Brookfield
India Real Estate Trust

August 10, 2026

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

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

Sub: Quarterly statement of deviation(s) or variation(s) in use of proceeds of Institutional Placements

Dear Sir/Ma'am,

Pursuant to paragraph 4.17 of Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025 (the "**REIT Master Circular**") issued by the Securities and Exchange Board of India ("**SEBI**"), please find enclosed the following:

1. Statement of deviation(s) or variation(s) in use of proceeds of Institutional Placement of Units – (**QIP-2023**), in line with the use of proceeds stated in the placement document dated August 1, 2023, for the quarter ended June 30, 2026, is enclosed as **Annexure I.**

2. Statement of deviation(s) or variation(s) in use of proceeds of Institutional Placement of Units (**QIP-2025**), in line with the use of proceeds stated in the placement document dated December 09, 2025, for the quarter ended June 30, 2026, is enclosed as **Annexure II.**

3. Statement of deviation(s) or variation(s) in use of proceeds of Institutional Placement of Units (**QIP-2026**), in line with the use of proceeds stated in the placement document dated April 21, 2026 for the quarter ended June 30, 2026, is enclosed as **Annexure III.**

You are requested to take the above information on record.

Thanking You.
Yours Faithfully,

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

SAURABH JAIN
Digitally signed by SAURABH JAIN
Date: 2026.08.10 21:07:55 +05'30'

Saurabh Jain
Company Secretary & Compliance Officer
CC:
Axis Trustee Services Limited

Brookfield

India Real Estate Trust

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

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Annexure I

STATEMENT OF DEVIATION/VARIATION IN UTILISATION OF FUNDS RAISED

Name of listed entity	Brookfield India Real Estate Trust (Brookfield India REIT)
Mode of Fund Raising	Institutional Placement of Units of Brookfield India REIT – 2023
Date of Raising Funds	Institutional Placement – August 2, 2023 (Date of Allotment)
Amount Raised	Institutional Placement - ₹ 23,053,590,622.50
Report filed for Quarter ended	June 30, 2026
Monitoring Agency	Not Applicable
Monitoring Agency Name, if applicable	Not Applicable
Is there a Deviation / Variation in use of funds raised	No
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the Unitholders	Not Applicable
If Yes, Date of Unitholders Approval	Not Applicable
Explanation for the Deviation / Variation	Not Applicable
Comments of the Audit Committee after review	None
Comments of the auditors, if any	Not Applicable

Set forth below are objects for which funds have been raised in the Institutional Placement of units of Brookfield India REIT and details of deviation, if any, in the following table:

Original Object	Modified Object, if any	Original Allocation (Rs./Mn)	Modified Allocation, if any	Funds Utilised till June 30, 2026 (Rs./Mn)	Amount of Deviation/ Variation for Quarter according to applicable object	Remarks if any
Funding acquisition of Kairos Properties Private Limited (earlier known as Kairos Property Managers Private Limited) ("Kairos") and Candor Gurgaon One Realty Projects Private Limited ("Candor G1")	NA	22,000.0		21,896.76	NIL	-
General Purpose	NA	203.6		420.82	NIL	-
Issue related expenses	NA	850.0		732.89	NIL	-
Total		**23,053.60**		**23,050.47**		

Note: *As disclosed in the Placement Document dated August 1, 2023, the manager of Brookfield India REIT will have flexibility in utilizing the balance net proceeds and unutilized Issue proceeds, if any, for any purpose in connection with the acquisition of Kairos and Candor G1 and for other general purposes including in relation to the operation, meeting exigencies and expenses incurred by the Brookfield India REIT or any of its portfolio companies, towards funding growth opportunities and strategic initiatives and acquisitions, shareholders and external loans, funding equity contribution towards their assets, working capital requirements, meeting day to day expenses, meeting expenses in the ordinary course of business, strengthening of marketing capabilities, as may be applicable. Accordingly, an amount of Rs. 217.23 million has been utilized for general purposes. Details of further utilization of balanced net proceeds and unutilized Issue proceeds will be provided in subsequent quarterly statements (until all amounts have been utilized).*

Annexure II

STATEMENT OF DEVIATION/VARIATION IN UTILISATION OF FUNDS RAISED

Name of listed entity	Brookfield India Real Estate Trust (Brookfield India REIT)
Mode of Fund Raising	Institutional Placement of Units of Brookfield India REIT - 2025
Date of Raising Funds	Institutional Placement – December 10, 2025 (Date of Allotment)
Amount Raised	Institutional Placement - ₹ 35,000 million
Report filed for Quarter ended	June 30, 2026
Monitoring Agency	Not Applicable
Monitoring Agency Name, if applicable	Not Applicable
Is there a Deviation / Variation in use of funds raised	No
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the Unitholders	Not Applicable
If Yes, Date of Unitholders Approval	Not Applicable
Explanation for the Deviation / Variation	Not Applicable
Comments of the Audit Committee after review	None
Comments of the auditors, if any	Not Applicable

Set forth below are objects for which funds have been raised in the Institutional Placement of units of Brookfield India REIT and details of deviation, if any, in the following table:

Original Object	**Modified Object, if any**	**Original Allocation (Rs./Mn)**	**Modified Allocation, if any**	**Funds Utilized till June 30, 2026 (Rs./Mn)**	**Amount of Deviation/ Variation for Quarter according to applicable object**	**Remarks if any**
Funding of the upfront consideration for the Ecoworld Acquisition (i.e. acquisition of 100% equity share capital of Arliga Ecoworld Business Parks Private Limited)	NA	33,000		33,000	-	-
Partial or full pre-prepayment or scheduled repayment of certain debt facilities availed by the REIT, HoldCo, Asset SPVs and Target SPV from	NA	1,000		1,000	-	-

banks/financial institutions.						
General purposes	NA	50		48.02	-	-
Issue Expenses	NA	950		867.48	-	-
Total		**35,000**		**34,915.50**		

Note: *As disclosed in the Placement Document dated December 9, 2025, the manager of Brookfield India REIT will have flexibility in utilizing the balance net proceeds and unutilized Issue proceeds, if any, for general purposes including in relation to the operation, meeting exigencies and expenses incurred by the Brookfield REIT or any of its Portfolio Companies, towards funding growth opportunities and strategic initiatives and acquisitions, shareholders and external loans, funding equity contribution towards our assets, working capital requirements, meeting day to day expenses, meeting expenses in the ordinary course of business, strengthening of our marketing capabilities, as may be applicable. Accordingly, an amount of Rs. 48.02 million has been utilized for general purposes. Details of further utilization of balance net proceeds and unutilized Issue proceeds will be provided in subsequent quarterly statements (until all amounts have been utilized).*

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Annexure III

STATEMENT OF DEVIATION/VARIATION IN UTILISATION OF FUNDS RAISED

Name of listed entity	Brookfield India Real Estate Trust (Brookfield India REIT)
Mode of Fund Raising	Institutional Placement of Units of Brookfield India REIT - 2026
Date of Raising Funds	Institutional Placement – April 22, 2026 (Date of Allotment)
Amount Raised	Institutional Placement - ₹ 26,000 million
Report filed for Quarter ended	June 30, 2026
Monitoring Agency	Not Applicable
Monitoring Agency Name, if applicable	Not Applicable
Is there a Deviation / Variation in use of funds raised	No
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the Unitholders	Not Applicable
If Yes, Date of Unitholders Approval	Not Applicable
Explanation for the Deviation / Variation	Not Applicable
Comments of the Audit Committee after review	None
Comments of the auditors, if any	Not Applicable

Set forth below are objects for which funds have been raised in the Institutional Placement of units of Brookfield India REIT and details of deviation, if any, in the following table:

Original Object	**Modified Object, if any**	**Original Allocation (Rs./Mn)**	**Modified Allocation, if any**	**Funds Utilized till June 30, 2026 (Rs./Mn)**	**Amount of Deviation/ Variation for Quarter according to applicable object**	**Remarks if any**
Partial and/ or full prepayment and/ or scheduled repayment of certain debt facilities availed by the HoldCo and Asset SPVs from banks/financial institutions, by way of acquisition of economic interest directly and/ or indirectly of such HoldCo and/ or Asset SPVs, being real estate asset owning	NA	22,850		4,013.06	-	-

companies, through purchase/ subscription of equity and/ or debt securities or providing shareholder loans to such companies by the Brookfield India REIT						
General purposes	NA	2,500		2,400.04	-	-
Issue Expenses	NA	650		506.07	-	-
Total		**26,000**		**6,919.17**		

Note: *As disclosed in the Placement Document dated April 21, 2026, the manager of Brookfield India REIT will have flexibility in utilizing the balance net proceeds and unutilized Issue proceeds, if any, for general purposes including in relation to the operation, meeting exigencies and expenses incurred by the Brookfield REIT or any of its Portfolio Companies, towards funding growth opportunities and strategic initiatives and acquisitions, shareholders and external loans, funding equity contribution towards our assets, working capital requirements, meeting day to day expenses, meeting expenses in the ordinary course of business, strengthening of our marketing capabilities, as may be applicable. Accordingly, an amount of Rs. 2400.04 million has been utilized for equity infusion in Candor N2.*