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: Compliances in relation to Non-Convertible Debentures.

Dear Sir/Ma'am,

Pursuant to the applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI Listing Regulations**"), please find enclosed.

1) Security Cover certificate pursuant to Regulation 54 of SEBI Listing Regulations, in the format as specified under Annexure VA of circular no. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025, issued by the Deloitte Haskin & Sells, statutory auditors of Brookfield India Real Estate Trust ("**Brookfield India REIT**") along with the compliance status of Financial Covenants, for the quarter ended June 30, 2026, enclosed as **Appendix I**.

   Further, in compliance with Regulation 54 of SEBI Listing Regulations, the extent and nature of security created and maintained with respect to the NCDs are set out at note no. 9 of unaudited standalone financials results and note no. 12 of unaudited consolidated financial results, which are filed separately as part of outcome of board meeting vide letter dated August 10, 2026.

2) Statement of Utilization of issue proceeds raised through issuance of 2,00,000 Sustainability Linked, Listed, Rated, Secured, Redeemable, Transferable, Non-Cumulative, Non-Convertible Debentures ("**NCDs**") by Brookfield India REIT, pursuant to Regulation 52(7) of SEBI Listing Regulations read with Chapter IV of SEBI Master Circular no.- SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2025/0000000103 issued on July 11, 2025, enclosed as **Appendix II**.

   Please note that the proceeds of the NCDs have been utilized in line with the objects stated in the Trust Deed dated December 15, 2025, and Key Information Document dated December 15, 2025.

Brookfield

India Real Estate Trust

Please 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 23:15:05 +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

Appendix I

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
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Independent Auditor's Certificate on Book Value of Assets of the Trust Contained in Columns A to J of the Statement of Security Cover and Statement of Compliance Status of Financial Covenants in respect of Non-Convertible Debentures of the Trust for quarter ended and as at 30 June 2026

To
The Board of Directors
Brookprop Management Services Private Limited
(Acting in capacity as the Manager of Brookfield India Real Estate Trust)
Godrej BKC, Office No. 2, 4th Floor, Plot C-68, 3rd Avenue, G-Block,
Bandra Kurla Complex, Mumbai – 400051,
Maharashtra, India

1. This certificate is issued in accordance with the terms of our engagement letter dated 17 July 2026.

2. We, Deloitte Haskins & Sells, Chartered Accountants, the Statutory Auditors of Brookfield India Real Estate Trust ("the Trust" or "the REIT"), have been requested by the Management of Brookprop Management Services Private Limited ("the Manager") to certify the "Book Value of Assets of the Trust contained in Columns A to J of the Statement of Security Cover and Statement of Compliance Status of Financial Covenants in respect of Non-Convertible Debentures of the Trust for the quarter ended and as at 30 June 2026" (hereinafter referred together as "the Statement").

   The Statement is prepared by the Management of the Manager ("the Management") from the unaudited books of accounts and other relevant records and documents maintained by the Trust, its SPV, Seaview Developer Private Limited ("N2") and other SPVs as at 30 June 2026 pursuant to requirements of Circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025, and SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated 13 August 2025 issued by Securities and Exchange Board of India in terms of regulation 54 read with regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as "the SEBI Regulations"), as amended, for the purpose of submission to IDBI Trusteeship Services Limited, Debenture Trustee of the Non-Convertible Debentures (hereinafter referred to as "the Debenture Trustee") and the stock exchanges. The responsibility for compiling the information contained in the Statement is of the Management and the same is initialed by us for identification purposes only.

Management's Responsibility

3. The preparation of the Statement is the responsibility of the Management, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

4. The Management is also responsible for ensuring that the Trust complies with all the relevant requirements of the SEBI Regulations and for providing all relevant information to the Debenture Trustee and for complying with all the covenants as prescribed in the terms of the Debenture Trust Deed.

Auditor's Responsibility

5. Pursuant to the requirements of Circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 and SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated 13 August 2025 issued by Securities and Exchange Board of India, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the Book Value of Assets of the Trust and its SPVs contained in Columns A to J of the 'Statement of Security Cover and Statement of Compliance Status of Financial Covenants in respect of Non-Convertible Debentures of the Trust for the quarter ended and as at 30 June 2026' have been accurately extracted and ascertained from the unaudited books of accounts of the Trust and its SPVs and other relevant records and documents maintained by the Trust and its SPVs.

6. The engagement involves performing procedures to obtain sufficient appropriate evidence to provide limited assurance on the Statement as mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

   Accordingly, we have performed the following procedures in relation to the Statement:

   a) Obtained the Statement from the Management.
   b) Verified that the information contained in the Statement have been accurately extracted and ascertained from the unaudited books of accounts of the Trust and its SPVs for the quarter ended and as at 30 June 2026 and other relevant records and documents maintained by the Manager, in the normal course of its business.
   c) Verified the arithmetical accuracy of the information included in the statement.
   d) Reviewed the terms of Debenture Trust Deed to understand the nature of charge (viz. exclusive charge or pari-passu charge) on assets of the Trust and its SPVs.
   e) Obtained the working prepared by the Management for compliance with the relevant ratios (financial covenants) as mentioned in the 'Statement of Compliance Status of Financial Covenants' section of the Statement and verified the arithmetical accuracy of the ratios.
   f) Made necessary inquiries with the Management and obtained relevant representations in respect of matters relating to the Statement.

7. We conducted our examination and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016), issued by the Institute of Chartered Accountants of India (ICAI). This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review Historical Financial Information, and Other Assurance and Related Services Engagements.

Conclusion

9. Based on the procedures performed as referred to in paragraph 6 above and according to the information and explanations provided to us by the Management, nothing has come to our attention that causes us to believe that the Book Value of Assets of the Trust and its SPVs contained in Columns A to J of 'Statement of Security Cover' and information contained in the 'Statement of Compliance Status of Financial Covenants' have not been accurately extracted and ascertained from the unaudited books of accounts of the Trust and its SPVs for the quarter ended and as at 30 June 2026 and other relevant records and documents maintained by the Trust and its SPVs.

Deloitte
Haskins & Sells

Restriction on Use

10. This certificate is addressed to and provided to the Board of Directors of the Manager solely for the purpose of submission to IDBI Trusteeship Services Limited (the Debenture Trustee) and the stock exchanges and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **DELOITTE HASKINS & SELLS**
Chartered Accountants
(Firm's Registration No. 015125N)

Anup Kumar Sharma

Digitally signed by Anup Kumar Sharma
Date: 2026.08.10 20:39:29 +05'30'

Anup Kumar Sharma
Partner
Membership No. 063828
(UDIN: 26063828IYWBII2199)

Place: Mumbai
Date: 10 August 2026

Brookfield India Real Estate Trust ("Trust")

Statement of Security Cover and Statement of Compliance Status of Covenants as at 30 June 2026

The Statement is prepared by the Management of the Manager (“the Management”) from the unaudited books of accounts and other relevant records and documents maintained by the Trust, its subsidiary, Seaview Developer Private Limited (“Candor N2”), and other SPVs as at 30 June 2026 pursuant to requirements of Circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, and SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025 issued by Securities and Exchange Board of India in terms of regulation 54 read with regulation 56(1)(d), as applicable, of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as “the SEBI Regulations”), as amended, for the purpose of submission to IDBI Trusteeship Services Limited, Debenture Trustee of the above mentioned Non-Convertible Debentures (hereinafter referred to as “the Debenture Trustee”) and the stock exchanges.

A. The listed entity viz. Brookfield India Real Estate Trust ("Brookfield India REIT") acting through its Manager - Brookprop Management Services Private Limited, has issued the following NCDs

ISIN	Private Placement/Public Issue	Secured/Unsecured	Sanction Amount (Rs. in million)
INE0FDU07018	Private Placement	Secured	20,000

B. Statement of Security Cover for NCDs

The financial information as at June 30, 2026 has been extracted from the unaudited books of accounts for the quarter ended June 30, 2026 and other records of the Brookfield India REIT, Seaview Developers Private Limited ("**Candor N2**") and other SPVs

I. Statement of Security Cover on Standalone basis:

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	**Description of asset for which this certificate relate**	**Exclusive Charge**	**Exclusive Charge**	**Pari-Passu Charge**	**Pari-Passu Charge**	**Pari-Passu Charge**	**Assets not offered as Security**	**Elimination (amount in negative)**	**(Total C to H)**	**Related to only those items covered by this certificate**				
		Debt for which this certificate being issued	**Other Secured Debt**	**Debt for which this certificate being issued**	**Assets shared by Pari-passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)**	**Other assets on which there is pari-passu charge (excluding items covered in column F)**		**debt amount considered more than once (due to exclusive plus, pari passu charge)**		**Market Value for Assets charged on Exclusive basis (refer note 4)**	**Carrying/book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA, market value is not applicable)**	**Market Value for Paripassu charge Assets**	**Carrying value/book value for paripassu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA, market value is not applicable)**	**Total Value(=K+L+M+N)**
(Rs. in million)		**Book Value**	**Book Value**	**Yes/No**	**Book Value**	**Book Value**						**Relating to Column F**		
Assets														
Property, Plant and Equipment	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Capital	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Capital work-in Progress	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Right of Use Assets	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Goodwill	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Intangible Assets	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Intangible Assets under Development	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Investments (refer Note no. 1, 4 and 5)	Pledge over the investments made by Brookfield India REIT i.e. on 100% equity share capital of Seaview Developers Private Limited ("Candor N2")	23,996	6,933	No	NA	NA	152,516	-	183,445	-	-	NA	NA	-
Loans	NA	-	-	No	NA	NA	47,385	-	47,385	-	-	NA	NA	-
Inventories	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Trade Receivables	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Cash and Cash Equivalents	NA	-	-	No	NA	NA	20,462	-	20,462	-	-	NA	NA	-
Bank Balances other than Cash and Cash Equivalents	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Others	NA	-	-	No	NA	NA	1,925	-	1,925	-	-	NA	NA	-
Total		**23,996**	**6,933**				**222,288**	**-**	**253,217**	**-**	**-**	NA	NA	**-**
Liabilities														
Debt securities to which this certificate pertains (refer Note no. 2)	2,00,000 Sustainability-linked Bonds, listed, rated, secured, transferable, redeemable, non-cumulative non-convertible debentures of face value of Rs. 100,000 each aggregating to principal amount up to Rs. 20,000,000,000 ("**NCDs**")	20,000	-	No	NA	NA	-	(106)	19,894	-	-	NA	NA	
Other debt sharing paripassu charge with above debt	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	
Other Debt	NA		-	No	NA	NA	-	-	-	-	-	NA	NA	
Subordinated debt	NA		-	No	NA	NA	-	-	-	-	-	NA	NA	
Borrowings (refer note 3)	NA		7,233	No	NA	NA	-	-	7,233	-	-	NA	NA	

Bank	NA		-	No	NA	NA	-	-	-	-	-	NA	NA	
Debt Securities	NA	*not to be filed*	-	No	NA	NA	-	-	-	-	-	NA	NA	
Others	NA		-	No	NA	NA	-	-	-	-	-	NA	NA	
Trade payables	NA		-	No	NA	NA	90	-	90	-	-	NA	NA	
Lease Liabilities	NA		-	No	NA	NA	-	-	-	-	-	NA	NA	
Provisions	NA		-	No	NA	NA	-	-	-	-	-	NA	NA	
Others	NA		-	No	NA	NA	10,829	-	10,829	-	-	NA	NA	
Total		**20,000**	**7,233**				**10,919**	**(106)**	**38,046**					
Cover on Book Value		**1.20**												
Cover on Market Value (refer note 4)		**-**												
		Exclusive Security Cover Ratio	**-**		Pari-passu Security Cover Ratio	NA								

Notes:

1. For the purpose of preparation of Security Cover on Standalone basis, we have considered book value of equity shares held by Brookfield India REIT in Seaview Developers Private Limited ("N2"), being pledged in favour of Debenture Trustee - IDBI Trusteeship Service Limited, as an exclusive charge over and above charge created on the asset held by N2 i.e Investment Property and Investment property under development by way of mortgage (" Mortgaged Property") , Trade recievables and Cash and Cash Equivalents by way of hypothecation ("Hypothecated Property") (Collectively referred as " Security") to secure 200,000 Non-Convertible Debentures having face value of Rs. 100,000 each amounting to Rs. 20,000 million.

2. The book value of outstanding debt securities of Rs. 20,000 million excludes the Ind AS adjustment of Rs. 106 million. Such adjustment has been eliminated to reconcile the liability amount with the balance sheet of Brookfield India REIT under Column I.

3. These borrowings are secured by way of charge on hypothecation of receivables, movable assets, insurance proceeds, lease agreement, bank accounts, mortgage on immovable properties including land of one of the SPVs i.e. Shantiniketan Properties Private Limited (SPPL Noida), Further, the value of investment mentioned under the column C is not pledged for this borrowing.

4. As per the terms of the Debenture Trust Deed dated 15 December 2025, on or after date of creation of charge by way of mortgage on Mortgaged Property, the security cover ratio is required to be computed with reference to the latest valuation of the Mortgaged Property along with the Hypothecated property of Candor N2, therefore, the market value of investment in equity shares of Candor N2 held by Brookfield India REIT is not required for the purpose of computation of security cover ratio, hence, the same is not provided above in Column K and Column O, however, the value of such investment in equity shares of Candor N2 based on first valuation report as defined under Debenture Trust Deed dated 15 December 2025, is Rs. 39,641 million. Please refer the Statement of Security Cover on a consolidated basis, for the computation of security cover ratio and compliance w.r.t maintaining 1.5x cover of outstanding NCDs of Brookfield India REIT.

5. The investment in equity shares of Candor Kolkata One Hi-Tech Structures Private Limited ("K1") held by Brookfield India REIT and disclosed under Column D has been pledged in favour of lenders as security for borrowings raised by K1. The pledge pertains to 28% of the securities of K1 and the corresponding borrowings are disclosed in Table II, being the Statement of Security Cover on a consolidated basis. The value attributable to an additional 23% of the securities of K1, which are subject to a non-disposal undertaking and are not pledged, has not been considered for the above calculation.

II. Statement of Security Cover on Consolidated basis

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	**Description of asset for which this certificate relate**	**Exclusive Charge**	**Exclusive Charge**	**Pari-Passu Charge**	**Pari-Passu Charge**	**Pari-Passu Charge**	**Assets not offered as Security**	**Elimination (amount in negative)**	**(Total C to H)**	**Related to only those items covered by this certificate**				
		Debt for which this certificate being issued	**Other Secured Debt**	**Debt for which this certificate being issued**	**Assets shared by Paripassu debt holder (includes debt for which this certificate is issued & other debt with paripassu charge)**	**Other assets on which there is pari-passu charge (excluding items covered in column F)**		**debt amount considered more than once (due to exclusive plus, pari passu charge)**		**Market Value for Assets charged on Exclusive basis**	**Carrying/book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA, market value is not applicable)**	**Market Value for Paripassu charge Assets**	**Carrying value/book value for paripassu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA, market value is not applicable)**	**Total Value(=K+L +M+N)**
(Rs. in million)		**Book Value**	**Book Value**	**Yes/No**	**Book Value**	**Book Value**						**Relating to Column F**		
Assets														
Investment Property (Refer note 1 and 2)	Charge over the Investment Property and Investment Property under Development by way of mortgage created pursuant to the Memorandum of Entry dated May 13, 2026, by deposit of title deeds (the “Mortgaged Property”)	34,142	71,297	No	NA	223,011	31,543		359,993	47,064	-	NA	NA	47,064
Property, Plant and Equipment	NA	-	139	No	NA	559	73	-	772	-	-	NA	NA	-
Capital Work-in Progress	Charge over the Investment Property and Investment Property under Development by way of mortgage created pursuant to the Memorandum of Entry dated May 13, 2026, by deposit of title deeds (the “Mortgaged Property”)	209	2,783	No	NA	2,542	304	-	5,838	2,346	-	NA	NA	2,346
Right of Use Assets (Refer note 1)	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Goodwill	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Intangible Assets	NA	-	-	No	NA	NA	2	-	2	-	-	NA	NA	-
Intangible Assets under Development	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Investments	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Loans	NA	-	-	No	NA	NA	3,990	-	3,990	-	-	NA	NA	-
Inventories	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	-
Trade Receivables (Refer note no. 4)	Charge over the property hypothecated pursuant to the Deed of Hypothecation dated December 19, 2025 (the 'Hypothecated Property').	150	541	No	NA	1178	30	-	1,899	-	150	NA	NA	150

Cash and Cash Equivalents (Refer note no. 4)	Charge over the property hypothecated pursuant to the Deed of Hypothecation dated December 19, 2025 (the 'Hypothecated Property').	2,767	816	No	NA	4,053	20,842	-	28,478	-	2,767	NA	NA	2,767
Bank Balances other than Cash and Cash Equivalents	NA	-	376	No	NA	611	49	-	1,035	-	-	NA	NA	-
Others (refer note 5 below)	NA	-	-	No	NA	5	18,140	-	18,145	-	-	NA	NA	-
Total		**37,269**	**75,952**			**231,959**	**74,972**	**-**	**420,151**	**49,410**	**2,918**	**NA**	**NA**	**52,327**
Liabilities														
Debt securities to which this certificate pertains (refer Note no. 3)	2,00,000 Sustainability-linked Bonds, listed, rated, secured, transferable, redeemable, non-cumulative non-convertible debentures of face value of Rs. 100,000 each aggregating to principal amount up to Rs. 20,000,000,000 ("NCDs")- refer note 3	20,000	-	No	NA	NA	-	(106)	19,894	-	-	NA	NA	
Other debt sharing paripassu charge with above debt	NA	-	-	No	NA	NA	-	-	-	-	-	NA	NA	
Other Debt	NA	*not to be filed*	-	No	NA	NA		-	-	-	-	NA	NA	
Subordinated debt	NA			No	NA	NA	-	-	-	-	-	NA	NA	
Borrowings	NA		36,712	No	NA	88,544	7,313	-	132,569	-	-	NA	NA	
Bank	NA		-	No	NA	NA	-	-	-	-	-	NA	NA	
Debt Securities	NA		-	No	NA	NA	-	-	-	-	-	NA	NA	
Others	NA		-	No	NA	NA	-	-	-	-	-	NA	NA	
Trade payables	NA		-	No	NA	NA	2,544	-	2,544	-	-	NA	NA	
Lease Liabilities	NA		-	No	NA	NA	1,491	-	1,491	-	-	NA	NA	
Provisions	NA		-	No	NA	NA	44	-	44	-	-	NA	NA	
Others	NA		-	No	NA	NA	31,966	-	31,966	-	-	NA	NA	
Total		**20,000**	**36,712**			**88,544**	**43,358**	**(106)**	**188,508**		-			
Cover on Book Value		**1.86**												
Cover on Market Value		**2.62**												
		Exclusive Security Cover Ratio	**2.62**		**Pari-passu Security Cover Ratio**	NA								

Notes:

1. Investment property includes Right of Use Assets.
2. As per the terms of the Debenture Trust Deed dated December 15, 2025, a charge on the Investment Property and Investment Property under Development held by N2 has been created by way of mortgage in favour of the Debenture Trustee, and a Memorandum of Entry dated May 13, 2026, by way of deposit of title deeds, has been executed with the Debenture Trustee (the "Mortgaged Property"). Accordingly, as per Schedule V of the Debenture Trust Deed, the Mortgaged Property, along with the Trade Receivables and Cash and Cash Equivalents (the "Hypothecated Property"), is being considered for the purpose of calculation of the Security Cover Ratio and the above reporting.
3. The book value of the outstanding debt securities, i.e., Rs. 20,000 million, is without the Ind AS adjustment amounting to Rs. 106 million, which has been eliminated to ensure that the liability is reconciled with the balance sheet of Brookfield India REIT under Column I.
4. The values disclosed under Columns C and L are with respect to N2 only. In respect of Investment Property and Investment Property Under Development ("Mortgaged Property"), the market value considered is based on the valuation as conducted by the valuation agency as at March 31, 2026. In respect of Trade Receivables and Cash and Cash Equivalents ("Hypothecated Property"), the carrying value has been considered, as the fair value approximates the carrying value.
5. The amount disclosed under 'Other Assets' in Column G represents fixed deposits maintained in the Debt Service Reserve Account (DSRA).

C. **Statement of compliance status of covenants in respect of Non- Convertible Debentures of the Trust as at 30 June 2026**

Covenant	Definition	Ratio
Net Total Debt / NOI <= 6.5x	"Net Total Debt" means the consolidated Financial Indebtedness, as mentioned in the Issuer's consolidated balance sheet (including without limitation, all principal amounts, accrued but unpaid coupon, interest, additional interest, redemption premium and all other amounts payable thereunder), availed by the Issuer without any double counting less Cash and Cash Equivalents. "Net Operating Income"/ "NOI" means revenue from operations (which includes income from operating lease rentals; income from maintenance services; and sale of food and beverages), cash flows received on account of rental true-up support from Arliga India Office Parks pursuant to rental true-up agreement (irrespective of how the same is accounted for in the financial statements), less direct operating expenses. Direct operating expenses include power and fuel; facility usage charges; lease rent; employee benefit expenses; cost of materials consumed; a portion of repair and maintenance, legal and professional fees, insurance, rates and taxes, property management fees (excluding property management fees paid to Brookprop Property Management); and miscellaneous expenses, which are directly incurred in relation to the commercial properties of the respective Group SPVs. For avoidance of doubt, it is hereby clarified that for the purpose of above computation, the net operating income and the Net Total Debt, is calculated based on the quarterly consolidated financial statements of the Issuer and shall be annualized for the entire 12 (twelve) months in accordance with the debenture trust deed.	4.15
Loan to Value Ratio <= 49% (forty-nine percent.)	"Loan to Value Ratio" means total net debt divided by the value of assets. The total net debt and the value of assets shall also include proportionate share of total net debt and the value of assets of the entities which are accounted for as equity accounted investments. It is further clarified that the value of assets includes gross asset value of the properties as determined by an independent valuer on a half yearly basis in accordance with the REIT Regulations.	25.73%

SAKET MEHTA Digitally signed by SAKET MEHTA Date: 2026.08.10 20:35:39 +05'30'

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

SAURABH JAIN Digitally signed by SAURABH JAIN Date: 2026.08.10 20:36:13 +05'30'

Saurabh Jain
Compliance Officer
Place: Mumbai
Date: 10 August 2026

Deloitte Haskins & Sells Chartered Accountants

Appendix II

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Brookfield India Real Estate Trust	INE0FDU07018	Private Placement - EBP	Sustainability Linked, Listed, Rated, Secured, Redeemable, Transferable, Non-Cumulative, Non-Convertible Debentures (“**NCDs**)	December 22, 2025	Rs. 19,969.20 million*	Rs. 19,969.20 million*	No	Not Applicable	Nil

B. Statement of deviation/ variation in use of Issue proceeds:

Particulars	Remarks
Name of listed entity	Brookfield India Real Estate Trust
Mode of fund raising	Private placement
Type of instrument	Sustainability Linked, Listed, Rated, Secured, Redeemable, Transferable, Non-Cumulative, Non-Convertible Debentures (“**NCDs**”)
Date of raising funds	December 22, 2025
Amount raised	Rs. 19,969.20 million*
Report filed for quarter ended	June 30, 2026
Is there a deviation/ variation in use of funds raised?	Nil

Brookfield

India Real Estate Trust

Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	Not Applicable
If yes, details of the approval so required?	Not Applicable
Date of approval	Not Applicable
Explanation for the deviation/ variation	Not Applicable
Comments of the audit committee after review	Not Applicable
Comments of the auditors, if any	Not Applicable

Objects for which funds have been raised and where there has been a deviation/ variation, 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
1. Towards general corporate purposes of the Issuer including payment of fees and expenses in connection with the Issue; 2.Towards partial or full pre-prepayment or scheduled repayment of existing Financial Indebtedness of the Issuer, Rostrum and the Group SPVs; and 3.Towards providing loans to Rostrum and the Group SPVs of the Issuer (directly or indirectly).	NA	**19,969.20**		**19,969.20**	-	-
Total		**19,969.20***		**19,969.20**	**-**	**-**

**Brookfield India REIT has issued and allotted 2,00,000 NCDs at a face value of Rs. 1,00,000 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 and the said discount on NCDs will be amortized over the tenor of the underlying instrument. The above amount includes Rs. 65.85 million utilized towards issuance expenses.*