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INDEPENDENT AUDITOR'S REPORT ON REVIEW OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF
Brookprop Management Services Private Limited (the "Manager")
(Acting in capacity as the Manager of Brookfield India Real Estate Trust)

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **Brookfield India Real Estate Trust ("the Parent")** and its subsidiaries (as listed in Note 3 of the Consolidated Unaudited Financial Results) (the Parent and its subsidiaries together referred to as "the Group") and its share of net loss after tax and other comprehensive income of its joint venture, for the quarter and half year ended 30 September 2026 ("the Statement"), being submitted by the Manager pursuant to the requirement of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended (the "REIT Regulations"), and pursuant to the requirements of Regulations 52 and 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "LODR Regulations").

2. This Statement, which is the responsibility of the Manager's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations, and the requirements of the REIT Regulations and the LODR Regulations, to the extent applicable. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India ("ICAI"). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing ("SAs"), issued by the ICAI, and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in Ind AS 34 and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations, has not disclosed the information required to be disclosed in terms of the REIT Regulations and the LODR Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. We draw attention to Note 5 of the Statement, which describes the presentation/classification of "Unit Capital" as "Equity" to comply with the REIT Regulations, instead of the applicable requirements of Ind AS 32 - Financial Instruments: Presentation. Our conclusion is not modified in respect of this matter.

For **Deloitte Haskins & Sells**
Chartered Accountants
(Firm's Registration No. 015125N)

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 13:34:38 +05'30'

Anup Kumar Sharma
Partner
(Membership No. 063828)
(UDIN: 26063828SAFWUR7736)

Place: Gurugram
Date: 02 November 2026

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)

Consolidated Statement of Assets and Liabilities

Particulars	As at 30 September 2026 (Unaudited)	As at 30 September 2025 (Unaudited)	As at 31 March 2026 (Audited)
ASSETS			
Non-current assets			
Property, plant and equipment	764.43	803.91	783.05
Investment property	377,351.76	234,587.70	360,979.29
Investment property under development	5,067.17	2,291.57	4,636.50
Other intangible assets	4.12	2.33	2.05
Investments accounted for using equity method	8,279.76	9,800.01	8,831.15
Financial assets			
-Loans	3,561.75	-	-
-Other financial assets	1,558.03	1,140.41	1,217.41
Deferred tax assets (net)	3,289.95	3,613.10	3,328.09
Non-current tax assets (net)	2,555.13	2,345.11	2,378.36
Other non-current assets	1,911.38	905.19	1,466.75
Total non-current assets	**404,343.48**	**255,489.33**	**383,622.65**
Current assets			
Financial assets			
-Trade receivables	1,249.63	965.53	1,141.04
-Cash and cash equivalents	15,127.30	15,479.98	6,742.18
-Other bank balances	965.41	735.95	912.26
-Other financial assets	128.06	87.57	401.53
Other current assets	1,973.26	1,199.73	1,336.58
Total current assets	**19,443.66**	**18,468.76**	**10,533.59**
TOTAL ASSETS	**423,787.14**	**273,958.09**	**394,156.24**
EQUITY AND LIABILITIES			
Equity			
Unit capital	233,573.47	173,954.45	208,119.81
Distribution - Repayment of Capital*	(24,613.87)	(16,374.02)	(19,941.65)
Other equity	(24,962.88)	(11,256.67)	(12,919.09)
Equity attributable to unit holders of the Brookfield India REIT	**183,996.72**	**146,323.76**	**175,259.07**
Non-controlling interest	34,370.19	19,983.56	20,362.16
Total equity	**218,366.91**	**166,307.32**	**195,621.23**
LIABILITIES			
Non current liabilities			
Financial liabilities			
-Borrowings	151,049.71	88,895.40	161,902.97
-Lease liabilities	1,454.02	254.57	1,427.37
-Other financial liabilities	19,157.16	4,583.77	16,253.20
Other non-current liabilities	1,755.90	1,407.49	1,678.26
Provisions	37.55	21.11	27.34
Total non-current liabilities	**173,454.34**	**95,162.34**	**181,289.14**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)

Consolidated Statement of Assets and Liabilities

Particulars	As at 30 September 2026 (Unaudited)	As at 30 September 2025 (Unaudited)	As at 31 March 2026 (Audited)
Current liabilities			
Financial liabilities			
-Borrowings	4,746.12	1,934.07	2,424.85
-Lease liabilities	40.63	31.10	71.03
-Trade payables			
Total outstanding dues of micro enterprises and small enterprises	355.28	252.61	339.56
Total outstanding dues of creditors other than micro enterprises and small enterprises	2,347.10	1,571.90	1,780.41
-Other financial liabilities	22,944.09	7,550.71	11,143.91
Other current liabilities	1,386.26	1,024.52	1,257.30
Provisions	8.18	3.70	4.24
Current tax liabilities (net)	138.23	119.82	224.57
Total current liabilities	**31,965.89**	**12,488.43**	**17,245.87**
Total liabilities	**205,420.23**	**107,650.77**	**198,535.01**
TOTAL EQUITY AND LIABILITIES	**423,787.14**	**273,958.09**	**394,156.24**

* Refer Consolidated Statement of Changes in Unitholder's Equity
The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)

Consolidated Statement of Financial Results

Particulars	Note	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)*	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)*	For the year ended 31 March 2026 (Audited)
Revenue from operations		9,963.65	9,738.26	6,719.37	19,701.91	13,147.81	29,711.44
Other income	1	605.51	568.09	231.12	1,173.60	353.30	1,001.89
Total income		**10,569.16**	**10,306.35**	**6,950.49**	**20,875.51**	**13,501.11**	**30,713.33**
Expenses							
Cost of material consumed		37.30	27.69	23.20	64.99	48.32	108.72
Employee benefits expenses		100.23	113.47	70.70	213.70	144.27	312.56
Finance costs		3,167.24	3,378.11	2,022.22	6,545.35	4,069.70	9,747.81
Depreciation and amortization expenses		1,448.81	1,419.77	1,069.14	2,868.58	2,116.78	4,694.02
Other expenses	2	3,410.86	2,461.17	1,853.25	5,872.03	3,534.66	7,863.25
Total expenses		**8,164.44**	**7,400.21**	**5,038.51**	**15,564.65**	**9,913.73**	**22,726.36**
Profit before share of profit of equity accounted investee and tax		**2,404.72**	**2,906.14**	**1,911.98**	**5,310.86**	**3,587.38**	**7,986.97**
Share of net loss (after tax) of joint venture accounted for using the equity method		(23.38)	(122.66)	(121.22)	(146.04)	(269.24)	(402.78)
Profit before tax		**2,381.34**	**2,783.48**	**1,790.76**	**5,164.82**	**3,318.14**	**7,584.19**
Tax expense:							
Current tax							
-for current period		(161.87)	403.48	127.24	241.61	204.81	672.04
-for earlier years**		(93.95)	(1.29)	(1.34)	(95.24)	0.88	(345.72)
Deferred tax (credit)/ charge		(130.51)	167.92	171.05	37.41	295.62	1,890.36
Tax (credit)/ expense for the period/ year		**(386.33)**	**570.11**	**296.95**	**183.78**	**501.31**	**2,216.68**
Profit for the period/ year after tax		**2,767.67**	**2,213.37**	**1,493.81**	**4,981.04**	**2,816.83**	**5,367.51**
Other comprehensive income/ (loss)							
Items that will not be reclassified to profit or loss							
- Remeasurement of defined benefit obligations		2.82	(0.31)	1.28	2.51	2.12	4.04
- Income tax related to items that will not be reclassified to profit or loss		(0.81)	0.09	(0.37)	(0.72)	(0.61)	(1.19)
- Share of other comprehensive income /(loss) of joint venture accounted for using the equity method		0.34	(0.26)	(0.10)	0.08	0.12	0.47
Other comprehensive income/ (loss) for the period/ year, net of tax		**2.35**	**(0.48)**	**0.81**	**1.87**	**1.63**	**3.32**
Total comprehensive income for the period/ year		**2,770.02**	**2,212.89**	**1,494.62**	**4,982.91**	**2,818.46**	**5,370.83**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)

Consolidated Statement of Financial Results

Particulars	Note	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)*	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)*	For the year ended 31 March 2026 (Audited)
Profit for the period/ year after income tax attributable to unit holders of Brookfield India REIT		2,400.83	1,798.05	1,394.63	4,198.88	2,640.22	4,812.30
Profit for the period/ year after income tax attributable to non- controlling interests		366.84	415.32	99.18	782.16	176.61	555.21
Total comprehensive income for the period/ year attributable to unit holders of Brookfield India REIT		2,403.18	1,797.57	1,395.44	4,200.75	2,641.85	4,815.62
Total comprehensive Income for the period/ year attributable to non-controlling interests		366.84	415.32	99.18	782.16	176.61	555.21
Earnings per unit	7						
Basic (in Rs.)		2.89	2.22	2.26	5.12	4.31	7.29
Diluted (in Rs.)		2.89	2.22	2.26	5.12	4.31	7.29

* Refer note 22
** Refer note 8
The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)

Consolidated Statement of Cash Flows

Particulars	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Cash flows from operating activities :			
Profit before share of profit of equity accounted investee and tax	5,310.86	3,587.38	7,986.97
Adjustments for :			
Depreciation and amortization expenses	2,868.58	2,116.78	4,694.02
Allowance for expected credit loss	17.37	11.27	14.56
Interest income on deposits with banks	(244.84)	(180.17)	(531.18)
Interest on income tax refund (refer note 3 below)	(36.97)	(56.72)	(156.62)
Deferred income amortization	(378.07)	(282.88)	(609.44)
Credit impaired	1.12	-	0.71
Gain on investment in mutual funds	(433.07)	(8.05)	(29.59)
Interest income on loan to joint venture	72.99	-	-
Employee share based payment	4.98	2.62	5.53
Finance costs	6,545.35	4,069.70	9,747.81
(Gain)/ Loss on derivative relating to share conversion feature in 14% compulsorily convertible debentures at fair value through profit or loss	(7.94)	4.45	49.65
Loss on put options liability at fair value through profit or loss	712.10	-	-
Operating cash flows before working capital changes	**14,432.46**	**9,264.38**	**21,172.42**
Movement in working capital:			
(Increase) in other current and non current assets	(1,011.26)	(265.98)	(543.62)
Decrease/ (increase) in current and non current financial assets	(0.83)	(90.82)	1,057.45
Increase in current and non current financial liabilities	1,386.11	1,121.35	1,430.19
Increase / (decrease) in other current and non current liabilities	29.96	(129.28)	69.81
Cash generated from operating activities	**14,836.44**	**9,899.65**	**23,186.25**
Income taxes (paid)/ refunds received (net)	(354.79)	(257.46)	(332.01)
Net cash generated from operating activities (A)	**14,481.65**	**9,642.19**	**22,854.24**
Cash flows from investing activities :			
Expenditure incurred on investment property	(2,446.25)	(981.95)	(2,895.19)
Purchase of property, plant and equipment	(14.18)	(7.90)	(11.85)
Payment for acquisition of subsidiary/ joint venture, including directly attributable expenses (for Mar'26 refer note 2 below)	(6,427.53)	-	(60,048.00)
Deposits with banks matured#	561.03	784.79	820.97
Deposits with banks made #	(552.92)	(610.21)	(625.10)
Purchase of mutual funds	(64,944.14)	(1,837.40)	(10,621.77)
Redemption of mutual funds	65,377.21	1,845.48	10,651.27
Interest on income tax refund (refer note 3 below)	36.97	56.72	156.62
Interest received on deposits with banks	239.94	136.60	528.03
Repayment of loan by Joint venture	428.25	-	-
Loan to Joint venture	(3,990.00)	-	-
Interest received on loan to jointventures	4.76	-	-
Advance received from third party towards construction of investment property under Joint Development Agreement	80.00	80.00	80.00
Dividends from joint venture	405.35	650.40	1,486.07
Net cash (used)/ generated in investing activities (B)	**(11,241.51)**	**116.53**	**(60,478.95)**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)

Consolidated Statement of Cash Flows

Particulars	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Cash flows from financing activities :			
Finance cost paid	(6,088.74)	(3,899.34)	(9,130.95)
Proceeds from term loan from banks/financial institutions	1,731.00	4,827.00	6,374.39
Proceeds from short term borrowings	2,415.00	5,980.00	11,960.00
Proceeds from issue of commercial papers	2,529.64	-	-
Proceeds from issue of non-convertible debentures (for Mar'26 refer note 2 below)	999.50	2,000.00	19,969.20
Proceeds from compulsorily-convertible debentures	2,525.00		
Payment of principal portion of lease liabilities	(68.76)	(19.43)	(34.21)
Payment of interest portion of lease liabilities	(9.25)	(14.75)	(15.38)
Repayment of non-convertible debentures	(2,098.80)	(2,540.00)	(1,484.00)
Proceeds from issue of share capital to non controlling interest	11,565.49	-	-
Proceeds from non-convertible debentures	-	-	-
Repayment of short term borrowings	(3,915.00)	(5,980.00)	(11,960.00)
Repayment of inter corporate depoists	(178.00)		
Repayment of term loan from banks/financial institutions	(20,394.21)	(3,982.15)	(7,252.67)
Payment for dividend	(58.61)	-	-
Proceeds from issue of Unit capital	26,000.00	10,000.00	45,000.00
Expense incurred towards Institutional placement	(596.86)	(12.75)	(820.82)
Expense incurred towards preferential allotment	-	(1.99)	(203.94)
Distribution to unitholders	(9,215.26)	(6,381.82)	(13,784.91)
Net cash generated/(used) in financing activities (C)	**5,142.14**	**(25.23)**	**38,616.71**
Net increase in cash and cash equivalents (A+B+C)	**8,382.28**	**9,733.49**	**992.00**
Cash and cash equivalents at the beginning of the year	**6,742.18**	**5,746.49**	**5,746.49**
Cash and cash equivalents acquired due to asset acquisition:	**2.84**	**-**	**3.69**
Cash and cash equivalents at the end of the year	**15,127.30**	**15,479.98**	**6,742.18**
Components of cash and cash equivalents at the end of the year			
Balances with banks			
- in current account	335.16	120.18	126.17
- in deposit account	14,792.14	15,359.80	6,616.01
	15,127.30	**15,479.98**	**6,742.18**

Represents deposits with original maturity of more than 3 months.

Notes:

1. The statement of cash flows has been prepared in accordance with "Indirect Method" as set out in Indian Accounting Standard - 7 on "Statement of Cash Flows ".

2. Brookfield India REIT has issued and allotted 2,00,000 NCDs at a face value of Rs. 100,000 each at 7.06% p.a., aggregating to Rs.20,000.00 million, on 22 December 2025, with final redemption date as 20 December 2030. The net amount raised against issuance of these NCDs is Rs.19,969.20 million which is after a discount of Rs.30.80 million. On 23 December 2025, out of these proceeds, Brookfield India REIT disbursed shareholder loans to N2 and Festus of Rs. 17,680.00 million and Rs. 2,216.70 million respectively. N2 and Festus utilized the aforesaid amounts towards repayment, on 23 December 2025, of their respective existing shareholder loans, disbursed by Brookfield India REIT out of the equity funds raised earlier, aggregating to Rs. 17,680.00 million and Rs. 2,216.70 million, respectively. Out of the funds so received from N2 and Festus, the Trust utilized an amount of Rs. 17,000.00 million on 23 December 2025 towards payment of the purchase consideration to BSREP III New York FDI I (DIFC) Limited for the acquisition of equity investments in Arliga Ecoworld Business Parks Private Limited (Arliga Ecoworld). Out of the balance funds received by the Trust from N2 and Festus, Trust has utilized, on various dates, towards the grant of a shareholder loan to Arliga Ecoworld (Rs. 2,238.70 million) and for general corporate purposes (Rs. 402.00 million), and Rs. 256.00 million remains unutilised as of 31 March 2026.

3. During the previous period, the Group has reclassified interest on income tax refund from 'cashflows from operating activities' to 'cashflows from investing activities'. The impact of this reclassification is not material on the financial statements.

The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)

Consolidated Statement of Changes in Unitholder's Equity

	Unit in Nos.	Amount
(a) Unit Capital		
Balance as on 01 April 2025	**607,752,448**	**164,192.95**
Changes in unit capital during the previous year:		
Add: Units issued during the year	141,633,065	45,000.00
Less: Issue expenses	-	(1,073.14)
Balance at the end of the reporting year 31 March 2026	**749,385,513**	**208,119.81**
Balance as on 01 April 2026	**749,385,513**	**208,119.81**
Changes in unit capital during the period:		
Add: Units issued during the period	80,495,356	26,000.00
Less: Issue expenses		(546.34)
Balance at the end of the reporting period 30 September 2026	**829,880,869**	**233,573.47**

(b) Distribution - Repayment of Capital

Particulars	Balance as at 01 April 2025	Distribution - Return of capital to unitholders for the year ended 31 March 2026*	Balance as at 31 March 2026	Distribution - Return of capital to unitholders for the half year ended 30 September 2026*	Balance as at 30 September 2026
	13,086.08	6,855.57	19,941.65	4,672.22	24,613.87

* The distributions made by Trust to its Unitholders are based on the Net Distributable Cash Flows (NDCF) of Brookfield India REIT under the REIT Regulations.

(c) Other equity

Particulars	Attributable to unit holders of Brookfield India REIT					Non- controlling interests	Total
	Net distribution to sponsor group entity in relation to income support guarantee@	Amalgamation adjustment reserve	Retained earnings	Non- controlling interests reserve	Total Other equity attributable to unit holders of the Brookfield India REIT		
Balance as on 01 April 2025	**(1,078.33)**	**(53.87)**	**(9,675.47)**	**-**	**(10,807.67)**	**19,806.95**	**8,999.28**
Less: Distribution to Unitholders for the quarter ended 31 March 2025#	-	-	(1,549.77)	-	(1,549.77)	-	(1,549.77)
Less: Distribution to Unitholders for the quarter ended 30 June 2025#	-	-	(1,543.69)	-	(1,543.69)	-	(1,543.69)
Less: Distribution to Unitholders for the quarter ended 30 September 2025#	-	-	(1,740.83)	-	(1,740.83)	-	(1,740.83)
Less: Distribution to Unitholders for the quarter ended 31 December 2025#	-	-	(2,098.28)	-	(2,098.28)	-	(2,098.28)
Add: Profit for the year ended 31 March 2026	-	-	4,812.30	-	4,812.30	555.21	5,367.51
Add: Other comprehensive income for the year ended 31 March 2026	-	-	3.32	-	3.32	-	3.32
Add: Total comprehensive income/(loss) for the year ended 31 March 2026	**-**	**-**	**4,815.61**	**-**	**4,815.61**	**555.21**	**5,370.83**
Add: Restricted stock units	-	-	5.53	-	5.53		5.53
Balance as at 31 March 2026	**(1,078.33)**	**(53.87)**	**(11,786.89)**	**-**	**(12,919.09)**	**20,362.16**	**7,443.07**
Add: NCI created on conversion of CCD of Kairos	-	-	-	-	-	2,067.93	2,067.93
Add: NCI created on acqusition of Parthos One	-	-	-	-	-	700.00	700.00
Add/(Less): NCI created on Equity shares issued by Ecoworld	-	-	348.94	(12,059.00)	(11,710.06)	10,516.55	(1,193.51)
Less: Dividend distributed	-	-	-	-	-	(58.61)	(58.61)
Less: Distribution to Unitholders for the quarter ended 31 March 2026#	-	-	(2,107.90)	-	(2,107.90)	-	(2,107.90)
Less: Distribution to Unitholders for the quarter ended 30 June 2026#	-	-	(2,431.55)	-	(2,431.55)	-	(2,431.55)
Add: Profit for the half year ended 30 September 2026 **(a)**	-	-	4,198.88	-	4,198.88	782.16	4,981.04
Add: Other comprehensive income for the half year ended 30 September 2026 **(b)**	-	-	1.87	-	1.87	-	1.87
Add: Total comprehensive income for the current period (a+b)	**-**	**-**	**4,200.75**	**-**	**4,200.75**	**782.16**	**4,982.91**
Add: Restricted stock units	-	-	4.98	-	4.98	-	4.98
Balance as at 30 September 2026	**(1,078.33)**	**(53.87)**	**(11,771.67)**	**(12,059.00)**	**(24,962.88)**	**34,370.19**	**9,407.31**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)

Other equity

Particulars	Attributable to unit holders of Brookfield India REIT					Non- controlling interests	Total
	Net distribution to sponsor group entity in relation to income support guarantee@	Amalgamation adjustment reserve	Retained earnings	Non- controlling interests reserve	Total other equity attributable to unit holders of the Brookfield India REIT		
Balance as on 01 April 2025	**(1,078.33)**	**(53.87)**	**(9,675.47)**	**-**	**(10,807.67)**	**19,806.95**	**8,999.28**
Less: Distribution to Unitholders for the quarter ended 31 March 2025#	-	-	(1,549.77)	-	(1,549.77)	-	(1,549.77)
Less: Distribution to Unitholders for the quarter ended 30 June 2025#	-	-	(1,543.69)	-	(1,543.69)	-	(1,543.69)
Add: Profit for the half year ended 30 September 2025	-	-	2,640.22	-	2,640.22	176.61	2,816.83
Add: Other comprehensive income for the half year ended 30 September 2025	-	-	1.63	-	1.63	-	1.63
Add: Total comprehensive income for the half year ended 30 September 2025	**-**	**-**	**2,641.85**	**-**	**2,641.85**	**176.61**	**2,818.46**
Add: Restricted stock units	-	-	2.62	-	2.62	-	2.62
Balance as at 30 September 2025	**(1,078.33)**	**(53.87)**	**(10,124.45)**	**-**	**(11,256.66)**	**19,983.56**	**8,726.90**

#The distributions (Dividend, interest payment on shareholder loan, CCD's and NCD's and interest on fixed deposit) made by Trust to its Unitholders are based on the Net Distributable Cash Flows (NDCF) of Brookfield India REIT under the REIT Regulations.

^ Represents deemed contribution received from related parties in connection with transfer of certain employees to these related parties, without transfer of corresponding liability.

@Net of contributions received of Rs. 1,177.68 million.

The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)

Statement of Net Assets at Fair Value

S.No	Particulars	As at 30 September 2026 (Unaudited)		As at 30 September 2025 (Unaudited)		As at 31 March 2026 (Audited)		
		Book Value	Fair value	Book Value	Fair value	Book Value	Fair value	
A	Total assets	423,787.14	573,819.27	273,958.09	364,608.66	394,156.24	524,066.72	(refer note 1 below)
B	Total liabilities*	(205,420.23)	(203,925.58)	(107,650.77)	(107,365.10)	(198,535.01)	(197,036.61)	
C	**Net assets (A-B)**	**218,366.91**	**369,893.69**	**166,307.32**	**257,243.56**	**195,621.23**	**327,030.11**	
D	Less: Non-controlling interest (refer note below)	(21,599.09)	(44,264.50)	(19,983.56)	(33,829.60)	(20,362.16)	(37,270.74)	
E	**Net assets attributable to unit holders of Brookfield India REIT**	**196,767.82**	**325,629.19**	**146,323.76**	**223,413.96**	**175,259.07**	**289,759.37**	
F	No. of units	829,880,869	829,880,869	640,010,513	640,010,513	749,385,513	749,385,513	
G	**NAV per unit (E/F)**	**237.10**	**392.38**	**228.63**	**349.08**	**233.87**	**386.66**	

Note:

Non controlling interest (as reported)@	(34,370.19)	(57,035.60) **	19,983.56	(33,829.60)	(20,362.16)	(37,270.74)
Less: Adjustment for Put option liability #	12,771.10	12,771.10	-	-	-	-
Non controlling interest (adjusted)	**(21,599.09)**	**(44,264.50)**	**19,983.56**	**(33,829.60)**	**(20,362.16)**	**(37,270.74)**

#The non-controlling shareholder in one of the SPV has given put option, which is accounted for as a financial liability in the balance sheet in compliance with relevant accounting standard (put option financial liability of Rs. 12,771.10 million is included in amounts presented under book value and fair value of total liabilities). Since the non-controlling interest already includes share of the said shareholder in that SPV, the amount equivalent to put option financial liability has been reduced from non-controlling interest balance to avoid the double impact and to reflect correct economic NAV.

*For the purpose of computation of 'NAV at fair value' in accordance with the REIT Regulations, fair value of liabilities is considered equivalent to the book value of such liabilities, except in case where the outflow arising out of the liabilities have already been considered by the valuer while computing the fair value of assets or netted off with the corresponding assets. Accordingly, carrying amount of lease liabilities as on 30 September 2026, 30 September 2025 and 31 March 2026 of Rs. 1,494.65 million, Rs. 285.67 million and Rs. 1,498.41 million respectively, have not been considered in total liabilities sine the same has been considered while calculating fair value of investment property (including investment property under development).

** Since the property management companies namely CIOP and MIOP are wholly owned by REIT, while calculating non-controlling interest, fair value pertaining to property management fees which is included in fair value of investment properties and investment properties under development of Kairos, Arliga Ecoworld, Parthos One and Candor Gurgaon 1 respectively, has been excluded as at 30 September 2026, 30 September 2025 and 31 March 2026.

@ Fair value of Investment property and Investment property under development include impact of lease rent equalization, therefore carrying amount of lease rent equalization has been reduced from other assets to arrive at Assets as S.No A of above table. Consequently, while calculating non-controlling interest as per note D above, carrying value of lease rent equalization as at 30 September 2026 amounting to Rs. 467.49 million **(** Rs. 326.39 as at 31 September 2025 and Rs. 328.96 million as at 31 March 2026**)** pertaining to the relevant properties has also been adjusted.

Measurement of fair values

The fair value of investment properties (including investment properties under development) has been determined by independent external registered property valuers, having appropriately recognized professional qualifications and recent experience in the location and category of the properties being valued.

Valuation technique

The fair value measurement of the investment properties (including investment properties under development) has been categorized as a Level 3 fair value based on the inputs to the valuation technique used.
The valuers have followed a discounted cash flow method. The discounted cash flow method considers the present value of net cash flows to be generated from the respective properties, taking into account the expected rental growth rate, vacancy period, occupancy rate, average sq. ft. rent and lease incentive costs. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenants credit quality, lease terms and investors expected return.

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Note:1
Project wise break up of fair value of assets :

As at 30 September 2026

Entity and property name	Fair value of investment property and investment property under development		Other assets at book value@		Total assets
Candor Kolkata One Hi-Tech Structures Private Limited	87,303.44	#	3,456.83		90,760.27
Shantiniketan Properties Private Limited	30,621.01		801.40		31,422.41
Festus Properties Private Limited	33,500.33		2,128.32		35,628.65
Seaview Developers Private Limited	51,240.61		2,522.45		53,763.06
Candor Gurgaon One Realty Projects Private Limited	60,531.97		1,993.26	*	62,525.23
Kairos Properties Private Limited	90,506.57		2,082.23		92,588.80
Candor India Office Parks Private Limited	-		404.91		404.91
Brookfield India Real Estate Trust	-		12,153.69		12,153.69
Mountainstar India Office Parks Private Limited	-		35.26		35.26
Arliga Ecoworld Business Parks Private Limited	153,269.87		3,976.96		157,246.83
Parthos One Private Limited	17,806.10		742.25		18,548.35
Sub Total	**524,779.90**		**30,297.56**		**555,077.46**
Equity method investment in Rostrum Realty Private Limited**					18,741.81
Total					**573,819.27**

#This Entity owns two properties situated in Kolkata and Gurgaon. Fair value of these two properties is Rs. 39,201.92 millions and Rs. 48,101.52 millions respectively.

*Fair value of Investment property and Investment property under development includes fair value pertaining to a property, which is for captive use w.e.f 27 December 2024 and hence classified as property plant and equipment in the consolidated financial statement. Therefore, the carrying amount of said property as on 30 September 2026 amounting to Rs. 478.34 million has been excluded from other assets.

@Fair value of Investment property and Investment property under development include impact of lease rent equalization, therefore carrying amount of lease rent equalization as of 30 September 2026 amounting to Rs. 2,312.75 millions has been reduced from other assets.

**Brookfield India REIT has equity interest in a joint venture entity Rostrum Realty Private Limited (Rostrum) with a 50% ownership interest and is accounted as an equity method investee. Rostrum has three wholly owned subsidiaries (i) Oak Infrastructure Developers Private Limited ("Oak"); (ii) Aspen Buildtech Private Limited ("Aspen"); and (iii) Arnon Builders & Developers Private Limited("Arnon"). The carrying value of equity method investment is Rs. 8,279.76 million and fair value is Rs. 18,741.81 million as on 30 September 2026. The fair value of equity method investment is determined based on the fair value of underlying investment properties and book value of other assets and liabilities (as adjusted for fair value under Ind AS 28, on initial recognition of an equity-method investee). The fair value of investment properties as at 30 September 2026 is Rs. 39,429.63 million (proportionate interest) and is determined by an independent external registered property valuer.

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)

As at 31 March 2026

Entity and property name	Fair value of investment property and investment property under development		Other assets at book value@		Total assets
Candor Kolkata One Hi-Tech Structures Private Limited	84,321.58	#	2,734.48		87,056.06
Shantiniketan Properties Private Limited	29,484.69		582.97		30,067.66
Festus Properties Private Limited	31,981.35		1,923.96		33,905.31
Seaview Developers Private Limited	49,409.61		2,120.69		51,530.30
Candor Gurgaon One Realty Projects Private Limited	60,488.91		2,312.53	*	62,801.44
Kairos Properties Private Limited	85,749.61		2,273.67		88,023.28
Candor India Office Parks Private Limited	-		333.85		333.85
Brookfield India Real Estate Trust	-		2,401.72		2,401.72
Mountainstar India Office Parks Private Limited	-		38.07		38.07
Arliga Ecoworld Business Parks Private Limited	148,279.26		2,891.71		151,170.97
Sub Total	**489,715.01**		**17,613.65**		**507,328.66**
Equity method investment in Rostrum Realty Private Limited**					16,738.06
Total					**524,066.72**

#This Entity owns two properties situated in Kolkata and Gurgaon. Fair value of these two properties is Rs. 36,209.61 million and Rs.48,111.97 million respectively.

*Fair value of Investment property and Investment property under development includes fair value pertaining to a property, which is for captive use w.e.f 27 December 2024 and hence classified as property plant and equipment in the consolidated financial statement. Therefore, the carrying amount of said property as on 31 March 2026 amounting to Rs. 486.64 million has been excluded from other assets.

@Fair value of Investment property and Investment property under development include impact of lease rent equalization, therefore carrying amount of lease rent equalization as of 31 March 2026 amounting to Rs. 1,609.15 million has been reduced from other assets.

**Brookfield India REIT has equity interest in a joint venture entity Rostrum Realty Private Limited (Rostrum) with a 50% ownership interest and is accounted as an equity method investee. Rostrum has three wholly owned subsidiaries (i) Oak Infrastructure Developers Private Limited ("Oak"); (ii) Aspen Buildtech Private Limited ("Aspen"); and (iii) Arnon Builders & Developers Private Limited ("Arnon"). The carrying value of equity method investment is Rs. 8,831.15 million and fair value is Rs. 16,738.06 million as on 31 March 2026. The fair value of equity method investment is determined based on the fair value of underlying investment properties and book value of other assets and liabilities (as adjusted for fair value under Ind AS 28, on initial recognition of an equity-method investee). The fair value of investment properties as at 31 March 2026 is Rs. 37,782.86 million (proportionate interest) and is determined by an independent external registered property valuer.

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)

As at 30 September 2025

Entity and property name	Fair value of Investment property and Investment property under development		Other assets at book value		Total assets
Candor Kolkata One Hi-Tech Structures Private Limited	78,277.92	#	3,307.31		81,585.23
Shantiniketan Properties Private Limited	28,002.97		735.14		28,738.11
Festus Properties Private Limited	29,781.51		1,547.88		31,329.39
Seaview Developers Private Limited	47,854.22		2,335.53		50,189.75
Candor Gurgaon One Realty Projects Private Limited	58,888.50		2,499.17	*	61,387.67
Kairos Properties Private Limited	81,225.00		2,539.06		83,764.06
Candor India Office Parks Private Limited	-		200.94		200.94
Brookfield India Real Estate Trust	-		12,305.36		12,305.36
Mountainstar India Office Parks Private Limited	-		79.73		79.73
Sub Total	**324,030.12**		**25,550.12**		**349,580.24**
Equity method investment in Rostrum Realty Private Limited**					15,028.42
Total					**364,608.66**

#This Entity owns two properties situated in Kolkata and Gurgaon. Fair value of these two properties is Rs. 32,722.03 millions and Rs.45,555.89 millions respectively.

*Fair value of Investment property and Investment property under development includes fair value pertaining to a property, which is for captive use w.e.f 27 December 2024 and hence classified as property plant and equipment in the consolidated financial statement. Therefore, the carrying amount of said property as on 30 September 2025 amounting to Rs. 490.86 million has been excluded from other assets.

Fair value of investment property and investment property under development include impact of lease rent equalization, therefore carrying amount of lease rent equalization as of 30 September 2025 amounting to Rs. 1,237.82 million has been reduced from other assets.

**Brookfield India REIT has equity interest in a joint venture entity Rostrum Realty Private Limited (Rostrum) with a 50% ownership interest and is accounted as an equity method investee. Rostrum has three wholly owned subsidiaries (i) Oak Infrastructure Developers Private Limited ("Oak"); (ii) Aspen Buildtech Private Limited ("Aspen"); and (iii) Arnon Builders & Developers Private Limited ("Arnon"). The carrying value of equity method investment is Rs. 9,800.01 million and fair value is Rs. 15,028.42 million as on 31 September 2025. The fair value of equity method investment is determined based on the fair value of underlying investment properties and book value of other assets and liabilities (as adjusted for fair value under Ind AS 28, on initial recognition of an equity-method investee). The fair value of investment properties as at 30 September 2025 is Rs. 35,994.98 million (proportionate interest) and is determined by an independent external registered property valuer.

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)

Consolidated Statement of Total Returns at Fair Value

S.No	Particulars	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
A	Total comprehensive Income	4,982.91	2,818.46	5,370.83
B	Add/(Less) : Changes in fair value not recognized *			
	-Investment Property	18,175.59	13,478.08	37,769.40
	-Equity method investment	2,555.14	2,805.61	5,484.11
C (A+B)	**Total Returns**	**25,713.64**	**19,102.15**	**48,624.34**
	Total Returns attributable to unit holders of Brookfield India REIT	21,992.30	15,788.31	41,850.40
	Total Returns attributable to non- controlling interests	3,721.33	3,313.84	6,773.94

The changes in fair value for the respective periods presented have been computed based on the changes in fair value of the underlying assets of SPVs (including changes in fair value of equity method investments), which is not recognized in Total Comprehensive Income.

*This does not include difference between carrying value and fair value of borrowings pursuant to liabilities being reflected at carrying values in the statement of Net assets at fair value. This change does not impact the Total Return attributable to unit holders of Brookfield India REIT.

The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

Computation of Net Distributable Cash Flow at Trust level:

Particulars	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Cashflows from operating activities of the Trust	**(157.27)**	**(143.63)**	**(81.48)**	**(300.90)**	**(182.82)**	**(462.26)**
(+) Cash flows received from SPVs / Investment entities which represent distributions of NDCF computed as per relevant framework (refer note 2 below)	4,957.30	4,770.27	3,467.21	9,727.57	6,846.25	16,093.89
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	169.26	297.34	27.40	466.60	43.44	330.07
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following	-				-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account, excluding amortization of any transaction costs which have already been deducted while computing NDCF of previous period when such transaction costs were paid. (refer note 3 below)	(409.14)	(494.23)	(126.00)	(903.37)	(245.08)	(894.75)
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-	-	-	-

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

Computation of Net Distributable Cash Flow at Trust level:

Particulars	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the Trust operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or	-	-	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the REIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-	-	-	-	-
NDCF at Trust Level	**4,560.15**	**4,429.75**	**3,287.13**	**8,989.90**	**6,461.79**	**15,066.95**
Surplus cash available in REIT used for distribution of NDCF:						
10% of NDCF withheld in line with the Regulations in previous period	-	-	72.93	-	88.97	88.97
Surplus cash available (excluding surplus cash from debt raised)*	170.18	217.58	-	387.76	-	8.98
NDCF including surplus cash at Trust Level	**4,730.33**	**4,647.33**	**3,360.06**	**9,377.66**	**6,550.76**	**15,164.90**

Notes:

1. The Board of Directors of the Manager to the Trust, in their meeting held on 02 November 2026, has declared distribution to Unitholders of Rs. 5.70 per unit which aggregates to Rs. 4,730.32 million for the quarter ended 30 September 2026. The distributions of Rs. 5.70 per unit comprises Rs. 1.54 per unit in the form of interest payment on shareholder loan, CCDs and NCDs, Rs. 2.24 per unit in the form of repayment of SPV debt and NCD, Rs. 1.72 per unit in the form of dividend and the balance Rs. 0.20 per unit in the form of interest on fixed deposit and gain on investment in mutual funds.

2. Pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025, the Trust has considered distribution of Rs. 4,657.30 millions received subsequent to quarter ended 30 September 2026 but before the adoption of the Standalone Financial Results by the Board of Directors of the Manager to the Trust in the calculation of Net Distributable Cash Flow.

3. Finance cost excludes the notional cost on deferred consideration Rs. 206.63 million, Rs. 200.44 million, Rs. 407.07 million and Rs. 211.55 million for the quarter ended 30 September 2026, 30 June 2026, and for the half year ended 30 September 2026 and for the year ended 31 March 2026 respectively.

* Surplus cash includes amounts available for distribution as certain expenses relating to institutional placement amounting to Rs. 3.03 million, Rs. 3.03 million and Rs. 8.98 million for the quarter ended 30 June 2026, half year ended 30 September 2026, and year ended 31 March 2026 respectively, are included in the cash outflows from operating activities of the Trust, further it includes Rs. 170.18 million, Rs. 217.58 million and Rs. 387.76 million towards trust level expenses (including portion of finance cost) met out of the unutilised QIP funds for the quarter ended 30 September 2026, 30 June 2026 and the half year ended 30 September 2026 respectively.

The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(i) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 30 September 2026 (Unaudited)												
	SPVs controlled by Trust										Joint venture	Holdco controlled by Trust	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld**	**Subtotal**	**Rostrum**	**Parthos One**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	1,043.59	1,150.93	441.53	859.45	38.47	442.48	1,551.56	28.56	1,824.58	**7,381.15**	347.39	(14.99)	**7,713.55**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1 below)	-	-	-	-	-	-	-	-	-	-	810.74	-	**810.74**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	19.13	15.77	7.99	13.85	0.93	5.73	36.12	0.23	36.90	**136.65**	8.83	-	**145.48**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-		-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-		-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-	-		-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid. (refer note 2 below)	(500.07)	(416.17)	(35.27)	-	-	-	(554.73)	-	(821.44)	**(2,327.68)**	(296.29)	(5.24)	**(2,629.21)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 3 below)	(190.30)	-	-	-	-	-	(487.44)	-	(13.41)	**(691.15)**	-	-	**(691.15)**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(i) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 30 September 2026 (Unaudited)												
	SPVs controlled by Trust										Joint venture	Holdco controlled by Trust	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld**	**Subtotal**	**Rostrum**	**Parthos One**	
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(188.75)	(32.36)	-	(14.37)	-	(3.50)	(180.62)	-	-	**(419.60)**	(81.40)	-	**(501.00)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	(2.00)	-	-	(2.55)	-	-	-	-	**(4.55)**	-	-	**(4.55)**
NDCF for SPVs/ HoldCos	**183.60**	**716.17**	**414.25**	**858.93**	**36.85**	**444.71**	**364.89**	**28.79**	**1,026.63**	**4,074.82**	**789.27**	**(20.23)**	**4,843.85**
Surplus cash available in SPVs/ HoldCos used for distribution of NDCF:													
Surplus cash on account of maturity of deposits	158.34	212.39	-	2.32	-	3.50	180.25	-	-	**556.80**	113.30	-	**670.10**
NDCF including surplus cash	**341.94**	**928.56**	**414.25**	**861.25**	**36.85**	**448.21**	**545.14**	**28.79**	**1,026.63**	**4,631.63**	**902.57**	**(20.23)**	**5,513.95**
Partner's share	-	-	-	-	-	-	-	-	-	**-**	**451.29**	**(10.12)**	**441.17**
External shareholder's share in dividend	-	-	-	-	-	-	-	-	117.22	**117.22**	-	-	**117.22**
NDCF including surplus cash (after reducing Joint venture partner's share)	**341.94**	**928.56**	**414.25**	**861.25**	**36.85**	**448.21**	**545.14**	**28.79**	**909.41**	**4,514.41**	**451.29**	**(10.12)**	**4,955.56**

1. Rs. 810.74 million (net amount received Rs. 808.51 million post adjusting TDS of Rs. 2.23 million) has been received post 30 September 2026, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. Out of such amount received i.e. Rs. 808.51 million, 100% of Trust share i.e. Rs. 404.26 million has been distributed to shareholders. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

2. Finance cost excludes the notional cost credit on compound financial instruments Rs. 14.59 million and Rs. 2.58 million for the G1 and Kairos respectively for the quarter ended 30 September 2026.

3. Includes shareholder debt repayments made to external shareholders after 30 September 2026, but before finalisation and adoption of the financial results by the Board of directors of Manager to the Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
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(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(ii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture/Holdco

	For the quarter ended 30 September 2026 (Unaudited)				
	Subsidiaries of joint venture			Subsidiaries of Holdco	
Particulars	**Oak**	**Arnon**	**Aspen**	**Parthos Properties**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	504.92	173.58	295.61	(0.00)	**974.11**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	10.35	2.45	34.16	0.04	**47.00**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-		-
• Applicable capital gains and other taxes	-	-	-		-
• Related debts settled or due to be settled from sale proceeds	-	-	-		-
• Directly attributable transaction costs	-	-	-		-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-		-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-		-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(72.05)	(113.83)	(94.01)	(2.21)	**(282.10)**

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(All amounts are in Rupees millions unless otherwise stated)
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Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(ii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture/Holdco

	For the quarter ended 30 September 2026 (Unaudited)				
	Subsidiaries of joint venture			Subsidiaries of Holdco	
Particulars	**Oak**	**Arnon**	**Aspen**	**Parthos Properties**	**Total**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-		-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-		-
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	(0.03)	-	**(0.03)**
NDCF for subsidiaries of joint venture	**443.22**	**62.19**	**235.73**	**(2.17)**	**738.98**
Surplus cash available in subsidiaries used for distribution of NDCF:					
Surplus cash on account of maturity of deposits	24.00	21.30	24.10	-	69.40
NDCF including surplus cash	**467.22**	**83.49**	**259.83**	**(2.17)**	**808.38**

The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
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(All amounts are in Rupees millions unless otherwise stated)
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Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(i) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 30 June 2026 (Unaudited)											
	SPVs controlled by Trust										Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld**	**Subtotal**	**Rostrum**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	1,117.50	1,144.24	446.73	820.21	48.89	447.45	1,346.03	27.76	2,047.66	**7,446.47**	352.92	**7,799.39**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1 below)	-	-	-	-	-	-	-	-		-	826.79	**826.79**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	17.78	8.27	5.43	13.11	3.81	12.55	13.02	0.22	49.33	**123.52**	24.99	**148.51**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-		-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-		-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-	-		-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid. (refer note 2 below)	(498.92)	(421.90)	(72.36)	-	-	-	(620.40)	-	(889.03)	**(2,502.61)**	(299.31)	**(2,801.92)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 3 below)	(284.00)	-	-	-	-	-	(326.53)	-	(78.95)	**(689.48)**	(13.53)	**(703.01)**

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Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(i) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 30 June 2026 (Unaudited)											
	SPVs controlled by Trust										Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld**	**Subtotal**	**Rostrum**	
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(6.57)	-	(10.58)	(9.81)	-	(0.04)	(2.63)	-	(91.03)	**(120.66)**	(25.50)	**(146.16)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-	(3.78)	-	-	-	-	**(3.78)**	(0.06)	**(3.84)**
NDCF for SPVs/ HoldCos	**345.79**	**730.61**	**369.22**	**823.51**	**48.92**	**459.96**	**409.49**	**27.98**	**1,037.98**	**4,253.46**	**866.30**	**5,119.76**
Surplus cash available in SPVs/ HoldCos used for distribution of NDCF:												
10% of NDCF withheld in line with the Regulations in previous period	45.29	-	-	-	-	-	51.09	-	-	**96.38**	-	**96.38**
Surplus available on acquisition	43.62	-	-	-	-	-	3.97	-	-	**47.59**	-	**47.59**
Surplus cash on account of maturity of deposits	1.13	-	1.21	0.79	-	0.04	1.06	-	-	**4.23**	0.54	**4.77**
NDCF including surplus cash	**435.83**	**730.61**	**370.43**	**824.30**	**48.92**	**460.00**	**465.61**	**27.98**	**1,037.98**	**4,401.66**	**866.84**	**5,268.50**
Joint venture partner's share	-	-	-	-	-	-	-	-	-	**-**	**433.42**	**433.42**
External shareholder's share in dividend	-	-	-	-	-	-	-	-	58.61	**58.61**	-	**58.61**
NDCF including surplus cash (after reducing Joint venture partner's share)	**435.83**	**730.61**	**370.43**	**824.30**	**48.92**	**460.00**	**465.61**	**27.98**	**979.37**	**4,343.05**	**433.42**	**4,776.47**

1. Rs. 826.79 million (net amount received Rs. 825.75 million post adjusting TDS of Rs. 1.04 million) has been received post 30 June 2026, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. Out of such amount received i.e. Rs. 825.75 million, 100% of Trust share i.e. Rs. 412.88 million has been distributed to shareholders. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

2. Finance cost excludes the notional cost credit on compound financial instruments Rs. 14.04 million and Rs. 7.17 million for the G1 and Kairos respectively for the quarter ended 30 June 2026.

3. Includes shareholder debt repayments made to external shareholders after 30 June 2026, but before finalisation and adoption of the financial results by the Board of directors of Manager to the Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(ii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the quarter ended 30 June 2026 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	516.00	133.61	521.99	**1,171.60**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	19.28	17.69	29.87	**66.84**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-
• Directly attributable transaction costs	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(101.64)	(120.87)	(117.92)	**(340.43)**

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Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(ii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the quarter ended 30 June 2026 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(1.53)	(3.16)	(1.76)	**(6.45)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(5.50)	(7.50)	(6.50)	**(19.50)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(44.54)	(3.49)	0.03	**(48.00)**
NDCF for subsidiaries of joint venture	**382.07**	**16.28**	**425.71**	**824.06**
Surplus cash available in subsidiaries used for distribution of NDCF:				
Surplus cash on account of maturity of deposits	**-**	3.40	**-**	3.40
NDCF including surplus cash	**382.07**	**19.68**	**425.71**	**827.46**

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Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(ii) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 30 September 2025 (Unaudited)										
	SPVs controlled by Trust									Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Subtotal**	**Rostrum**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	905.64	1,294.51	410.23	621.04	58.05	417.72	1,121.23	30.66	**4,859.08**	476.15	**5,335.23**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1)	-	-	-	-	-	-	-	-	-	702.04	**702.04**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	18.84	11.79	3.13	4.97	0.16	3.86	14.78	0.46	**57.99**	44.59	**102.58**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account, excluding amortization of any transaction costs which have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(535.98)	(443.36)	(78.89)	-	-	-	(680.62)	-	**(1,738.85)**	(307.33)	**(2,046.18)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 2)	(121.00)	-	-	-	-	-	(266.14)	-	**(387.14)**	(7.75)	**(394.89)**

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Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(ii) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 30 September 2025 (Unaudited)										
	SPVs controlled by Trust									Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Subtotal**	**Rostrum**	
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(158.52)	(171.54)	-	(2.31)	-	(3.50)	(177.63)	-	**(513.50)**	-	**(513.50)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-	(17.49)	-	-	(0.42)	**(17.91)**	-	**(17.91)**
NDCF for SPV's	**108.98**	**691.40**	**334.47**	**623.70**	**40.72**	**418.08**	**11.62**	**30.70**	**2,259.67**	**907.70**	**3,167.37**
Surplus cash available in SPVs used for distribution of NDCF:											
Surplus available on acquisition	20.30	-	-	-	-	-	240.30	-	**260.60**	-	**260.60**
Surplus cash on account of maturity of deposits	147.85	171.74	-	2.17	-	3.50	177.63	-	**502.89**	-	**502.89**
NDCF including surplus cash	**277.13**	**863.14**	**334.47**	**625.87**	**40.72**	**421.58**	**429.55**	**30.70**	**3,023.16**	**907.70**	**3,930.86**
Joint venture partner's share										**453.85**	**453.85**
NDCF including surplus cash (after reducing Joint venture partner's share)	**277.13**	**863.14**	**334.47**	**625.87**	**40.72**	**421.58**	**429.55**	**30.70**	**3,023.16**	**453.85**	**3,477.01**

1. Rs. 702.04 million (net amount received Rs. 700.24 million post adjusting TDS of Rs.1.80 million) has been received post 30 September 2025, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025. 100% of such amount received i.e. Rs. 700.24 million has been distributed to shareholders in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

2. Includes shareholder debt repayments made to external shareholders after 30 September 2025, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

3. SEBI has issued a revised framework for calculation of NDCF vide SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("Revised NDCF Framework"), which is applicable with effect from 11 July 2025. Hence the NDCF for the quarter ended 30 September 2025 has been calculated as per this Revised NDCF Framework.

The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(iii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the quarter ended 30 September 2025 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	508.20	171.63	329.18	**1,009.01**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	10.36	15.37	29.86	**55.59**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-
• Directly attributable transaction costs	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account, excluding amortization of any transaction costs which have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(108.90)	(117.59)	(125.44)	**(351.93)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(2.29)	(2.96)	(2.63)	**(7.88)**

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(iii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the quarter ended 30 September 2025 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(0.97)	-	(0.82)	**(1.79)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(0.00)	-	(0.38)	**(0.38)**
NDCF for subsidiaries of joint venture	**406.40**	**66.45**	**229.77**	**702.62**
Surplus cash available in subsidiaries used for distribution of NDCF:				
Surplus cash on account of maturity of deposits	0.97	-	0.75	1.72
NDCF including surplus cash	**407.37**	**66.45**	**230.52**	**704.34**

The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(i) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the half year ended 30 September 2026 (Unaudited)												
	SPVs controlled by Trust										Joint venture	Holdco controlled by Trust	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld**	**Subtotal**	**Rostrum**	**Parthos One**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	2,161.09	2,295.17	888.25	1,679.66	87.36	889.93	2,897.59	56.31	3,872.24	**14,827.60**	700.31	(14.99)	**15,512.92**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1 below)	-	-	-	-	-	-	-	-	-	**-**	1,637.53	-	**1,637.53**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	36.91	24.04	13.42	26.96	4.74	18.28	49.14	0.45	86.23	**260.17**	33.82	-	**293.99**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	**-**	-	-	**-**
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	**-**	-	-	**-**
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	**-**	-	-	**-**
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	**-**	-	-	**-**
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	**-**	-	-	**-**
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-	-	-	**-**	-	-	**-**
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid. (refer note 2 below)	(998.99)	(838.07)	(107.63)	-	-	-	(1,175.13)	-	(1,710.47)	**(4,830.29)**	(595.60)	(5.24)	**(5,431.13)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 3 below)	(474.30)	-	-	-	-	-	(813.97)	-	(92.37)	**(1,380.64)**	(13.53)	-	**(1,394.17)**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(i) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the half year ended 30 September 2026 (Unaudited)												
	SPVs controlled by Trust										Joint venture	Holdco controlled by Trust	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld**	**Subtotal**	**Rostrum**	**Parthos One**	
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(195.32)	(32.36)	(10.58)	(24.18)	-	(3.54)	(183.25)	-	(91.03)	**(540.26)**	(106.90)	-	**(647.16)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	(2.00)	-	-	(6.33)	-	-	-	-	**(8.33)**	(0.06)	-	**(8.39)**
NDCF for SPVs/ HoldCos	**529.39**	**1,446.79**	**783.46**	**1,682.44**	**85.77**	**904.67**	**774.38**	**56.76**	**2,064.59**	**8,328.25**	**1,655.57**	**(20.23)**	**9,963.59**
Surplus cash available in SPVs/ HoldCos used for distribution of NDCF:												-	
10% of NDCF withheld in line with the Regulations in previous period	45.29	-	-	-	-	-	51.09	-	-	**96.38**	-	-	**96.38**
Surplus available on acquisition	43.62	-	-	-	-	-	3.97	-	-	**47.59**	-	-	**47.59**
Surplus cash on account of maturity of deposits	159.47	212.39	1.21	3.11	-	3.54	181.31	-	-	**561.03**	113.84	-	**674.87**
NDCF including surplus cash	**777.77**	**1,659.18**	**784.67**	**1,685.55**	**85.77**	**908.22**	**1,010.75**	**56.76**	**2,064.59**	**9,033.25**	**1,769.41**	**(20.23)**	**10,782.43**
Joint venture partner's share	-	-	-	-	-	-	-	-	-	**-**	**884.71**	**(10.12)**	**874.59**
External shareholder's share in dividend	-	-	-	-	-	-	-	-	175.83	**175.83**	-	-	**175.83**
NDCF including surplus cash (after reducing Joint venture partner's share)	**777.77**	**1,659.18**	**784.67**	**1,685.55**	**85.77**	**908.22**	**1,010.75**	**56.76**	**1,888.76**	**8,857.42**	**884.71**	**(10.12)**	**9,732.01**

1. Rs. 810.74 million (net amount received Rs. 808.51 million post adjusting TDS of Rs. 2.23 million) has been received post 30 September 2026, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. Out of such amount received i.e. Rs. 808.51 million, 100% of Trust share i.e. Rs. 404.26 million has been distributed to shareholders. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

2. Finance cost excludes the notional cost credit on compound financial instruments Rs. 28.63 million and Rs. 9.75 million for the G1 and Kairos respectively for the half year ended 30 September 2026.

3. Includes shareholder debt repayments made to external shareholders after 30 September 2026, but before finalisation and adoption of the financial results by the Board of directors of Manager to the Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(ii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the half year ended 30 September 2026 (Unaudited)				
	Subsidiaries of joint venture			Subsidiaries of Holdco	
Particulars	**Oak**	**Arnon**	**Aspen**	**Parthos Properties**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	1,020.92	307.19	817.60	(0.00)	**2,145.71**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	29.63	20.14	64.03	0.04	**113.84**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(173.69)	(234.70)	(211.93)	(2.21)	**(622.53)**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(ii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the half year ended 30 September 2026 (Unaudited)				
	Subsidiaries of joint venture			Subsidiaries of Holdco	
Particulars	**Oak**	**Arnon**	**Aspen**	**Parthos Properties**	**Total**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(1.53)	(3.16)	(1.76)	-	**(6.45)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(5.50)	(7.50)	(6.50)	-	**(19.50)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(44.54)	(3.49)	(0.00)	-	**(48.03)**
NDCF for subsidiaries of joint venture	**825.29**	**78.48**	**661.44**	**(2.17)**	**1,563.04**
Surplus cash available in subsidiaries used for distribution of NDCF:					
Surplus cash on account of maturity of deposits	24.00	24.70	24.10	-	72.80
NDCF including surplus cash	**849.29**	**103.18**	**685.54**	**(2.17)**	**1,635.83**

The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(ii) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the half year ended 30 September 2025 (Unaudited)										
	SPVs controlled by Trust									Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Subtotal**	**Rostrum**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	1,775.18	2,402.48	827.72	1,320.36	95.13	999.39	2,432.45	58.77	**9,911.48**	856.48	**10,767.96**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1)	-	-	-	-	-	-	-	-	-	1,377.68	**1,377.68**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	25.96	22.74	12.60	9.00	0.56	7.36	28.78	1.09	**108.09**	66.01	**174.10**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account, excluding amortization of any transaction costs which have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(1,080.42)	(915.44)	(157.82)	(0.00)	-	-	(1,379.13)	-	**(3,532.81)**	(637.58)	**(4,170.39)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 2)	(175.50)	-	-	-	-	-	(487.64)	-	**(663.14)**	(14.44)	**(677.58)**

Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(ii) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the half year ended 30 September 2025 (Unaudited)										
	SPVs controlled by Trust									Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Subtotal**	**Rostrum**	
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(159.65)	(265.91)	-	(2.43)	-	(3.54)	(178.68)	-	**(610.21)**	-	**(610.21)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(1.60)	-	-	-	(33.54)	-	-	(0.42)	**(35.56)**	(0.09)	**(35.65)**
NDCF for SPV's	**383.97**	**1,243.87**	**682.50**	**1,326.93**	**62.15**	**1,003.21**	**415.78**	**59.44**	**5,177.85**	**1,648.06**	**6,825.91**
Surplus cash available in SPVs used for distribution of NDCF:											
Surplus available on acquisition	20.30	-	-	-	-	-	240.30	-	**260.60**	-	**260.60**
Surplus cash on account of maturity of deposits	149.11	265.65	-	2.29	-	3.54	179.21	-	**599.80**	0.11	**599.91**
NDCF including surplus cash	**553.38**	**1,509.52**	**682.50**	**1,329.22**	**62.15**	**1,006.75**	**835.29**	**59.44**	**6,038.25**	**1,648.17**	**7,686.42**
Joint venture partner's share										**824.08**	**824.08**
NDCF including surplus cash (after reducing Joint venture partner's share)	**553.38**	**1,509.52**	**682.50**	**1,329.22**	**62.15**	**1,006.75**	**835.29**	**59.44**	**6,038.25**	**824.09**	**6,862.34**

1. Rs. 702.04 million (net amount received Rs. 700.24 million post adjusting TDS of Rs.1.80 million) has been received post 30 September 2025, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025. 100% of such amount received i.e. Rs. 700.24 million has been distributed to shareholders in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

2. Includes shareholder debt repayments made to external shareholders after 30 September 2025, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

3. SEBI has issued a revised framework for calculation of NDCF vide SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("Revised NDCF Framework"), which is applicable with effect from 11 July 2025. Hence the NDCF for the half year ended 30 September 2025 has been calculated as per this Revised NDCF Framework.

The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(iii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the half year ended 30 September 2025 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	1,015.86	332.33	638.04	**1,986.23**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	54.68	46.07	78.77	**179.52**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-
• Directly attributable transaction costs	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account, excluding amortization of any transaction costs which have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(226.24)	(244.85)	(261.06)	**(732.15)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(4.58)	(5.30)	(5.27)	**(15.15)**

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(iii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the half year ended 30 September 2025 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(0.97)	-	(0.82)	**(1.79)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(2.78)	-	(3.35)	**(6.13)**
NDCF for subsidiaries of joint venture	**835.97**	**128.26**	**446.30**	**1,410.53**
Surplus cash available in subsidiaries used for distribution of NDCF:				
Surplus cash on account of maturity of deposits	0.97	-	0.75	**1.72**
NDCF including surplus cash	**836.94**	**128.26**	**447.05**	**1,412.25**

The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(vii) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the year ended 31 March 2026 (Audited)											
	SPVs controlled by Trust										Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld#**	**Subtotal**	**Rostrum**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	3,613.09	4,646.89	1,607.98	2,715.57	164.51	2,224.20	5,597.16	93.77	2,713.42	**23,376.59**	1,439.09	**24,815.68**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1 below)	-	-	-	-	-	-	-	-	-	**-**	2,960.80	**2,960.80**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	87.01	128.87	31.91	16.36	1.80	14.79	96.04	2.50	21.76	**401.04**	99.70	**500.74**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	**-**	-	**-**
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	**-**	-	**-**
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	**-**	-	**-**
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	**-**	-	**-**
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	**-**	-	**-**
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-	-	-	**-**	-	**-**
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid. (refer note 2 below)	(2,175.16)	(1,775.45)	(310.55)	(0.00)	-	-	(2,706.20)	-	(1,164.30)	**(8,131.66)**	(1,237.34)	**(9,369.00)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 3 below)	(514.00)	-	-	-	-	-	(1,290.75)	-	(1.04)	**(1,805.79)**	(37.02)	**(1,842.81)**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(vii) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the year ended 31 March 2026 (Audited)											
	SPVs controlled by Trust										Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld#**	**Subtotal**	**Rostrum**	
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(159.65)	(265.91)	(2.56)	(7.05)	-	(3.54)	(186.38)	-	-	**(625.09)**	(113.84)	**(738.93)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(1.60)	-	-	-	(39.83)	-	-	(0.42)	(29.13)	**(70.98)**	(0.09)	**(71.07)**
NDCF for SPVs/ HoldCos	**849.69**	**2734.40**	**1326.78**	**2724.88**	**126.48**	**2235.45**	**1509.87**	**95.85**	**1540.71**	**13144.13**	**3111.30**	**16,255.43**
Surplus cash available in SPVs/ HoldCos used for distribution of NDCF:												
10% of NDCF withheld in line with the Regulations in previous period	-	30.10	49.22	55.48	9.49	80.92	-	-	-	**225.21**	1.03	**226.24**
Surplus available on acquisition *	223.09	-	-	-	-	-	266.70	37.11	-	**526.90**	-	**526.90**
Surplus cash on account of maturity of deposits	149.11	273.05	0.21	2.29	-	3.54	186.91	-	20.87	**635.98**	113.91	**749.89**
NDCF including surplus cash	**1,221.89**	**3,037.55**	**1,376.21**	**2,782.65**	**135.97**	**2,319.91**	**1,963.47**	**132.96**	**1,561.58**	**14,532.22**	**3,226.24**	**17,758.46**
Joint venture partner's share											**1,613.12**	**1,613.12**
NDCF including surplus cash (after reducing Joint venture partner's share)	**1,221.89**	**3,037.55**	**1,376.21**	**2,782.65**	**135.97**	**2,319.91**	**1,963.47**	**132.96**	**1,561.58**	**14,532.22**	**1,613.12**	**16,145.34**

1. Out of total amount received from the underlying SPVs of Rs. 864.41 million (including TDS of Rs. 1.83 million), an amount of Rs. 792.58 million has been received post 31 March 2026, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025, read with amendment in Regulation 18(16)(aa)(i) of SEBI REIT Regulations on September 3, 2025. Holdco has generated negative cash flow of Rs. 54.78 million on its own, which has been adjusted against the cash flows received from its underlying SPVs in compliance with Notification SEBI/LAD-NRO/GN/2025/258 dated 01 September 2025. 100% of such adjusted cash flows received from SPVs i.e. Rs. 809.63 million, along with an amount of Rs. 1.07 million out of 10% of NDCF retained in previous quarters, has been distributed to shareholders in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 read with amended REIT Regulations.

2. Finance cost excludes the notional cost on compound financial instruments Rs. 90.95 million and Rs. 54.82 million for the G1 and Kairos respectively till 31 March 2026.

3. Includes shareholder debt repayments made to external shareholders after 31 March 2026, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

4. SEBI has issued a revised framework for calculation of NDCF vide SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("Revised NDCF Framework"), which is applicable with effect from 11 July 2025. Hence the NDCF for the year ended 31 March 2026 has been calculated as per this Revised NDCF Framework.

5. The SPVs have reclassified interest on income tax refund from 'cashflows from operating activities' to 'cashflows from investing activities'. There is no impact on NDCF generation.

NDCF for Arliga Ecoworld Business Parks Private Limited has been calculated effective its acquisition date i.e. 24 December 2025.

6. The statement of NDCF computation for the year ended 31 March 2026 has been updated to align with the statutory financial information of REIT SPVs. In case of MIOP, surplus used for distribution has been reclassified from "10% of NDCF withheld in line with the Regulations in previous period" to "Surplus available on acquisition" to reflect the correct disclosure. Net impact on NDCF including surplus is Rs. 0.02 million.

* During the year ended March 31, 2026, an amount of INR 355.24 million pertaining to HoldCo. (Rostrum) was inadvertently included under "Surplus Available on Acquisition" in the Net Distributable Cash Flows (NDCF). The aforesaid amount was neither considered in the computation of distributable NDCF nor distributed in any of the quarterly distributions during the year. NDCF disclosure for the year ended March 31, 2026 in these Consolidated Financial Results has been updated to reflect the correct amount. There is no impact on the distributions made to trust/unitholders, total cash flows, profit for the period/year, earnings per unit, or net assets of the Trust.

The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(viii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the year ended 31 March 2026 (Audited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	2,125.22	687.57	1,349.91	**4,162.70**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	**-**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	76.86	100.92	114.95	**292.73**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	**-**
• Applicable capital gains and other taxes	-	-	-	**-**
• Related debts settled or due to be settled from sale proceeds	-	-	-	**-**
• Directly attributable transaction costs	-	-	-	**-**
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	**-**
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	**-**
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(438.14)	(481.15)	(505.17)	**(1,424.46)**

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(viii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the year ended 31 March 2026 (Audited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(9.15)	(13.86)	(10.56)	**(33.57)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(55.51)	(48.80)	(57.81)	**(162.12)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(2.78)	(2.00)	(3.35)	**(8.13)**
NDCF for subsidiaries of joint venture	**1,696.50**	**242.68**	**887.97**	**2,827.15**
Surplus cash available in subsidiaries used for distribution of NDCF:				
Surplus available on acquisition	-	10.51	-	10.51
Surplus cash on account of maturity of deposits	68.46	48.69	67.16	184.31
NDCF including surplus cash	**1,764.96**	**301.88**	**955.13**	**3,021.97**

The statement of NDCF computation for the quarter ended 31 March 2026 has been updated to align with the statutory financial information of Joint venture's subsidiaries, having an impact of INR 0.28 Million.
The accompanying notes from (1 to 23) form an integral part of these Consolidated Financial Results

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Consolidated Financial Results

Particulars	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
1 Other income						
Interest income on deposits with banks	129.90	114.94	107.79	244.84	180.17	531.18
Interest income on loan from joint venture	68.23	4.76	-	72.99	-	-
Interest on income tax refund	17.78	19.19	54.64	36.97	56.72	156.62
Interest income on security deposit	15.99	22.84	11.19	38.83	33.37	57.97
Income from scrap sale	26.85	22.59	31.95	49.44	41.24	68.26
Gain on investment in mutual funds	130.32	302.75	7.02	433.07	8.05	29.59
Liabilities/provisions no longer required written back	206.52	1.77	0.01	208.29	0.01	74.90
Miscellaneous income	9.92	79.25	18.52	89.17	33.74	83.37
	605.51	**568.09**	**231.12**	**1,173.60**	**353.30**	**1,001.89**
2 Other expenses						
Property management fees						
-Property management fees	489.80	495.49	309.55	985.29	609.69	1,450.11
- Reimbursement of payroll costs	51.93	50.37	26.16	102.30	56.35	147.80
-Reimbursement of office cost	45.15	32.99	22.49	78.14	53.98	120.74
Power and fuel	821.95	765.55	643.30	1,587.50	1,212.32	2,282.65
Repair and maintenance	735.07	647.73	466.71	1,382.80	895.79	2,218.05
Insurance	17.98	18.56	16.77	36.54	32.11	70.15
Legal and professional expense	107.96	123.25	67.05	231.21	128.46	343.54
Audit fees	15.44	10.07	9.96	25.51	18.19	42.32
Rates and taxes	187.52	174.03	138.24	361.55	232.08	456.00
Marketing and advertisement expenses	26.88	34.83	38.17	61.71	72.73	187.62
Facility usage fees	7.49	7.47	7.37	14.96	14.56	29.64
Rental towards short term leases	10.84	11.13	9.63	21.97	18.62	44.00
Credit impaired	0.44	0.68	-	1.12	-	0.71
Allowance for expected credit loss	10.59	6.78	4.46	17.37	11.27	14.56
Corporate social responsibility expenses	7.54	7.54	2.16	15.08	4.37	8.71
Property, plant and equipment written off	-	-	-	-	-	2.76
Loss/(Gain) on derivative relating to share conversion feature in 14% compulsorily convertible debentures at fair value through profit or loss	27.26	(35.20)	4.45	(7.94)	4.45	49.65
Loss on put options liability at fair value through profit or loss	712.10	-	-	712.10	-	-
Investment property written off	-	-	-	-	-	(0.05)
Travelling expenses	8.25	8.34	3.35	16.59	6.18	18.48
Investment management fees	53.81	52.31	38.81	106.12	75.16	176.78
Valuation expenses	5.42	2.82	4.18	8.24	6.41	15.12
Trustee fees	1.31	1.29	0.73	2.60	1.47	5.19
Miscellaneous expenses	66.13	45.14	39.71	111.27	80.47	178.72
	3,410.86	**2,461.17**	**1,853.25**	**5,872.03**	**3,534.66**	**7,863.25**

3 The Consolidated Financial Results comprise financial results of Brookfield India Real Estate Trust ('Brookfield India REIT' or 'Trust') and following of its subsidiaries/SPV and Joint Venture:

A. Subsidiaries:
1. Shantiniketan Properties Private Limited ("SPPL Noida"/"N1")
2. Candor Kolkata One Hi-Tech Structures Private Limited ("Candor Kolkata"/"K1")
3. Festus Properties Private Limited ("Festus")
4. Seaview Developers Private Limited ("SDPL Noida"/"N2")
5. Candor Gurgaon One Realty Projects Private Limited ("Candor Gurgaon 1"/"G1")
6. Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited) ("Kairos"/"Downtown Powai")
7. Candor India Office Parks Private Limited ("CIOP")
8. Mountainstar India Office Parks Private Limited ("MIOP")
9. Arliga Ecoworld Business Parks Private Limited ("Arliga Ecoworld") (from 24 December 2025)
10. Parthos One Private Limited (from 23 September 2026)

B. SPV of Subsidiary:
1. Parthos Properties Private Limited (w.e.f. 29 September 2026) through Parthos One Private Limited.

C. Joint Venture, accounted as equity method investee
1. Rostrum Realty Private Limited ("Rostrum")
Financial results of Rostrum comprise of the financial results of following of its subsidiaries:
i. Oak Infrastructure Developers Private Limited ("Oak")
ii. Aspen Buildtech Private Limited ("Aspen")
iii. Arnon Builders & Developers Private Limited ("Arnon")

4 The Consolidated Financial Results are authorized for issue in accordance with resolutions passed by the Board of Directors of the Manager on behalf of the Brookfield India REIT on 02 November 2026. The Consolidated Financial Results have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended from time to time including any guidelines and circulars issued there under read with SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("REIT Regulations"); Regulations 52 and 54 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, Recognition and Measurement principles of Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS-34) as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 ('Ind AS'), read with relevant rules issued thereunder and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations (refer note 5 on presentation of "Unit Capital" as "Equity" instead of compound financial instruments under Ind AS 32 – Financial Instruments: Presentation).

Accordingly, these Consolidated Financial Results do not include all the information required for a complete set of financial statements. These Consolidated Financial Results should be read in conjunction with the consolidated financial statements and related notes included in the Trust's audited consolidated financial statements under Ind AS as at and for the year ended 31 March 2026. Accounting policies have been consistently applied for except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

During the current period, the Group has applied the following accounting policies for the recognition and measurement of new transactions:

a) Accounting for change in Group's ownership interest in subsidiaries, without loss of control:
Changes in a parent's ownership interest in a subsidiary that do not result in the parent losing control of the subsidiary are equity transactions (ie. transactions with owners in their capacity as owners). When the proportion of the equity held by non-controlling interests changes, the Group adjusts the carrying amounts of the controlling and non-controlling interests to reflect the changes in their relative interests in the subsidiary. The Group recognises directly in equity any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received, and attribute it to the owners of the parent.

b) Accounting for written put options over NCI

The Group recognises a financial liability when it grants a written put option to non-controlling interest ("NCI") shareholders that provides the holders with the right to sell their ownership interests in a subsidiary to the Group. The liability is initially recognised at the present value of the expected redemption amount payable under the contractual arrangement, with the corresponding adjustment recognised as "NCI reserve" under "Other Equity". Subsequently, the written put option liability is measured at fair value as at each reporting date. Changes in the carrying amount of the liability, including those arising from revisions in expected redemption amounts, discounting effects and changes in valuation assumptions, are recognised in the Statement of Profit and Loss.

The Consolidated Financial Results are presented in Indian Rupees in millions, except when otherwise indicated.

The Unaudited Consolidated Financial Results for the quarter and half year ended 30 September 2026 have been subjected to review by Statutory Auditors of Brookfield REIT and they have issued an unmodified review conclusion on the above results.

5 Under the provisions of the REIT Regulations, Brookfield India REIT is required to distribute to Unitholders not less than 90% of the Net Distributable Cash Flows of Brookfield India REIT for each reporting period. Accordingly, a portion of the unit capital contains a contractual obligation of the Brookfield India REIT to pay to its Unitholders cash distributions. Hence, the unit capital is a compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 issued under the REIT Regulations, the unit capital has been classified and presented as "Equity" in order to comply with the requirements of para 4.2.3(a) of Chapter 4 to the SEBI Master Circular dealing with the Continuous Disclosures and Compliances by REITs.

6 Segment reporting :

In accordance with Ind AS 108, the Board of Directors of the Manager, Brookprop Management Services Private Limited, has been identified as the Chief Operating Decision Maker (CODM), being responsible for key strategic and operational decisions of Brookfield India REIT. As the REIT is primarily engaged in a single line of business comprising of owning, developing, operating and leasing commercial real estate assets in India. Accordingly, the REIT operates as a single reportable segment, and the detailed segment disclosure requirements of Ind AS 108 are not applicable.

Brookfield India Real Estate Trust
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7 Earnings Per Unit (EPU)

Basic Earnings per Unit (EPU) is calculated by dividing the profit after income tax for the period/year attributable to unitholders by the weighted average number of units outstanding during the period/year. Diluted EPU is calculated by dividing the profit after income tax for the period/year attributable to unitholders by the weighted average number of units outstanding during the period/year adjusted for the weighted average number of units that would be issued upon conversion of all dilutive potential units into unit capital. During all the periods presented, there were no dilutive units issued. The following reflects the profit after tax and unit data used in the basic and diluted EPU computation:

Particulars	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Profit after tax for calculating basic and diluted EPU (attributable to unitholders of Brookfield India REIT)	2,400.83	1,798.05	1,394.63	4,198.88	2,640.22	4,812.30
Weighted average number of Units (Nos.)	829,880,869	811,305,018	617,920,751	820,643,697	612,864,382	659,961,905
Earnings Per Unit						
-Basic (Rs./unit)	2.89	2.22	2.26	5.12	4.31	7.29
-Diluted (Rs./unit)	2.89	2.22	2.26	5.12	4.31	7.29

8 During the previous year ended 31 March 2026, G1 and K1 received favourable orders from the Income Tax Appellate Tribunal under section 254 of the Income Tax Act, 1961 for assessment years 2015-16 and 2016-17, resulting in income tax credit recognised in the Statement of Profit and Loss amounting to Rs. 346.60 million. (also refer note-19)

9

Financial Ratios	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Current ratio (in times) (refer note a)	0.61	1.12	1.48	0.61	1.48	0.61
Debt-equity ratio (in times) (refer note b)	0.72	0.66	0.55	0.72	0.55	0.85
Debt service coverage ratio (in times) (refer note c)	2.70	2.31	1.10	2.50	1.42	1.90
Interest service coverage ratio (in times) (refer note d)	2.33	2.08	2.27	2.20	2.21	2.03
Outstanding redeemable preference shares (quantity and value) (refer note e)	NA	NA	NA	NA	NA	NA
Capital redemption reserve/debenture redemption reserve ((refer note f)	NA	NA	NA	NA	NA	NA
Net worth (Amounts in Rs. millions)	218,366.91	231,643.33	166,307.32	218,366.91	166,307.32	195,621.23
Net profit after tax (Amounts in Rs. millions)	2,767.67	2,213.37	1,493.81	4,981.04	2,816.83	5,367.51
Earnings per unit- Basic (Amounts in Rs.) (refer note 7)	2.89	2.22	2.26	5.12	4.31	7.29
Earnings per unit- Diluted (Amounts in Rs.) (refer note 7)	2.89	2.22	2.26	5.12	4.31	7.29
Long term debt to working capital (in times) (refer note g)	(12.18)	42.68	14.91	(12.18)	14.91	(24.33)
Bad debts to Account receivable ratio (refer note h)	0.01	0.00	0.01	0.02	0.01	0.02
Current liability ratio (in times) (refer note i)	0.16	0.16	0.12	0.16	0.12	0.09
Total debts to total assets (in times) (refer note j)	0.37	0.37	0.33	0.37	0.33	0.42

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Notes to the Consolidated Financial Results

Financial Ratios	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Debtors turnover (in times) (refer note k)	25.32	25.63	29.49	32.96	32.11	32.77
Inventory turnover (in times) (refer note l)	NA	NA	NA	NA	NA	NA
Operating margin (in %) (refer note m)	64.39%	73.28%	71.16%	68.78%	71.65%	72.12%
Net profit margin (in %) (refer note n)	26.19%	21.48%	21.53%	23.86%	20.90%	17.48%
Assets cover available (refer note o)	2.52	2.56	2.89	2.52	2.89	2.29
Distribution per unit	5.70	5.60	5.25	11.30	10.50	21.40
Net operating income (refer note p)	7,672.19	7,565.61	5,094.18	15,237.80	10,079.93	22,912.99

Formulae for computation of ratios are as follows basis consolidated financial results (including non controlling interest):-

Note	Financial Ratios	Numerator	Denominator
a)	Current ratio	Current Assets	Current liabilities
b)	Debt Equity ratio	Total Debt (including lease liabilities)	Total equity
c)	Debt Service Coverage Ratio	Earnings available for debt service (Profit for the period/ year after tax + Finance costs + Depreciation and amortization expenses)	Finance costs (excluding unwinding interest & Interest expense on lease liabilities) + Principal repayments made during the period which excludes bullet and full repayment of external borrowings
d)	Interest Service Coverage Ratio	Earnings available for debt service (Profit for the period/ year after tax + Finance costs + Depreciation and amortization expenses)	Finance costs
e)	There are no outstanding redeemable preference shares as at the reporting date.		
f)	The group is not required to create capital redemption reserve or debenture redemption reserve as at the reporting date.		
g)	Long term debt to working capital	Long term debt (including non current lease liabilities)	Working capital (current assets - current liabilities)
h)	Bad debts to account receivables ratio	Bad debts (including provision for doubtful debts)	Average trade receivable
i)	Current liability ratio	Current Liabilities	Total liabilities
j)	Total debts to total assets	Total debts (including lease liabilities)	Total assets
k)	Debtors turnover ratio	Revenue from operations (annualized)	Average trade receivable
l)	Inventory turnover ratio is not applicable as the Group does not hold any inventory.		
m)	Operating margin percent	Profit before share of profit of equity accounted investee and tax + Finance costs + Depreciation and amortization expenses - Other income	Revenue from operations
n)	Net profit margin percent	Profit after tax	Total income
o)	Assets cover available	Total assets - Intangible assets - Current liabilities (excluding short-term debt & Lease liabilities)	Total debt (including lease liabilities)
p)	Net Operating Income (NOI) is calculated as revenue from operations (which includes (i) income from operating lease rentals; (ii) income from maintenance services; and (iii) sale of food and beverages) less direct operating expenses. Direct operating expenses include (i) power and fuel; (ii) facility usage charges; (iii) lease rent; (iv) employee benefit expenses (v) cost of materials consumed; and (vi) a portion of repair and maintenance, legal and professional fees, insurance, rates and taxes, property management fees (excluding property management fees paid to the Brookprop property management services private limited amounting to Rs. 198.79 million and Rs. 389.26 million for the quarter and half year ended 30 September 2026 respectively (Rs. 130.78 million and Rs. 260.90 million for the quarter and half year ended 30 September 2025 respectively), Rs. 190.47 million for the quarter ended 30 June 2026 and Rs. 594.09 million for the year ended 31 March 2026) and miscellaneous expenses, which are directly incurred in relation to the commercial properties of the respective Asset SPVs.		

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Consolidated Financial Results

10 Statement of Net Borrowings Ratio

S.No.	Particulars	As on 30 September 2026 (Unaudited)	As on 30 September 2025 (Unaudited)	As on 31 March 2026 (Audited)
A.	Borrowings (refer note a below)	172,595.83	107,427.75	181,301.65
B.	Deferred Payments	10,629.22	-	10,222.15
C.	Cash and Cash Equivalents (refer note b below)	16,404.77	16,473.40	7,979.01
D.	**Aggregate Borrowings and Deferred Payments net of Cash and Cash Equivalents (A+B-C)**	**166,820.28**	**90,954.35**	**183,544.79**
E.	Value of REIT assets (refer note c)	580,602.50	371,421.81	539,558.56
F.	**Net Borrowings Ratio (D/E)**	**28.73%**	**24.49%**	**34.02%**

a. Breakup of borrowings (including accrued interest):

Entity	Relation to REIT	Lender	Name of lender	Nature of debt ^	Balance as on 30 September 2026 (Unaudited)	Balance as on 30 September 2025 (Unaudited)	Balance as on 31 March 2026 (Audited)
Shantiniketan Properties Private Limited	Subsidiary	NBFC	Bajaj Housing Finance Limited	LRD	-	3,718.01	3,720.04
Candor Kolkata One Hi-Tech Structures Private Limited	Subsidiary	Bank	HDFC Bank Limited	LRD & LOC	23,208.38	23,850.37	23,840.10
				CF	2,201.80	1,056.65	1,693.71
Kairos Properties Private Limited	Subsidiary	Bank	Axis Bank Limited	RTL	12,274.74	11,730.72	12,138.42
			ICICI Bank Limited	RTL	14,052.66	13,906.45	13,956.29
Candor Gurgaon One Realty Projects Private Limited	Subsidiary	Bank	ICICI Bank Limited	RTL	8,986.69	9,002.20	9,007.33
			Axis Bank Limited	RTL	10,087.35	9,725.70	9,830.55
Brookfield India Real Estate Trust	REIT/Trust	Listed NCDs	NA**	NCD	19,899.77	-	19,888.93
		Mutual funds	NA**	CP	2,534.38	-	-
		NBFC	Bajaj Housing Finance Limited	LRD	-	5,494.67	5,739.55
				FTL	-	1,489.17	1,490.46
Parthos Properties Private Limited	SPV of Subsidiary	NBFC	Bajaj Housing Finance Limited	LRD	8,746.50	-	-
Parthos Properties Private Limited	SPV of Subsidiary	Other	Prime office fund (PRIME)	NCD	615.39	-	-
Parthos One Private Limited	Subsidiary	Other		CCD	2,990.64	-	-
Candor Gurgaon One Realty Projects Private Limited	Subsidiary	Other	Reco Iris Private Limited	NCD	2,931.35	3,692.49	3,471.67
			Reco Rock Private Limited	NCD	1,148.00	1,140.23	1,147.39
Kairos Properties Private Limited	Subsidiary	Other	Reco Iris Private Limited	NCD	888.55	2,310.54	1,568.69
Candor Gurgaon One Realty Projects Private Limited	Subsidiary	Other	Reco Cerium Private Limited	CCD	109.78	164.68	138.21
Kairos Properties Private Limited	Subsidiary	Other	Reco Europium Private Limited	CCD	1,232.53	3,547.61	3,533.67
Arliga Ecoworld Business Parks Private Limited	Subsidiary	Bank	State Bank of India	LRD	16,671.96	-	19,891.69
		Other	360 One Real Assets Advantage Fund (w.e.f.	NCD	313.61	-	-
		Bank	Bank of Baroda	LRD	13,479.52	-	16,646.14
			Punjab National Bank	LRD	13,422.23	-	16,624.98
Subtotal of SPV's and REIT Borrowings (A)					**155,795.83**	**90,829.49**	**164,327.82**
Rostrum Realty Private Limited*	Holdco	Bank	HDFC Bank Limited	LRD	7,706.45	7,738.73	7,882.83
Oak Infrastructure Developers Private Limited*	SPV of Holdco	Bank	HDFC Bank Limited	LRD	1,873.67	2,741.26	2,739.11
Aspen Buildtech Private Limited*	SPV of Holdco	Bank	HDFC Bank Limited	LRD	2,444.64	3,157.73	3,155.24
Rostrum Realty Private Limited*	Holdco	REIT	Brookfield India Real Estate Trust	Loan	1,814.99	-	-
Arnon Builders & Developers Private Limited*	SPV of Holdco	Bank	HDFC Bank Limited	LRD	2,960.25	2,960.54	3,196.65
Subtotal of Joint Venture's Borrowings (B)					**16,800.00**	**16,598.26**	**16,973.83**
Grand Total Borrowings (A+B)					**172,595.83**	**107,427.75**	**181,301.65**

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** Pursuant to the SEBI Masler Circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025, the names of the lenders are required to be given for borrowings, Listed Non-Convertible Debentures (NCDs) are actively traded in the secondary market, resulting in frequent changes in ownership and therefore lender names for these instruments have not been provided.

^ Nature of debt
LRD - Lease rent discounting.
LOC - Line of credit
RTL - Rupee term loan
FTL - Flexi term loan
CF- Construction finance
CCD- Compulsorily Convertible Debentures
NCD- Non convertible debentures
CP- Commercial paper

b. Breakup of Cash and Cash Equivalents :

Entity	Cash and Cash Equivalents as on 30 September 2026 (Unaudited)	Cash and Cash Equivalents as on 30 September 2025 (Unaudited)	Cash and Cash Equivalents as on 31 March 2026 (Audited)
Candor Kolkata One Hi-Tech Structures Private Limited	1,036.33	505.65	504.97
Shantiniketan Properties Private Limited	476.25	315.22	221.59
Festus Properties Private Limited	465.26	288.23	724.55
Seaview Developers Private Limited	572.56	238.33	244.02
Candor Gurgaon One Realty Projects Private Limited	756.20	783.78	912.15
Kairos Properties Private Limited	1,123.38	981.65	1,094.72
Arliga Ecoworld Business Parks Private Limited	2,064.14	-	565.04
Candor India Office Parks Private Limited	55.10	49.53	55.34
Brookfield India Real Estate Trust	8,500.84	12,247.33	2,393.11
Mountainstar India Office Parks Private Limited	32.57	70.28	26.69
Parthos Properties Private Limited	35.01	-	-
Parthos One Private Limited	9.66	-	-
Subtotal of SPV's Cash and Cash Equivalents (A)	**15,127.30**	**15,480.00**	**6,742.18**
Rostrum Realty Private Limited*	287.56	130.67	28.21
Oak Infrastructure Developers Private Limited*	273.93	240.36	374.20
Aspen Buildtech Private Limited*	663.37	573.40	787.30
Arnon Builders & Developers Private Limited*	52.61	48.98	47.12
Subtotal of Joint Venture's Cash and Cash Equivalents (B)	**1,277.47**	**993.41**	**1,236.83**
Grand Total Cash and Cash Equivalents (A+B)	**16,404.77**	**16,473.41**	**7,979.01**

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c. Breakup of value of REIT assets :

	As on 30 September 2026 (Unaudited)			As on 30 September 2025 (Unaudited)		
Entity	**Fair value of investment property and investment property under development#**	**Other assets at book value (as per consolidated balance sheet excluding Cash and Cash equivalents)**	**Total value of REIT assets as on 30 September 2026**	**Fair value of investment property and investment property under development#**	**Other assets at book value (as per consolidated balance sheet excluding Cash and Cash equivalents)**	**Total value of REIT assets as on 30 September 2025**
Candor Kolkata One Hi-Tech Structures Private Limited	87,303.44	2,420.50	89,723.94	78,277.92	2,801.66	81,079.58
Shantiniketan Properties Private Limited	30,621.01	325.15	30,946.16	28,002.97	419.92	28,422.90
Festus Properties Private Limited	33,500.33	1,663.07	35,163.40	29,781.51	1,259.65	31,041.16
Seaview Developers Private Limited	51,240.61	1,949.88	53,190.49	47,854.22	2,097.19	49,951.41
Candor Gurgaon One Realty Projects Private Limited	60,531.97	1,237.06	61,769.03	58,888.50	1,715.39	60,603.89
Kairos Properties Private Limited	90,506.57	958.85	91,465.42	81,225.00	1,557.41	82,782.41
Arliga Ecoworld Business Parks Private Limited	153,269.87	1,912.81	155,182.68	-	-	-
Candor India Office Parks Private Limited	-	349.81	349.81	-	151.41	151.41
Brookfield India Real Estate Trust	-	3,652.85	3,652.85	-	58.04	58.04
Mountainstar India Office Parks Private Limited	-	2.69	2.69	-	9.46	9.46
Parthos One Private Limited	17,806.10	697.58	18,503.68	-	-	-
Subtotal of SPV's value of REIT assets (A)	**524,779.90**	**15,170.25**	**539,950.15**	**324,030.12**	**10,070.14**	**334,100.25**
Rostrum Realty Private Limited*	9,097.51	261.94	9,359.47	8,545.50	305.10	8,850.60
Oak Infrastructure Developers Private Limited*	14,599.10	498.98	15,098.07	13,248.00	533.29	13,781.29
Aspen Buildtech Private Limited*	9,910.40	373.01	10,283.41	8,950.21	372.97	9,323.17
Arnon Builders & Developers Private Limited*	5,822.62	88.79	5,911.41	5,251.27	115.22	5,366.49
Subtotal of Joint Venture's value of REIT assets (B)	**39,429.63**	**1,222.72**	**40,652.35**	**35,994.98**	**1,326.57**	**37,321.56**
Grand Total value of REIT assets (A+B)	**564,209.53**	**16,392.97**	**580,602.50**	**360,025.10**	**11,396.71**	**371,421.81**

Brookfield India Real Estate Trust
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(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Results

	As on 31 March 2026 (Audited)		
Entity	**Fair value of investment property and investment property under development#**	**Other assets at book value (as per consolidated balance sheet excluding Cash and Cash equivalents**	**Total value of REIT assets as on 31 March 2026**
Candor Kolkata One Hi-Tech Structures Private Limited	84,321.58	2,229.51	86,551.09
Shantiniketan Properties Private Limited	29,484.69	361.38	29,846.07
Festus Properties Private Limited	31,981.35	1,199.41	33,180.77
Seaview Developers Private Limited	49,409.61	1,876.68	51,286.29
Candor Gurgaon One Realty Projects Private Limited	60,488.91	1,400.38	61,889.27
Kairos Properties Private Limited	85,749.61	1,178.95	86,928.56
Arliga Ecoworld Business Parks Private Limited	148,279.26	2,326.67	150,605.93
Candor India Office Parks Private Limited	-	278.51	278.51
Brookfield India Real Estate Trust	-	8.61	8.61
Mountainstar India Office Parks Private Limited	-	11.38	11.38
Subtotal of SPV's value of REIT assets (A)	**489,715.00**	**10,871.48**	**500,586.48**
Rostrum Realty Private Limited*	8,878.31	278.27	9,156.57
Oak Infrastructure Developers Private Limited*	14,026.55	452.34	14,478.89
Aspen Buildtech Private Limited*	9,428.10	359.03	9,787.13
Arnon Builders & Developers Private Limited*	5,456.20	93.29	5,549.49
Subtotal of Joint Venture's value of REIT assets (B)	**37,789.16**	**1,182.93**	**38,972.08**
Grand Total value of REIT assets (A+B)	**527,504.16**	**12,054.41**	**539,558.56**

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Notes to the Consolidated Financial Results

Brookfield India REIT considers "other assets" as an integral part of the ownership of the real estate assets which are fair valued by the valuer appointed under the REIT regulations and therefore are included in the value of REIT assets for computing the above ratio.

Fair value of Investment property and Investment property under development include impact of lease rent equalization. Hence the carrying amount of lease rent equalization have been reduced from other assets.

Fair value of Investment property and Investment property under development include fair value pertaining to a property, which is for captive use w.e.f. 27 December 2024 and hence classified as property plant and equipment in the consolidated financials. Therefore, the carrying amount of said property has been excluded from other assets.

*Brookfield India REIT holds 50% ownership interest in Rostrum Realty Private Limited and is accounted as an equity method investee. The proportionate share of 50% of the borrowings, cash & cash equivalents and REIT assets of Rostrum Realty Private Limited and its subsidiaries and is considered for computing the Net Borrowings Ratio.

Fair value of Investment property and Investment property under development is considered as per valuation report of respective date issued by the valuer appointed under the REIT Regulations.

11 Related Party Disclosures

A. Related parties to Brookfield India REIT as at 30 September 2026

BSREP India Office Holdings V Pte. Ltd. - Sponsor
Brookprop Management Services Private Limited - Manager
Axis Trustee Services Limited - Trustee

Sponsor group

a) BSREP II India Office Holdings II Pte. Ltd. (BSREP II India)
b) BSREP India Office Holdings III Pte Ltd. (BSREP India Office III)
c) BSREP India Office Holdings Pte. Ltd. (BSREP India Holdings) (till 18 June 2025)
d) Project Diamond Holdings (DIFC) Limited (Project Diamond)

Entity having significant influence

Brookfield Corporation (formerly known as Brookfield Asset Management Inc.) (w.e.f. 19 March 2025)

Group companies of entity having significant influence

a) BSREP III New York FDI I (DIFC) Limited
b) CleanMax IPP 1 Private Limited
c) Brookfield HRS TS LLC
d) Aerobode One Private Limited
e) Cowrks India Private limited
f) Clean Max Cogen Solutions Private Limited
g) Equinox Business Parks Private Limited
h) Clean Max Enviro Energy Solutions Private Limited
i) Project Diamond FPI Holdings (DIFC) Limited
j) Schloss Chanakya Pvt. Ltd.
k) Summit Digital Infrastructure Limited
l) Brooksolutions Global Services Private Limited
m) Transition Cleantech Services Private Limited
n) Elevar Digitel Infrastructure Private Limited
o) Arliga India Office Parks Private Limited
p) Transition Energy Services Private Limited
q) Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.)
r) Leela Palaces Hotels & Resorts Limited (formerly known as Schloss Bangalore Limited)
s) Cole-Parmer India Pvt. Ltd.
t) Arliga Azure Projects Private Limited
u) Arliga Galleria (India) Private Limited
v) Arliga North Star Projects Private Limited
w) Arliga Ecospace Business Parks Private Limited
x) Arliga 45Icon Business Parks Private Limited
y) Arliga Millenia Business Parks Private Limited
z) Arliga Whitefield Business Parks Private Limited
aa) Arliga Azure Business Parks Private Limited
ab) Arliga Eco 4D Business Parks Private Limited
ac) Crest Digitel Private Limited
ad) Arliga Ecoworld Infrastucture Private Limited
ae) Striton Properties Private Limited
af) Brookprop Property Management Services Private Limited
ag) Project Cotton Holdings One (DIFC) Limited

Brookfield India Real Estate Trust
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Entities having significant influence over Subsidiaries
Reco Cerium Private Limited (w.e.f. 18 August 2023)
Reco Rock Private Limited (w.e.f. 18 August 2023)
Reco Iris Private Limited (w.e.f. 18 August 2023)
Reco Europium Private Limited (w.e.f. 28 August 2023)
Prime Office Fund ("PRIME") (w.e.f 25 September 2026)

Joint Venture
Rostrum Realty Private Limited (w.e.f 21 June 2024)

Other related parties with whom the transactions have taken place during the period/year
Axis Bank Limited - Promotor of Trustee

Directors & Key personnel of the Investment Manager (Brookprop Management Services Private Limited)

Directors
Alok Aggarwal - Chief Executive Officer and Managing Director- India office business till 30 June, 2026
Shashank Jain- Chief Executive Officer and Managing Director (w.e.f. 01 July 2026)
Akila Krishnakumar (Independent Director)
Shailesh Vishnubhai Haribhakti (Independent Director)
Ankur Gupta (Non-Executive Director)
Rajnish Kumar (Independent Director) (w.e.f. 30 March 2023)
Keki Mistry (Independent Director w.e.f 23 June 2025)
Rachit Kothari (Non-Executive Director w.e.f 23 June 2025)
Ananya Tripathi (Non- Executive Director w.e.f 25 June 2026)
Thomas Jan Sucharda (Non-Executive Director) (w.e.f. 30 March 2023 till 25 June 2026)
Danny Poljak (Non-Executive Director) (w.e.f 10 August 2026)
Gautam Mehra (Independent Director) (w.e.f 10 August 2026)

Key Personnels and Key Management Personnel
Alok Aggarwal – Chief Executive Officer and Managing Director (w.e.f. 26 September 2020 till 30 June 2026)
Shashank Jain – Chief Executive Officer and Managing Director (w.e.f. 01 July 2026)
Amit Jain - Chief Financial Officer - India office business (w.e.f. 09 May 2024, till 10 July 2026) and Key Personnel (w.e.f 07 January 2025 till 10 July 2026)
Saurabh Jain- Compliance Officer
Charu Thappar - EVP (w.e.f 01 April 2026)
Gaurav Bhatia - EVP (w.e.f 01 April 2026)

Head of Finance
Saket Mehta - (w.e.f. 11 July 2026)

Key Managerial Personnel of Subsidiaries
- **Candor Kolkata One Hi-Tech Structures Private Limited**
  Subrata Ghosh- Director (till 31 March 2025) and Executive Director (w.e.f. 01 April 2025)
- **Festus Properties Private Limited**
  Chirag Banga- Company Secretary (w.e.f. 02 December 2024)
- **Shantiniketan Properties Private Limited**
  Juhi Sen - Company Secretary (w.e.f. 24 April 2023)
- **Mountainstar India Office Parks Private Limited**
  Davinder Arora - Company Secretary (till 09 April 2025)
  Jairaj Vikas Verma - Company Secretary (w.e.f. 01 May 2025 and till 30 July 2025)
  Ravi Kumar - Company Secretary (w.e.f. 17 November 2025 till 30 April 2026)
- **Kairos Properties Private Limited**
  Pallavi Choudhary - Company Secretary (w.e.f. 04 September 2026)

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11 B. Related party transactions

Nature of transactions/ name of entities	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Trustee Fee Expense						
- Axis Trustee Services Limited	1.31	1.29	0.74	2.60	1.48	5.19
Total	**1.31**	**1.29**	**0.74**	**2.60**	**1.48**	**5.19**
Reimbursement of expenses incurred by (excluding GST)						
- Brookprop Management Services Private Limited	-	3.00	-	3.00	-	3.00
- Brookprop Property Management Services Private Limited	87.18	73.98	52.60	161.16	123.22	297.34
- BSREP India Office Holdings V Pte. Ltd.	(12.77)	14.13	-	1.36	-	13.48
- Cowrks India Private limited	0.79	0.87	0.50	1.66	0.71	4.47
- Schloss Chanakya Pvt. Ltd.	-	-	-	-	-	0.04
- Equinox Business Parks Private Limited	-	-	(0.01)	-	(0.01)	-
- Arliga India Office Parks Private Limited	18.49	14.18	-	32.67	-	34.48
- Arliga Ecoworld Infrastrucure Private Limited	-	-	-	-	-	195.00
Total	**93.69**	**106.16**	**53.09**	**199.85**	**123.92**	**547.81**
Reimbursement of expenses incurred on behalf of (excluding GST)						
- Aerobode One Private Limited	-	-	0.23		0.50	0.52
- Brookprop Property Management Services Private Limited	12.65	11.36	6.00	24.01	12.94	42.90
- Striton Properties Private Limited	0.69	1.35	0.88	2.04	1.06	2.56
- Equinox Business Parks Private Limited	-	-	0.05	-	0.42	0.42
- Arliga India Office Parks Private Limited	2.72	3.03	2.44	5.75	6.19	12.81
- Rostrum Realty Private Limited	2.15	1.89	2.50	4.04	5.70	10.15
- Cole-Parmer India Pvt. Ltd.	-	-	-	-	-	0.23
- Cowrks India Private Limited	-	-	0.23	-	0.23	0.32
Total	**18.21**	**17.63**	**12.33**	**35.84**	**27.04**	**69.91**
Internet & Connectivity Charges						
- Brookfield HRS TS LLC	11.54	11.98	9.40	23.52	17.64	38.39
Total	**11.54**	**11.98**	**9.40**	**23.52**	**17.64**	**38.39**
Rental Income for leased spaces						
-Clean Max Enviro Energy Solutions Private Limited	0.12	0.21	0.10	0.33	0.32	0.54
-CleanMax IPP 1 Private Limited	0.19	0.34	0.16	0.53	0.51	0.89
-Clean Max Cogen Solutions Pvt. Ltd.	1.46	2.34	1.47	3.80	3.66	7.40
-Striton Properties Private Limited	-	0.12	-	0.12	-	-
-Cowrks India Private limited	266.36	268.34	77.01	534.70	98.02	542.41
-Summit Digital Infrastructure Limited	2.21	2.18	2.06	4.39	4.12	8.26
-Brooksolutions Global Services Private Limited	28.06	27.99	30.70	56.05	58.26	112.53
-Cole-Parmer India Pvt. Ltd.	3.64	3.64	8.82	7.28	8.82	13.86
-Brookprop Property Management Services Private Limited	0.37	-	-	0.37	-	1.85
- Elevar Digitel Infrastructure Private Limited (Formerly Known as ATC Telecom Infrastructure Private Limited)	-	-	-	-	-	0.93
-Arliga India Office Parks Private Limited	10.28	10.27	-	20.55	-	11.07
-Arliga Azure Projects Private Limited	0.07	0.07	-	0.14	-	0.07
-Arliga Galleria (India) Private Limited	0.07	0.07	-	0.14	-	0.07
-Arliga North Star Projects Private Limited	0.11	0.05	-	0.16	-	0.07
Arliga Ecoworld Infrastructure Private Limited	0.02	0.12	-	0.14	-	-

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11 B. Related party transactions

Nature of transactions/ name of entities	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
-Arliga Ecospace Business Parks Private Limited	0.06	0.06	-	0.12	-	0.07
-Arliga 45Icon Business Parks Private Limited	0.06	0.06	-	0.12	-	0.07
-Arliga Millenia Business Parks Private Limited	0.00	0.00	-	0.00	-	0.07
-Arliga Whitefield Business Parks Private Limited	0.06	0.06	-	0.12	-	0.07
-Arliga Azure Business Parks Private Limited	0.00	0.00	-	0.00	-	0.07
-Arliga Eco 4D Business Parks Private Limited	0.06	0.06	-	0.12	-	0.07
-Crest Digitel Private Limited	0.39	0.37	-	0.76	-	0.44
Total	**313.59**	**316.35**	**120.32**	**629.94**	**173.71**	**700.81**
Issuance of 11.50% non convertible debentures to						
-Prime Office Fund (PRIME)	615.00	-	-	615.00	-	-
Total	**615.00**	-	-	**615.00**	-	-
Issuance of complusory convertible debenture to						
-Prime Office Fund (PRIME)	2,525.00	-	-	2,525.00	-	-
Total	**2,525.00**	-	-	**2,525.00**	-	-
Power and fuel expenses						
-Clean Max Enviro Energy Solutions Private Limited	0.24	0.36	0.23	0.60	0.50	0.88
-Transition Cleantech Services Private Limited	50.75	42.70	28.52	93.45	75.63	155.81
-Transition Energy Services Pvt. Ltd.	41.30	29.47	33.01	70.77	52.71	132.41
-CleanMax IPP 1 Private Limited	0.49	0.53	0.34	1.02	0.89	1.49
-Clean Max Cogen Solutions Private Limited	4.07	6.37	4.41	10.44	9.81	17.73
Total	**96.85**	**79.43**	**66.51**	**176.28**	**139.54**	**308.32**
Income from maintenance services						
-Elevar Digitel Infrastructure Private Limited (Formerly Known As ATC Telecom Infrastructure Private Limited)	0.49	0.02	0.69	0.52	0.72	0.11
-Cowrks India Private Limited	55.89	57.23	4.92	113.13	9.48	45.72
-Summit Digital Infrastructure Limited	0.10	0.10	0.10	0.19	0.20	0.39
-Brooksolutions Global Services Private Limited	4.19	4.44	4.25	8.63	7.98	15.79
-Brookprop Property Management Services Private Limited	0.05	-	-	0.05	-	-
-Cole-Parmer India Pvt. Ltd.	0.46	0.47	-	0.93	-	1.76
-Arliga India Office Parks Private Limited	1.69	1.82	-	3.51	-	1.94
-Arliga Azure Projects Private Limited	0.01	0.01	-	0.01	-	0.01
-Arliga Galleria (India) Private Limited	0.01	0.01	-	0.01	-	0.01
-Arliga North Star Projects Private Limited	(0.00)	0.01	-	0.01	-	0.01
-Arliga Ecospace Business Parks Private Limited	0.01	0.01	-	0.01	-	0.01
-Arliga Ecoworld Infrastruture Private Limited	0.00	0.01	-	0.01	-	-
-Arliga 45Icon Business Parks Private Limited	0.01	0.01	-	0.01	-	0.01
-Arliga Millenia Business Parks Private Limited	0.00	-	-	0.00	-	0.01
-Arliga Whitefield Business Parks Private Limited	0.01	0.01	-	0.01	-	0.01
-Crest Digitel Private Limited	0.61	0.61	-	1.22	-	0.60
-Arliga Azure Business Parks Private Limited	0.00	-	-	0.00	-	0.01
-Arliga Eco 4D Business Parks Private Limited	0.01	0.01	-	0.01	-	0.01
Total	**63.54**	**64.77**	**9.96**	**128.26**	**18.38**	**66.40**

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11 B. Related party transactions

Nature of transactions/ name of entities	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Issue of 10.5% unsecured Non convertible debentures						
-Reco Iris Private Limited	-	-	1,000.00	-	1,000.00	1,000.00
- Reco Rock Private Limited	-	-	1,000.00	-	1,000.00	1,000.00
Total	**-**	**-**	**2,000.00**	**-**	**2,000.00**	**2,000.00**
Interest expenses on unsecured 10.5% Non convertible debenture						
-Reco Iris Private Limited	24.58	26.42	9.74	51.00	9.74	62.36
- Reco Rock Private Limited	26.71	26.42	9.62	53.13	9.62	62.24
Total	**51.29**	**52.84**	**19.36**	**104.13**	**19.36**	**124.60**
Payment of Interest expense on liability of 10.50% Non convertible debentures						
-Reco Iris Private Limited	26.42	26.08	-	52.50	-	36.28
- Reco Rock Private Limited	26.42	26.08	-	52.50	-	36.16
Total	**52.84**	**52.16**	**-**	**105.00**	**-**	**72.44**
Interest expense on 12.50% Non convertible debentures						
- Reco Iris Private Limited	97.06	112.67	165.58	209.73	362.60	636.23
- Reco Rock Private Limited	3.89	3.84	11.83	7.73	47.38	55.12
Total	**100.95**	**116.51**	**177.41**	**217.46**	**409.98**	**691.35**
Interest expense on liability component of compound financial instrument						
- Reco Cerium Private Limited	4.59	5.17	6.39	9.76	13.56	25.14
Total	**4.59**	**5.17**	**6.39**	**9.76**	**13.56**	**25.14**
Repayment of 12.5% Non convertible debenture						
-Reco Iris Private Limited	475.50	583.50	1,276.00	1,059.00	1,540.00	2,484.00
-Reco Rock Private Limited	-	-	1,000.00	-	1,000.00	1,000.00
Total	**475.50**	**583.50**	**2,276.00**	**1,059.00**	**2,540.00**	**3,484.00**
Repayment of 10.5% Non convertible debenture						
-Reco Iris Private Limited	134.50	-	-	134.50	-	-
Total	**134.50**	**-**	**-**	**134.50**	**-**	**-**
Interest expense on compulsory convertible debentures						
-Reco Europium Private Limited	38.72	95.82	96.71	134.54	191.73	384.05
Total	**38.72**	**95.82**	**96.71**	**134.54**	**191.73**	**384.05**
Payment of liability component of compound financial instrument						
- Reco Cerium Private Limited	14.59	14.04	12.48	28.63	24.48	50.95
Total	**14.59**	**14.04**	**12.48**	**28.63**	**24.48**	**50.95**
Payment of interest on compulsory convertible debentures						
- Reco Europium Private Limited	-	203.18	102.19	203.18	203.03	409.43
Total	**-**	**203.18**	**102.19**	**203.18**	**203.03**	**409.43**
Payment of interest on liability component of compound financial instrument						
- Reco Cerium Private Limited	19.18	19.12	19.16	38.30	38.27	76.52
Total	**19.18**	**19.12**	**19.16**	**38.30**	**38.27**	**76.52**

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11 B. Related party transactions

Nature of transactions/ name of entities	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Payment of interest on 12.5% Non convertible debenture						
- Reco Iris Private Limited	112.67	127.28	235.86	239.95	399.84	711.77
- Reco Rock Private Limited	3.85	3.79	47.46	7.64	70.42	86.20
Total	**116.52**	**131.07**	**283.32**	**247.59**	**470.26**	**797.97**
Property management fees						
- Brookprop Property Management Services Private Limited	198.79	190.47	130.78	389.26	260.90	594.09
- Cowrks India Private limited	78.47	64.00	37.74	142.47	68.00	211.71
Total	**277.26**	**254.47**	**168.52**	**531.73**	**328.90**	**805.80**
Investment management fees						
- Brookprop Management Services Private Limited	53.81	52.31	38.81	106.12	75.16	176.78
Total	**53.81**	**52.31**	**38.81**	**106.12**	**75.16**	**176.78**
Compensation to key management personnel of SPV's						
- Short-term employee benefits	2.96	2.97	2.55	5.93	5.97	17.27
- Post-employment benefits*	-	-	-	-	-	-
- Other long-term benefits	0.18	0.18	0.16	0.36	0.37	0.86
Total	**3.14**	**3.15**	**2.70**	**6.29**	**6.34**	**18.13**

*As the liabilities for the gratuity and compensated absences are provided on an actuarial basis, and calculated for the respective SPV as a whole, the said liabilities pertaining specifically to KMP are not known for current period and hence, not included here.

Provision for gratuity and compensated absences transfer from #						
- Arliga India Office Parks Private Limited	-	6.23	-	6.23	0.06	0.06
- Striton Properties Private Limited	-	0.55	-	0.55	-	-
- Witwicky One Private Limited	0.07	-	-	0.07	-	-
- Rostrum Realty Private Limited	-	-	1.26	-	1.26	1.37
Total	**0.07**	**6.78**	**1.26**	**6.85**	**1.32**	**1.43**
Provision for Bonus transfer to						
-Rostrum Realty Private Limited	-	-	-	-	-	0.03
Total	**-**	-	**-**	**-**	**-**	**0.03**
Provision for Bonus transfer from#						
- Arliga India Office Parks Private Limited	-	2.12	-	2.12	-	0.06
- Rostrum Realty Private Limited	-	-	-	-	-	0.96
Total	**-**	**2.12**	**-**	**2.12**	**-**	**1.02**

#This amount relates to provision for gratuity, bonus and compensated absences transferred on account of transfer of employees.

Repayment of Unit Capital to Sponsers (NDCF Distribuition)						
- BSREP India Office Holdings V Pte. Ltd.	40.05	44.40	40.65	84.45	186.77	263.72
- BSREP India Office Holdings Pte Ltd.	-	-	-	-	69.56	69.56
- BSREP II India Office Holdings II Pte. Ltd.	84.04	93.16	85.30	177.20	170.28	331.74
- BSREP India Office Holdings III Pte. Ltd.	271.30	300.76	275.36	572.06	374.52	895.78
- Project Diamond Holdings (DIFC) Limited	33.90	37.58	34.41	71.48	68.69	133.82
Total	**429.29**	**475.90**	**435.72**	**905.19**	**869.82**	**1,694.62**

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11 B. Related party transactions

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Interest distributed to Sponsers (NDCF Distribuition)						
- BSREP India Office Holdings V Pte. Ltd.	24.75	24.00	28.35	48.75	134.96	186.56
- BSREP India Office Holdings Pte. Ltd.	-	-	-	-	50.75	50.75
- BSREP II India Office Holdings II Pte. Ltd.	51.93	50.36	59.49	102.29	121.49	229.76
- BSREP India Office Holdings III Pte. Ltd.	167.66	162.57	192.04	330.23	264.39	613.93
- Project Diamond Holdings (DIFC) Limited	20.95	20.31	24.00	41.26	49.01	92.69
Total	**265.29**	**257.24**	**303.88**	**522.53**	**620.60**	**1,173.69**
Other income distributed to Sponsers (NDCF Distribuition)						
- BSREP India Office Holdings V Pte. Ltd.	5.25	0.90	0.30	6.15	2.46	7.11
- BSREP India Office Holdings Pte. Ltd.	-	-	-	-	1.03	1.03
- BSREP II India Office Holdings II Pte. Ltd.	11.01	1.89	0.63	12.90	1.89	11.65
- BSREP India Office Holdings III Pte. Ltd.	35.56	6.10	2.03	41.66	3.50	35.00
- Project Diamond Holdings (DIFC) Limited	4.44	0.76	0.25	5.21	0.76	4.70
Total	**56.26**	**9.65**	**3.21**	**65.92**	**9.64**	**59.49**
Dividend distributed to Sponsers (NDCF Distribuition)						
- BSREP India Office Holdings V Pte. Ltd.	13.95	13.20	9.45	27.15	38.67	65.22
- BSREP India Office Holdings Pte Ltd.	-	-	-	-	13.91	13.91
- BSREP II India Office Holdings II Pte. Ltd.	29.27	27.70	19.83	56.97	36.83	92.53
- BSREP India Office Holdings III Pte. Ltd.	94.50	89.42	64.01	183.91	83.85	263.68
- Project Diamond Holdings (DIFC) Limited	11.81	11.17	8.00	22.98	14.86	37.33
Total	**149.53**	**141.49**	**101.29**	**291.01**	**188.12**	**472.67**
Reimbursement towards withholding tax liability on Restricted Stock Unit						
- Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.)	-	-	(0.39)	-	0.91	3.01
Total	**-**	**-**	**(0.39)**	**-**	**0.91**	**3.01**
Miscellaneous expenses						
- Striton Properties Private Limited	-	-	0.15	-	1.12	1.12
- Schloss Chanakya Pvt. Ltd.	-	-	-	-	-	0.04
- Schloss Bangalore Limited (formerly known as Schloss Bangalore Pvt Ltd)	-	-	-	-	(0.02)	-
-Axis Trustee Services Limited	0.11	0.04	-	0.15	-	-
-Equinox Business Parks Private Limited	(0.00)	0.01	-	0.01	-	-
Total	**0.11**	**0.05**	**0.15**	**0.16**	**1.10**	**1.16**
Amount received on account of term loan from bank						
- Axis Bank Limited	250.00	185.00	3,022.80	435.00	3,139.60	3,645.80
Total	**250.00**	**185.00**	**3,022.80**	**435.00**	**3,139.60**	**3,645.80**
Repayment of term loan from bank						
- Axis Bank Limited	-	-	1,957.44	-	1,957.44	1,957.44
Total	**-**	**-**	**1,957.44**	**-**	**1,957.44**	**1,957.44**
Interest on term loan from bank						
- Axis Bank Limited	410.99	402.92	433.36	813.91	847.78	1,659.84
Total	**410.99**	**402.92**	**433.36**	**813.91**	**847.78**	**1,659.84**

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11 B. Related party transactions

Nature of transactions/ name of entities	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Payment towards other borrowing cost (excluding GST)						
- Axis Trustee Services Limited	-	-	0.23	-	0.23	0.38
- Axis Bank Limited	-	-	5.25	-	5.25	10.25
Total	**-**	**-**	**5.48**	**-**	**5.48**	**10.63**
Deposits with banks made						
- Axis Bank Limited	4,411.25	11,556.84	18,381.19	15,968.09	25,917.02	112,373.34
Total	**4,411.25**	**11,556.84**	**18,381.19**	**15,968.09**	**25,917.02**	**112,373.34**
Deposits with banks matured						
- Axis Bank Limited	5,298.95	12,899.35	8,744.62	18,198.30	16,017.69	111,853.52
Total	**5,298.95**	**12,899.35**	**8,744.62**	**18,198.30**	**16,017.69**	**111,853.52**
Interest income on deposits with banks						
- Axis Bank Limited	23.07	24.79	71.54	47.86	100.84	367.02
Total	**23.07**	**24.79**	**71.54**	**47.86**	**100.84**	**367.02**
Interest income on security deposit						
- Brooksolutions Global Services Private Limited	2.71	2.68	2.56	5.40	5.10	10.20
- Cowrks India Private Limited	6.18	6.12	0.41	12.30	0.82	11.30
- Cole-Parmer India Pvt. Ltd.	0.09	0.21	-	0.31	-	0.87
Total	**8.98**	**9.01**	**2.97**	**18.01**	**5.92**	**22.37**
Interest cost on security deposit						
- Brooksolutions Global Services Private Limited	2.80	2.70	2.41	5.50	4.74	9.70
- Cowrks India Private Limited	5.71	5.47	0.38	11.17	0.75	10.00
- Cole-Parmer India Pvt. Ltd.	0.10	0.24	-	0.34	-	0.92
Total	**8.61**	**8.41**	**2.79**	**17.01**	**5.49**	**20.62**
Other expense (excluding GST)						
- Schloss Chanakya Private Limited	-	-	-	-	-	0.52
Total	**-**	**-**	-	**-**	**-**	**0.52**
Security deposit received for leased spaces						
Cole-Parmer India Private Limited	1.67	-	-	1.67	-	-
- Cowrks India Private Limited	-	-	233.34	-	233.34	324.66
Total	**1.67**	**-**	**233.34**	**1.67**	**233.34**	**324.66**
Loss/ (gain) on derivative instrument at fair value through profit and loss						
- Reco Europium Private Limited	27.27	(35.20)	-	(7.94)	-	49.65
Total	**27.27**	**(35.20)**	**-**	**(7.94)**	**-**	**49.65**
Dividend income from Joint venture						
- Rostrum Realty Private Limited	-	405.35	-	405.35	-	1,486.07
Total	**-**	**405.35**	**-**	**405.35**	**-**	**1,486.07**

Brookfield India Real Estate Trust
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(All amounts are in Rupees millions unless otherwise stated)
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11 B. Related party transactions

Nature of transactions/ name of entities	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Conversion of 14% compulsory convertible debentures into Non Controlling Interest (Net of derivative assets)						
-Reco Europium Private Limited	-	2,067.93	-	2,067.93	-	-
Total	**-**	**2,067.93**	**-**	**2,067.93**	**-**	**-**
Unsecured loan given to Joint venture						
- Rostrum Realty Private Limited	-	3,990.00	-	3,990.00	-	-
Total	**-**	**3,990.00**	**-**	**3,990.00**	**-**	**-**
Unsecured loan repaid by Joint venture						
- Rostrum Realty Private Limited	428.25	-	-	428.25	-	-
Total	**428.25**	**-**	**-**	**428.25**	**-**	**-**
Interest expense on debentures						
- Prime Office Fund (PRIME)	5.19	-	-	5.19	-	
Total	**5.19**	**-**	**-**	**5.19**	**-**	**-**
Interest expense on non convertible debentures						
- Prime Office Fund (PRIME)	0.39	-	-	0.39	-	-
Total	**0.39**	**-**	**-**	**0.39**	**-**	**-**
Payment of processing fee for term loan from bank (excluding GST)						
- Axis Bank Limited	42.02	-	-	42.02	-	-
Total	**42.02**	**-**	**-**	**42.02**	**-**	**-**
Payment for Acqusition of Subsidiary						
-Project Diamond Holdings (DIFC) Limited (Project Diamond)	6,418.67			6,418.67		
-Project Cotton Holdings One (DIFC) Limited	6.21			6.21		
Total	**6,424.88**	**-**	**-**	**6,424.88**	**-**	**-**
Interest income on loans to Joint venture						
- Rostrum Realty Private Limited	68.23	4.76	-	72.99	-	-
Total	**68.23**	**4.76**	**-**	**72.99**	**-**	**-**

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Outstanding balances		As at 30 September 2026 (Unaudited)	As at 30 September 2025 (Unaudited)	As at 31 March 2026 (Audited)
Trade payables (net of withholding tax)				
- Brookprop Management Services Private Limited		49.25	35.52	49.20
- Brookfield HRS TS LLC		9.93	14.06	9.60
- Brookprop Property Management Services Private Limited		227.17	241.89	67.04
- Striton Properties Private Limited		0.18	0.75	0.18
- Clean Max Enviro Energy Solutions Private Limited		0.06	0.08	0.03
- Transition Cleantech Services Private Limited		97.48	64.02	72.62
- Cowrks India Private limited		218.82	37.15	143.08
- Equinox Business Parks Private Limited		(0.00)	0.01	-
- Transition Energy Services Private Limited		46.07	29.15	38.87
- Clean Max Cogen Solutions Private Limited		0.56	0.05	0.52
- CleanMax IPP 1 Private Limited		0.03	0.12	0.05
- Arliga India Office Parks Private Limited		65.01	-	3.16
- Axis Trustee Services Limited		0.01	1.35	-
- Axis Bank Limited		12.79	-	-
	Total	**727.36**	**424.15**	**384.35**
Other Payables (net of withholding tax)				
- Striton Properties Private Limited		4.39	-	-
- BSREP India Office Holdings V Pte. Ltd.		1.47	-	-
-Rostrum Realty Private Limited		-	-	0.04
-Arliga North Star Projects Private Limited		-	-	2.15
-Arliga Azure Projects Private Limited		-	-	9.24
-Arliga India Office Parks Private Limited		-	-	29.01
- Arliga Ecoworld Infrastucture Private Limited		20.15	-	-
-Project Diamond Holdings (DIFC) Limited		170.52	-	-
-Project Cotton Holdings One (DIFC) Limited		0.17	-	-
- Cowrks India Private Limited		23.65	-	-
- Witwicky One Private Limited		0.07	-	-
	Total	**220.43**	**-**	**40.44**
Prepaid expenses				
- Brookprop Property Management Services Private Limited		-	0.94	0.06
- Axis Trustee Services Ltd		2.59	-	-
	Total	**2.59**	**0.94**	**0.06**
Other receivables				
- Aerobode One Private Limited		-	0.28	-
- Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.)		2.69	0.53	3.52
- Striton Properties Private Limited		0.85	0.55	0.68
- Brookprop Property Management Services Private Limited		15.76	6.86	13.72
- Rostrum Realty Private Limited		2.29	5.34	3.58
- Arliga Ecoworld Infrastucture Private Limited		-	3.67	263.91
- Arliga India Office Parks Private Limited		2.95	-	3.45
	Total	**24.54**	**17.23**	**288.86**
Lease rent equalization				
- Brooksolutions Global Services Private Limited		19.59	31.26	26.98
- Cole-Parmer India Private Limited		(0.58)	-	0.66
- Cowrks India Private Limited		99.16	-	44.87
-Crest Digitel Private Limited		0.12	-	-
-Arliga 45Icon Business Parks Private Limited		0.02	-	-
-Arliga Millenia Business Parks Private Limited		0.02	-	-
-Arliga Whitefield Business Parks Private Limited		0.02	-	-
-Arliga Ecospace Business Parks Private Limited		0.02	-	-
-Arliga Azure Business Parks Private Limited		0.02	-	-
-Arliga Eco 4D Business Parks Private Limited		0.02	-	-
	Total	**118.41**	**31.26**	**72.51**
12.50% Non convertible debentures				
- Reco Iris Private Limited		2,933.51	4,994.75	4,018.19
- Reco Rock Private Limited		125.30	132.05	125.22
	Total	**3,058.81**	**5,126.80**	**4,143.41**
10.5% Non convertible debentures				
-Reco Iris Private Limited		886.39	1,008.28	1,022.17
- Reco Rock Private Limited		1,022.70	1,008.18	1,022.17
	Total	**1,909.09**	**2,016.46**	**2,044.34**

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Outstanding balances		As at 30 September 2026 (Unaudited)	As at 30 September 2025 (Unaudited)	As at 31 March 2026 (Audited)
14% Compulsorily Convertible Debentures				
-Reco Europium Private Limited		1,232.53	3,547.61	3,533.67
	Total	**1,232.53**	**3,547.61**	**3,533.67**
Derivative Assets				
-Reco Europium Private Limited		63.70	269.90	224.70
- Prime Office Fund (PRIME)		460.40	-	-
	Total	**524.10**	**269.90**	**224.70**
Security deposit from lessee				
-Cowrks India Private limited		360.61	286.34	302.83
-Brookprop Property Management Services Private Limited		57.76	-	-
-Brooksolutions Global Services Private Limited		116.80	107.43	112.39
-Cole-Parmer India Private Limited		12.80	-	10.84
-Crest Digitel Private Limited		0.30	-	0.36
-Elevar Digitel Infrastructure Private Limited		0.26	-	0.26
	Total	**548.53**	**393.77**	**426.68**
Liability component of compound financial instrument				
- Reco Cerium Private Limited		109.78	164.69	138.21
	Total	**109.78**	**164.69**	**138.21**
Term loans from banks				
- Axis Bank Limited		22,358.30	21,541.77	21,968.96
	Total	**22,358.30**	**21,541.77**	**21,968.96**
Deferred Income				
-Elevar Digitel Infrastructure Private Limited		0.39	0.45	0.32
-Cowrks India Private Limited		82.52	-	77.38
-Brooksolutions Global Services Private Limited		11.49	-	15.95
-Cole-Parmer India Private Limited		0.04	-	0.29
-Summit Digital Infrastructure Limited		4.25	-	4.21
	Total	**98.69**	**0.45**	**98.15**
Trade receivables				
-Summit Digital Infrastructure Limited		-	0.03	0.43
-Brookprop Property Management Services Private Limited		-	6.57	1.95
-Brooksolutions Global Services Private Limited		0.28	-	0.39
-Elevar Digitel Infrastructure Private Limited		1.34	0.56	0.78
-Clean Max Cogen Solutions Private Limited		0.12	(0.02)	0.60
-CleanMax IPP 1 Private Limited		-	0.19	-
-Aerobode One Private Limited		-	0.24	-
-Cowrks India Private Limited		8.40	-	2.13
-Arliga India Office Parks Private Limited		33.40	-	0.58
-Arliga Whitefield Business Parks Private Limited		0.18	-	0.01
-Arliga Ecospace Business Parks Private Limited		0.09	-	0.06
-Arliga 45ICON Business Parks Private Limited		0.01	-	0.05
-Crest Digitel Private Limited		3.33	-	2.65
-Arliga Azure Business Parks Private Limited		0.01	-	0.01
-Arliga Azure Projects Private Limited		0.01	-	0.00
-Arliga Eco 4D Business Parks Private Limited		0.05	-	0.01
-Arliga Galleria India Private Limited		0.01	-	0.00
-Arliga Northstar Projects Private Limited		0.01	-	0.00
-Cole-Parmer India Private Limited		0.03	-	0.06
-Arliga Millenia Business Parks Private Limited		0.00	-	0.00
-Rostrum Realty Private Limited		5.02	2.87	-
-Clean Max Enviro Energy Solutions Private Limited		-	0.05	-
	Total	**52.29**	**10.49**	**9.71**

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(All amounts are in Rupees millions unless otherwise stated)
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Outstanding balances		As at 30 September 2026 (Unaudited)	As at 30 September 2025 (Unaudited)	As at 31 March 2026 (Audited)
Deferred consideration payable				
-BSREP III New York FDI I (DIFC) Limited		10,629.22	-	10,222.15
	Total	**10,629.22**	**-**	**10,222.15**
Balance with banks (in current accounts)				
- Axis Bank Limited		26.51	19.72	21.98
	Total	**26.51**	**19.72**	**21.98**
Balance with banks (in deposit accounts)-Cash and cash equivalents				
- Axis Bank Limited		1,208.50	12,718.99	3,466.44
	Total	**1,208.50**	**12,718.99**	**3,466.44**
Balance with banks (in deposit accounts)-Other bank balances				
- Axis Bank Limited		216.75	189.01	189.01
	Total	**216.75**	**189.01**	**189.01**
Interest accrued but not due on deposits with banks				
- Axis Bank Limited		5.94	44.26	6.67
	Total	**5.94**	**44.26**	**6.67**
Capital creditor				
- Arliga India Office Parks Private Limited		-	-	20.67
	Total	**-**	**-**	**20.67**
Unsecured loans receivable (non- current)				
- Rostrum Realty Private Limited		3,561.75	-	-
	Total	**3,561.75**	**-**	**-**
Investment in equity acccounted investee				
- Rostrum Realty Private Limited		8,279.76	-	8,831.15
	Total	**8,279.76**	**-**	**8,831.15**
12.5% Compulsorily Convertible Debentures				
- Prime Office Fund (PRIME)		2,990.64	-	**-**
	Total	**2,990.64**	**-**	**-**
11.5% Non convertible debentures				
- Prime Office Fund (PRIME)		615.39	-	**-**
	Total	**615.39**	**-**	**-**
Interest accrued but not due on loan to JV				
- Rostrum Realty Private Limited		68.23	-	-
	Total	**68.23**	**-**	**-**

12 Disclosure required as per Paragraph 4.18.1 of SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 and Regulation 54(2) of SEBI (LODR) Regulations 2015 relating to Secured, Listed Non-Convertible Debentures :

On 22 December 2025, Brookfield India REIT has issued and allotted 2,00,000 Sustainability Linked, Listed, Rated, Secured, Redeemable, Transferable, Non-Cumulative, Non-Convertible Debentures ("NCDs") at a face value of Rs. 1,00,000 each at 7.06% p.a., aggregating to Rs. 20,000.00 million with final redemption date as 20 December 2030. The net amount raised against issuance of these NCDs is Rs. 19,969.20 million which is after a discount of Rs. 30.80 million. Discount on NCDs is amortized over the tenure of the underlying instrument. These NCDs are listed on BSE on 23 December 2025.

Name of Debt (NCD)	**Security**	**Debt at Face Value as at 30 September 2026**
2,00,000 (two lakhs) Sustainability - Linked Bonds in the form of listed, rated, secured, transferable, redeemable, non-cumulative non-convertible debentures in the denomination of INR 1,00,000 (Indian Rupees one lakh only) each and which are non-convertible at all times comprising the debentures in the aggregate principal amount up to INR 20,000,000,000 (Indian Rupees two thousand crore only)	(i) a first ranking sole and exclusive charge by way of hypothecation over all the rights, title, benefit and interest of the Asset SPV (SDPL Noida) in respect of the Hypothecated Properties;	20,000.00
	(ii) a first ranking sole and exclusive pledge over the Pledged Shares of SPV (SDPL Noida) by way of a pledge, each, in favour of the Debenture Trustee for the benefit of the Debenture Holders	
	(iii) first ranking sole and exclusive charge by way of equitable mortgage over all the rights, title, benefit and interest of the Asset SPV (SDPL Noida) in respect of the Mortgaged Properties*	

The security cover on the Listed NCDs exceeds hundred and fifty percent of the principal amounts of the said NCDs, determined as per the terms set out under Debenture Trust Deed.
*First ranking sole and exclusive charge by way of mortgage on investment properties of SDPL Noida has been created on 13 May 2026 as per the terms set out under Debenture Trust Deed.

13 During the previous year ended 31 March 2026, the Government of India consolidated 29 existing labour legislations into a unified framework comprising four Labour Codes, viz., The Code on Wages, 2019, The Code on Social Security, 2020, The Industrial Relations Code, 2020 and The Occupational Safety, Health and Working Conditions Code 2020 (collectively referred to as the 'New Labour Codes'). The New Labour Codes were made effective from 21 November 2025. The Trust recognised the incremental impact under "Employee benefits expenses" in the Consolidated Financial Results for the previous year ended 31 March 2026. The Management will continue to monitor developments on the Rules to be notified by relevant regulation to assess accounting implications, if any, based on such developments.

14 On 24 December 2025, Brookfield India REIT acquired 100% of the equity shares of Arliga Ecoworld Business Parks Private Limited ("Arliga Ecoworld") from a related party, BSREP III New York FDI I (DIFC) Limited, a group company of Brookfield Corporation. Arliga Ecoworld is engaged in the business of constructing and leasing investment properties located in Bengaluru.

The total cash consideration for the acquisition comprised: (i) an upfront consideration of Rs. 60,000.00 million, (ii) deferred consideration of Rs. 11,250.00 million, payable on or before 18 months from the acquisition date, and (iii) variable consideration, payable subject to conditions specified in the share purchase agreement, capped at Rs. 2,000.00 million.

Brookfield India REIT applied the optional concentration test in accordance with Ind AS 103 – "Business Combinations" and concluded that the acquired set of activities and assets does not constitute a business, as substantially all of the fair value of the gross assets acquired is concentrated in investment properties with similar risk characteristics. Accordingly, the acquisition has been accounted for as an asset acquisition.

The total consideration for the asset acquisition is Rs. 70,063.02 million comprising of Rs. 60,000.00 million as upfront consideration, Rs. 10,010.60 million as present value of deferred consideration and Rs. 52.42 million as transaction cost. The variable consideration (if any) will be recognised as an addition to the investment properties upon satisfaction of the specified conditions precedent as outlined in the share purchase agreement.

15 The Board of the Manager and the Unitholders approved, on 12 March 2026 and 07 April 2026, respectively, an investment by 360 ONE Real Assets Advantage Fund (a scheme of 360 One Private Equity Fund), through itself and/or one or more of its affiliates ("Investor"), aggregating to Rs. 11,250 million (rounded off) (together with a future commitment of up to Rs. 250 million) ("Investment").

Pursuant to the aforesaid approvals, on 20 April 2026, Arliga Ecoworld allotted 110,584 equity shares aggregating to Rs. 10,865.50 million and 3,845 non-convertible debentures aggregating to Rs. 384.50 million to the Investor, resulting in the Investor (together with its affiliates) holding 13.034% of the equity share capital of Arliga Ecoworld. The investment was undertaken in accordance with the Securities Subscription and Shareholders' Agreement ("SSSHA") and the Debenture Subscription Agreement ("DSA") (collectively, the "Transaction Agreements") dated 12 March 2026 entered into among Brookfield India REIT, Arliga Ecoworld and the Investor.

Under the terms of the Transaction Agreements, the Investor is granted a structured exit option exercisable within 30 days from the publication of quarterly financial results for the quarters between 31 March 2028, and 30 September 2031, through semi-annual windows. Upon the Investor exercising its exit right, Brookfield India REIT may offer the Investor an exit option by way of a swap of units of Brookfield India REIT, or such other exit route as mutually agreed between Brookfield India REIT and the Investor, along with mandatory settlement of the Investor's NCDs alongside and proportionate to the equity exit. Further, Brookfield India REIT is granted a call option exercisable within 30 days from the publication of quarterly financial results for the quarters 31 March 2032 or 30 September 2032. Upon exercising its call option, Brookfield India REIT may offer the Investor an exit by way of a swap of units of Brookfield India REIT, or such other exit route as Brookfield India REIT may decide along with mandatory settlement of the Investor's NCDs. In each of the above cases, the number of units in the swap will be determined based on an agreed NAV linked valuation mechanisms.

The Group has assessed the rights granted to the Investor and Brookfield India REIT in relation to its investment in Arliga Ecoworld and concluded that the Investor continues to have present rights to, and exposure to, variable returns from its ownership interest. Accordingly, the Investor's interest continues to be recognised as a non-controlling interest ("NCI") in accordance with Ind AS 110. The Group has also recognised a put option liability at its present value of redemption amount, with subsequent remeasurement changes recognised in the Consolidated Statement of Profit and Loss.

Consequently, NCI of Rs. 10,516.55 million was recognised on acquisition. Further, a put option liability of INR 12,059.00 million was recognised on acquisition with a corresponding adjustment in Other equity "NCI Reserve". As at 30 September 2026, the put option liability was remeasured to INR 12,771.10 million, resulting in a charge of INR 712.10 million recognised under "Other Expenses" in the Consolidated Statement of Profit and Loss.

16 The Issue Committee of the Board of Directors of Brookprop Management Services Private Limited, The Manager of Brookfield India REIT ("Manager"), through a circular resolution passed on 22 April 2026 has approved the allotment of 80,495,356 units of Brookfield India REIT ("Units") to successful eligible institutional investors, at the issue price of Rs. 323.00 per Unit, which includes a discount of Rs. 6.94 per Unit (i.e. 2.10%) on the floor price of Rs. 329.94 per Unit, raising an aggregate amount of Rs. 26,000 million, these units got listed on NSE and BSE on 22 April 2026.

17 During the period, certain capital restructuring transactions were undertaken in Kairos Properties Private Limited (Kairos) and Seaview Developers Private Limited, SPVs of the Trust.

Kairos
On 30 June 2026, 65% of the outstanding 14% unsecured compulsorily convertible debentures ("CCDs") of Kairos were converted into equity shares in accordance with the terms of issue of the CCDs. Accordingly, 37,188,002 CCDs were converted into 865,442 equity shares. Pursuant to the conversion, 432,721 equity shares were allotted to the Trust against 18,594,001 CCDs held by Brookfield India REIT, and 432,721 equity shares were allotted to Reco Europium Private Limited, the non-controlling shareholder of Kairos. Pursuant to the conversion, Brookfield India REIT and Reco Europium Private Limited continued to hold 50% each of the equity share capital of Kairos. Consequently, the carrying amount of non-controlling interests increased to reflect the additional equity shares issued to Reco Europium Private Limited. The transaction did not result in any change in Brookfield India REIT's ownership interest in Kairos.

Seaview Developers Private Limited
On 30 June 2026, all outstanding 15% unsecured compulsorily convertible debentures ("CCDs") of Seaview Developers Private Limited held by Brookfield India REIT were converted into equity shares in accordance with the terms of issue of the CCDs. Accordingly, 6,501 CCDs held by Brookfield India REIT were converted into 6,501 equity shares of Seaview Developers Private Limited of face value Rs. 10 each. The conversion resulted in an increase in the paid-up equity share capital of Seaview Developers Private Limited by Rs. 0.07 million (Rs. 65,010) and an increase in securities premium of Rs. 299.04 million. Following the conversion, all outstanding CCDs of Seaview Developers Private Limited were extinguished and no CCDs remained outstanding as at 30 June 2026. The transaction did not result in any change in Brookfield India REIT's ownership interest in Seaview Developers Private Limited, which continued to be a wholly owned subsidiary of Brookfield India REIT.

During the quarter ended 30 September 2026, Kairos and Seaview Developers Private Limited have also filed schemes of arrangement before the National Company Law Tribunal ('NCLT') for adjustment of capital-nature reserves against accumulated losses. These schemes are currently pending for approval by the NCLT.

18 On 30 June 2026, Brookfield India REIT made an additional investment in Seaview Developers Private Limited by subscribing to 2,343 equity shares of face value Rs. 10 each on a rights basis at an issue price of Rs. 1,024,342.75 per equity share, for a total consideration of Rs. 2,400.04 million. The allotment included 1 equity share originally offered to Candor India Office Parks Private Limited, as nominee of Brookfield India REIT, which was renounced in favour of Brookfield India REIT. Pursuant to the allotment, the carrying amount of Brookfield India REIT's investment in Seaview Developers Private Limited increased by Rs. 2,400.04 million. Seaview Developers Private Limited continued to be a wholly owned subsidiary of Brookfield India REIT and the additional investment did not result in any change in Brookfield India REIT's ownership interest or control over Seaview Developers Private Limited.

19 Tax amendments

Pursuant to the enactment of Taxation and Other Laws (Amendment) Act, 2026 on August 17, 2026, permitting continuation of dividend pass-through benefits to unitholders under the concessional tax regime, the eligible SPVs of the Trust have elected to transition to the concessional tax regime. Consequently, deferred tax balances are remeasured using the applicable enacted tax rates, Minimum Alternate Tax ("MAT") credit entitlements are reassessed based on expected future utilisation under the concessional tax regime and MAT expense recognised in the previous quarter is reversed during the current quarter, as under the concessional tax regime, such SPVs are no longer subject to Minimum Alternate Tax ("MAT").

Accordingly, a net deferred tax credit of INR 972.25 million is recognised during the current quarter, comprising of a credit of Rs. 1,213.71 million on recognition of eligible MAT credit assets set off by a charge of Rs. 241.46 million on remeasurement of deferred tax assets (net). Additionally, a current tax credit of Rs. 343.11 million is recognised pursuant to the reversal of MAT expense recognised during the previous periods. As a result, a net credit impact of Rs. 1,315.36 million is recognised under the 'Tax expense' in the consolidated statement of Profit and Loss for the current quarter.

20 On September 29, 2026, Brookfield India REIT, through Parthos One Private Limited ("Parthos One/Holdco"), acquired 50% stake in equity (on a fully diluted basis) of Parthos Properties Private Limited ("Parthos Properties"). Parthos properties owns, operates and manages three floors (2nd, 3rd and 4th floors) in Godrej BKC, located in G Block, Bandra Kurla Complex, Mumbai - 400051 (the "GBKC Floors"). Parthos One has acquired 100% of equity stake (on fully diluted basis) of Parthos Properties for a purchase consideration of Rs. 6,424.89 million and a transaction cost of Rs. 2.65 million, aggregating to Rs 6,427.54 million.

The above purchase consideration was subject to certain adjustment (working capital adjustment) basis the limited reviewed financial statement/information of Parthos Properties as of and for the period ended September 30, 2026, in accordance with the terms set out under Securities Purchase Agreement(s). Accordingly, an adjustment of Rs. 170.69 million has been considered in the purchase consideration on provisional basis for preparation of consolidated financial information of Parthos One.

To complete the acquisition of the GBKC Floors by Holdco, Brookfield India REIT acquired controlling stake in Holdco by acquiring 50% of its equity interest and compulsorily convertible debentures; for a total consideration of Rs. 3,225.00 million. Brookfield India REIT has also incurred directly attributable expenses in relation to this asset acquisition, amounting to Rs. 15.37 million, resulting in the total purchase consideration of Rs. 3,240.37 million (the "Purchase Consideration").

Although the Group acquired 50% of the equity interest in Parthos One, the management assessed and concluded that the Group has substantive decision-making rights, specifically the ability to take decisions over leasing arrangements, which provides the Group with the ability to direct the relevant activities that significantly affect the returns of the entity in accordance with Ind AS 110, Consolidated Financial Statements. Accordingly, Parthos One and its subsidiary Parthos Properties, have been consolidated as subsidiaries from the acquisition date.

Brookfield India REIT applied the optional concentration test, under Ind AS 103, and concluded that the acquired set of activities and assets is asset acquisition because substantially all of the fair value of gross assets acquired is concentrated in investment properties, with similar risk characteristics. Brookfield India REIT identified and recognized the individual identifiable assets acquired and liabilities assumed; and allocated the purchase consideration to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of acquisition.

The Group recorded total assets of INR 17,184.06 Million and total liabilities of INR 10,585.84 Million at fair value on account of Parthos acquisition.

Brookfield India Real Estate Trust
Statement of Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Consolidated Financial Results

21 The figures for the quarter ended 30 September 2026 are the derived figures between the unaudited figures in respect of the half year ended 30 September 2026 and the unaudited published figures for the quarter ended ended 30 June 2026 which were both subject to limited review by the Statutory auditors.

22 For the quarter and half year ended 30 September 2025, Property tax recovered from tenants, which was previously netted off against "Rates and taxes" has been reclassified and presented under "Income from maintenance services". This reclassification does not have material impact on the consolidated financial results.

23 "0.00" Represents value less than Rs. 0.01 million.

Deloitte Haskins & Sells
Chartered Accountants

For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited
(as Manager to the Brookfield India REIT)

SHASHANK JAIN Digitally signed by SHASHANK JAIN Date: 2026.11.02 11:57:28 +05'30'

Shashank Jain
CEO and Managing Director
DIN No. 11631926
Place: Mumbai
Date: 02 November 2026

SAKET MEHTA Digitally signed by SAKET MEHTA Date: 2026.11.02 11:57:04 +05'30'

Saket Mehta
Head of Finance
Place: Mumbai
Date: 02 November 2026