Brookfield

India Real Estate Trust

November 02, 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
SCRIP CODE OF CP – 732621
SCRIP ID OF CP – BIRET21926

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: Outcome of the meeting of the Board of Directors of Brookprop Management Services Private Limited, the manager to Brookfield India Real Estate Trust, held on November 02, 2026 – Financial Statements

Dear Sir/Ma'am,

In continuation to our letter dated November 2, 2026, with respect to the outcome of Board Meeting for approving Unaudited Financial Results for the quarter and half year ended September 30, 2026, please find enclosed Unaudited Condensed Standalone and Consolidated Financial Statements of Brookfield India Real Estate Trust ("**Brookfield India REIT**"), for quarter and half year ended September 30 2026, along with the limited review report of the Statutory Auditors thereon.

In compliance with the circular no. 20230315 -41 issued by BSE dated March 15, 2023, and circular no. NSE/CML/2023/20 issued by NSE dated March 15, 2023, a copy of above Unaudited Condensed Standalone and Consolidated Financial Statements for the quarter and half year ended September 30, 2026 along with the limited review report of the Statutory Auditor have been annexed to this outcome as **Appendix I** and **Appendix II**.

The related party transactions during the period half year ended September 30, 2026 are set out in the Unaudited Condensed Standalone Financial Statement (refer note no. 36) and Unaudited Condensed Consolidated Financial Statement of Brookfield India REIT (refer note no. 44). The related party transactions on a consolidated basis (unaudited) for the period ended September 30, 2026 of Rostrum Realty Private Limited (which is owned 50% by Brookfield India REIT) and its wholly owned subsidiaries, which are accounted for using the equity accounting method is also attached as **Appendix III.**

The documents referred above are also uploaded on our website at: *https://www.brookfieldindiareit.in/investors/financial-information*.

Please take the above information on record.

Brookfield

India Real Estate Trust

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: 2026.11.02 18:32:43 +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

Deloitte Haskins & Sells

Chartered Accountants
7th Floor, Building 10
Tower B
DLF Cyber City Complex
DLF City Phase - II
Gurugram - 122 002
Haryana, India

Tel: +91 124 679 2000
Fax: +91 124 679 2012

INDEPENDENT AUDITOR'S REPORT ON REVIEW OF UNAUDITED CONDENSED STANDALONE INTERIM FINANCIAL STATEMENTS

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)

Introduction

1. We have reviewed the accompanying Unaudited Condensed Standalone Interim Financial Statements of **Brookfield India Real Estate Trust** (the "Trust"), which comprise of the following:

   - the Unaudited Condensed Standalone Balance Sheet as at 30 September 2026;
   - the Unaudited Condensed Standalone Statement of Profit and Loss (including other comprehensive income) for the quarter and half year ended 30 September 2026;
   - the Unaudited Condensed Standalone Statement of Cash flows for the half year ended 30 September 2026;
   - the Unaudited Condensed Standalone Statement of Changes in Unitholders' Equity for the half year ended 30 September 2026;
   - the Unaudited Statement of Net Distributable Cash Flows for the quarter and half year ended 30 September 2026; and
   - select explanatory notes

   These Unaudited Condensed Standalone Interim Financial Statements are being submitted by the Manager pursuant to the requirements of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended (the "REIT Regulations").

2. The Unaudited Condensed Standalone Interim Financial Statements, which is the responsibility of the Manager's Board of Directors, have been prepared in accordance with 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, to the extent applicable. Our responsibility is to express a conclusion on the Unaudited Condensed Standalone Interim Financial Statements based on our review.

Scope of Review

3. We conducted our review of the Unaudited Condensed Standalone Interim Financial Statements 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 Unaudited Condensed Standalone Interim Financial Statements are free of material misstatement. A review of interim financial information consists of making inquiries, primarily of the Manager's 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 issued by 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.

Conclusion

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 Unaudited Condensed Standalone Interim Financial Statements have not been prepared in accordance with Ind AS 34 and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations and have not disclosed the information required to be disclosed in terms of the REIT Regulations, including the manner in which it is to be disclosed.

Emphasis of matter

5. We draw attention to Note 9(a) of the Unaudited Condensed Standalone Interim Financial Statements, 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 17:36:15 +05'30'

Anup Kumar Sharma
Partner
(Membership No. 063828)
(UDIN: 26063828CFARIP1600)

Place: Gurugram
Date: 02 November 2026

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

Condensed Standalone Balance Sheet

Particulars	Note	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
ASSETS			
Non-current assets			
Financial assets			
-Investments	2	186,769.40	181,628.40
-Loans	3	48,248.47	44,075.54
-Other financial assets	4	2.00	2.00
Non-current tax assets (net)	5	2.40	2.40
Total non-current assets		**235,022.27**	**225,708.34**
Current assets			
Financial assets			
-Cash and cash equivalents	6	8,500.84	2,393.11
-Other financial assets	7	2,116.60	2,357.51
Other current assets	8	17.64	4.85
Total current assets		**10,635.08**	**4,755.47**
TOTAL ASSETS		**245,657.35**	**230,463.81**
EQUITY AND LIABILITIES			
Equity			
Unit capital	9	233,572.48	208,119.81
Distribution - repayment of capital*		(24,613.87)	(19,941.65)
Other equity	10	3,188.35	4,253.46
Total equity		**212,146.96**	**192,431.62**
LIABILITIES			
Non-current liabilities			
Financial liabilities			
-Borrowings	11	19,899.77	25,609.92
-Other financial liabilities	12	-	10,222.15
Deferred tax liabilities	13	226.64	504.47
Total non-current liabilities		**20,126.41**	**36,336.54**
Current liabilities			
Financial liabilities			
-Borrowings	14	2,534.38	1,509.02
-Trade payables	15		
a) total outstanding dues of micro enterprises and small enterprises		2.49	1.51
b) total outstanding dues of creditors other than micro enterprises and small enterprises		91.64	80.01
-Other financial liabilities	16	10,664.99	81.83
Other current liabilities	17	9.28	23.28
Current tax liabilities (net)	18	81.20	-
Total current liabilities		**13,383.98**	**1,695.65**
Total liabilities		**33,510.39**	**38,032.19**
TOTAL EQUITY AND LIABILITIES		**245,657.35**	**230,463.81**

The accompanying notes (1 to 41) form an integral part of these Condensed Standalone Financial Statements.
* Refer Condensed Standalone Statement of Changes in Unitholder's Equity

As per our report of even date attached
For **DELOITTE HASKINS & SELLS**
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:32:29 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:16:13 +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 14:11:17 +05'30'

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

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

Condensed Standalone Statement of Profit and Loss

Particulars	Note	For the quarter ended 30 September 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)
Income					
Dividend from SPVs/ JV		784.03	432.06	1,597.20	802.91
Interest income	19				
-Interest from SPVs/ JV		1,378.80	1,599.55	2,755.83	3,242.22
- Interest on fixed deposits		78.63	65.56	116.24	80.27
Other income	20	159.04	705.45	430.92	705.45
Total income		**2,400.50**	**2,802.62**	**4,900.19**	**4,830.85**
Expenses					
Investment management fees		53.81	38.81	106.12	75.16
Finance costs	21	618.47	126.72	1,313.20	244.30
Other expenses	22	40.12	42.39	84.28	69.57
Total expenses		**712.40**	**207.92**	**1,503.60**	**389.03**
Profit before tax		**1,688.10**	**2,594.70**	**3,396.59**	**4,441.82**
Tax expense:	23				
Current tax					
-for current period		67.78	28.02	200.07	34.31
Deferred tax charge/ (credit)		11.82	105.46	(277.82)	105.46
Tax expense/ (credit) for the period		**79.60**	**133.48**	**(77.75)**	**139.77**
Profit for the period after tax		**1,608.50**	**2,461.22**	**3,474.34**	**4,302.05**
Other comprehensive income for the period, net of tax		-	-	-	-
Total comprehensive income for the period		**1,608.50**	**2,461.22**	**3,474.34**	**4,302.05**
Earnings per unit					
Basic (in INR)	28	1.94	3.98	4.23	7.02
Diluted (in INR)		1.94	3.98	4.23	7.02

The accompanying notes (1 to 41) form an integral part of these Condensed Standalone Financial Statements.

As per our report of even date attached
For **DELOITTE HASKINS & SELLS**
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:33:06 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:14:17 +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 14:11:38 +05'30'

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

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

Condensed Standalone 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 (refer note 9)	141,633,065	45,000.00
Less: Issue expenses (refer note 9)	-	(1,073.14)
Balance at the end of the previous 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 current period:		
Add: Units issued during the period (refer note 9)	80,495,356	26,000.00
Less: Issue expenses (refer note 9)	-	(547.33)
Balance at the end of the current reporting period 30 September 2026	**829,880,869**	**233,572.48**

(A) Distribution - Repayment of Capital

Particulars	Balance as earlier reported 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 period ended 30 September 2026*	Balance as at 30 September 2026
Repayment of Capital	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 Brookfiled India REIT under the REIT Regulations.

(b) Other equity

Particulars	Retained earnings
Balance as on 01 April 2025	**3,037.27**
Profit for the year ended 31 March 2026	8,148.76
Other comprehensive income for the year ended 31 March 2026	-
Add: Total comprehensive income for the previous year	**8,148.76**
Less: Distribution to unitholders during the year ended 31 March 2026#	(6,932.57)
Balance as at 31 March 2026	**4,253.46**
Balance as on 01 April 2026	**4,253.46**
Profit for the half year ended 30 September 2026	3,474.34
Other comprehensive income for the half year ended 30 September 2026	-
Add: Total comprehensive income for the current half year	**3,474.34**
Less: Distribution to unitholders for the quarter ended 31 March 2026 #	(2,107.90)
Less: Distribution to unitholders for the quarter ended 30 June 2026 #	(2,431.55)
Balance as at 30 September 2026	**3,188.35**

Other equity

Balance as on 01 April 2025	**3,037.27**
Profit for the half year ended 30 September 2025	4,302.05
Other comprehensive income for the half year ended 30 September 2025	-
Add: Total comprehensive income for the previous half year	**4,302.05**
Less: Distribution to unitholders for the quarter ended 31 March 2025#	(1,549.77)
Less: Distribution to unitholders for the quarter ended 30 June 2025#	(1,543.69)
Balance as at 30 September 2025	**4,245.86**

#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.

The accompanying notes (1 to 41) form an integral part of these Condensed Standalone Financial Statements.

As per our report of even date attached
For **DELOITTE HASKINS & SELLS**
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:33:35 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:14:35 +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 14:11:54 +05'30'

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

Condensed Standalone Statement of Cash Flows

Particulars	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)
Cash flows from operating activities :		
Profit before tax	3,396.59	4,441.82
Adjustments for :		
Dividend income	(1,597.20)	(802.91)
Interest income on loan to subsidiaries/ joint venture	(2,231.71)	(2,529.46)
Interest income on debentures	(201.48)	(283.08)
Interest income on non-convertible debentures	(322.63)	(429.68)
Interest income on deposits with banks	(116.24)	(80.27)
Finance costs	1,313.20	244.29
Realised gain on mutual fund	(351.83)	-
(Gain) on investment in compulsory convertible debentures at fair value through profit or loss	(79.09)	(705.45)
Operating cash flows before working capital changes	**(190.39)**	**(144.74)**
Movements in working capital:		
(Increase) in other current and non current assets	(13.63)	(8.55)
(Decrease)/ increase in current financial liabilities - trade payables	12.60	(3.85)
Increase in current and non current financial liabilities - others	24.28	0.05
(Decrease)/ increase in other current and non current liabilities	(14.89)	0.06
Net cash (used) in operating activities (A)	**(182.03)**	**(157.03)**
Income taxes paid (net)	(118.87)	(25.80)
Net cash (used) in operating activities (A)	**(300.90)**	**(182.83)**
Cash flows from investing activities :		
Loan to subsidiaries/ joint venture	(12,668.78)	(290.00)
Loan repaid by subsidiaries/ joint venture	8,495.85	2,640.05
Investment in equity shares of subsidiaries, including directly attributable expenses	(3,102.20)	-
Investment in debentures issued by subsidiary	(2,525.00)	-
Investment in non convertible debentures	(615.00)	(2,000.00)
Repayment of investment in non-convertible debentures issued by subsidiaries	1,193.50	2,540.00
Deposits with banks matured	-	185.00
Interest received on deposits with banks	114.77	43.44
Interest received on investment in debentures	281.09	280.68
Interest received on investment in non-convertible debentures	353.22	470.58
Interest received on loan to subsidiaries	2,363.90	2,016.56
Investment in mutual funds	(45,230.74)	-
Redemption of mutual funds	45,582.57	-
Dividend received	1,597.20	802.91
Net cash (used) in/ generated from investing activities (B)	**(4,159.62)**	**6,689.22**
Cash flows from financing activities :		
Proceeds from issue of unit capital	26,000.00	10,000.00
Proceeds from long-term borrowings	-	290.00
Repayment of long-term borrowings	(5,750.00)	-
Repayment of short-term borrowings	(3,915.00)	(5,980.00)
Proceeds from short-term borrowings	4,944.64	5,980.00
Expense incurred towards institutional placement	(596.86)	(12.74)
Expense incurred towards preferential allotment	-	(1.99)
Finance cost paid	(899.26)	(247.03)
Distribution to unitholders	(9,215.26)	(6,381.82)
Net cash generated from financing activities (C)	**10,568.26**	**3,646.42**
Net increase in cash and cash equivalents (A+B+C)	**6,107.73**	**10,152.82**
Cash and cash equivalents at the beginning of the period	**2,393.11**	**2,094.50**

Condensed Standalone Statement of Cash Flows

Particulars	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)
Cash and cash equivalents at the end of the period (refer note 6)	**8,500.84**	**12,247.33**
Components of cash and cash equivalents at the end of the period		
Balances with banks		
- in current account	15.84	4.33
- in deposit account	8,485.00	12,243.00
	8,500.84	**12,247.33**

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

The accompanying notes (1 to 41) form an integral part of these Condensed Standalone Financial Statements.

As per our report of even date attached
For **DELOITTE HASKINS & SELLS**
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:34:04 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:14:49 +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 14:12:07 +05'30'

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

A Condensed Standalone Statement of Net Assets at Fair Value

S.No	Particulars	As at 30 September 2026 (Unaudited)		As at 31 March 2026 (Audited)	
		Book Value	Fair value	Book Value	Fair value
A	Total assets	245,657.35	359,139.58	230,463.81	327,791.56
B	Total liabilities	(33,510.39)	(33,510.39)	(38,032.19)	(38,032.19)
C	**Net assets (A-B)**	**212,146.96**	**325,629.19**	**192,431.62**	**289,759.37**
D	Less: Non-controlling interest	-	-	-	-
E	**Net assets attributable to unitholders (C-D)**	**212,146.96**	**325,629.19**	**192,431.62**	**289,759.37**
F	No. of units	829,880,869	829,880,869	749,385,513	749,385,513
G	**NAV per unit (E/F)**	**255.64**	**392.38**	**256.79**	**386.66**

1 Measurement of fair values

The fair value of investments in SPVs/ JV is primarily determined basis the fair value of the underlying investment property (including investment property under development) and book value of other assets and liabilities of the respective SPV's/ JV as at 30 September 2026 and 31 March 2026. The fair value of investment properties (including investment property under development) has been determined by independent external registered property valuer, having appropriately recognized professional qualifications and recent experience in the location and category of the properties being valued.

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.

Valuation technique

The fair value measurement of the investment properties (including investment property 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), tenant credit quality, lease terms and investors expected return.

2 Break up of Net assets value

Particulars	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Fair value of investments in SPVs/ JV	350,614.15	325,388.11
Add: Other assets	8,525.43	2,403.45
Less: Liabilities	(33,510.39)	(38,032.19)
Net Assets	**325,629.19**	**289,759.37**

3 The Trust holds investment in SPVs/ JV which in turn hold the properties. Hence, the breakup of property wise fair values has been disclosed in the Condensed Consolidated Financial Statements.

The accompanying notes (1 to 41) form an integral part of these Condensed Standalone Financial Statements.

B Condensed Standalone Statement of Total Return at Fair Value

S.No	Particulars	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)
A	Total comprehensive income	3,474.34	4,302.05
B	Add: Changes in fair value not recognized in the total comprehensive income	18,517.96	11,486.26
A+B	**Total Returns**	**21,992.30**	**15,788.31**

The changes in fair value for the respective periods presented has been computed based on the changes in fair value of the underlying assets of SPVs/ JV (including changes in fair value of equity method investment), which is not recognized in total comprehensive income.

The accompanying notes (1 to 41) form an integral part of these Condensed Standalone Financial Statements.

Brookfield India Real Estate Trust
Condensed Standalone Interim Financial Statements
(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 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)
Cashflows from operating activities of the Trust	**(157.27)**	**(81.48)**	**(300.90)**	**(182.82)**
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework (refer note 2 below)	4,957.30	3,467.21	9,727.57	6,846.25
(+) 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	27.40	466.60	43.44
(+) 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)	(409.14)	(126.00)	(903.37)	(245.08)
(-) 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	**4,560.15**	**3,287.13**	**8,989.90**	**6,461.79**
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
Surplus cash available (excluding surplus cash from debt raised)*	170.18	-	387.76	-
NDCF including surplus cash at Trust Level	**4,730.33**	**3,360.06**	**9,377.66**	**6,550.76**

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 and Rs. 407.07 million for the quarter and half year ended 30 September 2026 respectively.

* Surplus cash includes amounts available for distribution as certain expenses relating to institutional placement amounting to Rs. 3.03 million and Rs. 8.98 million for the 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 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 and the half year ended 30 September 2026 respectively.

The accompanying notes (1 to 41) form an integral part of these Condensed Standalone Financial Statements.

As per our report of even date attached

For DELOITTE HASKINS & SELLS
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:34:39 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:15:06 +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 14:12:32 +05'30'

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

Notes to the Condensed Standalone Financial Statements

1 The Condensed Standalone Financial Statements (Condensed Standalone Interim Financial Statements) 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"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 ('Ind AS') and relevant amendment rules thereafter to the extent not inconsistent with the REIT Regulations (refer note 9 on presentation of "Unit Capital" as "Equity" instead of compound instruments under Ind AS 32 – Financial Instruments: Presentation), read with relevant rules issued thereunder and other accounting principles generally accepted in India.
Accordingly, these Condensed Standalone Financial Statements do not include all the information required for a complete set of financial statements. These Condensed Standalone Financial Statements 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. There are no newly issued accounting standard or a revision to an existing accounting standard, which required any change in the accounting policy hitherto in use.
The Condensed Standalone Financial Statements were 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 Condensed Standalone Financial Statements are presented in Indian Rupees in millions, except when otherwise indicated.

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
2 **Non current financial assets - Investments**		
Trade, unquoted, Investments in Subsidiaries (at cost) (refer note 36)		
97,527 (31 March 2026: 97,527) Equity shares of Candor Kolkata One Hi-Tech Structures Private Limited of Rs.10 each, fully paid up (refer note (a) below)	24,761.39	24,761.39
143,865,097 (31 March 2026: 143,865,097) Equity shares of Shantiniketan Properties Private Limited of Rs 8 each, fully paid up	11,407.83	11,407.83
464,641,122 (31 March 2026: 464,641,122) Equity shares of Festus Properties Private Limited of Rs 1 each, fully paid up	8,655.46	8,655.46
10,000 (31 March 2026: 10,000) Equity shares of Candor India Office Parks Private Limited of Rs.10 each, fully paid up	220.20	220.20
28,437 (31 March 2026: 19,593) Equity shares of Seaview Developers Private Limited of Rs.10 each, fully paid up (refer note (b) below)	23,995.64	14,482.20
5,032 (31 March 2026: 5,032) Equity shares of Candor Gurgaon One Realty Projects Private Limited of Rs.10 each, fully paid up	3,746.66	3,746.66
53,12,221 (31 March 2026: 4,879,500) Equity shares of Kairos Properties Private Limited of Rs.10 each, fully paid up	14,307.39	12,031.80
285,134,113 (31 March 2026: 285,134,113) Equity shares of Mountainstar India Office Parks Private Limited of Rs.10 each, fully paid up	1,004.00	1,004.00
737,872 (31 March 2026: 737,872) Equity shares of Arliga Ecoworld Business Parks Private Limited Rs.10 each, fully paid up (refer note (c) below)	70,063.02	70,063.02
70,000,000 (31 March 2026: Nil) Equity shares of Parthos One Private Limited Rs.10 each, fully paid up	715.37	-
Trade, unquoted, Investments in Joint venture (at cost) (refer note 36)		
32,848,620 (31 March 2026: 32,848,620) Equity shares of Rostrum Realty Private Limited of Rs.10 each, fully paid up	12,322.59	12,322.59
	171,199.55	**158,695.15**
Investment measured at Fair value through profit and loss (FVTPL)		
15% compulsorily convertible debentures issued by Seaview Developers Private Limited	-	7,113.40
15% compulsorily convertible debentures issued by Candor Gurgaon One Realty Projects Private Limited	6,160.75	6,286.95
14% compulsorily convertible debentures issued by Kairos Properties Private Limited	1,407.05	3,500.90
12.50% compulsorily convertible debentures Issued by Parthos One Private Limited	2,548.55	-
	10,116.35	**16,901.25**
Investment in Non convertible debentures measured at amortised cost#	5,453.50	6,032.00
	186,769.40	**181,628.40**
#Investments in non convertible debentures		
Investment in 12.5% non convertible debentures issued by		
- Candor Gurgaon One Realty Projects Private Limited	3,503.50	4,781.00
- Kairos Properties Private Limited	528.50	2,735.00
	4,032.00	7,516.00
Less: repayment of 12.5% non convertible debenture by		
-Candor Gurgaon One Realty Projects Private Limited	(530.50)	(1,277.50)
-Kairos Properties Private Limited	(528.50)	(2,206.50)
	2,973.00	4,032.00
Investments in 10.5% non convertible debentures issued by		
- Candor Gurgaon One Realty Projects Private Limited	1,000.00	1,000.00
- Kairos Properties Private Limited	1,000.00	1,000.00
	4,973.00	6,032.00
Less: repayment of 10.5% non convertible debenture by		
-Kairos Properties Private Limited	(134.50)	-
	4,838.50	6,032.00
Investments in 11.5% non convertible debentures issued by		
- Parthos Properties Private Limited	615.00	-
	5,453.50	**6,032.00**

(a) The Trust has pledged 27,307 equity shares (31 March 2026: 27,307) and executed a non disposal undertaking over 22,432 equity shares (31 March 2026: 22,432) in favour of the lender of Candor Kolkata as security for the borrowings availed by Candor Kolkata.

(b) Investment in 28,436 equity shares (31 March 2026: 19,593) of Seaview Developers Private Limited have been pledged as security towards Non-convertible Debentures.

(c) Arliga Ecoworld has executed a non disposal undertaking on 737,870 equity shares in favour of the lender as security for the borrowings availed by Arliga Ecoworld.

Note:
Details of % shareholding in the subsidiaries and joint venture held by Trust is as under:

Name of subsidiary/ joint venture	As at 30 September 2026	As at 31 March 2026
- Candor Kolkata One Hi-Tech Structures Private Limited	100%	100%
- Festus Properties Private Limited	100%	100%
- Shantiniketan Properties Private Limited	100%	100%
- Candor India Office Parks Private Limited	100%	100%
- Seaview Developers Private Limited	100%	100%
- Candor Gurgaon One Realty Projects Private Limited	50%	50%
- Kairos Properties Private Limited	50%	50%
- Rostrum Realty Private Limited (Joint Venture entity)	50%	50%
- Mountainstar India Office Parks Private Limited	100%	100%
- Arliga Ecoworld Business Parks Private Limited	87%	100%
-Parthos One Private Limited	50%	NA

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
3 **Non current financial assets - loans**		
(Unsecured and considered good)		
Loan to subsidiaries/ joint venture - for related parties balance, refer note 36	48,248.47	44,075.54
	48,248.47	**44,075.54**

Terms for loan to subsidiaries/ joint venture
Security: Unsecured

	As at 30 September 2026 (Unaudited)		As at 31 March 2026 (Audited)	
SPVs/ JV	**Loan to SPVs/ JV (Rs. in millions)**	**Rate of interest p.a. (compounded quarterly)**	**Loan to SPVs (Rs. in millions)**	**Rate of interest p.a. (compounded quarterly)**
Candor Kolkata	7,584.42	12.50%	7,612.54	12.50%
	2,838.82	8.10%	-	-
	191.00	10.50%	2,428.67	10.50%
SDPL Noida	14,895.37	7.66%	17,727.83	7.66%
Festus	8,481.76	10.50%	9,977.43	10.50%
	1,500.00	8.58%	-	-
	2,427.88	7.95%	2,480.32	7.95%
SPPL Noida	586.06	8.37%	845.51	8.37%
	3,743.47	8.10%	-	-
MIOP	347.07	10.50%	378.00	10.50%
CIOP	41.78	10.50%	30.00	10.50%
	10.00	7.25%	-	-
Arliga Ecoworld	2,039.09	9.25%	2,595.24	9.25%
Rostrum	3,561.75	7.25%	-	-
Total	**48,248.47**		**44,075.54**	

Repayment:
(a) Bullet repayment on the date falling at the end of 15 (fifteen) years from the first disbursement date.
(b) Early repayment option (wholly or partially) is available with the borrower (SPVs/ JV).
(c) The interest on these loan to subsidiaries/ joint venture is receivable on the last date of every financial quarter. Notwithstanding anything to the contrary, the interest with respect to the loans under the facility, shall accrue and become due and receivable only on availability of free cash flow on the interest payment date. In the event on any interest payment date, the free cash flows are lower than the calculated interest (including any shortfall of past interest periods), the shortfall between the free cash flows and the calculated interest shall be accumulated and become due and receivable from and to the extent of free cash flows available on the subsequent interest payment dates.

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
4 **Non current financial asset- other**		
Security deposit	2.00	2.00
	2.00	**2.00**

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
5 **Non-current tax assets (net)**		
Advance income tax	2.40	2.40
	2.40	**2.40**

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
6 **Current financial assets - Cash and cash equivalents**		
Balance with banks :*		
- in current account	15.84	8.11
- in deposit account (original maturity of 3 months or less)	8,485.00	2,385.00
	8,500.84	**2,393.11**

* For related parties balance, refer note 36

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
7 **Current financial assets - Other**		
(Unsecured and considered good)		
Interest accrued but not due on deposits with banks	2.56	1.09
Interest accrued but not due on investment in debentures*	213.08	323.27
Interest accrued but not due on loan to subsidiaries/ joint venture*	1,900.96	2,033.15
	2,116.60	**2,357.51**

* For related parties balance, refer note 36

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
8 **Other current assets**		
(Unsecured and considered good)		
Prepaid expenses*	16.37	2.20
Advances to vendors	1.27	2.65
	17.64	**4.85**

* For related parties balance, refer note 36

9 **Unit Capital**

Particulars	**No. of Units**	**Amount**
As at 01 April 2025	**607,752,448**	**164,192.95**
Add: Units issued during the year (refer note b below)	141,633,065	45,000.00
Less: Issue expenses (refer note d below)	-	(1,073.14)
Closing balance as at 31 March 2026	**749,385,513**	**208,119.81**
As at 01 April 2026	**749,385,513**	**208,119.81**
Add: Units issued during the period (refer note b below)	80,495,356	26,000.00
Less: Issue expenses (refer note d below)	-	(547.33)
Closing balance as at 30 September 2026	**829,880,869**	**233,572.48**

(a) Terms/ rights attached to Units and accounting thereof

The Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of Unit is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust at least once in every six months in each financial year in accordance with the REIT Regulations. The Board of Directors of the Manager approves distributions. The distribution will be in proportion to the number of Units held by the Unitholders on the record date. The Trust declares and pays distributions in Indian Rupees.

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 financial year. 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 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.

(b) Unit issued during the previous year and current period.

On 02 September 2025, the Trust has alloted 32,258,065 Units at Rs.310.00 per Unit to various third-party investors on preferential allotment basis aggregating to Rs. 10,000.00 million.
On 10 December 2025, 109,375,000 units have been issued at Rs.320.00 per unit via institutional placement aggregating to Rs. 35,000.00 million.

On 22 April 2026, the Trust has alloted 80,495,356 units at Rs.323.00 per unit via institutional placement aggregating to Rs. 26,000.00 million.

(c) Number of Units allotted for acquiring all the equity interest held in the SPVs/ JV

Name of SPV/ JV	**Number of Units allotted for acquiring all the equity interest held in the SPVs/ JV**			
	Sponsor	**Sponsor Group**	**Other than Sponsor and Sponsor Group**	**Total**
As at 30 September 2026 and 31 March 2026				
Candor Kolkata	54,117,888	16,364	-	54,134,252
Festus	-	31,474,412	-	31,474,412
SPPL Noida	-	41,483,012	-	41,483,012
CIOP	-	800,727	-	800,727
SDPL Noida	-	15,463,616	-	15,463,616
Kairos	-	12,696,800	-	12,696,800
Rostrum - Joint venture	-	-	40,930,000	40,930,000
Total number of Units issued	**54,117,888**	**101,934,931**	**40,930,000**	**196,982,819**

(d) Expenses incurred pertaining to new issuance of units (Institutional placement and Preferential allotment) have been reduced from the Unitholders capital in accordance with Ind AS 32 - Financial Instruments: Presentation.

(e) Unitholders holding more than 5 percent Units in the Trust

Name of Unitholders	**As at 30 September 2026**		**As at 31 March 2026**	
	No. of Units	**% of holdings**	**No. of Units**	**% of holdings**
BSREP India Office Holdings III Pte. Ltd.	101,609,005	12.24%	101,609,005	13.56%
Parag Parikh flexi cap fund	68,921,742	8.31%	43,530,870	5.81%

(f) Units issued other than cash

The Trust has neither allotted any fully paid-up units by way of bonus units nor has it bought back any class of units from the date of registration till the balance sheet date.

(g) Unitholding of sponsor group

Name of unitholders	As at 30 September 2026		As at 31 March 2026		% change during the period ended 30 September 2026
	No. of units	% of holdings	No. of units	% of holdings	
BSREP India Office Holdings V Pte. Ltd.	15,000,000	1.81%	15,000,000	2.00%	(0.19%)
BSREP India Office Holdings III Pte. Ltd.	101,609,005	12.24%	101,609,005	13.56%	(1.32%)
BSREP II India Office Holdings II Pte. Ltd.	31,474,412	3.79%	31,474,412	4.20%	(0.41%)
Project Diamond Holdings (DIFC) Limited	12,696,800	1.53%	12,696,800	1.69%	(0.16%)

10 **Other Equity***

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Retained earnings	3,188.35	4,253.46
	3,188.35	**4,253.46**

*Refer Condensed Standalone Statement of Changes in Unitholders' Equity for detailed movement in other equity balances.

Retained earnings
The cumulative gain or loss arising from the operations which is retained, is recognized and accumulated under the heading of retained earnings. At the end of the period, the profit/(loss) after tax is transferred from the Statement of Profit and Loss to the retained earnings account.

11 **Non-current financial liabilities - Borrowings**

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Secured		
Term loan from financial institutions	-	5,739.55
Less: Current maturties of long term borrowings (refer note 14)	-	(18.56)
Non-convertible debentures	19,899.77	19,888.93
	19,899.77	**25,609.92**

12 **Other financial liabilities - Non-current**

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Deferred consideration*#	-	10,222.15
	-	**10,222.15**

*Refer acquisition note 31
#For balance payable to related parties, refer note 36

13 **Deferred tax liabilities**

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Deferred tax liabilities	226.64	504.47
	226.64	**504.47**

14 **Current financial liabilities- borrowings***

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Secured		
Short term borrowings		
Flexi term loan	-	1,490.46
Current maturties of long term borrowings		
Term loan from financial institutions	-	18.56
Unsecured		
Commercial papers#	2,534.38	-
	2,534.38	**1,509.02**

* Includes interest accrued thereon
# On 21 September 2026, Brookfield India REIT issued and allotted 5,200 dematerialized, listed, rated, transferable, unsecured and rupee denominated commercial papers having face value of Rs. 5,00,000 each aggregating to Rs. 2,600.00 million, at discount rate of 7.20% p.a.. The discounted amount received by Brookfield India REIT through these commercial papers was Rs. 2,529.64 million and the redemption amount payable on maturity is Rs. 2,600.00 million. Discount on Commercial papers is unwound over the tenor of the underlying instrument. These commercial papers were issued and listed on BSE on 22 September 2026 and have maturity on 09 February 2027.

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
15 **Current financial liabilities - Trade payables#**		
a) Total outstanding dues of micro enterprises and small enterprises	2.49	1.51
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	91.64	80.01
	94.13	**81.52**

#For balance payable to related parties, refer note 36

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
16 **Current - Other financial liabilities#**		
Other payables	35.77	81.83
Deferred consideration*	10,629.22	-
	10,664.99	**81.83**

*Refer acquisition note 31
#For balance payable to related parties, refer note 36

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
17 **Other current liabilities**		
Statutory dues payable	9.28	23.28
	9.28	**23.28**

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
18 **Current tax liabilities (net)***		
Provision for income tax	81.20	-
	81.20	**-**

* net of advance tax of Rs 118.87 million

Particulars	For the quarter ended 30 September 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)
19 Interest income				
Interest Income*				
On Assets measured at FVTPL				
- on 15% Compulsorily Convertible Debentures (refer note 20 for other changes in fair value)	19.21	38.70	58.03	77.42
- on 14% Compulsorily Convertible Debentures (refer note 20 for other changes in fair value)	35.75	103.38	138.27	205.66
- on 12.50% Compulsorily Convertible Debentures (refer note 20 for other changes in fair value)	5.19	-	5.19	-
On Assets measured at amortised cost				
- on Loans to subsidiaries/ joint venture	1,165.73	1,260.32	2,231.71	2,529.46
- on Non convertible debentures	152.92	197.15	322.63	429.68
	1,378.80	1,599.55	2,755.83	3,242.22
Interest income on deposits with banks*	78.63	65.56	116.24	80.27
	1,457.43	**1,665.11**	**2,872.07**	**3,322.49**
* Refer note 36 for transactions with related parties				
20 Other income				
Gain on investment in mutual funds	79.95	-	351.83	-
Fair value gain on investment in debentures at fair value through profit or loss (refer note 19 for interest income on these Compulsorily Convertible Debentures)	79.09	705.45	79.09	705.45
	159.04	**705.45**	**430.92**	**705.45**
21 Finance costs				
Interest and finance charges on financial liabilities at amortized cost				
Interest on commercial papers	4.95	-	4.95	-
Interest on term loan	40.32	123.11	168.14	237.63
Interest on non convertible debentures	362.07	-	719.98	-
Others				
Credit facilitation fee^	4.50	3.61	13.06	6.67
Unwinding of interest expenses*	206.63	-	407.07	-
	618.47	**126.72**	**1,313.20**	**244.30**
^Refer note 36 for transactions with related parties				
*Unwinding of interest expenses on deferred consideration (Refer note 31)				
22 Other expenses				
Marketing and advertisement expenses	5.38	18.58	8.65	33.97
Valuation expenses	5.42	4.18	8.24	6.41
Audit fees	6.03	5.17	10.17	8.62
Trustee fees	1.31	0.74	2.60	1.48
Legal and professional expense	16.33	9.15	41.38	12.43
Membership & subscription Fees	4.42	3.69	8.85	5.73
Miscellaneous expenses	1.23	0.88	4.39	0.93
	40.12	**42.39**	**84.28**	**69.57**
23 Tax expense				
Current tax				
-for current period	67.78	28.02	200.07	34.31
Deferred tax charge/ (credit)	11.82	105.46	(277.82)	105.46
	79.60	**133.48**	**(77.75)**	**139.77**

Brookfield India REIT is a business trust registered under SEBI REIT Regulations, 2014. Hence, the interest and dividend received or receivable by Brookfield India REIT from the SPVs/ JV is exempt from tax under Schedule V (Table SI no. 3) read with section 11 of Income Tax Act, 2025. Further, any expenditure incurred in relation to earning the exempt income is not tax deductible in view of the provisions of section 14 of the Act.

The income of Brookfield India REIT, other than exempt income mentioned above, is chargeable to tax at the maximum marginal rates in force (for the quarter and half year ended 30 September 2026 and 30 September 2025: 42.744%), except for the income chargeable to tax on transfer of short term capital assets under section 196 of the Act and long term capital assets under section 197 and 198 of the Act.

24 Contingent liabilities

There are no contingent liabilities as at 30 September 2026 and 31 March 2026.

25 Capital commitments

There are no capital commitments as at 30 September 2026 and 31 March 2026.

26 Financial instruments – Fair values and risk management

i) Financial instruments by category and fair value

The below table summarizes the judgements and estimates made in determining the fair values of the financial instruments that are (a) recognized and measured at fair value and (b) measured at amortized cost and for which fair values are disclosed in the financial statements. The Brookfield India REIT has classified its financial instruments, which are measured at fair value, into three levels in accordance with Ind AS.

	Carrying value		Fair value	
	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
At Amortized Cost				
Financial assets				
Cash and cash equivalents #	8,500.84	2,393.11	8,500.84	2,393.11
Loans *	48,248.47	44,075.54	51,148.79	45,248.95
Other financial assets #	2,118.60	2,359.51	2,118.60	2,359.51
Non convertible debentures*	5,453.50	6,032.00	6,435.27	6,059.38
At FVTPL				
Financial Assets				
Compulsorily Convertible Debentures^	10,116.35	16,901.25	10,116.35	16,901.25
Total financial assets	**74,437.76**	**71,761.41**	**78,319.85**	**72,962.20**
At Amortized Cost				
Financial liabilities				
Borrowings#	2,534.38	7,230.01	2,534.38	7,230.01
Non-Convertible Debenture*	19,899.77	19,888.93	19,676.20	19,710.70
Trade payables #	94.13	81.52	94.13	81.52
Other financial liabilities #	10,664.99	10,303.98	10,664.99	10,303.98
Total financial liabilities	**33,193.27**	**37,504.44**	**32,969.70**	**37,326.21**

fair value of financial assets and financial liabilities which are recognized at amortized cost has been disclosed to be same as carrying value as the carrying value approximately equals to their fair value.

* Fair value of loans and non convertible debentures which are recognized at amortized cost, has been calculated at the present value of the future cash flows discounted at the current borrowing rate.

^ Fair value of Debentures (Compulsorily Convertible Debentures) is determined on the basis of Net assets value (NAV) method. These CCDs are classified as level 3 in the fair value hierarchy due to the inclusion of unobservable inputs. The key input to the NAV is fair value of the investment properties.

ii) Measurement of fair values

The different levels of fair value have been defined below:

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices for instance listed equity instruments, traded bonds and mutual funds that have quoted price.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

There have been no valuation under Level 1 and Level 2. There has been no transfers into or out of Level 3 of the fair value hierarchy for the period ended 30 September 2026 and year ended 31 March 2026.
Brookfield India REIT's policy is to recognize transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.

iii) Details of significant unobservable inputs

Significant unobservable inputs	**Inter-relationship between significant unobservable inputs and fair value**
Financial assets measured at fair value (CCDs)	
Fair value of investment property	The estimated fair value would increase (decrease) if fair value of investment property increases (decreases)

iv) Sensitivity analysis of Level 3 fair values

Investments in CCDs of SPVs are measured at FVTPL and their value is dependent on the value of the SPVs, which is primarily driven by the fair value of underlying investment properties. Accordingly, sensitivity to a 1% change in fair value of investment properties has been disclosed as relevant.

For the fair value of CCDs, reasonably possible changes at the reporting date due to one of the significant unobservable inputs, holding other inputs constant, would have following effects:

	Profit/ (Loss)	
30 September 2026	**Increase**	**Decrease**
Fair value of investment property (1% movement)	172.70	(172.70)

	Profit/ (Loss)	
31 March 2026	**Increase**	**Decrease**
Fair value of investment property (1% movement)	292.42	(292.42)

(v) Reconciliation of Level 3 fair values

Balance as at 01 April 2025	**15,724.75**
Net change in fair value-unrealized	1,176.50
Balance as at 31 March 2026	**16,901.25**
Conversion of complusory convertible debenture into equity shares carried at cost	(9,388.99)
Investment in CCDs during the period	2,525.00
Net change in fair value-unrealized (refer note 20)	79.09
Balance as at 30 September 2026	**10,116.35**

27 Segment reporting

The Trust publishes these Standalone Financial Statements along with the Consolidated Financial Statements. In accordance with Ind AS 108, 'Operating Segments', the Trust has disclosed the segment disclosure in the Consolidated Financial Statements.

28 Earnings Per Unit (EPU)

Basic Earnings per Unit (EPU) is calculated by dividing the profit or loss for the year after income tax attributable to unitholders by the weighted average number of units outstanding during the period/year. Diluted EPU is calculated by dividing the profit or loss for the period/year after income tax 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 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 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)
Profit after tax for calculating basic and diluted EPU	1,608.50	2,461.22	3,474.34	4,302.05
Weighted average number of Units (Nos.)	829,880,869	617,920,751	820,643,697	612,864,382
Earnings Per Unit				
-Basic (Rupees/unit)	1.94	3.98	4.23	7.02
-Diluted (Rupees/unit)*	1.94	3.98	4.23	7.02

* The Trust does not have any outstanding dilutive units.

29 Investment Management fee

REIT Management Fees

Pursuant to the Investment Management Agreement dated 17 July 2020, Investment Manager is entitled to fees @ 1% of NDCF, exclusive of applicable taxes (also refer note 30). The fees has been determined for undertaking management of the Trust and its investments. The said Management fees (including GST) accrued for the quarter and half year ended 30 September 2026 amounts to Rs. 53.81 million and Rs. 106.12 million respectively. During the period, there is no material change in the Investment Management Fees and methodology for computation of fees.

30 Distribution Policy

In terms of the Distribution policy and REIT Regulations, not less than 90% of the NDCFs of our Asset SPVs/ JV are required to be distributed to Brookfield REIT/Holdco, in proportion of its shareholding in our Asset SPVs/ JV, subject to applicable provisions of the Companies Act. Further, the Holdco shall distribute 100% of NDCF received from Asset SPVs/ JV and not less than 90% of NDCF generated on its own to Brookfield India REIT, however, in case net distributable cash flow generated by the Holdco is negative, then Holdco may adjust the same with net distributable cash flows received from its underlying Asset SPVs/ JV, subject to the necessary disclosures in this regard. The cash flows receivable by Brookfield REIT/Holdco may be in the form of dividends, interest income, principal loan repayment, proceeds of any capital reduction or buyback from our Asset SPVs/CIOP/MIOP/JV, sale proceeds out of disposal of investments of any or assets directly/ indirectly held by Brookfield REIT or as specifically permitted under the Trust Deed or in such other form as may be permissible under the applicable laws.

At least 90% of the NDCFs of Brookfield REIT ("REIT Distributions") shall be declared and made once every quarter of a Financial Year by our Manager. In accordance with the REIT Regulations, REIT Distributions shall be made within five working days from the record date. The REIT Distributions, when made, shall be made in Indian Rupees.

The NDCFs shall be calculated in accordance with the REIT Regulations and any circular, notification or guidelines issued thereunder including the SEBI Guidelines.

31 Acquisition

(i) 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 comprises: (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.

(ii) On September 29, 2026, Brookfield India REIT and NCW's Prime Offices Fund ("NCW") through Parthos One Private Limited ("Parthos One/Holdco/Subsidiary"), acquired 50% of the share capital each (on a fully diluted basis) of Parthos Properties Private Limited ("Parthos/SPV") comprising of 1,000 equity shares of face value ₹10 each, 1,179,397 compulsorily convertible debentures of face value ₹100 each and 9,759,000 compulsorily convertible preference shares of face value ₹10 each, for a purchase consideration of Rs. 6,424.89 million alongwith transaction cost of Rs. 2.65 million. Parthos 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 Asset").

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, a provisional amount of Rs. 170.69 million, representing excess consideration was payable by 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 for a consideration of INR 700 Million and subscribed compulsorily convertible debentures amounting to INR 2,525 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. In addition, Brookfield India REIT invested Rs. 615.00 million in non-convertible debentures (NCDs) issued by Parthos.

Under the terms of the Share Purchase Agreement for the acquisition of Parthos Properties, Brookfield India REIT remains liable to settle its share of excess purchase consideration, in the event Parthos One fails to discharge the obligation. As at 30 September 2026, no such event has occurred and accordingly no liability has been recognised.

32 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 Condensed Standalone Financial Statements for the period/ quarter ended 30 September 2026 and has concluded that there is no material impact on account of such rights on these Condensed Standalone Financial Statements for the period/ quarter ended 30 September 2026.

33 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.

34 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 Properties Private Limited

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.

During the quarter ended 30 September 2026, Kairos Properties Private Limited and Seaview Developers Prviate 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.

35 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.

36 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
Brookprop Property Management Services Private Limited
BSREP III New York FDI I (DIFC) Limited
Striton Properties Private Limited

SPV of Subsidairy
Parthos Properties Private Limited (SPV of Parthos One Private Limited) (w.e.f 29 September 2026)

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)
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 Managerial 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
Ms. Charu Thappar - EVP (w.e.f 01 April 2026)
Mr. Gaurav Bhatia - EVP (w.e.f 01 April 2026)

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
Subsidiary (w.e.f. 23 September 2026)
Parthos One Private Limited

B. Related party transactions:

Nature of transaction/ Entity's Name	For the quarter ended 30 September 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)
Unsecured loan given to				
- Candor Kolkata One Hi-Tech Structures Private Limited	3,214.59	100.00	3,237.66	100.00
- Festus Properties Private Limited	1,515.00	40.00	1,515.00	60.00
- Shantiniketan Properties Private Limited	3,763.47	-	3,783.47	40.00
- Seaview Developers Private Limited	40.00	10.00	103.15	90.00
- Candor India Office Parks Private Limited	13.00	-	39.50	-
- Rostrum Realty Private Limited	-	-	3,990.00	-
Total	**8,546.06**	**150.00**	**12,668.78**	**290.00**
Unsecured loan repaid by				
- Candor Kolkata One Hi-Tech Structures Private Limited	2,400.00	436.99	2,664.62	899.99
- Festus Properties Private Limited	1,560.66	129.70	1,563.11	524.32
- Shantiniketan Properties Private Limited	44.43	159.28	299.45	415.77
- Seaview Developers Private Limited	2,703.44	443.29	2,935.62	734.96
- Mountainstar India Office Parks Private Limited	11.50	16.00	30.93	65.00
- Candor India Office Parks Private Limited	7.71	-	17.72	-
- Arliga Ecoworld Business Parks Private Limited	526.44	-	556.15	-
- Rostrum Realty Private Limited	428.25	-	428.25	-
Total	**7,682.43**	**1,185.26**	**8,495.85**	**2,640.04**
Investment in equity shares of				
- Seaview Developers Private Limited	-	-	2,400.04	-
- Parthos One Private Limited	700.00	-	700.00	-
Total	**700.00**	**-**	**3,100.04**	**-**
Non convertible debentures issued by				
- Kairos Properties Private Limited	-	1,000.00	-	1,000.00
- Candor Gurgaon One Realty Projects Private Limited	-	1,000.00	-	1,000.00
-Parthos Properties Private Limited	615.00	-	615.00	-
Total	**615.00**	**2,000.00**	**615.00**	**2,000.00**
Non convertible debentures redeemed by				
- Kairos Properties Private Limited	326.00	1,221.50	663.00	1,475.50
- Candor Gurgaon One Realty Projects Private Limited	284.00	1,054.50	530.50	1,064.50
Total	**610.00**	**2,276.00**	**1,193.50**	**2,540.00**
Investment in Complusory Convertible Debenture in				
- Parthos One Private Limited	2,525.00	-	2,525.00	-
Total	**2,525.00**	**-**	**2,525.00**	**-**
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	1.31	0.74	2.60	1.48
Total	**1.31**	**0.74**	**2.60**	**1.48**
Interest income on loans to subsidiaries/ joint venture				
- Candor Kolkata One Hi-Tech Structures Private Limited	320.09	340.33	633.30	685.81
- Festus Properties Private Limited	326.85	363.59	649.03	727.02
- Shantiniketan Properties Private Limited	88.00	29.77	102.62	63.36
- Mountainstar India Office Parks Private Limited	9.48	11.76	19.28	24.09
- Seaview Developers Private Limited	298.86	514.86	639.94	1,029.18
- Candor India Office Parks Private Limited	1.20	-	2.13	-
- Arliga Ecoworld Business Parks Private Limited	53.02	-	112.42	-
- Rostrum Realty Private Limited	68.23	-	72.99	-
Total	**1,165.73**	**1,260.31**	**2,231.71**	**2,529.46**
Interest income on debentures				
- Seaview Developers Private Limited	-	19.54	19.60	39.08
- Candor Gurgaon One Realty Projects Private Limited	19.21	19.16	38.43	38.34
- Kairos Properties Private Limited	35.75	103.38	138.26	205.66
- Parthos One Private Limited	5.19	-	5.19	-
Total	**60.15**	**142.08**	**201.48**	**283.08**
Interest income on non convertible debentures				
- Candor Gurgaon One Realty Projects Private Limited	125.36	136.98	257.97	288.45
- Kairos Properties Private Limited	27.18	60.17	64.27	141.23
- Parthos Properties Private Limited	0.39	-	0.39	-
Total	**152.93**	**197.15**	**322.63**	**429.68**
Investment management fees				
- Brookprop Management Services Private Limited	53.81	38.81	106.12	75.16
Total	**53.81**	**38.81**	**106.12**	**75.16**

B. Related party transactions:

Nature of transaction/ Entity's Name	For the quarter ended 30 September 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)
Dividend income				
- Rostrum Realty Private Limited	-	367.90	405.35	650.40
- Candor India Office Parks Private Limited	40.00	21.00	76.00	59.00
- Shantiniketan Properties Private Limited	143.87	43.16	230.18	93.51
- Candor Kolkata One Hi-Tech Structures Private Limited	-	-	-	-
- Arliga Ecoworld Business Parks Private Limited	391.07	-	676.58	-
- Festus Properties Private Limited	209.09	-	209.09	-
Total	**784.03**	**432.06**	**1,597.20**	**802.91**
Repayment of Unit Capital to Sponsers (NDCF Distribuition)				
- BSREP India Office Holdings V Pte. Ltd.	40.05	40.65	84.45	186.77
- BSREP India Office Holdings Pte. Ltd.	-	-	-	69.56
- BSREP II India Office Holdings II Pte. Ltd.	84.04	85.30	177.20	170.28
- BSREP India Office Holdings III Pte. Ltd.	271.30	275.36	572.06	374.52
- Project Diamond Holdings (DIFC) Limited	33.90	34.41	71.48	68.69
Total	**429.29**	**435.72**	**905.19**	**869.82**
Interest distributed to Sponsers (NDCF Distribuition)				
- BSREP India Office Holdings V Pte. Ltd.	24.75	28.35	48.75	134.96
- BSREP India Office Holdings Pte. Ltd.	-	-	-	50.75
- BSREP II India Office Holdings II Pte. Ltd.	51.93	59.49	102.29	121.49
- BSREP India Office Holdings III Pte. Ltd.	167.65	192.04	330.23	264.39
- Project Diamond Holdings (DIFC) Limited	20.95	24.00	41.26	49.01
Total	**265.28**	**303.88**	**522.53**	**620.60**
Other income distributed to Sponsers (NDCF Distribuition)				
- BSREP India Office Holdings V Pte. Ltd.	5.25	0.30	6.15	2.46
- BSREP India Office Holdings Pte Ltd.	-	-	-	1.03
- BSREP II India Office Holdings II Pte. Ltd.	11.02	0.63	12.90	1.89
- BSREP India Office Holdings III Pte. Ltd.	35.56	2.03	41.66	3.50
- Project Diamond Holdings (DIFC) Limited	4.44	0.25	5.21	0.76
Total	**56.27**	**3.21**	**65.92**	**9.64**
Dividend distributed to Sponsers (NDCF Distribuition)				
- BSREP India Office Holdings V Pte. Ltd.	13.95	9.45	27.15	38.67
- BSREP India Office Holdings Pte Ltd.	-	-	-	13.91
- BSREP II India Office Holdings II Pte. Ltd.	29.27	19.83	56.97	36.83
- BSREP India Office Holdings III Pte. Ltd.	94.50	64.01	183.91	83.84
- Project Diamond Holdings (DIFC) Limited	11.81	8.00	22.98	14.86
Total	**149.53**	**101.29**	**291.01**	**188.11**
Reimbursement of expense incurred by (excluding GST)				
- Brookprop Property Management Services Private Limited	0.02	0.04	0.26	0.11
- BSREP India Office Holdings V Pte. Ltd.	(12.77)	-	1.36	-
- Brookprop Management Services Private Limited	-	-	3.00	-
Total	**(12.75)**	**0.04**	**4.62**	**0.11**
Reimbursement of expense incurred on behalf of (excluding GST)				
- Parthos One Private Limited	12.19	-	12.19	-
Total	**12.19**	**-**	**12.19**	**-**
Deposits with banks made				
- Axis Bank Limited	100.00	16,136.77	7,194.50	20,573.77
Total	**100.00**	**16,136.77**	**7,194.50**	**20,573.77**
Deposits with banks matured				
- Axis Bank Limited	1,327.50	6,450.77	9,479.50	10,594.77
Total	**1,327.50**	**6,450.77**	**9,479.50**	**10,594.77**
Interest income on deposits with banks				
- Axis Bank Limited	4.99	59.74	15.18	69.00
Total	**4.99**	**59.74**	**15.18**	**69.00**
Credit facilitation fee				
- Shantiniketan Properties Private Limited	0.03	3.61	4.18	6.67
- Seaview Developers Private Limited	4.46	-	8.87	-
Total	**4.49**	**3.61**	**13.06**	**6.67**

Outstanding balances		As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Unsecured loans receivable (Non- current)			
- Candor Kolkata One Hi-Tech Structures Private Limited		10,614.24	10,041.20
- Festus Properties Private Limited		12,409.64	12,457.75
- Shantiniketan Properties Private Limited		4,329.53	845.51
- Mountainstar India Office Parks Private Limited		347.07	378.00
- Seaview Developers Private Limited		14,895.37	17,727.83
- Candor India Office Parks Private Limited		51.78	30.00
- Arliga Ecoworld Business Parks Private Limited		2,039.09	2,595.25
- Rostrum Realty Private Limited		3,561.75	-
	Total	**48,248.47**	**44,075.54**
Investment in equity shares of SPVs/ 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
- Parthos One Private Limited		715.37	-
	Total	**171,199.55**	**158,695.15**
Investment in debentures			
- Seaview Developers Private Limited		-	7,113.40
- Candor Gurgaon One Realty Projects Private Limited		6,160.75	6,286.95
- Kairos Properties Private Limited		1,407.05	3,500.90
- Parthos One Private Limited		2,548.55	-
	Total	**10,116.35**	**16,901.25**
Investment in non convertible debentures			
- Candor Gurgaon One Realty Projects Private Limited		3,973.00	4,503.50
- Kairos Properties Private Limited		865.50	1,528.50
- Parthos Properties Private Limited		615.00	-
	Total	**5,453.50**	**6,032.00**
Interest accrued but not due on debentures			
- Kairos Properties Private Limited		35.75	101.07
- Candor Gurgaon One Realty Projects Private Limited		19.21	19.15
- Seaview Developers Private Limited		-	19.53
- Parthos One Private Limited		5.19	-
	Total	**60.15**	**139.75**
Interest accrued but not due on non convertible debentures			
- Kairos Properties Private Limited		27.18	47.36
- Candor Gurgaon One Realty Projects Private Limited		125.36	136.16
- Parthos Properties Private Limited		0.39	-
	Total	**152.93**	**183.52**

Outstanding balances		As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Interest accrued but not due on loan to Subsidiaries/ Joint venture			
- Candor Kolkata One Hi-Tech Structures Private Limited		527.18	702.58
- Festus Properties Private Limited		855.77	807.21
- Shantiniketan Properties Private Limited		87.99	6.23
- Mountainstar India Office Parks Private Limited		9.48	10.21
- Seaview Developers Private Limited		298.06	440.49
- Candor India Office Parks Private Limited		1.21	0.79
- Arliga Ecoworld Business Parks Private Limited		53.03	65.64
- Rostrum Realty Private Limited		68.24	-
	Total	**1,900.96**	**2,033.15**
Prepaid expenses			
- Brookprop Property Management Services Private Limited		-	0.06
- Axis Trustee Services Limited		2.59	-
	Total	**2.59**	**0.06**
Trade payables (net of withholding tax)			
- Brookprop Management Services Private Limited		49.25	49.20
- Brookprop Property Management Services Private Limited		0.26	0.42
	Total	**49.51**	**49.62**
Other payables (net of withholding tax)			
- BSREP India Office Holdings V Pte. Ltd.		1.47	-
- Shantiniketan Properties Private Limited		0.03	3.54
- Seaview Developers Private Limited		4.39	4.84
- Striton Properties Private Limited		4.39	-
	Total	**10.27**	**8.38**
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 account)			
- Axis Bank Limited		8.96	2.10
	Total	**8.96**	**2.10**
Balance with banks (in deposit account)-Cash and cash equivalents			
- Axis Bank Limited		100.00	2,385.00
	Total	**100.00**	**2,385.00**
Interest accrued but not due on deposits with banks			
- Axis Bank Limited		0.04	1.09
	Total	**0.04**	**1.09**

37

Financial Ratios	For the quarter ended 30 September 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)
Current ratio (in times) (refer note a)	0.79	7.84	0.79	7.84
Debt-equity ratio (in times) (refer note b)	0.11	0.04	0.11	0.04
Debt service coverage ratio (in times) (refer note c)	3.60	20.42	3.65	18.61
Interest service coverage ratio (in times) (refer note d)	3.60	20.42	3.65	18.61
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. million)	212,146.96	161,826.31	212,146.96	161,826.31
Net profit after tax (Amounts in Rs. million)	1,608.50	2,461.22	3,474.34	4,302.05
Earnings per unit- Basic (Amounts in Rs.)	1.94	3.98	4.23	7.02
Earnings per unit- Diluted (Amounts in Rs.)	1.94	3.98	4.23	7.02
Long term debt to working capital (in times) (refer note g)	(7.24)	0.43	(7.24)	0.43
Bad debts to Account receivable ratio (refer note h)	NA	NA	NA	NA
Current liability ratio (in times) (refer note i)	0.40	0.24	0.40	0.24
Total debts to total assets (in times) (refer note j)	0.09	0.04	0.09	0.04
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)	5.70	5.25	11.30	10.50
Net profit margin (in %) (refer note n)	67.01%	87.82%	70.90%	89.05%
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 full 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/ JV and classified as income from investing activity and therefore, operating margin percentage is not applicable and not disclosed		

38 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 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 on investment properties of SDPL Noida has been created on 13 May 2026 as per the terms set out under Debenture Trust Deed.

39 The previous year/period figures have been regrouped, rearranged & reclassified to align with the requirements of SEBI master circular no. SEBI/HO/DDHS-PoD2/P/CIR/2025/99 dated 11 July 2025.

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

41 "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)

SHASHA NK JAIN Digitally signed by SHASHANK JAIN Date: 2026.11.02 14:15:40 +05'30'

SAKET MEHTA Digitally signed by SAKET MEHTA Date: 2026.11.02 14:13:23 +05'30'

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

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

Deloitte
Haskins & Sells

Chartered Accountants
7th Floor, Building 10
Tower B
DLF Cyber City Complex
DLF City Phase - II
Gurugram - 122 002
Haryana, India

Tel: +91 124 679 2000
Fax: +91 124 679 2012

INDEPENDENT AUDITOR'S REPORT ON REVIEW OF UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

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)

Introduction

1. We have reviewed the accompanying Unaudited Condensed Consolidated Interim Financial Statements of **Brookfield India Real Estate Trust** ("the Parent"), and its subsidiaries (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, which comprise of the following:

    - the Unaudited Condensed Consolidated Balance Sheet as at 30 September 2026;
    - the Unaudited Condensed Consolidated Statement of Profit and Loss (including other comprehensive income) for the quarter and half year ended 30 September 2026;
    - the Unaudited Condensed Consolidated Statement of Cash flows for the half year ended 30 September 2026;
    - the Unaudited Condensed Consolidated Statement of Changes in Unitholders' Equity for the half year ended 30 September 2026;
    - the Unaudited Statement of Net Distributable Cash Flows of the Trust and each of its Special Purpose Vehicles (subsidiaries and joint venture) for the quarter and half year ended 30 September 2026; and
    - select explanatory notes

    These Unaudited Condensed Consolidated Interim Financial Statements are being submitted by the Manager pursuant to the requirements of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended (the "REIT Regulations").

2. The Unaudited Condensed Consolidated Interim Financial Statements, which is the responsibility of the Manager's Board of Directors, have been prepared in accordance with 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, to the extent applicable. Our responsibility is to express a conclusion on the Unaudited Condensed Consolidated Interim Financial Statements based on our review.

Scope of Review

3. We conducted our review of the Unaudited Condensed Consolidated Interim Financial Statements 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 Unaudited Condensed Consolidated Interim Financial Statements are free of material misstatement. A review of interim financial information consists of making inquiries, primarily of the Manager's 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 issued by 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. The Unaudited Condensed Consolidated Interim Financial Statements include the financial information of the following entities:

Sr. No.	Name of the entities
A	**Parent entity**
1	Brookfield India Real Estate Trust
B	**Subsidiaries**
1	Candor Kolkata One Hi-Tech Structures Private Limited
2	Shantiniketan Properties Private Limited
3	Seaview Developers Private Limited
4	Festus Properties Private Limited
5	Candor India Office Parks Private Limited
6	Candor Gurgaon One Realty Projects Private Limited
7	Kairos Properties Private Limited
8	Mountainstar India Office Parks Private Limited
9	Arliga Ecoworld Business Parks Private Limited
10	Parthos One Private Limited (w.e.f. 23 September 2026) and its subsidiary Parthos Properties Private Limited (w.e.f. 29 September 2026)
C	**Joint Venture**
1	Rostrum Realty Private Limited and its subsidiaries

Conclusion

5. 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 Unaudited Condensed Consolidated Interim Financial Statements have not been prepared in accordance with Ind AS 34 and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations and have not disclosed the information required to be disclosed in terms of REIT Regulations, including the manner in which it is to be disclosed.

Emphasis of matter

6. We draw attention to Note 15(a) of the Unaudited Condensed Consolidated Interim Financial Statements, 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 17:52:03 +05'30'

Anup Kumar Sharma
Partner
(Membership No. 063828)
(UDIN: 26063828EPICRJ5991)

Place: Gurugram
Date: 02 November 2026

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(All amounts are in Rupees millions unless otherwise stated)

Condensed Consolidated Balance Sheet

Particulars	Note	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
ASSETS			
Non-current assets			
Property, plant and equipment	2	764.43	783.05
Investment property	3	377,351.76	360,979.29
Investment property under development	3	5,067.17	4,636.50
Other intangible assets	2	4.12	2.05
Investments accounted for using equity method	4	8,279.76	8,831.15
Financial assets			
-Loans	5	3,561.75	-
-Other financial assets	6	1,558.03	1,217.41
Deferred tax assets (net)	7	3,289.95	3,328.09
Non-current tax assets (net)	8	2,555.13	2,378.36
Other non-current assets	9	1,911.38	1,466.75
Total non-current assets		**404,343.48**	**383,622.65**
Current assets			
Financial assets			
-Trade receivables	10	1,249.63	1,141.04
-Cash and cash equivalents	11	15,127.30	6,742.18
-Other bank balances	12	965.41	912.26
-Other financial assets	13	128.06	401.53
Other current assets	14	1,973.26	1,336.58
Total current assets		**19,443.66**	**10,533.59**
TOTAL ASSETS		**423,787.14**	**394,156.24**
EQUITY AND LIABILITIES			
Equity			
Unit capital	15	233,573.47	208,119.81
Distribution - Repayment of Capital*		(24,613.87)	(19,941.65)
Other equity	16	(24,962.88)	(12,919.09)
Equity attributable to unit holders of the Brookfield India REIT		**183,996.72**	**175,259.07**
Non-controlling interest		34,370.19	20,362.16
Total equity		**218,366.91**	**195,621.23**
LIABILITIES			
Non current liabilities			
Financial liabilities			
-Borrowings	17	151,049.71	161,902.97
-Lease liabilities		1,454.02	1,427.37
-Other financial liabilities	18	19,157.16	16,253.20
Other non-current liabilities	19	1,755.90	1,678.26
Provisions	20	37.55	27.34
Total non-current liabilities		**173,454.34**	**181,289.14**

Condensed Consolidated Balance Sheet

Particulars	Note	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Current liabilities			
Financial liabilities			
-Borrowings	21	4,746.12	2,424.85
-Lease liabilities		40.63	71.03
-Trade payables	22		
Total outstanding dues of micro enterprises and small enterprises		355.28	339.56
Total outstanding dues of creditors other than micro enterprises and small enterprises		2,347.10	1,780.41
-Other financial liabilities	23	22,944.09	11,143.91
Other current liabilities	24	1,386.26	1,257.30
Provisions	25	8.18	4.24
Current tax liabilities (net)	26	138.23	224.57
Total current liabilities		**31,965.89**	**17,245.87**
Total liabilities		**205,420.23**	**198,535.01**
TOTAL EQUITY AND LIABILITIES		**423,787.14**	**394,156.24**

* Refer Consolidated Statement of Changes in Unitholder's Equity
The accompanying notes from 1 to 57 form an integral part of these Condensed Consolidated Financial Statements.
As per our report of even date attached

For **DELOITTE HASKINS & SELLS**
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:37:28 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:17:17 +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 14:24:30 +05'30'

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

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(All amounts are in Rupees millions unless otherwise stated)

Condensed Consolidated Statement of Profit and Loss

Particulars	Note	For the quarter ended 30 September 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)*
Revenue from operations	27	9,963.65	6,719.37	19,701.91	13,147.81
Other income	28	605.51	231.12	1,173.60	353.30
Total income		**10,569.16**	**6,950.49**	**20,875.51**	**13,501.11**
Expenses					
Cost of material consumed	29	37.30	23.20	64.99	48.32
Employee benefits expenses	30	100.23	70.70	213.70	144.27
Finance costs	31	3,167.24	2,022.22	6,545.35	4,069.70
Depreciation and amortization expenses	32	1,448.81	1,069.14	2,868.58	2,116.78
Other expenses	33	3,410.86	1,853.25	5,872.03	3,534.66
Total expenses		**8,164.44**	**5,038.51**	**15,564.65**	**9,913.73**
Profit before share of profit of equity accounted investee and tax		**2,404.72**	**1,911.98**	**5,310.86**	**3,587.38**
Share of net loss (after tax) of joint venture accounted for using the equity method		(23.38)	(121.22)	(146.04)	(269.24)
Profit before tax		**2,381.34**	**1,790.76**	**5,164.82**	**3,318.14**
Tax expense:	34				
Current tax					
-for current period		(161.87)	127.24	241.61	204.81
-for earlier years **		(93.95)	(1.34)	(95.24)	0.88
Deferred tax (credit)/ charge		(130.51)	171.05	37.41	295.62
Tax expense/ (credit) for the period		**(386.33)**	**296.95**	**183.78**	**501.31**
Profit for the period after tax		**2,767.67**	**1,493.81**	**4,981.04**	**2,816.83**
Other comprehensive income/ (loss)					
Items that will not be reclassified to profit or loss					
- Remeasurement of defined benefit obligations		2.82	1.28	2.51	2.12
- Income tax related to items that will not be reclassified to profit or loss		(0.81)	(0.37)	(0.72)	(0.61)
- Share of other comprehensive income /(loss) of joint venture accounted for using the equity method		0.34	(0.10)	0.08	0.12
Other comprehensive income for the period, net of tax		**2.35**	**0.81**	**1.87**	**1.63**
Total comprehensive income for the period		**2,770.02**	**1,494.62**	**4,982.91**	**2,818.46**
Profit for the period after income tax attributable to unit holders of Brookfield India REIT		2,400.83	1,394.63	4,198.89	2,640.22
Profit for the period after income tax attributable to non-controlling interests		366.84	99.18	782.15	176.61
Total comprehensive income for the period attributable to unit holders of Brookfield India REIT		2,403.18	1,395.44	4,200.76	2,641.85
Total comprehensive income for the period attributable to non-controlling interests		366.84	99.18	782.15	176.61
Earnings per unit	40				
Basic (in Rs.)		2.89	2.26	5.12	4.31
Diluted (in Rs.)		2.89	2.26	5.12	4.31

* Refer note 56
** Refer note 53
The accompanying notes from 1 to 57 form an integral part of these Condensed Consolidated Financial Statements.
As per our report of even date attached

For **DELOITTE HASKINS & SELLS**
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:38:26 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:17:36 +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 14:24:50 +05'30'

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

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(All amounts are in Rupees millions unless otherwise stated)

Condensed Consolidated Statement of Cash Flows

Particulars	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)
Cash flows from operating activities :		
Profit before share of profit of equity accounted investee and tax	5,310.86	3,587.38
Adjustments for :		
Depreciation and amortization expenses	2,868.58	2,116.78
Allowance for expected credit loss	17.37	11.27
Interest income on deposits with banks	(244.84)	(180.17)
Interest on income tax refund (refer note 3 below)	(36.97)	(56.72)
Deferred income amortization	(378.07)	(282.88)
Credit impaired	1.12	-
Gain on investment in mutual funds	(433.07)	(8.05)
Interest income on loan to joint venture	72.99	-
Employee share based payment	4.98	2.62
Finance costs	6,545.35	4,069.70
(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
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**
Movement in working capital:		
(Increase) in other current and non current assets	(1,011.26)	(265.98)
Decrease /(increase) in current and non current financial assets	(0.83)	(90.82)
Increase in current and non current financial liabilities	1,386.11	1,121.35
(Decrease)/ increase in other current and non current liabilities	29.96	(129.28)
Cash generated from operating activities	**14,836.44**	**9,899.65**
Income taxes (paid)/ refunds received (net)	(354.79)	(257.46)
Net cash generated from operating activities (A)	**14,481.65**	**9,642.19**
Cash flows from investing activities :		
Expenditure incurred on investment property	(2,446.25)	(981.95)
Purchase of property, plant and equipment	(14.18)	(7.90)
Payment for acquisition of subsidiary, including directly attributable expenses	(6,427.53)	-
Deposits with banks matured#	561.03	784.79
Deposits with banks made #	(552.92)	(610.21)
Purchase of mutual funds	(64,944.14)	(1,837.40)
Redemption of mutual funds	65,377.21	1,845.48
Interest on income tax refund (refer note 3 below)	36.97	56.72
Interest received on deposits with banks	239.94	136.60
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 (Refer Note 36)	80.00	80.00
Dividends from Joint venture	405.35	650.40
Net cash (used)/ generated in investing activities (B)	**(11,241.51)**	**116.53**
Cash flows from financing activities :		
Finance cost paid	(6,088.74)	(3,899.34)
Proceeds from term loan from banks/financial institutions	1,731.00	4,827.00
Proceeds from short term borrowings	2,415.00	5,980.00
Proceeds from issue of commercial papers	2,529.64	-
Proceeds from issue of non-convertible debentures	999.50	2,000.00
Proceeds from compulsorily-convertible debentures	2,525.00	
Payment of principal portion of lease liabilities	(68.76)	(19.43)
Payment of interest portion of lease liabilities	(9.25)	(14.75)
Repayment of non-convertible debentures	(2,098.80)	(2,540.00)
Proceeds from issue of share capital to non controlling interest	11,565.49	-
Repayment of short term borrowings	(3,915.00)	(5,980.00)
Repayment of inter corporate deposits	(178.00)	
Repayment of term loan from banks/financial institutions	(20,394.21)	(3,982.15)
Payment for dividend to non controlling interest	(58.61)	-

Condensed Consolidated Statement of Cash Flows

Particulars	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)
Proceeds from issue of Unit capital	26,000.00	10,000.00
Expense incurred towards institutional placement	(596.86)	(12.75)
Expense incurred towards preferential allotment	-	(1.99)
Distribution to unitholders	(9,215.26)	(6,381.82)
Net cash generated/ (used) in financing activities (C)	**5,142.14**	**(25.23)**
Net increase in cash and cash equivalents (A+B+C)	**8,382.28**	**9,733.49**
Cash and cash equivalents at the beginning of the period	**6,742.18**	**5,746.49**
Cash and cash equivalents acquired due to asset acquisition:	**2.84**	**-**
Cash and cash equivalents at the end of the period (refer note 11)	**15,127.30**	**15,479.98**
Components of cash and cash equivalents at the end of the period		
Balances with banks		
- in current account	335.16	120.18
- in deposit account	14,792.14	15,359.80
	15,127.30	**15,479.98**

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 57 form an integral part of these Condensed Consolidated Financial Statements.

As per our report of even date attached

For **DELOITTE HASKINS & SELLS**
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:39:15 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:17:51 +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 14:25:11 +05'30'

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

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(All amounts are in Rupees million unless otherwise stated)

Condensed 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 (refer note 15)	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 (refer note 15)	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 during the year ended 31 March 2026#	-	-	(6,932.57)	-	(6,932.57)	-	(6,932.57)
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 half year (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
Condensed Consolidated Interim Financial Statements
(All amounts are in Rupees million 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	**-**	**-**	**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)**	**(10,124.46)**	**-**	**(11,256.67)**	**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.

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

The accompanying notes from 1 to 57 form an integral part of these Condensed Consolidated Financial Statements.

As per our report of even date attached

For **DELOITTE HASKINS & SELLS**
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:40:05 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:18:12 +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 14:25:24 +05'30'

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

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(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 31 March 2026 (Audited)		
		Book Value	Fair value	Book Value	Fair value	
A	Total assets	423,787.14	573,819.27	394,156.24	524,066.72	(refer note 2 below)
B	Total liabilities*	(205,420.23)	(203,925.58)	(198,535.01)	(197,036.61)	
C	**Net assets (A-B)**	**218,366.91**	**369,893.69**	**195,621.23**	**327,030.11**	
D	Less: Non-controlling interest (refer note 1 below)	(21,599.09)	(44,264.50) **	(20,362.16)	(37,270.74)	
E	**Net assets attributable to unit holders of Brookfield India REIT**	**196,767.82**	**325,629.19**	**175,259.07**	**289,759.37**	
F	No. of units	829,880,869	829,880,869	749,385,513	749,385,513	
G	**NAV per unit (E/F)**	**237.10**	**392.38**	**233.87**	**386.66**	

Note:1

Non controlling interest (as reported)@	(34,370.19)	(57,035.60) **	(20,362.16)	(37,270.74)
Less: Adjustment for Put option liability #	12,771.10	12,771.10	-	-
Non controlling intetest (adjusted)	**(21,599.09)**	**(44,264.50)**	**(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 and 31 March 2026 of Rs. 1,494.65 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 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 per 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. 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 property 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 property 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), tenant credit quality, lease terms and investors expected return.

Note: 2

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.

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. 1,609.17 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. 37,789.16 million (proportionate interest) and is determined by an independent external registered property valuer (also refer note 37 for fair value).

The accompanying notes from 1 to 57 form an integral part of these Condensed Consolidated Financial Statements.

Consolidated Statement of Total Return at Fair Value

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

The changes in fair value for the respective periods presented has been computed based on the changes in fair value of the underlying assets of SPVs (including changes in fair value of equity method investment), 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 57 form an integral part of these Condensed Consolidated Financial Statements.

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(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 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)
Cashflows from operating activities of the Trust	**(157.27)**	**(81.48)**	**(300.90)**	**(182.82)**
(+) Cash flows received from SPVs / Investment entities which represent distributions of NDCF computed as per relevant framework (refer note 2 below)	4,957.30	3,467.21	9,727.57	6,846.25
(+) 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	27.40	466.60	43.44
(+) 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)	(126.00)	(903.37)	(245.08)
(-) 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	-	-	-	-

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(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 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)
(-) 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**	**3,287.13**	**8,989.90**	**6,461.79**
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
Surplus cash available (excluding surplus cash from debt raised)*	170.18	-	387.76	-
NDCF including surplus cash at Trust Level	**4,730.33**	**3,360.06**	**9,377.66**	**6,550.76**

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 and Rs. 407.07 million for the quarter and half year ended 30 September 2026 respectively.

* Surplus cash includes amounts available for distribution as certain expenses relating to institutional placement amounting to Rs. 3.03 million for the half year ended 30 September 2026, is included in the cash outflows from operating activities of the Trust, further it includes Rs. 170.18 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 and the half year ended 30 September 2026 respectively.

The accompanying notes from 1 to 57 form an integral part of these Condensed Consolidated Financial Statements.
As per our report of even date attached

For DELOITTE HASKINS & SELLS
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:41:02 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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

SHASHAN K JAIN
Digitally signed by SHASHANK JAIN
Date: 2026.11.02 14:18:35 +05'30'

SAKET MEHTA
Digitally signed by SAKET MEHTA
Date: 2026.11.02 14:25:48 +05'30'

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

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

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(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
Condensed Consolidated Interim Financial Statements
(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 57 form an integral part of these Condensed Consolidated Financial Statements.

As per our report of even date attached
For DELOITTE HASKINS & SELLS
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:41:48 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:18:50 +05'30'

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

SAKET MEHTA
Digitally signed by SAKET MEHTA
Date: 2026.11.02 14:26:23 +05'30'

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

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(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)**
(-) 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)	-	-	-		-

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(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**
(-) 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 57 form an integral part of these Condensed Consolidated Financial Statements.
As per our report of even date attached

For DELOITTE HASKINS & SELLS
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:42:41 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:19:09 +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 14:26:37 +05'30'

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

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(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 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)**

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(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 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. 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 tl 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 fo September 2025 has been calculated as per this Revised NDCF Framework.

The accompanying notes from 1 to 57 form an integral part of these Condensed Consolidated Financial Statements.
As per our report of even date attached

For DELOITTE HASKINS & SELLS
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:43:46 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:19:24 +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: 2026.11.03 14:26:57 -05'30'

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

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(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
Condensed Consolidated Interim Financial Statements
(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 57 form an integral part of these Condensed Consolidated Financial Statements.
As per our report of even date attached

For DELOITTE HASKINS & SELLS
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:44:56 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:19:43 +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 14:27:17 +05'30'

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

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(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
Condensed Consolidated Interim Financial Statements
(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**	**1,446.78**	**783.46**	**1,682.44**	**85.77**	**904.67**	**774.38**	**56.76**	**2,064.60**	**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**	**1,659.17**	**784.67**	**1,685.55**	**85.77**	**908.22**	**1,010.75**	**56.76**	**2,064.60**	**9,033.26**	**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**	**1,659.17**	**784.67**	**1,685.55**	**85.77**	**908.22**	**1,010.75**	**56.76**	**1,888.77**	**8,857.43**	**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 57 form an integral part of these Condensed Consolidated Financial Statements.

For DELOITTE HASKINS & SELLS
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:45:56 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:20:19 +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 14:27:35 +05'30'

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

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(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)**
(-) 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)**

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(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**
(-) 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 57 form an integral part of these Condensed Consolidated Financial Statements.
As per our report of even date attached

For DELOITTE HASKINS & SELLS
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:47:03 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:20:35 +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 14:27:51 +05'30'

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

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(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)**

Condensed Consolidated Interim Financial Statements
(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 57 form an integral part of these Condensed Consolidated Financial Statements.
As per our report of even date attached

For DELOITTE HASKINS & SELLS
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:48:12 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:26:53 +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 14:28:05 +05'30'

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

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(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
Condensed Consolidated Interim Financial Statements
(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 57 form an integral part of these Condensed Consolidated Financial Statements.
As per our report of even date attached

For DELOITTE HASKINS & SELLS
Chartered Accountants
Firm Registration No.: 015125N

Anup Kumar Sharma
Digitally signed by Anup Kumar Sharma
Date: 2026.11.02 17:49:21 +05'30'

Anup Kumar Sharma
Partner
Membership No: 063828
Place: Gurugram
Date: 02 November 2026

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 14:21:08 +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 14:28:20 +05'30'

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

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Consolidated Financial Statements

1 The Condensed Consolidated Financial Statements (Condensed Consolidated Interim Financial Statements) 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"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 ('Ind AS') and relevant amendment rules thereafter to the extent not inconsistent with the REIT Regulations (refer note 15 on presentation of "Unit Capital" as "Equity" instead of compound instruments under Ind AS 32 – Financial Instruments: Presentation), read with relevant rules issued thereunder and other accounting principles generally accepted in India.
Accordingly, these Condensed Consolidated Financial Statements do not include all the information required for a complete set of financial statements. These Condensed Consolidated Financial Statements 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. There are no newly issued accounting standard or a revision to an existing accounting standard, which required any 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 Condensed Consolidated Financial Statements were 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 Condensed Consolidated Financial Statements are presented in Indian Rupees in millions, except when otherwise indicated.

2 Property, plant and equipment and Intangible assets

Particulars	Gross block					Accumulated depreciation				Net block	
	Balance as at 01 April 2026	Additions	Addition due to asset acquisition*	Deletions/ Adjustments	Balance as at 30 September 2026	Balance as at 01 April 2026	Charge for the period	Deletions/ Adjustments	Balance as at 30 September 2026	Balance as at 30 September 2026	Balance as at 31 March 2026
Assets (site)											
Air conditioner	0.07	-	-	-	0.07	0.07	-	-	0.07	-	-
Computers	0.98	0.36	0.37	-	1.71	0.40	0.24	-	0.64	1.07	0.58
Plant and machinery	0.47	-	-	-	0.47	0.47	-	-	0.47	0.00	0.00
Furniture and fixtures	2.78	-	-	-	2.78	2.74	0.04	-	2.78	0.00	0.04
Electrical fittings	0.75	-	-	-	0.75	0.52	0.15	-	0.67	0.08	0.23
Office equipment	0.41	0.19	0.08	-	0.68	0.41	0.01	-	0.42	0.26	-
Vehicle	0.02	-	-	-	0.02	0.02	-	-	0.02	0.00	0.00
Sub total	**5.48**	**0.55**	**0.45**	**-**	**6.48**	**4.63**	**0.44**	**-**	**5.07**	**1.41**	**0.85**
Assets (maintenance)											
Air conditioner	26.09	-	-	-	26.09	9.80	1.34	-	11.14	14.96	16.30
Plant and machinery	345.78	2.76	-	-	348.54	117.22	14.38	-	131.60	216.94	228.56
Furniture and fixtures	120.43	1.77	-	-	122.20	53.59	6.75	-	60.34	61.87	66.84
Office equipment	53.12	9.94	-	-	63.06	33.31	4.87	-	38.18	24.88	19.81
Electrical fittings	31.32	-	-	-	31.32	10.28	2.03	-	12.31	19.01	21.04
Kitchen equipments	0.16	-	-	-	0.16	0.16	-	-	0.16	-	-
Buildings	446.85	-	-		446.85	20.26	4.02	-	24.28	422.56	426.59
Vehicle	4.21	-	-	-	4.21	1.15	0.25	-	1.40	2.80	3.06
Sub total	**1,027.96**	**14.47**	**-**	**-**	**1,042.43**	**245.77**	**33.64**	**-**	**279.41**	**763.02**	**782.20**
TOTAL	**1,033.44**	**15.02**	**0.45**	**-**	**1,048.91**	**250.40**	**34.08**	**-**	**284.48**	**764.43**	**783.05**
Other intangible assets											
Softwares	3.87	2.46	-	-	6.33	1.82	0.39	-	2.21	4.12	2.05
GRAND TOTAL	**1,037.31**	**17.48**	**0.45**	**-**	**1,055.24**	**252.22**	**34.47**	**-**	**286.69**	**768.55**	**785.10**

* Refer note 46 for acquisition of Parthos One.

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Consolidated Financial Statements

Particulars	Gross block					Accumulated depreciation				Net block	
	Balance as at 01 April 2025	Additions	Addition due to asset acquisition*	Deletions/ Adjustments	Balance as at 31 March 2026	Balance as at 01 April 2025	Charge for the year	Deletions/ Adjustments	Balance as at 31 March 2026	Balance as at 31 March 2026	Balance as at 31 March 2025
Assets (site)											
Air conditioner	0.07	-	-	-	0.07	0.07	-	-	0.07	-	-
Computers	0.27	-	0.71	-	0.98	0.27	0.13	-	0.40	0.58	-
Plant and machinery	0.47	-	-	-	0.47	0.37	0.10	-	0.47	0.00	0.10
Furniture and fixtures	2.78	-	-	-	2.78	2.52	0.22	-	2.74	0.04	0.26
Electrical fittings	0.75	-	-	-	0.75	0.32	0.20	-	0.52	0.23	0.43
Office equipment	0.41	-	-	-	0.41	0.41	-	-	0.41	-	-
Vehicle	-	-	0.02	-	0.02	-	0.02	-	0.02	0.00	-
Sub total	**4.75**	**-**	**0.73**	**-**	**5.48**	**3.96**	**0.67**	**-**	**4.63**	**0.85**	**0.79**
Assets (maintenance)											
Air conditioner	26.76	(0.67)	-	-	26.09	7.16	2.64	-	9.80	16.30	19.59
Plant and machinery	340.01	5.77	-	-	345.78	85.87	31.35	-	117.22	228.56	254.15
Furniture and fixtures	112.13	8.30	-	-	120.43	40.41	13.18	-	53.59	66.84	71.73
Office equipment	48.51	4.61	-	-	53.12	23.29	10.02	-	33.31	19.81	25.22
Electrical fittings	30.10	1.22	-	-	31.32	6.23	4.05	-	10.28	21.04	23.86
Kitchen equipments	0.16	-	-	-	0.16	0.16	0.00	-	0.16	-	-
Buildings	446.85	-	-		446.85	12.25	8.01	-	20.26	426.59	434.60
Vehicle	2.82	1.39	-	-	4.21	0.77	0.38	-	1.15	3.06	2.05
Sub total	**1,007.36**	**20.62**	**-**	**-**	**1,027.96**	**176.14**	**69.63**	**-**	**245.77**	**782.20**	**831.20**
TOTAL	**1,012.09**	**20.62**	**0.73**	**-**	**1,033.44**	**180.10**	**70.30**	**-**	**250.40**	**783.05**	**831.99**
Other intangible assets											
Softwares	3.87	-	-	-	3.87	1.25	0.57	-	1.82	2.05	2.62
GRAND TOTAL	**1,015.96**	**20.62**	**0.73**	**-**	**1,037.31**	**181.35**	**70.87**	**-**	**252.22**	**785.10**	**834.61**

* Refer note 48 for acquisition of Arliga Ecoworld.

3 Investment property

Particulars	Gross block					Accumulated depreciation and impairment				Net block	
	Balance as at 01 April 2026	Additions	Addition due to asset acquisition*	Deletions/ Adjustments	Balance as at 30 September 2026	Balance as at 01 April 2026	Charge for the period	Deletions/ Adjustments	Balance as at 30 September 2026	Balance as at 30 September 2026	As at 31 March 2026
Assets (constructed), given/expected to be given on operating lease											
Freehold land	170,808.56	-	-	-	170,808.56	-	-	-	-	170,808.56	170,808.56
Buildings	192,471.95	1,784.89	125.49	-	194,382.33	12,718.31	2,091.07	-	14,809.38	179,572.95	179,753.64
Air conditioners	2,995.29	48.72	5.23	(3.88)	3,045.36	1,300.47	141.56	(2.84)	1,439.19	1,606.17	1,694.82
Electrical fittings & equipment	1,967.93	227.42	2.75	-	2,198.10	1,143.17	132.34	-	1,275.51	922.59	824.76
Plant and machinery	4,239.95	105.84	1.55	-	4,347.34	1,069.70	288.45	-	1,358.15	2,989.19	3,170.25
Diesel generator sets	1,576.15	45.04		-	1,621.19	683.56	72.96	-	756.52	864.67	892.59
Road	453.81	-	-	-	453.81	11.19	22.75		33.94	419.87	442.62
Furniture and fixtures	723.99	27.51	9.45	-	760.95	350.04	44.10	-	394.14	366.81	373.95
Right of use (Leasehold land & buildings)	2,997.17	-	16,778.67	-	19,775.84	106.13	22.56	-	128.69	19,647.15	2,891.04
Office equipment	132.13	40.40	3.69	-	176.22	48.81	13.67	-	62.48	113.74	83.32
Computers	23.46	0.23		-	23.69	12.64	0.69	-	13.33	10.36	10.82
Sub total	**378,390.39**	**2,280.05**	**16,926.82**	**(3.88)**	**397,593.38**	**17,444.02**	**2,830.15**	**(2.84)**	**20,271.33**	**377,322.05**	**360,946.37**
Assets (food court), given/expected to be given on operating lease											
Air conditioner	11.91	-	-	-	11.91	4.62	0.60	-	5.22	6.69	7.29
Furniture & fixtures	38.15	-	-	-	38.15	31.59	0.32	-	31.91	6.24	6.56
Plant and machinery	10.16	-	-	-	10.16	3.19	0.48	-	3.67	6.49	6.97
Electrical fittings & equipment	4.16	-	-	-	4.16	0.17	0.21	-	0.38	3.78	3.99
Office equipment	3.51	-	-	-	3.51	2.26	0.14	-	2.40	1.11	1.25
Kitchen equipment	24.57	0.75	-	-	25.32	18.33	2.10	-	20.43	4.89	6.24
Computers	0.86	-	-	-	0.86	0.24	0.11	-	0.35	0.51	0.62
Sub total	**93.32**	**0.75**	**-**	**-**	**94.07**	**60.40**	**3.96**	**-**	**64.36**	**29.71**	**32.92**
Sub total - Investment property	**378,483.71**	**2,280.80**	**16,926.82**	**(3.88)**	**397,687.45**	**17,504.42**	**2,834.11**	**(2.84)**	**20,335.69**	**377,351.76**	**360,979.29**
Investment property - under development											
Capital work in progress (CWIP)	5,156.73	2,272.00	-	(1,841.33)	5,587.40	520.23	-	-	520.23	5,067.17	4,636.50
Sub total - Investment property under development	**5,156.73**	**2,272.00**	**-**	**(1,841.33)**	**5,587.40**	**520.23**	**-**	**-**	**520.23**	**5,067.17**	**4,636.50**
Total	**383,640.44**	**4,552.80**	**16,926.82**	**(1,845.21)**	**403,274.84**	**18,024.65**	**2,834.11**	**(2.84)**	**20,855.93**	**382,418.93**	**365,615.79**

Buildings net block includes Rs. 33,271.10 million (31 March 2026: Rs. 33,470.21 million), held under co-development agreement as described in Note 36 (Capital Commitments).
*refer note 46 for acquisition of Parthos One

Reconciliation for total depreciation expense:

	For the quarter ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)
Total depreciation on property, plant and equipment for the period	17.47	34.47
Total depreciation and impairment on investment property for the period	1,431.34	2,834.11
Depreciation expense for the period	**1,448.81**	**2,868.58**

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Consolidated Financial Statements

Particulars	Gross block					Accumulated depreciation and impairment				Net block	
	Balance as at 01 April 2025	Additions	Addition due to asset acquisition**	Deletions/ Adjustments	Balance as at 31 March 2026	Balance as at 01 April 2025	Charge for the year	Deletions/ Adjustments	Balance as at 31 March 2026	Balance as at 31 March 2026	As at 31 March 2025
Assets (constructed), given/expected to be given on operating lease											
Freehold land	93,401.05	-	77,407.51	-	170,808.56	-	-	-	-	170,808.56	93,401.05
Buildings	144,236.49	914.19	47,321.27	-	192,471.95	9,321.14	3,397.17	-	12,718.31	179,753.64	134,915.35
Air conditioners	2,896.87	98.42	-	-	2,995.29	994.93	305.54	-	1,300.47	1,694.82	1,901.94
Electrical fittings & equipment	1,894.44	63.32	10.17	-	1,967.93	884.69	258.48	-	1,143.17	824.76	1,009.75
Plant and machinery	2,403.37	130.16	1,706.42	-	4,239.95	718.06	351.64	-	1,069.70	3,170.25	1,685.31
Diesel generator sets	1,462.72	113.43		-	1,576.15	519.19	164.37	-	683.56	892.59	943.53
Road	-	453.81	-	-	453.81	-	11.19		11.19	442.62	-
Furniture and fixtures	634.66	35.51	53.82	-	723.99	270.96	79.08	-	350.04	373.95	363.70
Right of use (leasehold land)	1,754.27	229.90	1,013.00	-	2,997.17	77.02	29.11	-	106.13	2,891.04	1,677.25
Office equipment	72.34	32.93	26.86	-	132.13	32.01	16.80	-	48.81	83.32	40.33
Computers	22.54	0.92		-	23.46	8.85	3.79	-	12.64	10.82	13.69
Sub total	**248,778.75**	**2,072.59**	**127,539.05**	**-**	**378,390.39**	**12,826.85**	**4,617.17**	**-**	**17,444.02**	**360,946.37**	**235,951.90**
Assets (food court), given/expected to be given on operating lease											
Air conditioner	7.05	4.86	-	-	11.91	3.61	1.01	-	4.62	7.29	3.44
Furniture & fixtures	31.73	6.42	-	-	38.15	31.30	0.29	-	31.59	6.56	0.43
Plant and machinery	4.81	5.35	-	-	10.16	2.45	0.74	-	3.19	6.97	2.36
Electrical fittings & equipment	-	4.16	-	-	4.16	-	0.17	-	0.17	3.99	-
Office equipment	2.18	1.33	-	-	3.51	2.17	0.09	-	2.26	1.25	0.01
Kitchen equipment	24.57	-	-	-	24.57	14.02	4.31	-	18.33	6.24	10.55
Computers	0.20	0.66	-	-	0.86	0.20	0.04	-	0.24	0.62	-
Sub total	**70.54**	**22.78**	**-**	**-**	**93.32**	**53.75**	**6.65**	**-**	**60.40**	**32.92**	**16.79**
Sub total - Investment property	**248,849.29**	**2,095.37**	**127,539.05**	**-**	**378,483.71**	**12,880.60**	**4,623.82**	**-**	**17,504.42**	**360,979.29**	**235,968.69**
Investment property - under development*											
Capital work in progress (CWIP)	2,271.43	2,583.11	1,266.55	(964.36)	5,156.73	520.23	-	-	520.23	4,636.50	1,751.20
Sub total - Investment property under development	**2,271.43**	**2,583.11**	**1,266.55**	**(964.36)**	**5,156.73**	**520.23**	**-**	**-**	**520.23**	**4,636.50**	**1,751.20**
Total	**251,120.72**	**4,678.49**	**128,805.60**	**(964.36)**	**383,640.44**	**13,400.83**	**4,623.82**	**-**	**18,024.65**	**365,615.79**	**237,719.89**

Buildings net block includes Rs. 33,470.21 million (31 March 2025: Rs. 33,892.96 million), held under co-development agreement as described in Note 36 (Capital Commitments).
* The amount of Rs. 964.36 million shown in "Deletions/ Adjustments" under "Gross Block" represents capitalization during the period.
* * Refer note 48 for acquisition of Arliga Ecoworld.

Reconciliation for total depreciation expense:	**For the quarter ended 30 September 2025 (Unaudited)**	**For the half year ended 30 September 2025 (Unaudited)**
Total depreciation on property, plant and equipment for the period	16.99	36.24
Total depreciation and impairment on investment property for the period	1,052.22	2,080.86
Less:- Depreciation during the construction period on site assets - capitalized	(0.07)	(0.32)
Depreciation expense for the period	**1,069.14**	**2,116.78**

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
4 Non current assets - Investments accounted for using equity method		
Trade, unquoted, Investments in Joint venture (at cost)		
32,848,620 (31 March 2026: 32,848,620) Equity shares of Rostrum Realty Private Limited of Rs.10 each, fully paid up	8,279.76	8,831.15
	8,279.76	**8,831.15**

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
5 Non current financial assets - Loans		
(Unsecured and considered good)		
Loan to joint venture*	3,561.75	-
	3,561.75	**-**

*refer note 44 for related party balance

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
6 Non current financial assets - Other		
(Unsecured and considered good)		
Security deposits*	1,001.57	992.16
Deposits with Banks#	31.96	0.51
Interest accrued but not due on deposits with banks*	0.40	0.04
To related parties (refer note 44)		
Derivative Assets**	524.10	224.70
	1,558.03	**1,217.41**

* Dues from related parties, refer note 44

These deposits are of restricted use being lien against debt service reserve account, bank guarantees given to various authorities.

** Refer note 37 Financial instruments – Fair values and risk management and note 44 related party disclousre

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
7 Deferred tax asset (net)		
Deferred tax asset (net)	3,289.95	3,328.09
	3,289.95	**3,328.09**

The Group has recognized deferred tax asset of Rs. 5,906.24 million (31 March 2026: Rs. 6,958.49 million) on unabsorbed depreciation & business losses and Rs. 1,213.71 million (31 March 2026: Rs. Nil) on MAT credit entitlement, considering the deferred tax liability on existing taxable temporary differences in respective SPVs that will reverse in the future and estimated taxable income for future years. The amount of deferred tax assets considered realizable, however, could reduce in the near term if estimates of future taxable income during the carry-forward period are reduced.

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
8 Non-current tax assets (net)		
Advance income tax	2,555.13	2,378.36
	2,555.13	**2,378.36**

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
9 Other non-current assets		
(Unsecured and considered good)		
Capital advances	240.69	220.35
Lease rent equalization*	1,611.10	1,181.46
Prepaid expenses	48.57	49.86
Balance recoverable from government authorities	11.02	15.08
	1,911.38	**1,466.75**

*For balance to related parties, refer note 44

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
10 Current financial assets - Trade receivables		
Trade receivables considered good - unsecured*	1,249.63	1,141.04
Trade receivables - credit impaired	62.51	50.17
Less: loss allowance	(62.51)	(50.17)
	1,249.63	**1,141.04**

*For balance to related parties, refer note 44

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
11 Current financial assets - Cash and cash equivalents		
Balance with banks :*		
- in current account	335.16	126.17
- in deposit account (original maturity of 3 months or less)	14,792.14	6,616.01
	15,127.30	**6,742.18**

*For balance to related parties, refer note 44

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
12 Current financial assets - Other bank balances		
Deposits with banks*	965.41	912.26
	965.41	**912.26**

* These fixed deposits includes Rs. 965.41 million (31 March 2026 : Rs. 912.26 million) are of restricted use being lien against debt service reserve account, bank guarantees given to various authorities. For related parties refer note 44

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
13 Current financial assets - Other		
(Unsecured and considered good)		
To parties other than related parties		
Security deposits	0.01	0.01
Interest accrued but not due on deposits with banks*	26.80	21.67
Deposits with banks**	2.00	6.52
Other receivables*	31.02	373.33
To related parties (refer note 44)		
Interest accrued but not due on Loan to joint venture entity	68.23	-
	128.06	**401.53**

*For balance to related parties, refer note 44
** These fixed deposits are lien marked against various authorities.

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
14 Other current assets		
(Unsecured and considered good)		
Advances to vendors	141.78	199.70
Prepaid expenses*	301.14	95.61
Balance recoverable from government authorities	828.68	613.56
Lease rent equalization*	701.66	427.71
	1,973.26	**1,336.58**

*For balance to related parties, refer note 44

15 **Unit Capital**

Particulars	No. of Units	Amount
As at 01 April 2025	**607,752,448**	**164,192.95**
Add: Units issued during the year (refer note b below)	141,633,065	45,000.00
Less: Issue expenses (refer note d below)	-	(1,073.14)
Closing balance as at 31 March 2026	**749,385,513**	**208,119.81**
Add: Units issued during the period (refer note b below)	80,495,356	26,000.00
Less: Issue expenses (refer note d below)	-	(546.34)
Closing balance as at 30 September 2026	**829,880,869**	**233,573.47**

(a) Terms/ rights attached to Units and accounting thereof

The Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of Unit is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust at least once in every six months in each financial year in accordance with the REIT Regulations. The Board of Directors of the Manager approves distributions. The distribution will be in proportion to the number of Units held by the Unitholders on the record date. The Trust declares and pays distributions in Indian Rupees..

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 financial year. 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 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.

(b) Unit issued during the year

On 02 September 2025, the Trust has alloted 32,258,065 Units at Rs.310.00 per Unit to various third-party investors on prefrential allotment basis aggregating to Rs. 10,000.00 million.

On 10 December 2025, 109,375,000 units have been issued at Rs.320.00 per unit via institutional placement to arrange the funds for acquisition of 100% share capital of Arliga Ecoworld, these units got listed on NSE and BSE on 11 December 2025.

On 22 April 2026, the Trust has alloted 80,495,356 units at Rs.323.00 per unit via institutional placement aggregating to Rs. 26,000.00 million.

(c) Number of Units allotted for acquiring all the equity interest held in the SPVs / JV

Name of SPV/ JV	Number of Units allotted for consideration other than cash			
	Sponsor	Sponsor Group	Other than Sponsor and Sponsor Group	Total
As at 30 Septmeber 2026 and 31 March 2026				
Candor Kolkata	54,117,888	16,364	-	54,134,252
Festus	-	31,474,412	-	31,474,412
SPPL Noida	-	41,483,012	-	41,483,012
CIOP	-	800,727	-	800,727
SDPL Noida	-	15,463,616	-	15,463,616
Kairos	-	12,696,800	-	12,696,800
Rostrum - Joint Venture (refer note 46)	-	-	40,930,000	40,930,000
Total number of Units issued	**54,117,888**	**101,934,931**	**40,930,000**	**196,982,819**

(d) Expenses incurred pertaining to new issuance of units (Institutional placement and Preferential allotment) have been reduced from the Unitholders capital in accordance with Ind AS 32 - Financial Instruments: Presentation.

(e) Unitholders holding more than 5 percent Units in the Trust

Name of Unitholders	As at 30 September 2026		As at 31 March 2026	
	No. of Units	% of holdings	No. of Units	% of holdings
BSREP India Office Holdings III Pte. Ltd.	101,609,005	12.24%	101,609,005	13.56%
Parag Parikh flexi cap Fund	68,921,742	8.31%	43,530,870	5.81%

(f) Units issued other than cash

The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units from the date of registration till the balance sheet date.

(g) Unitholding of sponsor group

Name of Unitholders	As at 30 September 2026		As at 31 March 2026		% Change during the period ended 30 September 2026
	No. of Units	% of holdings	No. of Units	% of holdings	
BSREP India Office Holdings V Pte. Ltd.	15,000,000	1.81%	15,000,000	2.00%	-0.19%
BSREP India Office Holdings III Pte. Ltd.	101,609,005	12.24%	101,609,005	13.56%	-1.32%
BSREP II India Office Holdings II Pte. Ltd.	31,474,412	3.79%	31,474,412	4.20%	-0.41%
Project Diamond Holdings (DIFC) Limited	12,696,800	1.53%	12,696,800	1.69%	-0.16%

16 **Other Equity***

Particulars	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Retained earnings attributable to unit holders of Brookfield India REIT	(11,771.67)	(11,786.89)
Net distribution to sponsor group entity in relation to income support guarantee	(1,078.33)	(1,078.33)
Amalgamation adjustment reserve	(53.87)	(53.87)
Non- controlling interests reserve	(12,059.00)	-
Total other equity attributable to unit holders of the Brookfield India REIT	**(24,962.87)**	**(12,919.09)**
Non- controlling interests	34,370.19	20,362.16
Total equity	**9,407.32**	**7,443.07**

*Refer Consolidated Statement of Changes in Unitholders' Equity for detailed movement in other equity balances.

Retained earnings
The cumulative gain or loss arising from the operations which is retained by the Brookfield India REIT is recognized and accumulated under the heading of retained earnings. At the end of the period/ year, the profit after tax is transferred from the Statement of Profit and Loss to the retained earnings account

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
17 **Non-current financial liabilities - Borrowings**		
Secured		
Term loan from banks/financial institutions #	123,131.83	133,088.80
Less:- Current maturities of long term borrowings (refer note 21)	(2,022.08)	(676.64)
Non convertible debentures	19,899.77	19,888.93
Unsecured loan		
Liability component of compound financial instrument #^	93.49	121.96
Non convertible debentures#^	5,759.10	6,032.00
12.5% Compulsorily Convertible Debentures #^	2,985.45	-
14% Compulsorily Convertible Debentures #^	1,202.15	3,447.92
Total Borrowings	**151,049.71**	**161,902.97**

For balance to related parties, refer note 44
^ refer note 21 for current maturities of long term borrowings

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
18 **Non-current financial liabilities - others**		
Retention money	3.25	38.01
Security deposit from lessee*	6,382.81	5,993.04
Deferred consideration*	-	10,222.15
Financial Liabilities for put option**	12,771.10	-
	19,157.16	**16,253.20**

*For balance to related parties, refer note 44
** Refer note 49

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
19 **Other non-current liabilities**		
Deferred income*	976.24	898.60
Contract liability**	779.66	779.66
	1,755.90	**1,678.26**

* The Security Deposit received from the lessee is discounted to its present value on initial recognition and subsequently recognized at amortised cost. The difference between the amount received and its present value on initial recognition is recognized as Deferred Income. This Deferred Income is subsequently amortized over the lease term, with the credit included in Income from operating lease rentals. Deferred Income also include reimbursement from its tenants for certain assets constructed / acquired on the specific requirement of the tenants. The cost of the assets are included in fixed assets and the reimbursement has been disclosed as deferred income. This deferred income is amortised over the lease term on straight line basis, with the credit included in Income from operating lease rentals.

** Candor Kolkata entered into Joint Development Agreement (JDA) with Gurgaon Infospace Limited (GIL) dated 19 November 2020, as amended from time to time, for the development/construction of building to be used for commercial and retail purposes, on certain land parcels, the title of which is held by Candor Kolkata. Under the said agreement, Candor Kolkata is entitled to 72% of the gross sale receipts and deposits from the tenants arising out of the lease of the developed areas and GIL is entitled to receive balance 28%. As per the agreement, GIL would be paying INR 1,000.00 million (including Goods and Service Tax) in various tranches, commencing January-2021 to March-2026. Amount accrued as at 30 September 2026 of Rs. 779.66 million which is excluding Goods and Service Tax (31 March 2026 of Rs. 779.66 million), has been presented as contract liability.

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
20 Non current provisions		
Provision for gratuity	37.55	27.34
	37.55	**27.34**

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
21 Current financial liabilities - Borrowings*		
Secured		
Short term borrowings		
Term loan from banks/financial institutions	2,022.08	676.64
Flexi term loan	-	1,490.47
Unsecured		
14% Compulsorily Convertible Debentures**	30.38	85.75
12.5% Compulsorily Convertible Debentures	5.19	-
Liability component of compound financial instrument**	16.29	16.25
Non convertible debentures**	137.80	155.74
Commercial papers#	2,534.38	-
*Including interest accrued thereon	**4,746.12**	**2,424.85**

** Refer note 44 for related party balances

On 21 September 2026, Brookfield India REIT issued and allotted 5,200 dematerialized, listed, rated, transferable, unsecured and rupee denominated commercial papers having face value of Rs. 5,00,000 each aggregating to Rs. 2,600.00 million, at discount rate of 7.20% p.a.. The discounted amount received by Brookfield India REIT through these commercial papers was Rs. 2,529.64 million and the redemption amount payable on maturty is Rs. 2,600.00 million. Discount on Commercial papers is amortized over the tenor of the underlying instrument. These commercial papers were issued and listed on BSE on 22 September 2026 and have maturity on 09 February 2027.

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
22 Current financial liabilities - Trade payables*		
Total outstanding dues of micro enterprises and small enterprises	355.28	339.56
Total outstanding dues of creditors other than micro enterprises and small enterprises	2,347.10	1,780.41
	2,702.38	**2,119.97**

*For balance payable to related parties, refer note 44

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
23 Current financial liabilities- Others		
Security deposit from lessee*	9,940.07	9,106.71
Retention money	248.65	179.97
Capital creditors*	1,581.94	1,463.95
Employee related payables	35.61	10.29
Other payables*	508.60	382.99
Deferred consideration*	10,629.22	-
	22,944.09	**11,143.91**

*For balance to related parties, refer note 44

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
24 Other current liabilities*		
Statutory dues payable	497.97	474.53
Deferred income*#	809.54	770.85
Other payables*	78.75	11.92
	1,386.26	**1,257.30**

#Refer note 19
*For balance to related parties, refer note 44

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
25 Current provisions*		
Provision for gratuity	1.49	2.39
Provision for compensated absences	6.69	1.85
* Refer note 47	**8.18**	**4.24**

	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
26 Current tax liabilities (Net)		
Provision for income tax	138.23	224.57
	138.23	**224.57**

Particulars	For the quarter ended 30 September 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)
27 Revenue from operations				
Sale of services*				
Income from operating lease rentals **	7,220.60	4,756.85	14,360.25	9,339.59
Income from maintenance services ^	2,702.00	1,933.80	5,264.42	3,747.91
	9,922.60	**6,690.65**	**19,624.67**	**13,087.50**
Sale of products				
Sale of food and beverages	29.74	25.40	55.43	53.34
Others	11.31	3.32	21.81	6.97
Total revenue from operations	**9,963.65**	**6,719.37**	**19,701.91**	**13,147.81**
*For transaction related to related parties, refer note 44				
^ Refer Note 56				
** Assets given on operating lease				
28 Other Income				
(a) Interest income from financial assets at amortized cost				
Interest income on deposits with banks*	129.90	107.79	244.84	180.17
Interest income on loan from joint venture	68.23	-	72.99	-
(b) Others				
Interest on income tax refund	17.78	54.64	36.97	56.72
Interest income on security deposit*	15.99	11.19	38.83	33.37
Income from scrap sale	26.85	31.95	49.44	41.24
Gain on investment in mutual funds	130.32	7.02	433.07	8.05
Liabilities/provisions no longer required written back	206.52	0.01	208.29	0.01
Miscellaneous income	9.92	18.52	89.17	33.74
	605.51	**231.12**	**1,173.60**	**353.30**
* For related parties transactions, refer note 44				
29 Cost of materials consumed				
Opening stock	-	-	-	-
Add: purchases during the period	25.90	19.25	41.56	40.65
Add: Others	11.40	3.95	23.43	7.67
Less: Closing stock	-	-	-	-
	37.30	**23.20**	**64.99**	**48.32**
30 Employee benefits expense				
Salaries and bonus	87.20	64.62	188.16	130.26
Contributions to provident fund	5.07	3.78	10.20	7.54
Gratuity expense	2.51	1.66	5.29	3.28
Compensated absences	2.96	(0.68)	5.07	0.57
Employee share based payment expenses	2.49	1.32	4.98	2.62
	100.23	**70.70**	**213.70**	**144.27**

Particulars	For the quarter ended 30 September 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)
31 Finance costs				
Interest and finance charges on financial liabilities at amortized cost				
Interest on term loan*	2,204.13	1,591.76	4,580.52	3,192.11
Interest on commercial papers	4.94	-	4.94	-
Interest on compulsorily convertible debentures*	38.72	96.71	134.54	191.73
Interest on liability component of compound financial instrument*	4.59	6.39	9.76	13.56
Interest on Non Convertible Debentures*	521.76	196.77	1,056.50	429.34
Others				
Unwinding of interest expenses*^	403.81	149.56	776.48	280.48
Interest on lease liability	38.06	7.33	75.60	14.75
	3,216.01	**2,048.52**	**6,638.34**	**4,121.97**
Less: Transferred to investment property under development (refer note 3)	(48.77)	(26.30)	(92.99)	(52.27)
	3,167.24	**2,022.22**	**6,545.35**	**4,069.70**

*For transaction related to related parties, refer note 44
^ Unwinding of interest expenses on security deposit, retention money and deferred/contingent consideration.

32 Depreciation and amortization expenses				
- on property plant and equipment and intangible assets (refer note 2)	17.47	16.92	34.47	35.92
- on investment property (refer note 3)	1,431.34	1,052.22	2,834.11	2,080.86
	1,448.81	**1,069.14**	**2,868.58**	**2,116.78**
33 Other expenses				
Property management fees*				
-Property management fees	489.80	309.55	985.29	609.69
-Reimbursement of payroll costs	51.93	26.16	102.30	56.35
-Reimbursement of office cost	45.15	22.49	78.14	53.98
Power and fuel*	821.95	643.30	1,587.50	1,212.32
Repair and maintenance	735.07	466.71	1,382.80	895.79
Insurance	17.98	16.77	36.54	32.11
Legal and professional expense	107.96	67.05	231.21	128.46
Audit fees	15.44	9.96	25.51	18.19
Rates and taxes ^	187.52	138.24	361.55	232.08
Marketing and advertisement expenses	26.88	38.17	61.71	72.73
Facility usage fees	7.49	7.37	14.96	14.56
Rental towards short term leases	10.84	9.63	21.97	18.62
Credit impaired	0.44	-	1.12	-
Allowance for expected credit loss	10.59	4.46	17.37	11.27
Corporate social responsibility expenses	7.54	2.16	15.08	4.37
Loss/ (gain) on derivative relating to share conversion feature in 14% compulsorily convertible debentures at fair value through profit or loss*	27.26	4.45	(7.94)	4.45
Loss on put options liability at fair value through profit or loss	712.10	-	712.10	-
Travelling Expenses	8.25	3.35	16.59	6.18
Investment management fees*	53.81	38.81	106.12	75.16
Valuation expenses	5.42	4.18	8.24	6.41
Trustee fees*	1.31	0.73	2.60	1.47
Miscellaneous expenses	66.13	39.71	111.27	80.47
	3,410.86	**1,853.25**	**5,872.03**	**3,534.66**

*For transaction related to related parties, refer note 44
^ Refer note 56

34 Tax expense**				
Current tax				
-for current period	(161.87)	127.24	241.61	204.81
-for earlier years*	(93.95)	(1.34)	(95.24)	0.88
Deferred tax charge	(130.51)	171.05	37.41	295.62
	(386.33)	**296.95**	**183.78**	**501.31**

*refer note-53
** refer note-54

Brookfield India REIT is a business trust registered under SEBI REIT Regulations, 2014. Hence, the interest and dividend received or receivable by Brookfield India REIT from the SPVs is exempt from tax under Schedule V (Table SI no. 3) read with section 11 of the Income Tax Act, 2025 (Act). Further, any expenditure incurred in relation to earning the exempt income is not tax deductible in view of the provisions of section 14 of the Act.

The income of Brookfield India REIT, other than exempt income mentioned above, is chargeable to tax at the maximum marginal rates in force (for the period ended 30 September 2026: 42.744%; for the year ended 31 March 2026: 42.744%), except for the income chargeable to tax on transfer of short term capital assets under section 196 of the Act and long term capital assets under section 197 and 198 of the Act. SPVs are the Indian companies incorporated under the Companies Act. The total income of the SPVs is chargeable to tax in accordance with the provisions of the Act.

35 Contingent liabilities

Particulars	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Claims against the Group not acknowledged as debt in respect of Income-Tax matters (Refer note 1 below)	315.00	327.61
Claims against the Group not acknowledged as debt in respect of Indirect tax {VAT/Work contract/Service tax/GST} (Refer note 2 below)	124.30	122.82
Grand Total	**439.30**	**450.43**

Note 1	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Candor Kolkata One Hi-Tech Structures Private Limited	23.37	34.99
Mountainstar India Office Parks Private Limited	1.79	1.79
Seaview Developers Private Limited	289.84	290.45
Candor Gurgaon One Realty Projects Private Limited	-	0.38
Total	**315.00**	**327.61**

Contingent liabilities as at 30 September 2026 includes penalty amounting to Rs. 66.85 million (31 March 2026 : Rs. 66.85 million) in relation to disallowance of settlement fees paid in earlier years for termination of contract. Other contingencies include Rs. 248.16 million (31 March 2026 : Rs. 260.76 million) relating to other disallowances under the Income Tax Act, 2025.
The tax officer has set-off certain tax refund claimed in Income tax returns against these demands.

Note 2	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Shantiniketan Properties Private Limited *	0.85	0.85
Candor India Office Parks Private Limited	4.15	2.08
Festus Properties Private Limited	54.19	54.19
Candor Kolkata One Hi-Tech Structures Private Limited	-	0.84
Kairos Properties Private Limited	65.11	64.86
Total	**124.30**	**122.82**

* The entity has given a bank guarantee of Rs. 1.05 million (31 March 2026: Rs. 1.05 million) to Member Secretary UP Pollution Control Board.

The Group has a 50% interest in Rostrum Realty Private Limited ("Rostrum"). Certain litigations pertaining to Rostrum are covered by indemnities as per the shareholders' purchase agreement dated May 15, 2024 entered into amongst the Trust, Rostrum and erstwhile shareholders of Rostrum. Accordingly, the Group does not expect any material financial exposure in respect of its share of such matters.

36 Commitments

Particulars	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Capital commitments (net of advances)	2,777.95	2,037.38
The SPV wise details of capital commitments are as follows:		
Candor Kolkata One Hi-Tech Structures Private Limited	560.24	818.68
Shantiniketan Properties Private Limited	1.08	4.41
Festus Properties Private Limited	3.00	3.00
Seaview Developers Private Limited	50.44	17.66
Candor Gurgaon One Realty Projects Private Limited	171.34	159.09
Kairos Properties Private Limited	841.46	194.15
Rostrum Realty Private Limited	138.30	149.27
Arliga Ecoworld Business Parks Private Limited	1,012.09	691.12
	2,777.95	**2,037.38**

Other commitments

Candor Kolkata One Hi-Tech Structures Private Limited (formerly known as "Candor Gurgaon Two Developers & Projects Private Limited"; amalgamated in Candor Kolkata One Hi-Tech Structures Private Limited w.e.f. 01 April 2017) has an agreement with Gurgaon Infospace Limited (GIL). The title to the land is held by Gurgaon Infospace Limited, a third party and is not affiliated to the Candor Kolkata One Hi-Tech Structures Private Limited. Candor Kolkata One Hi-Tech Structures Private Limited has developmental rights with respect to the property pursuant to a Joint Development Agreement (JDA) with GIL entered on 16 November 2006 as amended from time to time. Under the said agreement Candor Kolkata One Hi-Tech Structures Private Limited is entitled to 72% of the gross sale receipts and deposits from the tenants arising out of the lease of the developed areas and GIL is entitled to receive balance 28%.

In supplement to earlier JDA, a new co-development agreement was entered into between GIL (the developer) and Candor Kolkata One Hi-Tech Structures Private Limited (the co-developer) on 17 September 2007 as amended from time to time under which the developer and co-developer will jointly carry out the process of installation of fit-outs & fixtures and the cost of such installation shall be shared by the developer and co-developer in the same ratio as to sharing of gross proceeds i.e. 28% and 72% respectively. This agreement is accounted as joint operations as per Ind AS 111.

Candor Kolkata One Hi-Tech Structures Private Limited ("K1") entered into a Joint Development Agreement ("JDA") with Gurgaon Infospace Limited ("GIL"). As per the terms of the said JDA, GIL had to pay Rs. 1,000.00 million in various tranches between January 2021 to March 2026 for the development/construction of building to be used for commercial and retail purposes on certain land parcels, the title of which is in the name of K1. Under the JDA, K1 will be entitled to 72% of the gross sale receipts and deposits from the tenants arising out of the lease of the developed areas and GIL will be entitled to receive balance 28%.

37 Financial instruments – Fair values and risk management

i) Financial instruments by category and fair value

The below table summarizes the judgements and estimates made in determining the fair values of the financial instruments that are either measured at amortized cost or fair value through profit and loss in the financial statements.

	Carrying value		Fair value	
	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
At Amortized Cost				
Financial assets				
Trade receivables #	1,249.63	1,141.04	1,249.63	1,141.04
Cash and cash equivalents #	15,127.30	6,742.18	15,127.30	6,742.18
Other bank balances #	965.41	912.26	965.41	912.26
Loans ##	3,561.75	-	3,561.75	-
Other financial assets #	1,161.98	1,394.24	1,161.98	1,394.24
At FVTPL				
Financial Assets				
Other financial Assets^	524.10	224.70	524.10	224.70
Total financial assets	**22,590.17**	**10,414.42**	**22,590.17**	**10,414.42**
At Amortized Cost				
Financial liabilities				
Liability component of compound financial instrument*	109.78	138.21	99.05	143.70
Secured Non convertible debentures**	19,899.77	19,888.93	19,676.20	19,710.70
Non convertible debentures**	5,896.90	6,187.74	6,902.20	6,242.90
Compulsorily Convertible Debentures***	4,223.17	3,533.67	4,479.70	3,725.60
Commercial papers	2,534.38	-	2,534.38	-
Borrowings #	123,131.83	134,579.26	123,131.83	134,579.26
Trade payables #	2,702.38	2,119.97	2,702.38	2,119.97
Other financial liabilities #	42,101.24	27,397.11	42,101.24	27,397.11
Total financial liabilities	**200,599.45**	**193,844.89**	**201,626.98**	**193,919.24**

Fair value of financial assets and financial liabilities which are recognized at amortized cost has been disclosed to be same as carrying value as the carrying value approximately equals to their fair value. Further, other financial liabilities exclude Rs. 1494.65 million and Rs. 1498.41 million as of 30 September 2026 and 31 March 2026 respectively, towards lease liabilities. Lease liability is measured at amortized cost and the disclosure of the fair value, including the hierarchy level, is not required for lease liabilities.

Loan to joint venture, rate is variable in nature therefore fair value equals carrying value.

^ The fair value of derivative assets (component of compulsorily convertible debentures) is determined on the basis of monte carlo simulation method. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs.

* The fair value of the liability component of compound financial instruments, which are recognized at amortized cost, has been calculated at the present value of the future cash flows discounted at the current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs.

** Fair value of Non convertible debentures which are recognized at amortized cost, has been calculated at the present value of the future cash flows discounted at the current borrowing rate.

*** Fair value of Compulsorily Convertible Debentures which are recognized at amortized cost, has been calculated on the basis of Net assets value (NAV) method.

ii) Measurement of fair values

The different levels of fair value have been defined below:
Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices for instance listed equity instruments, traded bonds and mutual funds that have quoted price.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

There have been no valuation under Level 1 and Level 2. There has been no transfers into or out of Level 3 of the fair value hierarchy for the period ended 30 September 2026 and year ended 31 March 2026.

Brookfield India REIT policy is to recognize transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.

iii) Details of significant unobservable inputs

Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value
Financial assets measured at fair value (Derivative asset relating to compulsorily convertible debentures)	
Volatility rate	The estimated fair value would increase/ (decrease) if the volatility rate is higher/ (lower)
Unadjusted equity value	The estimated fair value would increase/ (decrease) if the unadjusted equity value is (lower)/ higher

iv) Sensitivity analysis of Level 3 fair values

For the financial assets measured at fair value (Derivative asset relating to compulsorily convertible debentures), reasonably possible changes at the reporting date due to one of the significant unobservable inputs, holding other inputs constant, would have following effects:

	Profit/ (Loss)	
30 September 2026	**Increase**	**Decrease**
Financial assets measured at fair value (Derivative asset relating to compulsorily convertible debentures)- Parthos one		
Volatility (1.5% movement)	43.50	(44.10)
Unadjusted equity value (10% movement)	65.60	(58.50)

	Profit/ (Loss)	
30 September 2026	**Increase**	**Decrease**
Financial assets measured at fair value (Derivative asset relating to compulsorily convertible debentures)- Kairos		
Volatility (1.5% movement)	15.60	(14.90)
Unadjusted equity value (10% movement)	14.60	(12.30)

	Profit/ (Loss)	
31 March 2026	**Increase**	**Decrease**
Financial assets measured at fair value (Derivative asset relating to compulsorily convertible debentures)- Kairos		
Volatility (1.5% movement)	46.80	(45.70)
Unadjusted equity value (10% movement)	45.00	(38.50)

v) Reconciliation of Level 3 fair values

Fair Value relating to derivative asset (compulsorily convertible debentures)	
Balance as at 01 April 2025	**274.35**
Net change in fair value - unrealised	(49.65)
Balance as at 31 March 2026	**224.70**
Addition on acqusition of Parthos One	460.40
Derecognised of derivative asset on conversion of Karios 65% complusory convertible debentures	(168.94)
Net change in fair value - unrealised (refer note 33)	7.94
Balance as at 30 September 2026	**524.10**

38 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.

39 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.

40 Earnings Per Unit (EPU)

Basic Earnings per Unit (EPU) is calculated by dividing the profit after income tax for the period attributable to unitholders by the weighted average number of units outstanding during the period. 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 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 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)
Profit after tax for calculating basic and diluted EPU (attributable to unitholders of Brookfield India REIT)	2,400.83	1,394.63	4,198.89	2,640.22
Weighted average number of Units (Nos.)	829,880,869	617,920,751	820,643,697	612,864,382
Earnings Per Unit				
-Basic (Rs./unit)	2.89	2.26	5.12	4.31
-Diluted (Rs./unit)	2.89	2.26	5.12	4.31

41 Management fee

i) Property Management Fees

In terms of REIT Regulations, the manager of the REIT is required to undertake management of the assets of the REIT, either directly or through the appointment and supervision of appropriate agents. Effective 1 April 2023, the Investment Manager has appointed Brookprop Property Management Services Private Limited (Service Provider) to provide the property management services to the management entities CIOP and MIOP. These management entities have property management agreements with underlying SPVs/Holdco i.e. CIOP providing property management services to SPPL Noida, Candor Kolkata, SDPL Noida, Kairos, Festus, Arliga Ecoworld and Parthos one (w.e.f 29 September 2026) and MIOP providing property management services to Candor Gurgaon 1. Service Provider was also providing property management services to one of REIT SPV naming Festus directly till 31 October 2025. The Service Provider is entitled to a fees from CIOP @ 3% of the operating lease rentals and from MIOP @ 2.50% of net revenue, as recorded in the books of accounts of respective underlying REIT SPVs except Parthos one. The said Management fees for the quarter and half year ended 30 September 2026 is amounting to Rs. 198.79 million and Rs. 389.26 million respectively (for the quarter and half year ended 30 September 2025 is amounting to Rs. 130.78 million and Rs. 260.90 million respectively). There are no changes during the period in the methodology for computation of fees paid to the service provider.

ii) REIT Management Fees

Pursuant to the Investment Management Agreement dated 17 July 2020, Investment Manager is entitled to fees @ 1% of NDCF, exclusive of applicable taxes (also refer note 38). The fees has been determined for undertaking management of the Trust and its investments. The said Management fees (including GST) accrued for the quarter and half year ended 30 September 2026 is amounting to Rs. 53.81 million and Rs. 106.12 million respectively (for the quarter and half year ended 30 September 2025 is amounting to Rs. 38.81 million and Rs. 75.16 million respectively). During the period, there is no material change in investment management fee and methodology for computation of fees paid to the Investment Manager.

42

Financial Ratios	**For the quarter ended 30 September 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)**
Current ratio (in times) (refer note a)	0.61	1.48	0.61	1.48
Debt-equity ratio (in times) (refer note b)	0.72	0.55	0.72	0.55
Debt service coverage ratio (in times) (refer note c)	2.70	1.10	2.50	1.42
Interest service coverage ratio (in times) (refer note d)	2.33	2.27	2.20	2.21
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)	218,366.91	166,307.32	218,366.91	166,307.32
Net profit after tax (Amounts in Rs. millions)	2,767.67	1,493.81	4,981.04	2,816.83
Earnings per unit- Basic (Amounts in Rs.) (refer note 40)	2.89	2.26	5.12	4.31
Earnings per unit- Diluted (Amounts in Rs.) (refer note 40)	2.89	2.26	5.12	4.31
Long term debt to working capital (in times) (refer note g)	(12.18)	14.91	(12.18)	14.91
Bad debts to Account receivable ratio (refer note h)	0.01	0.01	0.02	0.01
Current liability ratio (in times) (refer note i)	0.16	0.12	0.16	0.12
Total debts to total assets (in times) (refer note j)	0.37	0.33	0.37	0.33

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Consolidated Financial Statements

Financial Ratios	For the quarter ended 30 September 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)
Debtors turnover (in times) (refer note k)	25.32	29.49	32.96	32.11
Inventory turnover (in times) (refer note l)	NA	NA	NA	NA
Operating margin (in %) (refer note m)	0.64	0.71	0.69	0.72
Net profit margin (in %) (refer note n)	0.26	0.22	0.24	0.21
Assets cover available (refer note o)	2.52	2.89	2.52	2.89
Distribution per unit	5.70	5.25	11.30	10.50
Net operating income (refer note p)	7,672.19	5,094.18	15,237.80	10,079.93

Formulae for computation of ratios are as follows basis condensed consolidated financial statement (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 for the quarter ended 30 September 2026, Rs. 130.78 million for the quarter ended 30 September 2025, Rs.389.26 million for the half year ended 30 September 2026 and Rs. 260.90 million for the half year ended 30 September 2025) and miscellaneous expenses, which are directly incurred in relation to the commercial properties of the respective Asset SPVs.		

43 Statement of Net Borrowings Ratio

S.No.	Particulars	As on 30 September 2026 (Unaudited)	As on 31 March 2026 (Audited)
A.	Borrowings (refer note a)	172,595.83	181,301.65
B.	Deferred Payments (Refer note 18 & 23)	10,629.22	10,222.15
C.	Cash and Cash Equivalents (refer note b below)	16,404.77	7,979.01
D.	**Aggregate Borrowings and Deferred Payments net of Cash and Cash Equivalents (A+B-C)**	**166,820.28**	**183,544.79**
E.	Value of REIT assets (refer note c below)	580,602.49	539,558.56
F.	**Net Borrowings Ratio (D/E)**	**28.73%**	**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 31 March 2026 (Audited)
Shantiniketan Properties Private Limited	Subsidiary	NBFC	Bajaj Housing Finance Limited	LRD	-	3,720.04
Candor Kolkata One Hi-Tech Structures Private Limited	Subsidiary	Bank	HDFC Bank Limited	LRD & LOC	23,208.38	23,840.10
				CF	2,201.80	1,693.71
Kairos Properties Private Limited	Subsidiary	Bank	Axis Bank Limited	RTL	12,274.74	12,138.42
			ICICI Bank Limited	RTL	14,052.66	13,956.29
Candor Gurgaon One Realty Projects Private Limited	Subsidiary	Bank	ICICI Bank Limited	RTL	8,986.69	9,007.33
			Axis Bank Limited	RTL	10,087.35	9,830.55
Brookfield India Real Estate Trust	REIT/Trust	Listed NCDs	NA**	NCD	19,899.77	19,888.93
			NA**	CP	2,534.38	-
		NBFC	Bajaj Housing Finance Limited	LRD	-	5,739.55
				FTL	-	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	3,471.67
			Reco Rock Private Limited	NCD	1,148.00	1,147.39
Kairos Properties Private Limited	Subsidiary	Other	Reco Iris Private Limited	NCD	888.55	1,568.69
Candor Gurgaon One Realty Projects Private Limited	Subsidiary	Other	Reco Cerium Private Limited	CCD	109.78	138.21
Kairos Properties Private Limited	Subsidiary	Other	Reco Europium Private Limited	CCD	1,232.53	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**	**164,327.82**
Rostrum Realty Private Limited*	Holdco	Bank	HDFC Bank Limited	LRD	7,706.45	7,882.83
Oak Infrastructure Developers Private Limited*	SPV of Holdco	Bank	HDFC Bank Limited	LRD	1,873.67	2,739.11
Aspen Buildtech Private Limited*	SPV of Holdco	Bank	HDFC Bank Limited	LRD	2,444.64	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	3,196.65
Subtotal of Joint Venture's Borrowings (B)					**16,800.00**	**16,973.83**
Grand Total Borrowings (A+B)					**172,595.83**	**181,301.65**

** 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 31 March 2026 (Audited)**
Candor Kolkata One Hi-Tech Structures Private Limited	1,036.33	504.97
Shantiniketan Properties Private Limited	476.25	221.59
Festus Properties Private Limited	465.26	724.55
Seaview Developers Private Limited	572.56	244.02
Candor Gurgaon One Realty Projects Private Limited	756.20	912.15
Kairos Properties Private Limited	1,123.38	1,094.72
Arliga Ecoworld Business Parks Private Limited	2,064.14	565.04
Candor India Office Parks Private Limited	55.10	55.34
Brookfield India Real Estate Trust	8,500.84	2,393.11
Mountainstar India Office Parks Private Limited	32.57	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**	**6,742.18**
Rostrum Realty Private Limited*	287.56	28.21
Oak Infrastructure Developers Private Limited*	273.93	374.20
Aspen Buildtech Private Limited*	663.37	787.30
Arnon Builders & Developers Private Limited*	52.61	47.12
Subtotal of Joint Venture's Cash and Cash Equivalents (B)	**1,277.47**	**1,236.83**
Grand Total Cash and Cash Equivalents (A+B)	**16,404.77**	**7,979.01**

Brookfield India Real Estate Trust
Condensed Consolidated Interim Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Consolidated Financial Statements

c. Breakup of value of REIT assets :

	As on 30 September 2026 (Unaudited)			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 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 31 March 2026**
Candor Kolkata One Hi-Tech Structures Private Limited	87,303.44	2,420.50	89,723.94	84,321.58	2,229.51	86,551.09
Shantiniketan Properties Private Limited	30,621.01	325.15	30,946.16	29,484.69	361.38	29,846.07
Festus Properties Private Limited	33,500.33	1,663.06	35,163.40	31,981.35	1,199.41	33,180.76
Seaview Developers Private Limited	51,240.61	1,949.89	53,190.49	49,409.61	1,876.68	51,286.29
Candor Gurgaon One Realty Projects Private Limited	60,531.97	1,237.06	61,769.03	60,488.91	1,400.38	61,889.29
Kairos Properties Private Limited	90,506.57	958.85	91,465.42	85,749.61	1,178.95	86,928.56
Arliga Ecoworld Business Parks Private Limited	153,269.87	1,912.81	155,182.68	148,279.26	2,326.67	150,605.93
Candor India Office Parks Private Limited	-	349.81	349.81	-	278.51	278.51
Brookfield India Real Estate Trust	-	3,652.85	3,652.85	-	8.61	8.61
Mountainstar India Office Parks Private Limited	-	2.69	2.69	-	11.38	11.38
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**	**489,715.00**	**10,871.48**	**500,586.48**
Rostrum Realty Private Limited*	9,097.51	261.94	9,359.45	8,878.31	278.27	9,156.58
Oak Infrastructure Developers Private Limited*	14,599.10	498.98	15,098.08	14,026.55	452.34	14,478.89
Aspen Buildtech Private Limited*	9,910.40	373.01	10,283.41	9,428.10	359.03	9,787.13
Arnon Builders & Developers Private Limited*	5,822.62	88.79	5,911.41	5,456.20	93.29	5,549.49
Subtotal of Joint Venture's value of REIT assets (B)	**39,429.63**	**1,222.72**	**40,652.34**	**37,789.16**	**1,182.92**	**38,972.08**
Grand Total value of REIT assets (A+B)	**564,209.53**	**16,392.97**	**580,602.49**	**527,504.16**	**12,054.40**	**539,558.56**

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 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 dates issued by the valuer appointed under the REIT Regulations.

44 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

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 SPVs
- **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)

44 B. Related party transactions

Nature of transaction/ Entity's Name		For the quarter ended 30 September 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)
Trustee Fee Expense					
- Axis Trustee Services Limited		1.31	0.74	2.60	1.48
	Total	**1.31**	**0.74**	**2.60**	**1.48**
Reimbursement of expenses incurred by (excluding GST)					
- Brookprop Management Services Private Limited		-	-	3.00	-
- Brookprop Property Management Services Private Limited		87.18	52.60	161.16	123.22
- BSREP India Office Holdings V Pte. Ltd.		(12.77)	-	1.36	-
- Cowrks India Private limited		0.79	0.50	1.66	0.71
- Schloss Chanakya Pvt. Ltd.		-	-	-	-
- Equinox Business Parks Private Limited		-	(0.01)	-	(0.01)
- Arliga India Office Parks Private Limited		18.49	-	32.67	-
- Arliga Ecoworld Infrastrucure Private Limited		-	-	-	-
	Total	**93.69**	**53.09**	**199.85**	**123.92**
Reimbursement of expenses incurred on behalf of (excluding GST)					
- Aerobode One Private Limited		-	0.23		0.50
- Brookprop Property Management Services Private Limited		12.65	6.00	24.01	12.94
- Striton Properties Private Limited		0.69	0.88	2.04	1.06
- Equinox Business Parks Private Limited		-	0.05	-	0.42
- Arliga India Office Parks Private Limited		2.72	2.44	5.75	6.19
- Rostrum Realty Private Limited		2.15	2.50	4.04	5.70
- Cowrks India Private Limited		-	0.23	-	0.23
	Total	**18.21**	**12.33**	**35.84**	**27.04**
Internet & Connectivity Charges					
- Brookfield HRS TS LLC		11.53	9.40	23.52	17.64
	Total	**11.53**	**9.40**	**23.52**	**17.64**

44 B. Related party transactions

Nature of transaction/ Entity's Name	For the quarter ended 30 September 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)
Rental Income for leased spaces				
-Clean Max Enviro Energy Solutions Private Limited	0.12	0.10	0.33	0.32
-CleanMax IPP 1 Private Limited	0.19	0.16	0.53	0.51
-Clean Max Cogen Solutions Pvt. Ltd.	1.46	1.47	3.80	3.66
-Striton Properties Private Limited	-	-	0.12	-
-Cowrks India Private limited	266.36	77.01	534.70	98.02
-Brookprop Property Management Services Private Limited	0.37	-	0.37	-
-Summit Digital Infrastructure Limited	2.22	2.06	4.39	4.12
-Brooksolutions Global Services Private Limited	28.06	30.70	56.05	58.26
-Brookprop Property Management Services Private Limited	0.05	-	0.05	-
-Cole-Parmer India Pvt. Ltd.	3.64	8.82	7.28	8.82
-Arliga India Office Parks Private Limited	10.27	-	20.55	-
-Arliga Azure Projects Private Limited	0.07	-	0.14	-
-Arliga Galleria (India) Private Limited	0.07	-	0.14	-
-Arliga North Star Projects Private Limited	0.12	-	0.16	-
-Arliga Ecoworld Infrastructure Private Limited	0.02	-	0.14	-
-Arliga Ecospace Business Parks Private Limited	0.06	-	0.12	-
-Arliga 45Icon Business Parks Private Limited	0.06	-	0.12	-
-Arliga Millenia Business Parks Private Limited	0.00	-	0.00	-
-Arliga Whitefield Business Parks Private Limited	0.06	-	0.12	-
-Arliga Azure Business Parks Private Limited	0.00	-	0.00	-
-Arliga Eco 4D Business Parks Private Limited	0.06	-	0.12	-
-Crest Digitel Private Limited	0.39	-	0.76	-
Total	**313.63**	**120.32**	**629.99**	**173.71**
Issuance of 11.50% non convertible debentures to				
-Prime Office Fund (PRIME)	615.00	-	615.00	-
Total	**615.00**	**-**	**615.00**	**-**

44 B. Related party transactions

Nature of transaction/ Entity's Name		For the quarter ended 30 September 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)
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	0.23	0.60	0.50
-Transition Cleantech Services Private Limited		50.75	28.52	93.45	75.63
-Transition Energy Services Pvt. Ltd.		41.30	33.01	70.77	52.71
-CleanMax IPP 1 Private Limited		0.49	0.34	1.02	0.89
-Clean Max Cogen Solutions Private Limited		4.07	4.41	10.44	9.81
	Total	**96.85**	**66.51**	**176.28**	**139.54**
Income from maintenance services					
-Elevar Digitel Infrastructure Private Limited (Formerly Known As ATC		0.49	0.69	0.52	0.72
-Cowrks India Private Limited		55.89	4.92	113.13	9.48
-Summit Digital Infrastructure Limited		0.10	0.10	0.19	0.20
-Brooksolutions Global Services Private Limited		4.19	4.25	8.63	7.98
-Cole-Parmer India Pvt. Ltd.		0.46	-	0.93	-
-Arliga India Office Parks Private Limited		1.69	-	3.51	-
-Arliga Azure Projects Private Limited		0.01	-	0.01	-
-Arliga Galleria (India) Private Limited		0.01	-	0.01	-
-Arliga North Star Projects Private Limited		(0.00)	-	0.01	-
-Arliga Ecospace Business Parks Private Limited		0.01	-	0.01	-
-Arliga Ecoworld Infrastruture Private Limited		0.00	-	0.01	-
-Arliga 45Icon Business Parks Private Limited		0.01	-	0.01	-
-Arliga Millenia Business Parks Private Limited		0.00	-	0.00	-
-Arliga Whitefield Business Parks Private Limited		0.01	-	0.01	-
-Crest Digitel Private Limited		0.61	-	1.22	-
-Arliga Azure Business Parks Private Limited		0.00	-	0.00	-
-Arliga Eco 4D Business Parks Private Limited		0.01	-	0.01	-
	Total	**63.49**	**9.96**	**128.21**	**18.38**

44 B. Related party transactions

Nature of transaction/ Entity's Name		For the quarter ended 30 September 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)
Issue of 10.5% unsecured non convertible debentures					
-Reco Iris Private Limited		-	1,000.00	-	1,000.00
- Reco Rock Private Limited		-	1,000.00	-	1,000.00
	Total	-	**2,000.00**	-	**2,000.00**
Interest expenses on unsecured 10.5% non convertible debenture					
-Reco Iris Private Limited		24.58	9.74	51.00	9.74
- Reco Rock Private Limited		26.70	9.62	53.13	9.62
	Total	**51.28**	**19.36**	**104.13**	**19.36**
Payment of interest expense on liability of 10.50% non convertible					
-Reco Iris Private Limited		26.42	-	52.50	-
- Reco Rock Private Limited		26.42	-	52.50	-
	Total	**52.84**	-	**105.00**	-
Interest expense on 12.50% non convertible debentures					
- Reco Iris Private Limited		97.06	165.58	209.73	362.60
- Reco Rock Private Limited		3.89	11.83	7.73	47.38
	Total	**100.95**	**177.41**	**217.46**	**409.98**
Interest expense on liability component of compound financial					
- Reco Cerium Private Limited		4.59	6.39	9.76	13.56
	Total	**4.59**	**6.39**	**9.76**	**13.56**
Repayment of 12.5% non convertible debenture					
-Reco Iris Private Limited		475.50	1,276.00	1,059.00	1,540.00
-Reco Rock Private Limited		-	1,000.00	-	1,000.00
	Total	**475.50**	**2,276.00**	**1,059.00**	**2,540.00**
Repayment of 10.5% non convertible debenture					
-Reco Iris Private Limited		134.50	-	134.50	-
	Total	**134.50**	-	**134.50**	-

44 B. Related party transactions

Nature of transaction/ Entity's Name		For the quarter ended 30 September 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)
Interest expense on compulsory convertible debentures					
-Reco Europium Private Limited		38.72	96.71	134.54	191.73
	Total	**38.72**	**96.71**	**134.54**	**191.73**
Payment of liability component of compound financial instrument					
- Reco Cerium Private Limited		14.59	12.48	28.63	24.48
	Total	**14.59**	**12.48**	**28.63**	**24.48**
Payment of interest on compulsory convertible debentures					
- Reco Europium Private Limited		-	102.19	203.18	203.03
	Total	**-**	**102.19**	**203.18**	**203.03**
Payment of interest on liability component of compound financial					
- Reco Cerium Private Limited		19.18	19.16	38.30	38.27
	Total	**19.18**	**19.16**	**38.30**	**38.27**
Payment of interest on 12.5% non convertible debenture					
- Reco Iris Private Limited		112.67	235.86	239.95	399.84
- Reco Rock Private Limited		3.85	47.46	7.64	70.42
	Total	**116.52**	**283.32**	**247.59**	**470.26**
Property management fees					
- Brookprop Property Management Services Private Limited		198.79	130.78	389.26	260.90
- Cowrks India Private limited		78.47	37.74	142.47	68.00
	Total	**277.26**	**168.52**	**531.73**	**328.90**
Investment management fees					
- Brookprop Management Services Private Limited		53.81	38.81	106.12	75.16
	Total	**53.81**	**38.81**	**106.12**	**75.16**
Compensation to key management personnel of SPV's					
- Short-term employee benefits		2.95	2.55	5.93	5.97
- Post-employment benefits*		-	-	-	-
- Other long-term benefits		0.18	0.16	0.36	0.37
	Total	**3.14**	**2.70**	**6.29**	**6.34**

*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.

44 B. Related party transactions

Nature of transaction/ Entity's Name		For the quarter ended 30 September 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)
Provision for gratuity and compensated absences transfer from					
- Arliga India Office Parks Private Limited					
- Mountainstar India Office Parks Private Limited					
- Arliga India Office Parks Private Limited		-	-	6.23	0.06
- Striton Properties Private Limited		-	-	0.55	-
- Witwicky one Private Limited		0.07	-	0.07	-
- Rostrum Realty Private Limited		-	1.26	-	1.26
	Total	**0.07**	**1.26**	**6.85**	**1.32**
Provision for Bonus transfer from#					
- Arliga India Office Parks Private Limited		-	-	2.12	-
- Rostrum Realty Private Limited		-	-	-	-
	Total	**-**	**-**	**2.12**	**-**
Repayment of Unit Capital to Sponsers (NDCF Distribuition)					
- BSREP India Office Holdings V Pte. Ltd.		40.05	40.65	84.45	186.77
- BSREP India Office Holdings Pte Ltd.		-	-	-	69.56
- BSREP II India Office Holdings II Pte. Ltd.		84.04	85.30	177.20	170.28
- BSREP India Office Holdings III Pte. Ltd.		271.30	275.36	572.06	374.52
- Project Diamond Holdings (DIFC) Limited		33.90	34.41	71.48	68.69
	Total	**429.29**	**435.72**	**905.19**	**869.82**

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

44 B. Related party transactions

Nature of transaction/ Entity's Name	For the quarter ended 30 September 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)
Interest distributed to Sponsers (NDCF Distribuition)				
- BSREP India Office Holdings V Pte. Ltd.	24.75	28.35	48.75	134.96
- BSREP India Office Holdings Pte. Ltd.	-	-	-	50.75
- BSREP II India Office Holdings II Pte. Ltd.	51.93	59.49	102.29	121.49
- BSREP India Office Holdings III Pte. Ltd.	167.66	192.04	330.23	264.39
- Project Diamond Holdings (DIFC) Limited	20.95	24.00	41.26	49.01
Total	**265.29**	**303.88**	**522.53**	**620.60**
Other income distributed to Sponsers (NDCF Distribuition)				
- BSREP India Office Holdings V Pte. Ltd.	5.25	0.30	6.15	2.46
- BSREP India Office Holdings Pte. Ltd.	-	-	-	1.03
- BSREP II India Office Holdings II Pte. Ltd.	11.01	0.63	12.90	1.89
- BSREP India Office Holdings III Pte. Ltd.	35.56	2.03	41.66	3.50
- Project Diamond Holdings (DIFC) Limited	4.44	0.25	5.21	0.76
Total	**56.26**	**3.21**	**65.92**	**9.64**
Dividend distributed to Sponsers (NDCF Distribuition)				
- BSREP India Office Holdings V Pte. Ltd.	13.95	9.45	27.15	38.67
- BSREP India Office Holdings Pte Ltd.	-	-	-	13.91
- BSREP II India Office Holdings II Pte. Ltd.	29.27	19.83	56.97	36.83
- BSREP India Office Holdings III Pte. Ltd.	94.50	64.01	183.91	83.85
- Project Diamond Holdings (DIFC) Limited	11.81	8.00	22.98	14.86
Total	**149.53**	**101.29**	**291.01**	**188.12**
Reimbursement towards withholding tax liability on Restricted Stock Unit				
- Brookfield Corporation (Formerly known as Brookfield Asset	-	(0.39)	-	0.91
Total	**-**	**(0.39)**	**-**	**0.91**

44 B. Related party transactions

Nature of transaction/ Entity's Name	For the quarter ended 30 September 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)
Miscellaneous expenses				
- Striton Properties Private Limited	-	0.15	-	1.12
- Leela Palaces Hotels & Resorts Limited (formerly known as Schloss	-	-	-	(0.02)
-Axis Trustee Services Limited	0.11	-	0.15	-
-Equinox Business Parks Private Limited	(0.00)	-	0.01	-
Total	**0.11**	**0.15**	**0.16**	**1.10**
- Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.)				-
Amount received on account of term loan from bank				
- Axis Bank Limited	250.00	3,022.80	435.00	3,139.60
Total	**250.00**	**3,022.80**	**435.00**	**3,139.60**
Repayment of term loan from bank				
- Axis Bank Limited	-	1,957.44	-	1,957.44
Total	**-**	**1,957.44**	**-**	**1,957.44**
Interest on term loan from bank				
- Axis Bank Limited	410.99	433.36	813.91	847.78
Total	**410.99**	**433.36**	**813.91**	**847.78**
Payment towards other borrowing cost (excluding GST)				
- Axis Trustee Services Limited	-	0.23	-	0.23
- Axis Bank Limited	-	5.25	-	5.25
Total	**-**	**5.48**	**-**	**5.48**
Deposits with banks made				
- Axis Bank Limited	4,411.25	18,381.19	15,968.09	25,917.02
Total	**4,411.25**	**18,381.19**	**15,968.09**	**25,917.02**
Deposits with banks matured				
- Axis Bank Limited	5,298.95	8,744.62	18,198.30	16,017.69
Total	**5,298.95**	**8,744.62**	**18,198.30**	**16,017.69**

44 B. Related party transactions

Nature of transaction/ Entity's Name		For the quarter ended 30 September 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)
Interest income on deposits with banks					
- Axis Bank Limited		23.07	71.54	47.86	100.84
	Total	**23.07**	**71.54**	**47.86**	**100.84**
Interest income on security deposit					
- Brooksolutions Global Services Private Limited		2.71	2.56	5.40	5.10
- Cowrks India Private Limited		6.18	0.41	12.30	0.82
- Cole-Parmer India Pvt. Ltd.		0.09	-	0.31	-
	Total	**8.98**	**2.97**	**18.01**	**5.92**
Interest cost on security deposit					
- Brooksolutions Global Services Private Limited		2.80	2.41	5.50	4.74
- Cowrks India Private Limited		5.71	0.38	11.17	0.75
- Cole-Parmer India Pvt. Ltd.		0.10	-	0.34	-
	Total	**8.61**	**2.79**	**17.01**	**5.49**
Security deposit received for leased spaces					
- Cole-Parmer India Private Limited		1.67	-	1.67	-
- Cowrks India Private Limited		-	233.34	-	233.34
	Total	**1.67**	**233.34**	**1.67**	**233.34**
Loss/ (gain) on derivative instrument at fair value through profit and					
- Reco Europium Private Limited		27.27	-	(7.94)	-
	Total	**27.27**	**-**	**(7.94)**	**-**
Dividend income from JV					
- Rostrum Realty Private Limited		-	-	405.35	-
	Total	**-**	**-**	**405.35**	**-**

44 B. Related party transactions

Nature of transaction/ Entity's Name		For the quarter ended 30 September 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)
Conversion of 14% compulsory convertible debentures into Non					
-Reco Europium Private Limited		-	-	2,067.93	-
	Total	-	-	**2,067.93**	-
Unsecured loan given to Joint venture					
- Rostrum Realty Private Limited		-	-	3,990.00	-
	Total	-	-	**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 JV					
- Rostrum Realty Private Limited		68.23	-	72.99	-
	Total	**68.23**	-	**72.99**	-

Outstanding balances		As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Trade Payables (net of withholding tax)			
- Brookprop Management Services Private Limited		49.25	49.20
- Brookfield HRS TS LLC		9.93	9.60
- Brookprop Property Management Services Private Limited		227.17	67.04
- Striton Properties Private Limited		0.18	0.18
- Clean Max Enviro Energy Solutions Private Limited		0.06	0.03
- Transition Cleantech Services Private Limited		97.48	72.62
- Cowrks India Private limited		218.82	143.08
- Equinox Business Parks Private Limited		(0.00)	-
- Transition Energy Services Private Limited		46.07	38.87
- Clean Max Cogen Solutions Private Limited		0.56	0.52
- CleanMax IPP 1 Private Limited		0.03	0.05
- Arliga India Office Parks Private Limited		65.01	3.16
- Axis Trustee Services Limited		0.01	-
- Axis Bank Limited		12.79	-
	Total	**727.36**	**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		-	0.06
- Axis Trustee Services Ltd		2.59	-
	Total	**2.59**	**0.06**
Other receivables			
- Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.)		2.69	3.52
- Striton Properties Private Limited		0.85	0.68
- Brookprop Property Management Services Private Limited		15.76	13.72
- Rostrum Realty Private Limited		2.29	3.58
- Arliga Ecoworld Infrastucture Private Limited		-	263.91
- Arliga India Office Parks Private Limited		2.95	3.45
	Total	**24.54**	**288.86**

Outstanding balances		As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Lease rent equalization			
- Brooksolutions Global Services Private Limited		19.59	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**	**72.51**
12.50% Non convertible debentures			
- Reco Iris Private Limited		2,933.51	4,018.19
- Reco Rock Private Limited		125.30	125.22
	Total	**3,058.81**	**4,143.41**
10.5% Non convertible debentures			
-Reco Iris Private Limited		886.39	1,022.17
- Reco Rock Private Limited		1,022.70	1,022.17
	Total	**1,909.09**	**2,044.34**
14% Compulsorily Convertible Debentures			
-Reco Europium Private Limited		1,232.53	3,533.67
	Total	**1,232.53**	**3,533.67**
Derivative assets			
-Reco Europium Private Limited		63.70	224.70
- Prime Office Fund (PRIME)		460.40	
	Total	**524.10**	**224.70**
Security deposit from lessee			
-Cowrks India Private limited		360.61	302.83
-Brookprop Property Management Services Private Limited		57.76	-
-Brooksolutions Global Services Private Limited		116.80	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**	**426.68**
Liability component of compound financial instrument			
- Reco Cerium Private Limited		109.78	138.21
	Total	**109.78**	**138.21**
Term loans from banks			
- Axis Bank Limited		22,358.30	21,968.96
	Total	**22,358.30**	**21,968.96**
Deferred income			
-Elevar Digitel Infrastructure Private Limited		0.39	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**	**98.15**

Outstanding balances		As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
Trade receivables			
-Summit Digital Infrastructure Limited		-	0.43
-Brookprop Property Management Services Private Limited		-	1.95
-Brooksolutions Global Services Private Limited		0.28	0.39
-Elevar Digitel Infrastructure Private Limited)		1.34	0.78
-Clean Max Cogen Solutions Private Limited		0.12	0.60
-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
-Rostrum Realty Private Limited		5.02	-
	Total	**52.29**	**9.71**
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	21.98
	Total	**26.51**	**21.98**
Balance with banks (in deposit accounts)-Cash and cash equivalents			
- Axis Bank Limited		1,208.50	3,466.44
	Total	**1,208.50**	**3,466.44**
Balance with banks (in deposit accounts)-Other bank balances			
- Axis Bank Limited		216.75	189.01
	Total	**216.75**	**189.01**
Interest accrued but not due on deposits with banks			
- Axis Bank Limited		5.94	6.67
	Total	**5.94**	**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**

Outstanding balances		As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
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 Joint venture			
- Rostrum Realty Private Limited		68.23	-
	Total	**68.23**	**-**

45 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.

46 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.

47 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 statements 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.

48 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.

49 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.

50 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.

51 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. 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.

52 During the period ended 30 September 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.

53 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.

54 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.

55 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.

56 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 condensed consolidated financial statements.

57 "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 14:22:11 +05'30'

SAKET MEHTA Digitally signed by SAKET MEHTA Date: 2026.11.02 14:29:19 +05'30'

Shashank Jain	**Saket Mehta**
CEO and Managing Director	Head of Finance
DIN No. 11631926	Place: Mumbai
Place: Mumbai	Date: 02 November 2026
Date: 02 November 2026	

Rostrum Realty Private Limited
CIN: U70109HR2021PTC098965

Related party disclosure

List of related parties

(i) Names of other related parties with whom transactions have taken place during the year:

Ultimate Holding Company	-Brookfield Corporation (w.e.f. April 28, 2023 till March 18, 2025)
Entities having joint control over the Company	-Metallica Holdings (DIFC) Limited -Brookfield India Real Estate Trust
Entity having significant influence over the Company	- Brookfield Corporation (w.e.f. March 19, 2025)
Group companies	-Cowrks India Private Limited -Brookprop Property Management Services Private Limited -Brookfield HRS TS LLC -Schloss Chanakya Private Limited -Transition Cleantech Services Private Limited -Transition Energy Services Private Limited -Candor India Office Parks Private Limited -Arliga India Office Parks Private Limited
Related party of the entity having joint control over the Company*	-Axis Bank Limited (w.e.f. June 22, 2024) -Axis Trustees Services Limited (w.e.f. June 22, 2024)

Key Management Personnel (KMP)
Mr. Sushil Kumar Sayal, Director (w.e.f. April 28, 2023 upto June 21, 2024)
Mr. Harjeet Singh Kohli, Director (w.e.f. November 03, 2021 upto June 21, 2024)
Mr. Rachit Kothari, Director (w.e.f. April 28, 2023)
Mr. Munish Dayal Mathur, Director (w.e.f. April 28, 2023 upto August 23, 2025)
Mr. Amit Jain, Director (w.e.f. March 31, 2024 till March 12, 2025)
Mr. Alvin Nithyanandh Nesaraj Selvam, Director (w.e.f. June 21, 2024 upto August 23, 2025)
Mr. Anand Narendra Nagda, Additional Director (w.e.f. March 12, 2025 till March 27, 2025)
Mr. Saket Mehta, Additional Director (w.e.f. March 27, 2025) now Director (w.e.f. September 10, 2025)
Ms. Kriti Malay Doshi, Additional Director (w.e.f. August 23, 2025) now Director (w.e.f. September 10, 2025)
Mr. Rakesh Sharma, Additional Director (w.e.f. August 23, 2025) now Director (w.e.f. September 10, 2025)
Ms. Anshu Tomar, Company Secretary (w.e.f August 22, 2023 till November 30, 2024)
Mr. Piyush Garg, Company Secretary (w.e.f. January 28, 2025 till October 03, 2025)
Mr. Ankur Jain, Company Secretary (w.e.f. October 04, 2025)

*Axis Bank Limited and Axis Trustees Services Limited though not "related parties" as per the definition under Ind AS 24, however they are related party to the entity having joint control over the Company i.e. Brookfield India Real Estate Trust as per Securities and Exchange Board of India (Real Estate Investment Trust) Regulations. Accordingly these parties have been considered as related party for disclosure purposes.

Rostrum Realty Private Limited
CIN: U70109HR2021PTC098965

(All amounts are in Mn)

Particulars	For the Quarter ended September 30, 2026	For the Quarter ended June 30, 2026
Transaction with the related parties:		
Revenue from operations		
Rental Income		
Cowrks India Private Limited	39.00	37.77
Brookprop Property Management Services Private Limited	11.60	7.05
Income from maintenance services		
Cowrks India Private Limited	10.41	8.62
Brookprop Property Management Services Private Limited	3.91	3.34
Purchase of services*		
Brookprop Property Management Services Private Limited	46.12	45.16
Brookfield HRS TS LLC	4.32	4.43
Transition Energy Services Private Limited	3.89	3.75
Transition Cleantech Services Private Limited	9.67	9.25
Cowrks India Private Limited	29.27	15.94
Receipt of Security Deposits		
Cowrks India Private Limited	1.56	-
Reimbursement of expenses		
Brookprop Property Management Services Private Limited	35.52	39.82
Candor India Office Parks Private Limited	2.15	1.89
Dividend paid		
Metallica Holdings (DIFC) Limited	-	364.82
Brookfield India Real Estate Trust	-	405.35
Loan taken		
Brookfield India Real Estate Trust	-	3,990.00
Repayment of loan taken		
Brookfield India Real Estate Trust	428.25	-
Interest expense		
Brookfield India Real Estate Trust	68.23	4.76

Rostrum Realty Private Limited
CIN: U70109HR2021PTC098965

(All amounts are in Mn)

Particulars	For the period ended September 30, 2026	For the period ended June 30, 2026
Outstanding balances as at period end		
Due from :		
Trade receivables		
Cowrks India Private Limited	6.94	3.38
Brookprop Property Management Services Private Limited	2.03	1.37
Unbilled Revenue		
Cowrks India Private Limited	3.06	2.68
Brookprop Property Management Services Private Limited	1.07	1.05
Loan		
Brookfield India Real Estate Trust	3,561.75	3,990.00
Interest accrued on loan from shareholders		
Brookfield India Real Estate Trust	68.23	4.76
Prepaid expenses		
Brookprop Property Management Services Private Limited	-	0.71
Due to :		
Trade payables		
Brookfield HRS TS LLC	3.67	7.37
Brookprop Property Management Services Private Limited	73.02	62.20
Transition Cleantech Services Private Limited	5.33	4.44
Transition Energy Services Private Limited	2.48	2.11
Cowrks India Private Limited	62.39	29.97
Candor India Office Parks Private Limited	1.36	3.45
Security deposit received		
Brookprop Property Management services Private Limited	7.89	7.89
Cowrks India Private Limited	73.40	71.84
Compensation of key management personnel of the Company		
Short term employee benefits		
Ankur Jain	1.26	0.63
Long term employee benefits		
Ankur Jain	0.08	0.04