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INDEPENDENT AUDITOR'S REPORT ON REVIEW OF STANDALONE 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 Standalone Unaudited Financial Results of **Brookfield India Real Estate Trust ("the Trust")** for the quarter ended 30 June 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 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 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: 2026.08.10 19:36:17 +05'30'

Anup Kumar Sharma
Partner
(Membership No. 063828)
(UDIN: 26063828IEHMRH9016)

Place: Mumbai
Date: 10 August 2026

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

Statement of Standalone Financial Results

Particulars	Note	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Income					
Dividend from SPVs/ JV		813.17	786.49	370.85	2,166.03
Interest Income					
-Interest from SPVs/ JV		1,377.03	1,400.21	1,642.67	6,216.15
- Interest on fixed deposits		37.61	34.62	14.71	324.63
Other income	1	271.88	476.22	-	1,181.67
Total income		**2,499.69**	**2,697.54**	**2,028.23**	**9,888.48**
Expenses					
Investment management fees		52.31	53.86	36.35	176.78
Finance costs		694.72	678.06	117.57	1,106.57
Other expenses	2	44.16	36.63	27.18	140.76
Total expenses		**791.19**	**768.55**	**181.10**	**1,424.11**
Profit before tax		**1,708.50**	**1,928.99**	**1,847.13**	**8,464.37**
Tax expense:					
Current tax					
-for current period		132.29	15.75	6.29	139.71
Deferred tax (credit)/charge		(289.64)	70.43	-	175.90
Tax expense for the period/ year		**(157.35)**	**86.18**	**6.29**	**315.61**
Profit for the period/ year after tax		**1,865.85**	**1,842.81**	**1,840.84**	**8,148.76**
Other comprehensive income					
Items that will not be reclassified to profit or loss					
- Remeasurement of defined benefit obligations		-	-	-	-
- Income tax related to items that will not be reclassified to profit or loss		-	-	-	-
Other comprehensive income for the period/ year, net of tax		**-**	**-**	**-**	**-**
Total comprehensive income for the period/ year		**1,865.85**	**1,842.81**	**1,840.84**	**8,148.76**
Earnings per unit					
Basic (in INR)	7	2.30	2.46	3.03	12.35
Diluted (in INR)		2.30	2.46	3.03	12.35

The accompanying notes 1 to 17 form an integral part of these Standalone Financial Results

Brookfield India Real Estate Trust
Standalone 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 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Cashflows from operating activities of the Trust	**(143.63)**	**(121.97)**	**(101.34)**	**(462.26)**
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework (refer note 2 below)	4,770.27	5,108.69	3,379.04	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)	297.34	59.56	16.04	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)	(494.23)	(483.24)	(119.08)	(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)	-	-	-	-
(-) 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	**4,429.75**	**4,563.04**	**3,174.66**	**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	-	-	16.04	88.97
Surplus cash available (excluding surplus cash from debt raised)*	217.58	1.30	-	8.98
NDCF including surplus cash at Trust Level	**4,647.33**	**4,564.34**	**3,190.70**	**15,164.90**

Notes:

1. The Board of Directors of the Manager to the Trust, in their meeting held on 10 August 2026, has declared distribution to Unitholders of Rs. 5.60 per unit which aggregates to Rs. 4,647.33 million for the quarter ended 30 June 2026. The distributions of Rs. 5.60 per unit comprises Rs. 1.65 per unit in the form of interest payment on shareholder loan, CCDs and NCDs, Rs. 2.67 per unit in the form of repayment of SPV debt and NCD, Rs. 0.93 per unit in the form of dividend and the balance Rs. 0.35 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. 3,599.26 millions received subsequent to quarter ended 30 June 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. 200.44 million, Rs. 194.44 million and Rs. 211.55 million for the quarter ended 30 June 2026, 31 March 2026 and 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. 1.30 million and Rs. 8.98 million for the quarter ended 30 June 2026, 31 March 2026 and year ended 31 March 2026 respectively, are included in the cash outflows from operating activities of the Trust, further it includes Rs. 214.55 million towards trust level expenses (including portion of finance cost) met out of the unutilised QIP funds for the quarter ended 30 June 2026.

The accompanying notes 1 to 17 form an integral part of these Standalone Financial Results

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

	Particulars	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
1	**Other income**				
	Gain on investment in mutual funds	271.88	2.23	-	2.23
	Gain on investment in debentures recognised at fair value through profit or loss	-	471.05	-	1,176.50
	Liabilities/Provisions no longer required written back	-	2.94	-	2.94
		271.88	**476.22**	**-**	**1,181.67**
2	**Other expenses**				
	Marketing and advertisement expenses	3.27	7.97	15.39	45.46
	Valuation expenses	2.82	4.51	2.23	15.12
	Audit fees	4.14	9.62	3.45	23.26
	Trustee fees	1.29	1.28	0.74	5.19
	Legal and professional expense	25.05	11.38	3.28	42.20
	Membership & subscription fees	4.43	-	2.04	6.17
	Miscellaneous expenses	3.16	1.87	0.05	3.36
		44.16	**36.63**	**27.18**	**140.76**

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

3 Related Party Disclosures

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

BSREP India Office Holdings V Pte. Ltd. - Sponsor
Brookprop Management Services Private Limited - Investment Manager or 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
Brookprop Property Management Services Private Limited
BSREP III New York FDI I (DIFC) Limited
Arliga Ecoworld Infrastucture Private Limited

Other related parties with whom the transactions have taken place during the period/ year:
Axis Bank Limited - Promoter 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 Mistri (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 and till 25 June 2026)

Key Personnels

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)
Ankit Gupta- President - India office business (w.e.f. 09 May 2024 till 08 May 2025)
Saurabh Jain- Compliance Officer

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

Subsidiaries (SPVs) (w.e.f. 08 February 2021)
Candor Kolkata One Hi-Tech Structures Private Limited
Festus Properties Private Limited
Shantiniketan Properties Private Limited
Candor India Office Parks Private Limited
Subsidiary (SPVs) (w.e.f. 24 January 2022)
Seaview Developers Private Limited
Subsidiary (SPVs) (w.e.f. 18 August 2023)
Candor Gurgaon One Realty Projects Private Limited
Subsidiary (SPVs) (w.e.f. 28 August 2023)
Kairos Properties Private Limited
Joint venture (JV) (w.e.f. 21 June 2024)
Rostrum Realty Private Limited
Subsidiary (SPVs) (w.e.f. 07 January 2025)
Mountainstar India Office Parks Private Limited
Subsidiary (SPVs) (w.e.f. 24 December 2025)
Arliga Ecoworld Business Parks Private Limited

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

3 B. Related party transactions:

Nature of transaction/ Entity's Name		For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Unsecured loan given to					
- Candor Kolkata One Hi-Tech Structures Private Limited		23.06	70.00	-	325.00
- Festus Properties Private Limited		-	263.62	20.00	2,540.32
- Shantiniketan Properties Private Limited		20.00	-	40.00	50.00
- Seaview Developers Private Limited		63.15	48.00	80.00	17,865.30
- Candor India Office Parks Private Limited		26.50	-	-	30.00
- Arliga Ecoworld Business Parks Private Limited		-	3,570.70	-	3,570.70
- Rostrum Realty Private Limited		3,990.00	-	-	-
	Total	**4,122.71**	**3,952.32**	**140.00**	**24,381.32**
Unsecured loan repaid by					
- Candor Kolkata One Hi-Tech Structures Private Limited		264.62	530.74	463.00	1,902.12
- Festus Properties Private Limited		2.45	277.69	394.62	3,345.65
- Shantiniketan Properties Private Limited		255.02	244.67	256.49	918.64
- Seaview Developers Private Limited		232.18	0.17	291.67	18,466.55
- Mountainstar India Office Parks Private Limited		19.43	39.00	49.00	122.00
- Candor India Office Parks Private Limited		10.01	-	-	-
- Arliga Ecoworld Business Parks Private Limited		29.71	975.46	-	975.46
	Total	**813.42**	**2,067.73**	**1,454.78**	**25,730.42**
Investment in Equity shares of SPV					
- Seaview Developers Private Limited		2,400.04	-	-	-
- Arliga Ecoworld Business Parks Private Limited		-	-	-	70,063.02
	Total	**2,400.04**	**-**	**-**	**70,063.02**
Non convertible debentures issued by					
- Kairos Properties Private Limited		-	-	-	1,000.00
- Candor Gurgaon One Realty Projects Private Limited		-	-	-	1,000.00
	Total	**-**	**-**	**-**	**2,000.00**
Non convertible debentures redeemed by					
- Kairos Properties Private Limited		337.00	465.00	254.00	2,206.50
- Candor Gurgaon One Realty Projects Private Limited		246.50	92.00	10.00	1,277.50
	Total	**583.50**	**557.00**	**264.00**	**3,484.00**
Conversion of investment in debentures into investment in equity shares					
- Kairos Properties Private Limited		2,275.59	-	-	-
- Seaview Developers Private Limited		7,113.40	-	-	-
	Total	**9,388.99**	**-**	**-**	**-**
Trustee Fee Expense					
- Axis Trustee Services Limited		1.29	1.28	0.74	5.19
	Total	**1.29**	**1.28**	**0.74**	**5.19**
Interest Income on Loans to Subsidiaries					
- Candor Kolkata One Hi-Tech Structures Private Limited		313.21	315.81	345.48	1,331.86
- Festus Properties Private Limited		322.19	319.74	363.43	1,404.98
- Shantiniketan Properties Private Limited		14.61	19.87	33.59	108.33
- Mountainstar India Office Parks Private Limited		9.80	10.21	12.33	45.59
- Seaview Developers Private Limited		341.08	344.88	514.32	1,876.58
- Candor India Office Parks Private Limited		0.94	0.79	-	1.34
- Arliga Ecoworld Business Parks Private Limited		59.39	65.66	-	65.66
- Rostrum Realty Private Limited		4.76	-	-	-
	Total	**1,065.98**	**1,076.96**	**1,269.15**	**4,834.34**
Interest Income on Debentures					
- Seaview Developers Private Limited		19.60	19.53	19.54	78.15
- Candor Gurgaon One Realty Projects Private Limited		19.23	19.15	19.18	76.65
- Kairos Properties Private Limited		102.52	101.07	102.28	410.12
	Total	**141.35**	**139.75**	**141.00**	**564.92**
Interest Income on Non convertible debentures					
- Candor Gurgaon One Realty Projects Private Limited		132.61	136.16	151.47	567.08
- Kairos Properties Private Limited		37.09	47.37	81.06	249.81
	Total	**169.70**	**183.53**	**232.53**	**816.89**
Investment management fees					
- Brookprop Management Services Private Limited		52.31	53.86	36.35	176.78
	Total	**52.31**	**53.86**	**36.35**	**176.78**

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

3 B. Related party transactions:

Nature of transaction/ Entity's Name		For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Dividend Income					
- Rostrum Realty Private Limited		405.35	382.36	282.50	1,486.07
- Candor India Office Parks Private Limited		36.00	26.00	38.00	122.00
- Shantiniketan Properties Private Limited		86.32	77.69	50.35	257.52
- Candor Kolkata One Hi-Tech Structures Private Limited		-	97.53	-	97.53
- Arliga Ecoworld Business Parks Private Limited		285.50	202.91	-	202.91
	Total	**813.17**	**786.49**	**370.85**	**2,166.03**
Repayment of Unit Capital					
- BSREP India Office Holdings V Pte. Ltd.		44.40	39.00	146.12	263.72
- BSREP India Office Holdings Pte. Ltd.		-	-	69.56	69.56
- BSREP II India Office Holdings II Pte. Ltd.		93.16	81.83	84.98	331.74
- BSREP India Office Holdings III Pte. Ltd.		300.76	264.18	99.16	895.78
- Project Diamond Holdings (DIFC) Limited		37.58	33.01	34.28	133.82
	Total	**475.90**	**418.02**	**434.10**	**1,694.62**
Interest Distributed					
- BSREP India Office Holdings V Pte. Ltd.		24.00	23.85	106.61	186.56
- BSREP India Office Holdings Pte. Ltd.		-	-	50.75	50.75
- BSREP II India Office Holdings II Pte. Ltd.		50.36	50.04	62.00	229.76
- BSREP India Office Holdings III Pte. Ltd.		162.57	161.56	72.35	613.93
- Project Diamond Holdings (DIFC) Limited		20.31	20.19	25.01	92.69
	Total	**257.24**	**255.64**	**316.72**	**1,173.69**
Other Income Distributed					
- BSREP India Office Holdings V Pte. Ltd.		0.90	4.05	2.16	7.11
- BSREP India Office Holdings Pte Ltd.		-	-	1.03	1.03
- BSREP II India Office Holdings II Pte. Ltd.		1.89	8.50	1.26	11.65
- BSREP India Office Holdings III Pte. Ltd.		6.10	27.43	1.47	35.00
- Project Diamond Holdings (DIFC) Limited		0.76	3.43	0.51	4.70
	Total	**9.65**	**43.41**	**6.43**	**59.49**
Dividend Distributed					
- BSREP India Office Holdings V Pte. Ltd.		13.20	14.10	29.22	65.22
- BSREP India Office Holdings Pte Ltd.		-	-	13.91	13.91
- BSREP II India Office Holdings II Pte. Ltd.		27.70	29.59	17.00	92.53
- BSREP India Office Holdings III Pte. Ltd.		89.42	95.51	19.83	263.68
- Project Diamond Holdings (DIFC) Limited		11.17	11.93	6.86	37.33
	Total	**141.49**	**151.13**	**86.82**	**472.67**
Reimbursement of expense incurred by (excluding GST)					
- Brookprop Property Management Services Private Limited		0.23	(0.14)	0.07	0.05
- BSREP India Office Holdings V Pte. Ltd.		14.13	(0.76)	-	13.48
- Brookprop Management Services Private Limited		3.00	-	-	3.00
- Arliga Ecoworld Infrastucture Private Limited		-	-	-	20.00
	Total	**17.36**	**(0.90)**	**0.07**	**36.53**
Deposits with banks made					
- Axis Bank Limited		7,094.50	6,800.00	4,437.00	100,516.27
	Total	**7,094.50**	**6,800.00**	**4,437.00**	**100,516.27**
Deposits with banks matured					
- Axis Bank Limited		8,152.00	20,440.00	4,144.00	99,903.27
	Total	**8,152.00**	**20,440.00**	**4,144.00**	**99,903.27**
Interest income on deposits with banks					
- Axis Bank Limited		10.19	29.98	9.26	302.54
	Total	**10.19**	**29.98**	**9.26**	**302.54**
Credit facilitation fee					
- Shantiniketan Properties Private Limited		4.15	3.61	3.06	13.89
- Seaview Developers Private Limited		4.41	4.48	-	4.92
	Total	**8.56**	**8.09**	**3.06**	**18.81**

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

Outstanding balances		As at 30 June 2026 (Unaudited)	As at 31 March 2026 (Audited)
Unsecured loans receivable (Non- Current)			
- Candor Kolkata One Hi-Tech Structures Private Limited		9,799.65	10,041.20
- Festus Properties Private Limited		12,455.30	12,457.75
- Shantiniketan Properties Private Limited		610.50	845.51
- Mountainstar India Office Parks Private Limited		358.57	378.00
- Seaview Developers Private Limited		17,558.81	17,727.83
- Candor India Office Parks Private Limited		46.49	30.00
- Arliga Ecoworld Business Parks Private Limited		2,565.53	2,595.25
- Rostrum Realty Private Limited		3,990.00	-
	Total	**47,384.85**	**44,075.54**
Investment in equity shares of SPV/Joint Venture			
- Candor Kolkata One Hi-Tech Structures Private Limited		24,761.39	24,761.39
- Festus Properties Private Limited		8,655.46	8,655.46
- Shantiniketan Properties Private Limited		11,407.83	11,407.83
- Candor India Office Parks Private Limited		220.20	220.20
- Seaview Developers Private Limited		23,995.64	14,482.20
- Candor Gurgaon One Realty Projects Private Limited		3,746.66	3,746.66
- Kairos Properties Private Limited		14,307.39	12,031.80
- Rostrum Realty Private Limited		12,322.59	12,322.59
- Mountainstar India Office Parks Private Limited		1,004.00	1,004.00
- Arliga Ecoworld Business Parks Private Limited		70,063.02	70,063.02
	Total	**170,484.18**	**158,695.15**
Investment in Debentures			
- Seaview Developers Private Limited		-	7,113.40
- Candor Gurgaon One Realty Projects Private Limited		6,286.95	6,286.95
- Kairos Properties Private Limited		1,225.32	3,500.90
	Total	**7,512.27**	**16,901.25**
Investment in Non convertible debentures			
- Candor Gurgaon One Realty Projects Private Limited		4,257.00	4,503.50
- Kairos Properties Private Limited		1,191.50	1,528.50
	Total	**5,448.50**	**6,032.00**
Interest accrued but not due on Debentures			
- Kairos Properties Private Limited		-	101.07
- Candor Gurgaon One Realty Projects Private Limited		19.23	19.15
- Seaview Developers Private Limited		-	19.53
	Total	**19.23**	**139.75**
Interest accrued but not due on Non convertible debentures			
- Kairos Properties Private Limited		37.09	47.36
- Candor Gurgaon One Realty Projects Private Limited		132.61	136.16
	Total	**169.70**	**183.52**

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

Outstanding balances		As at 30 June 2026 (Unaudited)	As at 31 March 2026 (Audited)
Interest accrued but not due on Loan to Subsidiaries/JV			
- Candor Kolkata One Hi-Tech Structures Private Limited		737.55	702.58
- Festus Properties Private Limited		528.92	807.21
- Shantiniketan Properties Private Limited		3.04	6.23
- Mountainstar India Office Parks Private Limited		16.22	10.21
- Seaview Developers Private Limited		340.29	440.49
- Candor India Office Parks Private Limited		0.93	0.79
- Arliga Ecoworld Business Parks Private Limited		59.38	65.64
- Rostrum Realty Private Limited		4.76	-
	Total	**1,691.09**	**2,033.15**
Prepaid expenses			
- Brookprop Property Management Services Private Limited		-	0.06
- Axis Trustee Services Limited		3.90	-
	Total	**3.90**	**0.06**
Trade Payables (net of withholding tax)			
- Brookprop Management Services Private Limited		47.87	49.20
- Brookprop Property Management Services Private Limited		0.69	0.42
	Total	**48.56**	**49.62**
Other Payables (net of withholding tax)			
- BSREP India Office Holdings V Pte. Ltd.		15.26	-
- Shantiniketan Properties Private Limited		4.08	3.54
- Seaview Developers Private Limited		4.34	4.84
	Total	**23.68**	**8.80**
Deferred consideration payable			
- BSREP III New York FDI I (DIFC) Limited		10,422.59	10,222.15
	Total	**10,422.59**	**10,222.15**
Balance with banks (in current account)			
- Axis Bank Limited		8.34	2.10
	Total	**8.34**	**2.10**
Balance with banks (in deposit account)-Cash and cash equivalents			
- Axis Bank Limited		1,327.50	2,385.00
	Total	**1,327.50**	**2,385.00**
Interest accrued but not due on deposits with banks			
- Axis Bank Limited		3.65	1.09
	Total	**3.65**	**1.09**

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

4 The Standalone Financial Results are authorized for issue in accordance with resolution passed by the Board of Directors of the Manager on behalf of the Brookfield India REIT on 10 August 2026. The Standalone 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 Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), Recognition and Measurement Principles of Indian Accounting Standard (Ind AS-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 Standalone Financial Results do not include all the information required for a complete set of financial statements. These Standalone Financial Results should be read in conjunction with the Standalone financial statements and related notes included in the Trust’s audited Standalone financial statements under Ind AS as at and for the year ended 31 March 2026. Accounting policies have been consistently applied 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.

The Standalone Financial Results are presented in Indian Rupees in Millions, except when otherwise indicated.

The Unaudited Standalone financial results for the quarter ended 30 June 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

The Trust does not have any operating segments as at 30 June 2026, 31 March 2026 and 30 June 2025. Hence disclosure under "Ind AS 108", Operating segments has not been provided in the Standalone Financial Results.

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

Particulars	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Profit after tax for calculating basic and diluted EPU	1,865.85	1,842.81	1,840.84	8,148.76
Weighted average number of Units (Nos.)	811,305,018	749,385,513	607,752,448	659,961,905
Earnings Per Unit				
-Basic (Rs./unit)	2.30	2.46	3.03	12.35
-Diluted (Rs./unit)	2.30	2.46	3.03	12.35

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

8

Financial Ratios	**For the quarter ended 30 June 2026 (Unaudited)**	**For the quarter ended 31 March 2026 (Unaudited)**	**For the quarter ended 30 June 2025 (Unaudited)**	**For the year ended 31 March 2026 (Audited)**
Current ratio (in times) (refer note a)	1.83	2.80	2.79	2.80
Debt-equity ratio (in times) (refer note b)	0.13	0.14	0.05	0.14
Debt service coverage ratio (in times) (refer note c)	3.69	3.72	16.66	8.36
Interest service coverage ratio (in times) (refer note d)	3.69	3.72	16.66	8.36
Outstanding redeemable preference shares (quantity and value) (refer note e)	NA	NA	NA	NA
Capital redemption reserve/debenture redemption reserve (refer note f)	NA	NA	NA	NA
Net worth (Amounts in Rs. millions)	215,170.77	192,431.62	152,794.15	192,431.62
Net profit after tax (Amounts in Rs. millions)	1,865.85	1,842.81	1,840.84	8,148.76
Earnings per unit- Basic (Amounts in Rs.)	2.30	2.46	3.03	12.35
Earnings per unit- Diluted (Amounts in Rs.)	2.30	2.46	3.03	12.35
Long term debt to working capital (in times) (refer note g)	2.52	8.37	1.91	8.37
Bad debts to Account receivable ratio (refer note h)	NA	NA	NA	NA
Current liability ratio (in times) (refer note i)	0.32	0.04	0.22	0.04
Total debts to total assets (in times) (refer note j)	0.11	0.12	0.04	0.12
Debtors turnover (in times) (refer note k)	NA	NA	NA	NA
Inventory turnover (in times) (refer note l)	NA	NA	NA	NA
Distribution per unit (refer note m)	5.60	5.50	5.25	21.40
Net profit margin (in %) (refer note n)	74.64%	68.31%	90.76%	82.41%
Operating margin (in %) (refer note o)	NA	NA	NA	NA

Note	**Financial Ratios**	**Numerator**	**Denominator**
a)	Current ratio	Current Assets	Current Liabilities
b)	Debt Equity ratio	Total Debt	Total Equity
c)	Debt Service Coverage ratio	Earnings available for debt service (profit after tax + Finance costs)	Finance costs + Principal repayments made during the period which excludes bullet and principal schedule repayment of external borrowings
d)	Interest Service Coverage ratio	Earnings available for debt service (profit after tax + Finance costs)	Finance cost
e)	There are no outstanding redeemable preference shares at the reporting date.		
f)	The Trust is not required to create capital redemption reserve or debenture redemption reserve at the reporting date.		
g)	Long term debt to working capital ratio	Long term debt (including non current lease liabilities)	Working Capital (Current Assets- Current Liabilities)
h)	Bad debts to account receivable ratio is not applicable as the trust does not have any trade receivable at the reporting date.		
i)	Current Liability Ratio	Current Liabilities	Total Liabilities
j)	Total debts to total assets	Total Debts	Total assets
k)	Debtors turnover ratio is not applicable as the Trust does not have any trade receivables at the reporting date.		
l)	Inventory turnover ratio is not applicable as the Trust does not hold any inventory.		
m)	Distribution per unit	Distribution declared during the period	Total number of units
n)	Net profit margin percentage	Profit after tax	Total Income
o)	Brookfield India REIT's income is earned from its investment in assets SPVs and classified as income from investmenting activity and therefore, operating margin percentage is not applicable and not disclosed		

9 **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 June 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 by way of a pledge of SPV (SDPL Noida), 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 has been created on 13 May 2026 as per the terms set out under Debenture Trust Deed.

10 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.

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.

11 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 management evaluated the implications of the aforementioned rights with the Investor and Brookfield India REIT for the purposes of these Standalone Financial Results for the quarter ended 30 June 2026 and has concluded that there is no material impact on account of such rights on these Standalone Financial Results for the quarter ended 30 June 2026.

12 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.

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

13 During the current period, certain capital restructuring transactions were undertaken in Kairos Properties Private Limited (Kairos) and Seaview Developers Private Limited (N2), SPVs of the Trust.

Kairos

On 30 June 2026, 65% of the outstanding 14% unsecured compulsorily convertible debentures (“CCDs”) of Kairos held by Brookfield India REIT were converted into equity shares in accordance with the terms of issue of the CCDs. Accordingly, 18,594,001 CCDs held by Brookfield India Real Estate Trust were converted into 432,721 equity shares of Kairos. Simultaneously, an equivalent number of CCDs held by Reco Europium Private Limited, the other shareholder of Kairos, were converted into 432,721 equity shares. The conversion represented a change in the form of Brookfield India REIT’s investment in Kairos from CCDs to equity shares. Upon conversion, the investment in equity shares has been recognised at the fair value of the converted CCDs, amounting to Rs. 2,275.59 million (deemed cost). Pursuant to the conversion, Brookfield India REIT continues to hold 50% of the equity share capital of Kairos and there is no change in its 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 represented a change in the form of Brookfield India REIT’s investment from CCDs to equity shares. Upon conversion, the investment in equity shares has been recognised at the fair value of the converted CCDs, amounting to Rs. 7,113.40 million (deemed cost). The transaction did not result in any change in Brookfield India REIT’s ownership interest in Seaview Developers Private Limited, which continues to be a wholly owned subsidiary of Brookfield India REIT.

14 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.

15 **Subsequent events:**

Subsequent to the quarter ended 30 June 2026, the Board of our Manager on 10 August 2026 has approved to acquire a 50% effective stake (on a fully diluted basis) in Parthos Properties Private Limited (“Target SPV ” or “Parthos”) by Brookfield India REIT (directly or through the Target Holdco) from Project Diamond Holdings (DIFC) Limited and Project Cotton Holdings One (DIFC) Limited subject to applicable law, and such other terms and conditions as may be mutually agreed among the parties to the transaction and applicable regulatory approvals and as set out in securities purchase agreement dated 10 August 2026.

16 The figures for the quarter ended 31 March 2026 are the derived figures between the audited figures in respect of the year ended 31 March 2026 and the unaudited published year-to-date figures upto period ended 31 December 2025 which were subject to limited review.

17 "0.00" Represents value less than Rs. 0.01 million.

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: 2026.08.10 19:23:46 +05'30'

Shashank Jain
CEO and Managing Director
DIN No. 11631926
Place: Mumbai
Date: 10 August 2026

SAKET MEHTA Digitally signed by SAKET MEHTA Date: 2026.08.10 19:23:01 +05'30'

Saket Mehta
Head of Finance
Place: Mumbai
Date: 10 August 2026

Deloitte Haskins & Sells
Chartered Accountants