li>ii. search facility for unitholders to verify any unclaimed amount is due and lying with Brookfield India REIT.</li> <li>iii. Policy for claiming unclaimed or unpaid distribution amount by unitholders and their legal heirs</li> </ul> <p>Further, any change in the information uploaded on the website of Brookfield India REIT are updated by the Manager within 7 days of succeeding month.</p> <p>Further, there is no amount which are liable to transfer to IPEF during this quarter ended December 31, 2025.</p> |
| 7 | Whether Rights Issue, Preferential Issue, Institutional Placements, or any other issuance of units made during the quarter? If yes, whether compliance of relevant regulations and circulars done? | <p>The board of directors of Manager acting on behalf of Brookfield India REIT, in their meeting held on November 4, 2025, has considered and approved for raising of funds through Institutional Placement of Unit for an amount of Rs. 35,000 million and issuance of bonds/non-convertible debentures for an amount upto Rs. 35,000 million.</p> <p><b>1) Institutional Placement of Units</b></p> <p>Subsequent to the approval of Board of Directors on November 4, 2025, a notice of extra-ordinary meeting was issued to unitholders of Brookfield India REIT on November 6, 2025.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



**BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

**Registered Office of Manager:** Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

**Correspondence Address:** 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

**T:** +91 11 4929 5555; 022-45832450 **E:** reit.compliance@brookfield.com; reit.manager@brookfield.com

**Website of Brookfield India Real Estate Trust:** <https://www.brookfieldindiareit.in/> **CIN:** U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

The unitholders of Brookfield India REIT in their extra-ordinary meeting held on November 28, 2025 has considered and approved the institutional placement of units by Brookfield India REIT.

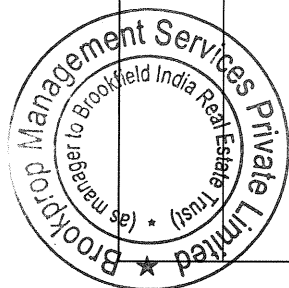
Upon receipt of approval of unitholders of Brookfield India REIT, meetings of Issue Committee of the Board of Directors of Manager, was held on December 4, 2025 for considering and approving 1) opening of issue period, 2) preliminary placement document and 3) relevant date and floor price for the institutional placement. The outcome of meeting of Issue Committee was intimated to Stock Exchange and Trustee on December 4, 2025, respectively.

Thereafter, a subsequent meeting of Issue Committee of Board of Directors of Manager was December 9, 2025 for considering and approving 1) closure of issue period, 2) Issue price, 3) Placement Document, 4) allocation note and 5) refund intimation letters in relation to institutional placement. The outcome of meeting of Issue Committee was intimated to Stock Exchange and Trustee on December 9, 2025, respectively.

Thereafter, Issue Committee of the Board of Directors of Manager vide resolution passed through circulation on December 10, 2025 has considered and approved the allotment of 10,93,75,000 units of Brookfield India REIT ("Units") to successful eligible institutional investors, at the issue price of ₹ 320 per Unit and the same was intimated to the Stock Exchanges and Trustee on December 10, 2025, respectively.

## **2) Issuance of Sustainability Linked, Listed, Rated, Secured, Redeemable, Transferable, Non-Cumulative, Non-Convertible Debentures ("NCDs")**

In accordance with enabling approval accorded by the Board of Directors for issuance of bonds and/or



### **BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

**Registered Office of Manager:** Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

**Correspondence Address:** 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

**T:** +91 11 4929 5555; 022-45832450 **E:** [reit.compliance@brookfield.com](mailto:reit.compliance@brookfield.com); [reit.manager@brookfield.com](mailto:reit.manager@brookfield.com)

**Website of Brookfield India Real Estate Trust:** <https://www.brookfieldindiareit.in/> **CIN:** U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

|   |                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                                                                                                                                                                                                                                       | <p>non-convertible securities for an amount of Rs. 35,000 million, a Debt Issue Committee of the Board of Directors of Manager, vide resolution passed through circulation on December 22, 2025 has considered and approved, the allotment of 2,00,000 Sustainability Linked, Listed, Rated, Secured, Redeemable, Transferable, Non-Cumulative, Non-Convertible Debentures (“<b>NCDs</b>”) having a face value of ₹1,00,000 each by Brookfield India REIT aggregating to amount of Rs. 20,000 million, on a private placement basis, as per the terms and conditions (including tenure, date of allotment, date of maturity, coupon rate, schedule of payment of coupon/interest and principal, charge created over assets, etc.) mentioned in the Key Information Document dated December 15, 2025, filed with BSE Limited.</p> <p>Further, the above NCDs were listed on the wholesale debt market (WDM) segment of the BSE Limited w.e.f December 23, 2025.</p> <p>The allotment of NCDs was intimated to Stock Exchanges on December 22, 2025 and to Trustee vide email dated December 22, 2025.</p> <p>We further wish to inform that the above issuance of NCDs were in compliance with Regulation 20 of REIT Regulations and within the borrowing limit i.e. 40% of the aggregate value of all the assets under Brookfield India REIT, as approved by the unitholders in their extra-ordinary meeting held on June 12, 2023.</p> |
| 8 | Whether any encumbrance, release or invocation is created / registered on the units of REIT during the Quarter? If yes, whether compliance of relevant regulations and circulars was done, also provide details and submissions made to the Manager / stock exchange in that respect. | No such event during the quarter ended December 31, 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 9 | As per Regulation 23 of the REIT Regulations, details of any non-                                                                                                                                                                                                                     | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Gbdrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 10 Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 4929 5555 022/4682 450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

|                          |                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                     |                   |                     |                          |                     |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------|-------------------|---------------------|--------------------------|---------------------|
|                          | compliance or violation of the REIT Regulations or circulars issued thereunder:<br>A. Informed to SEBI by the Compliance Officer<br>B. Observed by the Compliance Officer                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                     |                   |                     |                          |                     |
| 10                       | Copy of Valuation report as required under REIT Regulations submitted to the trustee, unit holders and Stock Exchange (as the case may be) within 15 days from the date of receipt of the valuation report from the valuer:<br>A. Date of receipt of the report from the Valuer:<br>B. Date of Intimation to Trustee: | <p>For acquisition of Arliga Ecoworld Business Parks Private Limited, being related party transaction under regulation 19(5)(b)(i) of REIT Regulations, the Manager of Brookfield India REIT has appointed/engaged Ms. L. Anuradha and M/s IVAS Partners, registered valuers for the purpose of conducting valuation of assets held by Arliga Ecoworld Business Parks Private Limited in terms of Regulation 19(3) of REIT Regulations.</p> <p>Valuation as assessed by Ms. L. Anuradha and M/s IVAS Partners were as follows</p> <table><tr><td>M. L. Anuradha</td><td>Rs. 140,031 million</td></tr><tr><td>M/s IVAS Partners</td><td>Rs. 140,851 million</td></tr><tr><td><b>Average Valuation</b></td><td>Rs. 140,441 million</td></tr></table> <p>A copy of valuation report(s) dated November 3, 2025 issued by Ms. L. Anuradha and M/s IVAS Partners, respectively, as annexed to Transaction Document dated November 4, 2025 forming part of Notice of Extra-ordinary Meeting dated November 4, 2025 were intimated to Stock Exchanges and Unitholders on November 6, 2025 and also submitted with Trustee vide email dated November 6, 2025.</p> | M. L. Anuradha | Rs. 140,031 million | M/s IVAS Partners | Rs. 140,851 million | <b>Average Valuation</b> | Rs. 140,441 million |
| M. L. Anuradha           | Rs. 140,031 million                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                     |                   |                     |                          |                     |
| M/s IVAS Partners        | Rs. 140,851 million                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                     |                   |                     |                          |                     |
| <b>Average Valuation</b> | Rs. 140,441 million                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                     |                   |                     |                          |                     |
| 11                       | Pursuant to Chapter 4 of Master Circular, as amended from time to time, disclosure of unit holding pattern for each class of unitholders has been made within 10 (ten) days of any capital restructuring of REIT resulting in a                                                                                       | Brookfield India REIT has submitted the unitholding pattern on December 15, 2025 with the stock exchanges, post capital restructuring of units of Brookfield India REIT resulting in a change exceeding 2% of the total outstanding units of Brookfield India REIT and the same was also submitted with Trustee on December 15, 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |                     |                   |                     |                          |                     |

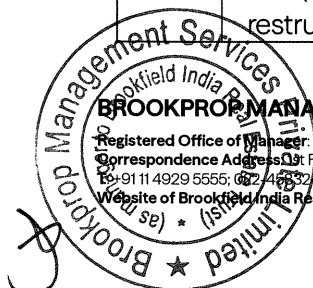
**BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 3rd Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

Tel: 91 11 4929 5555; 022 46532450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

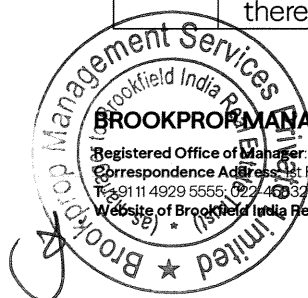
Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865



# Brookfield

India Real Estate Trust

|    |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | change exceeding 2% of the total outstanding units of REIT.                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 12 | Pursuant to Regulation 20 of the REIT Regulations, whether conditions w.r.t borrowings and deferred payments have been complied with on an ongoing basis and at the time of acquisition and/or disposal of assets, as may be applicable. If there is any breach, whether the same was informed to the trustee and has been rectified within six months from the date of breach. | We hereby confirm compliance with the said provision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 13 | Copy of the Notice of unitholders meeting in terms of Regulation 9(11) read with Regulation 22(3) & 26(2) of the REIT Regulations.                                                                                                                                                                                                                                              | <p>The extraordinary meeting of unitholders of Brookfield India REIT was held on November 28, 2025, for seeking the approval of the unitholders in respect of following agenda item:</p> <p>(i) To consider and approve the acquisition of Arliga Ecoworld Business Parks Private Limited by Brookfield India Real Estate Trust</p> <p>(ii) To consider and approve the raising of funds through an institutional placement(s) of units not exceeding ₹35,000 million in one or more placements.</p> <p>The Notice of Extraordinary meeting dated November 4, 2025, for convening the extraordinary meeting of unitholders was intimated with stock exchanges and Trustee on November 6, 2025.</p> <p>Further, the summary of proceedings and voting results of the extraordinary meeting of the unitholders of Brookfield India REIT were also submitted with the Stock exchanges and Trustee on November 28, 2025.</p> |
| 14 | Whether compliance with minimum unitholding requirement made by the sponsor(s) and sponsor group(s) as per REIT Regulations and circulars issued thereunder.                                                                                                                                                                                                                    | We hereby confirm compliance with the said provision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |



**BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: 9111 4929 5555; 022 4632 450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

|    |                                                                                                                                                                                                                                |                                                                                                                                                                                            |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15 | Confirmation that the copy(ies) of any other information submitted to the designated stock exchanges / SEBI in terms of REIT Regulations and circulars issued thereunder, have been provided to the Trustee from time to time. | We hereby confirm that all the intimation submitted with stock exchanges/SEBI in terms of REIT Regulation and circulars issued thereunder have been provided to Trustee from time to time. |
| 16 | Information on any other compliance(s), if any, as deemed appropriate by the Manager or Trustee.                                                                                                                               | The information on any other compliance(s) were submitted to the Trustee from time to time.                                                                                                |

**For and on behalf of Brookfield India Real Estate Trust  
(acting through its manager, Brookprop Management Services Private Limited)**



**Saurabh Jain**  
**Company Secretary & Compliance Officer**  
**Date: February 13, 2026**



**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

**Registered Office of Manager:** Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

**Correspondence Address:** 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

**T:** +91 114929 5555; 022-45832450 **E:** [reit.compliance@brookfield.com](mailto:reit.compliance@brookfield.com); [reit.manager@brookfield.com](mailto:reit.manager@brookfield.com)

**Website of Brookfield India Real Estate Trust:** <https://www.brookfieldindiareit.in/> **CIN:** U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

## Annexure A

### REPORT FOR THE QUARTER ENDED DECEMBER 31, 2025, PURSUANT TO REGULATION 10(18)(a) OF SEBI (REAL ESTATE INVESTMENT TRUSTS), REGULATIONS, 2014.

#### Background of Brookfield India REIT

Brookfield India Real Estate Trust ("**Brookfield India REIT**") was settled on July 17, 2020, at Mumbai, Maharashtra, India as a contributory, determinate and irrevocable trust under the provisions of the Indian Trusts Act, 1882, pursuant to a trust deed dated July 17, 2020, between Brookprop Management Services Private Limited, BSREP India Office Holdings V Pte. Ltd ("**BSREP V**") and Axis Trustee Services Limited. Brookfield India REIT was registered with the Securities and Exchange Board of India on September 14, 2020, at Mumbai as a real estate investment trust, pursuant to the REIT Regulations, having registration number IN/REIT/20-21/0004. BSREP V is the sponsor of Brookfield India REIT, Brookprop Management Services Private Limited has been appointed as the manager to Brookfield India REIT and Axis Trustee Services Limited is the trustee to Brookfield India REIT.

The principal place of business of Brookfield India REIT is shifted to 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037 with effect from May 15, 2024, and revised certificate consequent to change in principal place of business was issued by SEBI on October 1, 2024. Brookfield India REIT owns real estate assets through following companies

- (i) Candor Kolkata One Hi-Tech Structures Private Limited,
- (ii) Festus Properties Private Limited,
- (iii) Shantiniketan Properties Private Limited and
- (iv) Seaview Developers Private Limited,
- (v) Kairos Properties Private Limited (50% of equity share capital owned by Brookfield India REIT)
- (vi) Candor Gurgaon One Realty Projects Private Limited (50% of equity share capital owned by Brookfield India REIT),
- (vii) Rostrum Realty Private Limited ("**Rostrum**" or "**Holdco**") (50% of equity share capital owned by Brookfield India REIT) and Rostrum holds 100% of equity share capital in its step-down subsidiaries as follows
  - (a) Oak Infrastructure Developers Private Limited
  - (b) Aspen Buildtech Private Limited and
  - (c) Arnon Builders & Developers Private Limited,
- (viii) Arliga Ecoworld Business Parks Private Limited.



#### **BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

**Registered Office of Manager:** Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

**Correspondence Address:** 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

**T:** +91 11 4929 5555; 022-45832450 **E:** reit.compliance@brookfield.com; reit.manager@brookfield.com

**Website of Brookfield India Real Estate Trust:** <https://www.brookfieldindiareit.in/> **CIN:** U74999MH2018FTC306865

# Brookfield

## India Real Estate Trust

Brookfield India REIT also owns 100% of equity share capital of

- (i) Candor India Office Parks Private Limited which provides services including property management, facilities management and support services to Candor Kolkata One Hi-Tech Structures Private Limited, Shantiniketan Properties Private Limited, Kairos Properties Private Limited, Seaview Developers Private Limited and Arliga Ecoworld Business Parks Private Limited and
- (ii) Mountainstar India Office Parks Private Limited which provides services including property management, facilities management and support services to Candor Gurgaon One Realty Projects Private Limited;

The activities of Brookfield India REIT consist of owning, operating and managing a combined 32.4 mn square feet of portfolio comprising 11 Grade A<sup>1</sup> assets located in key gateway office markets of India – Bengaluru, Mumbai, Gurugram, Noida, New Delhi, Kolkata and Ludhiana.

**The details of each of the companies owned by Brookfield India REIT and real estate assets owned by it is set out below.**

| NAME OF COMPANY                                       | ASSET OWNED                   | DETAILS OF THE ASSET                                                                                                                                                                                                                       | AREA (ACRES) |
|-------------------------------------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Festus Properties Private Limited                     | Downtown Powai – SEZ, Mumbai  | Kensington A and Kensington B located at Powai, Mumbai 400 076, Maharashtra, India                                                                                                                                                         | 9.0          |
| Candor Kolkata One Hi-Tech Structures Private Limited | Candor Techspace G2 (SEZ)     | Completed tower nos. 1, 2, 3, 4 (amenity block I), 4A (amenity block II), 5, 6, 7, 8A, 8B, 9, 11 and 10 (MLCP), all situated at Dundahera, Sector 21, Gurugram 122 016, Haryana, India                                                     | 28.5         |
| Candor Kolkata One Hi-Tech Structures Private Limited | Candor Techspace K1 (SEZ)     | Completed tower nos. A1, A2, A3, B1, B2, B3, G1, G2, G3, C1, C2 and C3, all situated at Action Area – 1D, New Town, Rajarhat, Kolkata 700 156, West Bengal, India                                                                          | 48.4         |
| Shantiniketan Properties Private Limited              | Candor Techspace N1 (IT Park) | Completed tower nos. 1, 2, 3, 5, 6, 7 (amenity block), and 8 (amenity block) and Future Development Potential towers 4A and 4B, all situated at Plot No. 2, Block No. B, Sector 62, Noida, Gautam Budh Nagar 201 301, Uttar Pradesh, India | 19.3         |



Assets held by Festus Properties Private Limited and Kairos Properties Private Limited in Downtown Powai are counted as single Grade A assets in Mumbai and Assets held by Oak Infrastructure Developers Private Limited and Aspen Buildtech Private Limited in Aerocity, New Delhi are counted as single Grade A assets.

### **BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

**Registered Office of Manager:** Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

**Correspondence Address:** 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

**T:** +91 11 4929 5555; 022-45832450 **E:** reit.compliance@brookfield.com; reit.manager@brookfield.com

**Website of Brookfield India Real Estate Trust:** <https://www.brookfieldindiareit.in/> **CIN:** U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

| NAME OF COMPANY                                                              | ASSET OWNED                                         | DETAILS OF THE ASSET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | AREA (ACRES) |
|------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Seaview Developers Private Limited                                           | Candor Techspace N2                                 | Completed tower nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A, amenity block I (ground floor) and amenity block II, and Future Development Potential tower 12 and amenity block I (first floor only), all situated at Plot Nos. 20 and 21, Sector 135, Noida, Gautam Budh Nagar 201304, Uttar Pradesh, India                                                                                                                                                                                                                           | 29.7         |
| Kairos Properties Private Limited                                            | Downtown Powai Commercial/ IT Park, Mumbai          | Completed tower nos. Spectra, Prudential, Delphi, One Downtown Central, Ventura A located at Central Avenue in Powai, and Winchester, Fairmont located at South Avenue in Powai, and One Boulevard, Alpha located at Orchard Avenue in Powai                                                                                                                                                                                                                                                                                         | 20.0         |
| Candor Gurgaon One Realty Projects Private Limited                           | Candor Techspace G1 (SEZ)                           | Completed tower nos. Tower 1, Tower 2, Tower 3, Tower 4, Tower 5, Tower 6, Tower 7, Tower 8 & 8A, Tower 9, Tower 10 (SEZ & Customs Office), Amenity Block I, Amenity Block II and Future Development Tower 11, all situated at Dundadhera, Sector-21, Gurgaon, Haryana-122016                                                                                                                                                                                                                                                        | 25.2         |
| Rostrum Realty Private Limited ("Rostrum/Holdco")                            | Pavilion Mall, Ludhiana and Airtel Center, Gurugram | <b>Pavilion Mall:</b> comprising a building made up of three basements and 10 upper floors having leasable area of 389,588 sf located on land admeasuring 2.47 acres situated at Old Session Court, Near Fountain Chowk, Ludhiana, Punjab.<br><br><b>Airtel Center:</b> developed over 4.6 acres comprising a building made up of three basements, lower and upper ground floors, and six upper floors having leasable area of 692,585 sf situated at Plot No. 16, Udyog Vihar, Phase-IV, Gurgaon, Haryana                           | 7.1          |
| Oak Infrastructure Developers Private Limited ("Oak"), subsidiary of Rostrum | Worldmark 2 and 3, Aerocity, New Delhi              | <b>Worldmark 2:</b> Property built on Asset Area 8, Aerocity, Hospitality District, IGI Airport, New Delhi admeasuring 2.3 acres with building comprising three basements, ground floor, and six upper floors having leasable area of 431,354 sf, held by Oak.<br><br><b>Worldmark 3:</b> Property built on Asset Area 7, Aerocity, Hospitality District, IGI Airport, New Delhi admeasuring 2.2 acres with building comprising three basements, ground floor, and six upper floors having leasable area of 415,552 sf, held by Oak. | 4.5          |
| Aspen Buildtech Private Limited ("ABL"), subsidiary of Rostrum               | Worldmark 1, Aerocity, New Delhi                    | <b>Worldmark 1:</b> Property built on Asset Area 11, Aerocity, Hospitality                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3.1          |

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

CIN: U74999MH2018FTC306865 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

## India Real Estate Trust

**AN OVERVIEW OF THE STRUCTURE OF BROOKFIELD INDIA REIT IS SET OUT BELOW.**

## Holding Structure



(1) Two of the portfolio assets Airtel Center & Pavilion Mall are held by Rostrum Realty Private Limited, a subsidiary of the Rostrum Group.

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 16 Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037.

T: +91 11 4929 5555-0224 3832 2450 E: [reit.compliance@brookfield.com](mailto:reit.compliance@brookfield.com); [reit.manager@brookfield.com](mailto:reit.manager@brookfield.com)

**Website of Brookfield India Real Estate Trust:** <https://www.brookfieldindiareit.in/> **CIN:** U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

## A. ACTIVITIES AND PERFORMANCE OF BROOKFIELD INDIA REIT AND COMPANIES OWNED BY BROOKFIELD INDIA REIT

1. Details of the operating activities of the companies owned by Brookfield India REIT, on standalone basis and on consolidated basis as on December 31, 2025, is given below.

| Particulars                                 | Downtown Powai Commercial/IT Park | Downtown Powai - SEZ | Candor Techspace Gurgaon | Candor Techspace G1 Gurgaon | Candor Techspace G2 Noida | Candor Techspace N1 K1, Kolkata | Candor Techspace N2 Noida |
|---------------------------------------------|-----------------------------------|----------------------|--------------------------|-----------------------------|---------------------------|---------------------------------|---------------------------|
|                                             | (1)                               | (2)                  | (3)                      | (4)                         | (5)                       | (6)                             | (7)                       |
| Year of Commencement (Year of acquisition*) | 2023*                             | 2019                 | 2023*                    | 2015                        | 2015                      | 2015                            | 2015                      |
| Completed Area/Operating (Msf)              | 2.9                               | 1.6                  | 3.8                      | 4.1                         | 2.0                       | 3.2                             | 3.9                       |
| Under Construction/Future Development (Msf) | -                                 | -                    | 0.1                      | 0.1                         | 0.9                       | 2.7                             | 0.8                       |
| Leasable Area (Msf)                         | 2.9                               | 1.6                  | 3.9                      | 4.2                         | 2.9                       | 5.9                             | 4.7                       |
| Leased (Msf) <sup>2</sup>                   | 2.7                               | 1.5                  | 3.2                      | 3.4                         | 1.9                       | 3.1                             | 3.6                       |
| Office Occupiers (Nos.) <sup>3</sup>        | 52                                | 7                    | 25                       | 21                          | 30                        | 14                              | 25                        |
| Occupancy (%)                               | 94%                               | 96%                  | 86%                      | 83%                         | 96%                       | 99%                             | 92%                       |
| WALE (Years)                                | 3.8                               | 8.4                  | 6.3                      | 7.6                         | 7.8                       | 7.2                             | 7.1                       |
| Lease Maturity Profile- Area Expiring (msf) | Area (msf)                        |                      |                          |                             |                           |                                 |                           |
|                                             | 0.0                               | 0.1                  | 0.0                      | 0.2                         | 0.0                       | 0.4                             | 0.0                       |
|                                             | 0.4                               | 0.0                  | 0.2                      | 0.1                         | 0.1                       | 0.3                             | 0.5                       |
|                                             | 0.3                               | 0.2                  | 0.2                      | 0.0                         | 0.0                       | 0.4                             | 0.0                       |
|                                             | 0.3                               | 0.1                  | 0.0                      | 0.0                         | 0.1                       | 0.0                             | 0.1                       |
| In-place Rent PSF (Warmshell) (Rs.)         | 183                               | 133                  | 85                       | 91                          | 63                        | 48                              | 65                        |

**BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051

Correspondence Address: 1st Floor Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 4929 5555; 022-48682830 | E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865



# Brookfield

India Real Estate Trust

|                       |      |     |    |      |    |    |    |
|-----------------------|------|-----|----|------|----|----|----|
| Market Rent PSF (Rs.) | 170  | 144 | 88 | 90   | 69 | 51 | 67 |
| MTM Opportunity (%)   | (7%) | 8%  | 4% | (1%) | 8% | 5% | 4% |

<sup>2</sup> Including hard-option of 73 KSF.

<sup>3</sup> Tenants which are part of the same corporate group but have leases with different legal entities have been grouped together.

| Particulars                                 | Worldmark, Delhi, Aerocity New Delhi | Worldmark, Gurgaon, Sector-65 | Pavilion Mall, Ludhiana | Airtel Center, Udyog Vihar, Gurgaon | Ecoworld, Bengaluru* | Consolidated at Brookfield REIT Level |
|---------------------------------------------|--------------------------------------|-------------------------------|-------------------------|-------------------------------------|----------------------|---------------------------------------|
|                                             | (8)                                  | (9)                           | (10)                    | (11)                                | (12)                 |                                       |
| Year of Commencement (Year of acquisition*) | 2024                                 | 2024                          | 2024                    | 2024                                | 2025                 |                                       |
| Completed Area/Operating (Msf)              | 1.5                                  | 0.8                           | 0.4                     | 0.7                                 | 7.7                  | 32.4                                  |
| Under Construction/Future Development (Msf) | -                                    | -                             | -                       | -                                   | 0.1                  | 4.6                                   |
| Leasable Area (Msf)                         | 1.5                                  | 0.8                           | 0.4                     | 0.7                                 | 7.8                  | 37.0                                  |
| Leased (Msf)                                | 1.4                                  | 0.7                           | 0.3                     | 0.7                                 | 6.6 <sup>4</sup>     | 29.2                                  |
| Office Occupiers (Nos.)                     | 81                                   | 23                            | -                       | 3                                   | 63                   | 311                                   |
| Occupancy (%)                               | 95%                                  | 92%                           | 80%                     | 100%                                | 94% <sup>4</sup>     | 92%                                   |
| WALE (Years)                                | 5.0                                  | 6.0                           | 5.4                     | 2.2                                 | 6.3                  | 6.5                                   |
| Lease Maturity Profile- Area Expiring (msf) | Area (msf)                           |                               |                         |                                     |                      |                                       |
|                                             | 0.1                                  | 0.0                           | 0.0                     | 0.0                                 | 0.0                  | 1.1                                   |
|                                             | 0.1                                  | 0.0                           | 0.0                     | 0.0                                 | 0.8                  | 2.6                                   |
|                                             | 0.2                                  | 0.0                           | 0.0                     | 0.7                                 | 0.3                  | 2.5                                   |
|                                             | 0.0                                  | 0.0                           | 0.0                     | 0.0                                 | 0.7                  | 1.4                                   |
| In-place Rent PSF (Warmshell) (Rs.)         | 226                                  | 92                            | 58                      | 133                                 | 102                  | Rs 101                                |

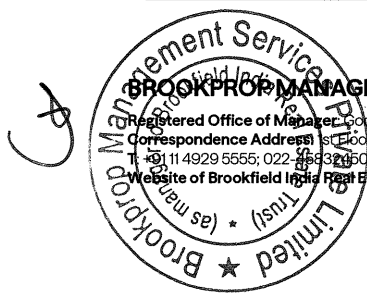
**BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 5555; 022-26832650 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865



# Brookfield

India Real Estate Trust

|                       |      |       |    |      |     |               |
|-----------------------|------|-------|----|------|-----|---------------|
| Market Rent PSF (Rs.) | 225  | 80    | 61 | 131  | 114 | <b>Rs 103</b> |
| MTM Opportunity (%)   | (1%) | (13)% | 4% | (2%) | 11% | <b>2%</b>     |

<sup>4</sup> Excludes Campus 3, a 5.3 acre / 0.7 MSF built SEZ campus, is going into refurbishment.

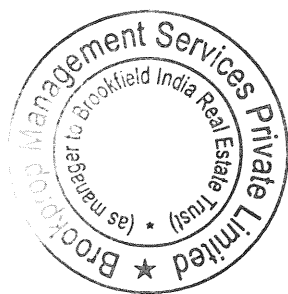
\*details as stated above for Ecoworld, Bengaluru are from date of acquisition i.e. December 24, 2025, to December 31, 2025

## 2. New leasing and re-leasing during the quarter ended December 31, 2025.

| Particulars                        | Downtown Powai Commercial/ IT Park | Downtown Powai - SEZ | Candor Techspace G1, Gurgaon | Candor Techspace G2, Gurgaon | Candor Techspace N1, Noida | Candor Techspace K1, Kolkata | Candor Techspace N2, Noida |
|------------------------------------|------------------------------------|----------------------|------------------------------|------------------------------|----------------------------|------------------------------|----------------------------|
|                                    | (1)                                | (2)                  | (3)                          | (4)                          | (5)                        | (6)                          | (7)                        |
| New leases during the quarter (SF) | 21,579                             | -                    | 69,946                       | 347,520                      | 11,780                     | 440                          | 161,326                    |
| Renewals during the quarter (SF)   | 3,238                              | -                    | 800                          | 15,714                       | 465                        | 200                          | 58,534                     |

| Particulars                        | Worldmark Delhi, Aerocity New Delhi | Worldmark, Gurgaon, Sector-65 | Pavilion Mall, Ludhiana | Airtel Udyog Gurgaon | Center, Vihar, | Ecoworld, Bengaluru* | Consolidated at Brookfield REIT Level |
|------------------------------------|-------------------------------------|-------------------------------|-------------------------|----------------------|----------------|----------------------|---------------------------------------|
|                                    | (8)                                 | (9)                           | (10)                    | (11)                 | (12)           |                      |                                       |
| New leases during the quarter (SF) | 29,152                              | 1,121                         | 37,144                  | -                    |                | 35,359               | 715,367                               |
| Renewals during the quarter (SF)   | 66,078                              | -                             | 195                     | -                    |                | 339,321              | 484,590                               |

\* new leasing and renewals for Ecoworld, Bengaluru are from date of acquisition i.e. December 24, 2025, to December 31, 2025



### BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

### 3. Occupier mix – consolidated level of Brookfield India REIT as on December 31, 2025 (By Area Leased)

| Sector                       | %   |
|------------------------------|-----|
| Technology                   | 29% |
| Financial Services           | 22% |
| Consulting                   | 12% |
| Telecom                      | 5%  |
| Retail and F&B               | 5%  |
| Infrastructure and Logistics | 5%  |
| Others                       | 22% |

### B STATUS OF DEVELOPMENT OF UNDER CONSTRUCTION PROPERTIES AS ON DECEMBER 31, 2025.

| NAME OF COMPANY                                       | ASSET                             | DESCRIPTION OF UNDER CONSTRUCTION PROPERTY | STATUS OF DEVELOPMENT           | AREA (MSF) |
|-------------------------------------------------------|-----------------------------------|--------------------------------------------|---------------------------------|------------|
| Kairos Properties Private Limited                     | Downtown Powai (Non-SEZ)          | NA                                         | NA                              | NA         |
| Festus Properties Private Limited                     | Kensington, Downtown, Powai (SEZ) | NA                                         | NA                              | NA         |
| Candor Gurgaon One realty Projects Private Limited    | Candor Techspace G1 (SEZ)         | NA                                         | NA                              | NA         |
| Candor Kolkata One Hi-Tech Structures Private Limited | Candor Techspace G2 (SEZ)         | NA                                         | NA                              | NA         |
| Candor Kolkata One Hi-Tech Structures Private Limited | Candor Techspace K1 (SEZ)         | Mixed-use Development                      | Under Construction <sup>5</sup> | 0.58       |

### **BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 0555, 022 45832450 E: [compliance@brookfield.com](mailto:compliance@brookfield.com); [reit.manager@brookfield.com](mailto:reit.manager@brookfield.com)

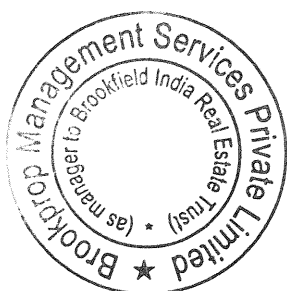
Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

| NAME OF COMPANY                                                      | ASSET                                                                  | DESCRIPTION OF UNDER CONSTRUCTION PROPERTY | STATUS OF DEVELOPMENT | AREA (MSF) |
|----------------------------------------------------------------------|------------------------------------------------------------------------|--------------------------------------------|-----------------------|------------|
| Kairos Properties Private Limited                                    | Downtown Powai (Non-SEZ)                                               | NA                                         | NA                    | NA         |
| Festus Properties Private Limited                                    | Kensington, Downtown, Powai (SEZ)                                      | NA                                         | NA                    | NA         |
| Shantiniketan Properties Private Limited                             | Candor Techspace N1 (IT Park)                                          | NA                                         | NA                    | NA         |
| Seaview Developers Private Limited                                   | Candor Techspace N2                                                    | NA                                         | NA                    | NA         |
| Arliga Ecoworld Business Parks Private Limited                       | Ecoworld Bengaluru                                                     | NA                                         | NA                    | NA         |
| Rostrum Realty Private Limited ("Rostrum/Holdco")                    | Pavilion Mall, Ludhiana and<br><br>Airtel Centre, Udyog Vihar, Gurgaon | NA                                         | NA                    | NA         |
| Oak Infrastructure Developers Private Limited, subsidiary of Rostrum | Worldmark-2 and Worldmark-3                                            | NA                                         | NA                    | NA         |
| Aspen Buildtech Private Limited, subsidiary of Rostrum               | Worldmark-1                                                            | NA                                         | NA                    | NA         |
| Arnon Builders & Developers Private Limited, subsidiary of Rostrum   | Worldmark, Gurgaon                                                     | NA                                         | NA                    | NA         |

<sup>5</sup> Expected percentage of completion of under-construction property of Candor TechSpace K1 is 53% and the said development is expected to be completed by September 30, 2026 and all necessary approvals w.r.t under-construction property are in place.



## BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)

**Registered Office of Manager:** Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

**Correspondence Address:** 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

**T:** +91 11 4929 5555; 022-45832450 **E:** reit.compliance@brookfield.com; reit.manager@brookfield.com

**Website of Brookfield India Real Estate Trust:** <https://www.brookfieldindiareit.in/> **CIN:** U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

## **C DETAILS OF RECEIPTS OF ALL FUNDS RECEIVED BY BROOKFIELD INDIA REIT AND PAYMENTS MADE BY IT DURING THE QUARTER ENDED DECEMBER 31, 2025<sup>2</sup>**

| Receipts                                        | Amount (Rs. In Mn) |           | Payments                                       | Amount (Rs. In Mn) |           |
|-------------------------------------------------|--------------------|-----------|------------------------------------------------|--------------------|-----------|
| Opening Balance                                 | 4.33               | 4.33      | Shareholder Loan to SPV's:                     |                    |           |
|                                                 |                    |           | Candor Kolkata One Hi-Tech Structures Pvt Ltd. | 155.00             |           |
| Repayment of Shareholder loan:                  |                    |           | Shantiniketan Properties Pvt Ltd.              | 10.00              |           |
| Candor Kolkata One Hi-Tech Structures Pvt Ltd.  | 471.38             |           | Candor India Office Parks Private Limited      | 30.00              |           |
| Shantiniketan Properties Pvt Ltd.               | 258.19             |           | Festus Properties Pvt. Ltd.                    | 2,216.70           |           |
| Seaview Developers Pvt. Ltd.                    | 17,731.42          |           | Seaview Developers Pvt. Ltd.                   | 17,727.30          | 20,139.00 |
| Mountainstar India Office Parks Private Limited | 18.00              |           |                                                |                    |           |
| Festus Properties Pvt. Ltd.                     | 2,543.64           | 21,022.64 |                                                |                    |           |
|                                                 |                    |           | Repayment of :                                 |                    |           |
| Interest on Shareholder loan:                   |                    |           | Loan from financial institutions               | 2,990.00           | 2,990.00  |
| Candor Kolkata One Hi-Tech Structures Pvt Ltd.  | 316.86             |           |                                                |                    |           |
| Festus Properties Pvt. Ltd.                     | 265.74             |           |                                                |                    |           |
| Shantiniketan Properties Pvt Ltd.               | 26.47              |           | Distribution                                   |                    |           |

Received and paid on various dates during the quarter.

**BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

|                                                           |           |           |                                                                                             |           |           |
|-----------------------------------------------------------|-----------|-----------|---------------------------------------------------------------------------------------------|-----------|-----------|
| Seaview Developers Pvt. Ltd.                              | 551.08    |           | NDCF Distribution (net)                                                                     | 3,359.78  | 3,359.78  |
| Mountainstar India Office Parks Private Limited           | 11.76     | 1,171.91  |                                                                                             |           |           |
| <b>Receipt from:</b>                                      |           |           | <b>Others:</b>                                                                              |           |           |
| Issue of units through institutional placement            | 35,000.00 |           | Expenses incurred                                                                           | 136.48    |           |
| Issue of NCDs                                             | 19,969.20 |           | Finance cost paid                                                                           | 178.77    |           |
| Loan from financial institutions                          | 3,232.39  | 58,201.59 | Others (QIP exp.)                                                                           | 45.56     | 360.81    |
| <b>Dividend received:</b>                                 |           |           | <b>Others</b>                                                                               |           |           |
| Candor India Office Parks Pvt Ltd.                        | 37.00     |           | Fixed Deposits Created                                                                      | 73,683.00 | 73,683.00 |
| Shantiniketan Properties Pvt Ltd.                         | 86.32     |           |                                                                                             |           |           |
| Rostrum Realty Private Limited                            | 453.31    | 576.63    | <b>Investment in equity shares of subsidiary (Including directly attributable expenses)</b> |           |           |
|                                                           |           |           | Arliga Ecoworld Business Parks Private Limited                                              | 50,778.42 | 50,778.42 |
| <b>Others:</b>                                            |           |           |                                                                                             |           |           |
| Redemption of Fixed Deposits (including interest thereon) | 69,610.59 | 69,610.59 |                                                                                             |           |           |
| <b>Redemption of NCDs:</b>                                |           |           |                                                                                             |           |           |
| Candor Gurgaon One Realty Projects Private Limited        | 121.00    |           |                                                                                             |           |           |
| Kairos Properties Private Limited                         | 266.00    | 387.00    |                                                                                             |           |           |
| <b>Interest on CCD's:</b>                                 |           |           |                                                                                             |           |           |

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Goda BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4589 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

# Brookfield

India Real Estate Trust

|                                                    |            |            |                        |            |            |
|----------------------------------------------------|------------|------------|------------------------|------------|------------|
| Candor Gurgaon One Realty Projects Private Limited | 19.16      |            |                        |            |            |
| Seaview Developers Pvt. Ltd.                       | 19.54      |            |                        |            |            |
| Kairos Properties Private Limited                  | 103.38     | 142.08     |                        |            |            |
| <b>Interest on NCD's:</b>                          |            |            | <b>Closing Balance</b> | 2.91       | 2.91       |
| Candor Gurgaon One Realty Projects Private Limited | 136.97     |            |                        |            |            |
| Kairos Properties Private Limited                  | 60.17      | 197.15     |                        |            |            |
| <b>Total</b>                                       | 151,313.92 | 151,313.92 |                        | 151,313.92 | 151,313.92 |



## BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)

**Registered Office of Manager:** Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

**Correspondence Address:** 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

**T:** +91 11 4929 5555; 022-45832450 **E:** [reit.compliance@brookfield.com](mailto:reit.compliance@brookfield.com); [reit.manager@brookfield.com](mailto:reit.manager@brookfield.com)

**Website of Brookfield India Real Estate Trust:** <https://www.brookfieldindiareit.in/> **CIN:** U74999MH2018FTC306865