Brookfield
India Real Estate Trust

August 12, 2026

BSE Limited
The Corporate Relations Department,
25th Floor, P J Towers, Dalal Street
Fort, Mumbai – 400 001
SCRIP CODE: 543261
SCRIP ID: BIRET
NCD SCRIP CODE: 977393
NCD ISIN: INE0FDU07018

National Stock Exchange of India Limited
The Corporate Relations Department
Exchange Plaza, 5th Floor,
Plot no. C/1, G Block
Bandra-Kurla Complex, Bandra(E),
Mumbai – 400 051
SYMBOL: BIRET

Sub: Intimation of newspaper advertisement for financial results for the quarter ended June 30, 2026

Dear Sir/Ma'am,

In terms of Regulation 52(8) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 **("SEBI Listing Regulations")** as amended from time to time, please find enclosed copy of the newspaper advertisements published in The Economic Times (Editions – Pan India) on August 12, 2026, in respect of the unaudited consolidated financial results for the quarter ended June 30, 2026, of Brookfield India Real Estate Trust.

You are requested to take the above information on record.

Thanking You.
Yours Faithfully,

For Brookprop Management Services Private Limited
(as manager of Brookfield India Real Estate Trust)

SAURABH JAIN
Digitally signed by SAURABH JAIN
Date: 2026.08.12 16:59:06 +05'30'

Saurabh Jain
Company Secretary & Compliance Officer
Cc:
Axis Trustee Services Limited
Axis House, P B Marg, Worli,
Mumbai, Maharashtra, India, 400025

IDBI Trusteeship Service Limited (Debenture Trustee for the NCDs)
Universal Insurance Building, Ground Floor,
Sir P.M. Road, Fort, Mumbai – 400001

1.1M sf
Gross Leasing
Re-leasing spread 14%

93%
Committed Occupancy
▲ 4% YoY

0.3M sf
Acquisition in BKC
Grade-A property in Mumbai's CBD[1]

₹5.60
Distribution per Unit

Edge[2]

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(1) In 50-50 partnership with NCW Prime Offices Fund (part of Nuvama Group)

Financial results for the quarter ended June 30, 2026

PART I: Statement of Consolidated Financials Results

₹ in Million

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)
Income and gains				
Revenue from operations	9,738.26	9,595.75	6,428.44	29,711.44
Other income	568.09	274.37	122.18	1,001.89
Total income	**10,306.35**	**9,870.12**	**6,550.62**	**30,713.33**
Expenses				
Cost of material consumed	27.69	34.81	25.12	108.72
Employee benefits expenses	113.47	91.83	73.57	312.56
Finance costs	3,378.11	3,554.40	2,047.48	9,747.81
Depreciation and amortization expenses	1,419.77	1,449.51	1,047.64	4,694.02
Other expenses	2,461.17	2,490.41	1,681.41	7,863.25
Total expenses	**7,400.21**	**7,620.96**	**4,875.22**	**22,726.36**
Profit before share of profit of equity accounted investee and tax	**2,906.14**	**2,249.16**	**1,675.40**	**7,986.97**
Share of net loss (after tax) of joint venture accounted for using the equity method	(122.66)	(15.20)	(148.02)	(402.78)
Profit before tax	**2,783.48**	**2,233.96**	**1,527.38**	**7,584.19**
Tax expense:				
Current tax				
-for current period	403.48	282.64	77.57	672.04
-for earlier years	(1.29)	0.00	2.22	(345.72)
Deferred tax charge	167.92	1,412.71	124.57	1,890.36
Tax expense for the period/ year	**570.11**	**1,695.35**	**204.36**	**2,216.68**
Profit for the period/ year after tax*	**2,213.37**	**538.61**	**1,323.02**	**5,367.51**
Other comprehensive (loss)/income				
Items that will not be reclassified to profit or loss				
- Remeasurement of defined benefit obligations	(0.31)	1.38	0.84	4.04
- Income tax related to items that will not be reclassified to profit or loss	0.09	(0.43)	(0.24)	(1.19)
- Share of other comprehensive (loss)/income of joint venture accounted for using the equity method	(0.26)	0.37	0.22	0.47
Other comprehensive (loss)/income for the period/ year, net of tax	**(0.48)**	**1.32**	**0.82**	**3.32**
Total comprehensive income for the period/ year	**2,212.89**	**539.93**	**1,323.84**	**5,370.83**
Profit for the period/year after income tax attributable to unit holders of Brookfield India REIT	1,798.05	369.01	1,245.59	4,812.30
Profit for the period/year after income tax attributable to non- controlling interests	415.32	169.60	77.43	555.21
Total comprehensive income for the period/year attributable to unit holders of Brookfield India REIT	1,797.57	370.33	1,246.41	4,815.62
Total comprehensive Income for the period/year attributable to non- controlling interests	415.32	169.60	77.43	555.21
Earnings per unit				
Basic (in ₹)	2.22	0.49	2.05	7.29
Diluted (in ₹)	2.22	0.49	2.05	7.29

* there are no such exceptional or extraordinary items

Consolidated Financial Results

Part II: Select explanatory notes to the Consolidated Financial Results for the quarter ended 30 June 2026

1. The unaudited Standalone and 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"); Regulation 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" (IndAS) 34 as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 ('Ind AS') to the extent not inconsistent with the REIT Regulations , read with relevant rules issued thereunder and other accounting principles generally accepted in India."
2. The Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2026 of Brookfield India REIT, have been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on August 10, 2026 and Statutory Auditors has carried out a limited review of the Unaudited Standalone and Consolidated Financial Results and issued an unmodified report.
3. There is no change in the accounting policies for the quarter ended 30 June 2026.
4. The above is an extract of the detailed format of Unaudited Financial Results for the quarter ended June 30, 2026, filed with the Stock Exchanges pursuant to Securities and Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 ("SEBI REIT Regulations") and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), each read with circulars issued thereunder. The full format of Unaudited Standalone and Consolidated Financial Results for the quarter ended June 30, 2026 including the line items referred under Regulations 52(4) of SEBI Listing Regulations, are available on website of Stock Exchanges (www.bseindia.com and www.nseindia.com) and on website of Brookfield India Real Estate Trust at https://www.brookfieldindiareit.in/investors/financial-information and also can be accessed by scanning the Quick Response Code ("QR Code").

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Part III. In accordance with Regulation 52(4) of SEBI Listing Regulations, the trust has disclosed following ratio

₹ in Million unless otherwise stated

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)	1.12	0.61	0.68	0.61
Debt-equity ratio (in times)	0.66	0.85	0.58	0.85
Debt service coverage ratio (in times)	2.31	1.75	2.02	1.90
Interest service coverage ratio (in times)	2.08	1.56	2.16	2.03
Outstanding redeemable preference shares (quantity and value)	NA	NA	NA	NA
Capital redemption reserve/debenture redemption reserve	NA	NA	NA	NA
Net worth (Amounts in ₹ million)	231,643.33	195,621.23	158,240.47	195,621.23
Net profit after tax (Amounts in ₹ million)	2,213.37	538.61	1,323.02	5,367.51
Earnings per unit- Basic (Amounts in ₹)	2.22	0.49	2.05	7.29
Earnings per unit- Diluted (Amounts in ₹)	2.22	0.49	2.05	7.29
Long term debt to working capital (in times)	42.68	(24.33)	(21.66)	(24.33)
Bad debts to Account receivable ratio	0.00	0.00	0.01	0.02
Current liability ratio (in times)	0.16	0.09	0.12	0.09
Total debts to total assets (in times)	0.37	0.42	0.34	0.42
Debtors turnover (in times)	25.63	33.71	33.70	32.77
Inventory turnover	NA	NA	NA	NA
Operating margin (in %)	73.28 %	72.73 %	72.31 %	72.12 %
Net profit margin (in %)	21.48 %	5.46 %	20.20 %	17.48 %
Assets cover available	2.56	2.29	2.80	2.29
Distribution per unit	5.60	5.50	5.25	21.40
Net operating income	7,565.61	7,429.09	4,985.75	22,912.99
Net borrowing ratio	27.65 %	34.02 %	28.19 %	34.02 %

Part IV: Net Distributable Cash Flows (NDCF) of Brookfield India REIT pursuant to SEBI REIT Regulations

₹ in Million

Sr No.	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	Net Distributable Cash Flows	4,647.33	4,564.34	3,190.70	15,164.90
2	Distribution payout ratio	100 %	100 %	100 %	99.98 %
3	**Distribution***	**4,647.33**	**4,564.35**	**3,190.70**	**15,161.79**
	-Payment of interest	1,369.30	1,327.81	1,148.65	4,852.00
	-Payment of dividend	771.79	730.30	382.88	2,348.81
	-Repayment of SPV debt	2,215.78	2,456.45	1,647.01	7,671.09
	-Other Income	290.46	49.79	12.16	289.89
4	**No of units outstanding**	**82,98,80,869**	**82,98,80,869**	**60,77,52,448**	**82,98,80,869**
5	**Distribution per unit (DPU) in ₹**	**5.60**	**5.50**	**5.25**	**21.40**

The Board of Directors of the Manager to the Trust, in their meeting held on 10 August 2026, have declared distribution to Unitholders of ₹ 5.60 per unit which aggregates to ₹ 4,647.33 million for the quarter ended 30 June 2026. The distributions of ₹ 5.60 per unit comprises ₹ 1.65 per unit in the form of interest payment on shareholder loan, CCDs and NCDs, ₹ 2.67 per unit in the form of repayment of SPV debt and NCD, ₹ 0.93 per unit in the form of dividend and the balance ₹ 0.35 per unit in the form of interest on fixed deposit and gain on investment in mutual funds.

The total amount of distribution is based on the amount of distribution declared per unit and total no of units outstanding on the record date for the respective quarter of the distribution.