Brookfield

India Real Estate Trust

November 03, 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: Intimation of newspaper advertisement for unaudited consolidated financial results of Brookfield India Real Estate Trust for the quarter and half-year ended September 30, 2026.

Dear Sir/Ma'am,

In terms of Regulation 52(8) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time, please find enclosed copy of the newspaper advertisements published in The Economic Times (Editions – Pan India) on November 03, 2026, in respect of the unaudited consolidated financial results for the quarter and half-year ended September 30, 2026, of Brookfield India Real Estate Trust.

You are requested to take the above information on record.

Thanking You.
Yours Faithfully,

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

SAURABH JAIN
Digitally signed by SAURABH JAIN
Date: 2026.11.03 14:29:42 +05'30'

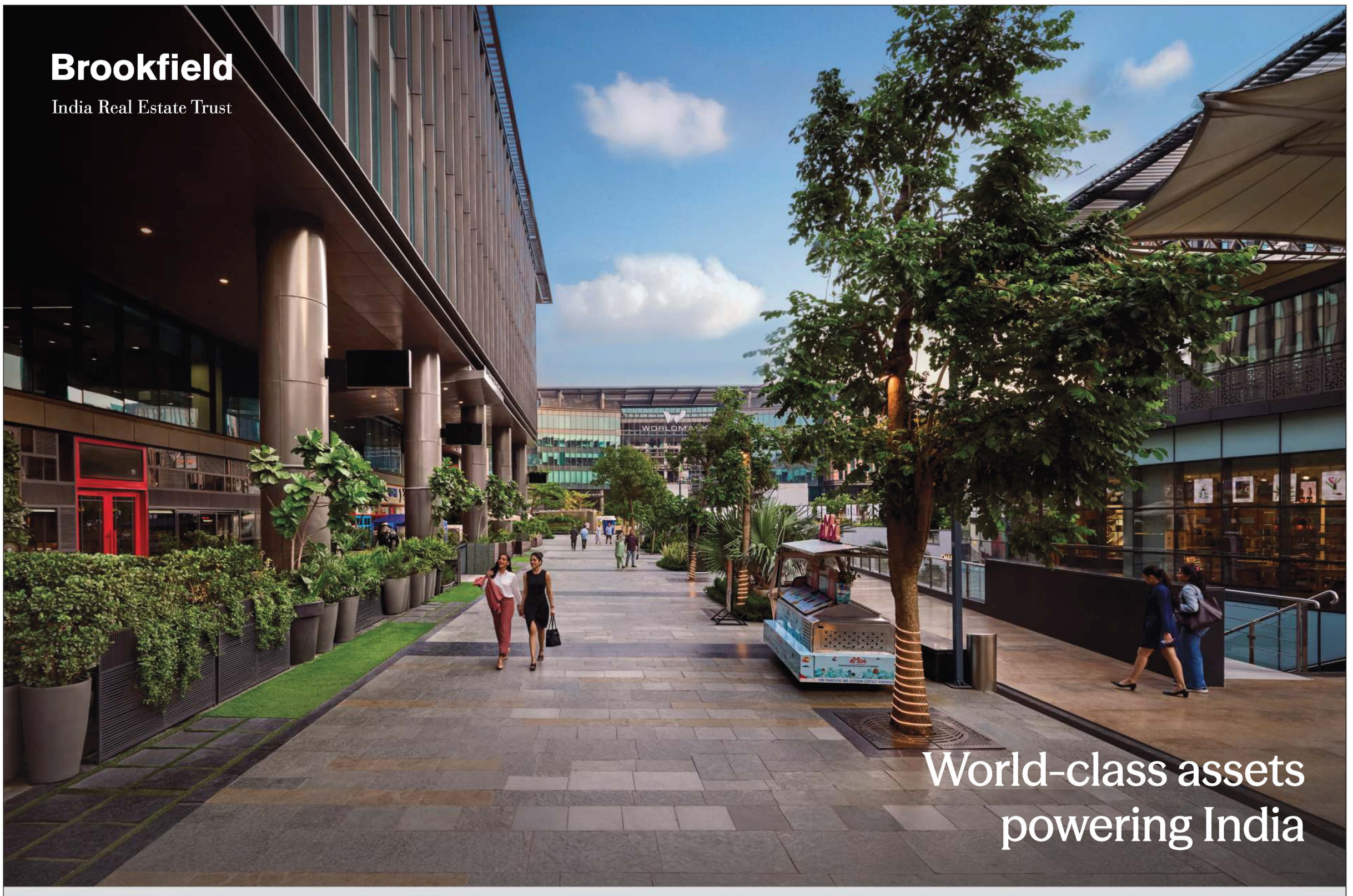
Saurabh Jain
Company Secretary & Compliance Officer

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

Brookfield

India Real Estate Trust



World-class assets powering India

1.6M sf
Gross leasing + 0.6M sf early leasing[1]

₹5.70/unit
Distribution per unit ▲ 9% YoY

93%
Committed occupancy
▲ 3% YoY

₹7,672M
Net Operating Income[2]
Same store NOI growth ▲ 8% YoY

GRESB REAL ESTATE ★★★★★ 2026

5 STAR GRESB RATING FOR THE FIFTH CONSECUTIVE YEAR

GLOBAL SECTOR LEADER STANDING-INVESTMENTS (OFFICE-LISTED) & DEVELOPMENT (MIXED USE-LISTED)[3]

SCAN TO KNOW MORE

Financial results for the quarter and half year ended September 30, 2026

Part I: Consolidated Statement of Financial Results

₹ in Million

Particulars	For the quarter ended 30.09.2026 (Unaudited)	For the quarter ended 30.06.2026 (Unaudited)	For the quarter ended 30.09.2025 (Unaudited)	For the half year ended 30.09.2026 (Unaudited)	For the half year ended 30.09.2025 (Unaudited)	For the year ended 31.03.2026 (Audited)
Income and gains						
Revenue from operations	9,963.65	9,738.26	6,719.37	19,701.91	13,147.81	29,711.44
Other income	605.51	568.09	231.12	1,173.60	353.30	1,001.89
Total income	**10,569.16**	**10,306.35**	**6,950.49**	**20,875.51**	**13,501.11**	**30,713.33**
Cost of material consumed	37.30	27.69	23.20	64.99	48.32	108.72
Employee benefits expenses	100.23	113.47	70.70	213.70	144.27	312.56
Finance costs	3,167.24	3,378.11	2,022.22	6,545.35	4,069.70	9,747.81
Depreciation and amortization expenses	1,448.81	1,419.77	1,069.14	2,868.58	2,116.78	4,694.02
Other expenses	3,410.86	2,461.17	1,853.25	5,872.03	3,534.66	7,863.25
Total expenses	**8,164.44**	**7,400.21**	**5,038.51**	**15,564.65**	**9,913.73**	**22,726.36**
Profit before share of profit of equity accounted investee and tax	**2,404.72**	**2,906.14**	**1,911.98**	**5,310.86**	**3,587.38**	**7,986.97**
Share of net loss (after tax) of joint venture accounted for using the equity method	(23.38)	(122.66)	(121.22)	(146.04)	(269.24)	(402.78)
Profit before tax	**2,381.34**	**2,783.48**	**1,790.76**	**5,164.82**	**3,318.14**	**7,584.19**
Tax expense:						
Current tax						
-for current period	(161.87)	403.48	127.24	241.61	204.81	672.04
-for earlier years	(93.95)	(1.29)	(1.34)	(95.24)	0.88	(345.72)
Deferred tax (credit)/ charge	(130.51)	167.92	171.05	37.41	295.62	1890.36
Tax (credit)/ expense for the period/ year	**(386.33)**	**570.11**	**296.95**	**183.78**	**501.31**	**2216.68**
Profit for the period/ year after tax*	**2767.67**	**2213.37**	**1493.81**	**4981.04**	**2816.83**	**5367.51**
Other comprehensive income/ (loss)						
Items that will not be reclassified to profit or loss						
- Remeasurement of defined benefit obligations	2.82	(0.31)	1.28	2.51	2.12	4.04
- Income tax related to items that will not be reclassified to profit or loss	(0.81)	0.09	(0.37)	(0.72)	(0.61)	(1.19)
- Share of other comprehensive income /(loss) of joint venture accounted for using the equity method	0.34	(0.26)	(0.10)	0.08	0.12	0.47
Other comprehensive income/ (loss) for the period/ year, net of tax	**2.35**	**(0.48)**	**0.81**	**1.87**	**1.63**	**3.32**
Total comprehensive income for the period/ year	**2770.02**	**2212.89**	**1494.62**	**4982.91**	**2818.46**	**5370.83**
Profit for the period/ year after income tax attributable to unit holders of Brookfield India REIT	2400.83	1798.05	1394.63	4198.88	2640.22	4812.30
Profit for the period/ year after income tax attributable to non- controlling interests	366.84	415.32	99.18	782.16	176.61	555.21
Total comprehensive income for the period/ year attributable to unit holders of Brookfield India REIT	2403.18	1797.57	1395.44	4200.75	2641.85	4815.62
Total comprehensive Income for the period/ year attributable to non- controlling interests	366.84	415.32	99.18	782.16	176.61	555.21
Basic (in ₹)	2.89	2.22	2.26	5.12	4.31	7.29
Diluted (in ₹)	2.89	2.22	2.26	5.12	4.31	7.29

* there are no such exceptional or extraordinary items

Consolidated Financial Results

Part II: Select explanatory notes to the Consolidated Financial Results of the quarter and half year ended 30 September 2026

1. The unaudited Standalone and Consolidated Financial Results of Brookfield India Real Estate Trust ("Brookfield India REIT") have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended from time to time including any guidelines and circulars issued there under read with SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("REIT Regulations"); Regulation 52 and 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), Recognition and Measurement principles of Indian Accounting Standard 34 "Interim Financial Reporting" (IndAS) 34 as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 ('Ind AS') to the extent not inconsistent with the REIT Regulations , read with relevant rules issued thereunder and other accounting principles generally accepted in India."
2. The unaudited Standalone and Consolidated Financial Results for the quarter and half year ended September 30, 2026 of Brookfield India REIT, have been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on November 02, 2026 and Statutory Auditors has carried out a limited review of the unaudited Standalone and Consolidated Financial Results and issued an unmodified report.
3. There is no change in the accounting policies for the quarter and half year ended 30 September 2026.
4. The above is an extract of the detailed format of unaudited Consolidated Financial Results for the quarter and half year ended September 30, 2026, filed with the Stock Exchanges pursuant to REIT Regulations and SEBI Listing Regulations, each read with circulars issued thereunder. The full format of unaudited Standalone and Consolidated Financial Results and Finance Statements for the quarter and half year ended September 30, 2026 including the line items referred under Regulations 52(4) of SEBI Listing Regulations, are available on website of Stock Exchanges (www.bseindia.com and www.nseindia.com) and on website of Brookfield India REIT at https://www.brookfieldindiareit.in/investors/financial-information. The Financial Results also can be accessed by scanning the Quick Response Code ("QR Code").

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

Financial Ratios	For the quarter ended 30.09.2026 (Unaudited)	For the quarter ended 30.06.2026 (Unaudited)	For the quarter ended 30.09.2025 (Unaudited)	For the half year ended 30.09.2026 (Unaudited)	For the half year ended 30.09.2025 (Unaudited)	For the year ended 31.03.2026 (Audited)
Current ratio (in times)	0.61	1.12	1.48	0.61	1.48	0.61
Debt-equity ratio (in times)	0.72	0.66	0.55	0.72	0.55	0.85
Debt service coverage ratio (in times)	2.70	2.31	1.10	2.50	1.42	1.90
Interest service coverage ratio (in times)	2.33	2.08	2.27	2.20	2.21	2.03
Outstanding redeemable preference shares (quantity and value)	NA	NA	NA	NA	NA	NA
Capital redemption reserve/debenture redemption reserve	NA	NA	NA	NA	NA	NA
Net worth (Amounts in ₹million)	2,18,366.91	2,31,643.33	1,66,307.32	2,18,366.91	1,66,307.32	1,95,621.23
Net profit after tax (Amounts in ₹million)	2,767.67	2,213.37	1,493.81	4,981.04	2,816.83	5,367.51
Earnings per unit- Basic (Amounts in ₹)	2.89	2.22	2.26	5.12	4.31	7.29
Earnings per unit- Diluted (Amounts in ₹)	2.89	2.22	2.26	5.12	4.31	7.29
Long term debt to working capital	(12.18)	42.68	14.91	(12.18)	14.91	(24.33)
Bad debts to Account receivable ratio	0.01	0.00	0.01	0.02	0.01	0.02
Current liability ratio (in times)	0.16	0.16	0.12	0.16	0.12	0.09
Total debts to total assets (in times)	0.37	0.37	0.33	0.37	0.33	0.42
Debtors turnover (in times)	25.32	25.63	29.49	32.96	32.11	32.77
Inventory turnover	NA	NA	NA	NA	NA	NA
Operating margin (in %)	64.39%	73.28%	71.16%	68.78%	71.65%	72.12%
Net profit margin (in %)	26.19%	21.48%	21.53%	23.86%	20.90%	17.48%
Assets cover available	2.52	2.56	2.89	2.52	2.89	2.29
Distribution per unit	5.70	5.60	5.25	11.30	10.50	21.40
Net operating income	7,672.19	7,565.61	5,094.18	15,237.80	10,079.93	22,912.99
Net borrowing ratio	28.73%	27.65%	24.49%	28.73%	24.49%	34.02%

Part-IV: Statement of Net Assets at Fair Value

₹ in Million unlesss otherwise stated

Sr No.	Particulars	As at 30 September 2026 (Unaudited)	As at 31 March 2026 (Audited)
A	Total assets	5,73,819.27	5,24,066.72
B	Total liabilities	(2,03,925.58)	(1,97,036.61)
C	**Net assets (A-B)**	**3,69,893.69**	**3,27,030.11**
D	Less: Non-controlling interest	(44,264.50)	(37,270.74)
E	Net assets attributable to unit holders of Brookfield India REIT	3,25,629.19	2,89,759.37
F	**No. of units**	**82,98,80,869**	**74,93,85,513**
G	**NAV per unit (E/F) in ₹**	**392.38**	**386.66**

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

₹ in Million unlesss otherwise stated

Sr No.	Particulars	For the quarter ended 30.09.2026 (Unaudited)	For the quarter ended 30.06.2026 (Unaudited)	For the quarter ended 30.09.2025 (Unaudited)	For the half year ended 30.09.2026 (Unaudited)	For the half year ended 30.09.2025 (Unaudited)	For the year ended 31.03.2026 (Audited)
1	Net Distributable Cash Flows	4,730.33	4,647.33	3,360.06	9,377.66	6,550.76	15,164.90
2	Distribution payout ratio	100.00%	100.00%	100.00%	100.00%	100.00%	99.98%
3	**Distribution***	**4,730.32**	**4,647.33**	**3,360.06**	**9,377.65**	**6,550.76**	**15,161.79**
	-Payment of interest	1,278.02	1,369.30	1,184.02	2,647.32	2,332.67	4,852.00
	-Payment of dividend	1,427.39	771.79	531.21	2,199.18	914.09	2,348.81
	-Repayment of SPV debt	1,858.93	2,215.78	1,619.23	4,074.71	3,266.24	7,671.09
	-Interest on fixed deposit	165.98	290.46	25.60	456.44	37.76	289.89
4	**No of units outstanding**	**82,98,80,869**	**82,98,80,869**	**64,00,10,513**	**82,98,80,869**	**64,00,10,513**	**82,98,80,869**
5	Distribution per unit (DPU) in ₹	5.70	5.60	5.25	11.30	10.50	21.40

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

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

DISCLAIMER: This publication has been prepared for general information purposes only. The information contained herein is audited/unaudited and should be read together with our consolidated financial results available on the website of the Brookfield India REIT and the stock exchanges. No representation or warranty is made nor any lability accepted with respect to the fairness or completeness of the contents hereof. Readers should conduct their own analysis and form their own view of the market position and business and performance of the Brookfield India REIT. (1) 0.3 MSF commitments against re-leasing of future expiries and 0.4 MSF of advanced renewals for expiries beyond FY2027. (2) Excluding NOI from North Commercial Portfolio. (3) For Baytown, Kolkata.