

May 11, 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 and Preferential Issue of units.

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 March 31, 2026, is enclosed as **Annexure I**.
2. Statement of deviation(s) or variation(s) in use of proceeds of Institutional Placement of Units – (**QIP-2024**), in line with the use of proceeds stated in the placement document dated December 12, 2024, for the quarter ended March 31, 2026, is enclosed as **Annexure II**.
3. 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 March 31, 2026, is enclosed as **Annexure III**.
4. Statement of deviation(s) or variation(s) in use of proceeds of Preferential Issue of Units (**Preferential Issue-2025**), in line with the use of proceeds stated in the explanatory statement dated August 1, 2025, for the quarter ended March 31, 2026, is enclosed as **Annexure IV**.

You are requested to take the above information on record.

BROOKFIELD INDIA REAL ESTATE TRUST acting through its manager - BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Principal Place of Business: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 5555; 022-45832450 **E:** reit.compliance@brookfield.com; reit.manager@brookfield.com **SEBI registration No.** – IN/REIT/20-21/0004

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> **CIN:** U74999MH2018FTC306865

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
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

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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	March 31, 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 March 31, 2026 (Rs./Mn)	Amount of Deviation/ Variation for Quarter according to	Remarks if any
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BROOKFIELD INDIA REAL ESTATE TRUST acting through its manager - BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED

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					applicable object	
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		21,896.80	NIL	
General Purpose	NA	203.6		206.28	NIL	
Issue related expenses	NA	850.0		732.89	NIL	

Note:

1. 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. 2.7 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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Brookfield

India Real Estate Trust

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 - 2024
Date of Raising Funds	Institutional Placement – December 12, 2024 (Date of Allotment)
Amount Raised	Institutional Placement - ₹ 35,000 million
Report filed for Quarter ended	March 31, 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:	

BROOKFIELD INDIA REAL ESTATE TRUST acting through its manager - BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED

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Original Object	Modified Object, if any	Original Allocation (Rs./Mn)	Modified Allocation, if any	Funds Utilised till March 31, 2026 (Rs./Mn)	Amount of Deviation/ Variation for Quarter according to applicable object	Remarks if any
Partial or full prepayment or scheduled repayment of certain debt facilities availed by the REIT and Asset SPVs from banks/financial institutions	NA	32,000		31,991.06	-	-
General Purpose	NA	2,300		2,337.51	-	-
Issue related expenses	NA	700		671.43	-	-

Note: 1. As disclosed in the Placement Document dated December 12, 2024, 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. 204.01 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 - 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	March 31, 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 March 2026 (Rs./Mn)	Amount of Deviation/ Variation for Quarter according to	Remarks if any
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					applicable object	
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 banks/financial institutions.	NA	1,000		1,000	-	-
General purposes	NA	50		48.02	-	-
Issue Expenses	NA	950		815.54	-	-

Note: 1. 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 IV

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	Preferential Issue of Units of Brookfield India REIT - 2025
Date of Raising Funds	September 2, 2025 (Date of Allotment)
Amount Raised	₹ 10,000,000,150/-
Report filed for Quarter ended	March 31, 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:	

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Original Object	Modified Object, if any	Original Allocation (in Rs.)	Modified Allocation, if any	Funds Utilized till March 31, 2026 (in Rs.)	Amount of Deviation/Variation for Quarter according to applicable object	Remarks if any
<p>Acquisition of economic interest in companies owning real estate assets, and/or providing real estate, property management, operational services, through purchase and / or subscription of equity securities, debt securities and / or shareholder loans of such companies.</p> <p>Pending utilization of the proceeds of Third-Party Preferential Issue for the purposes described, above, the Manager will have flexibility to deploy such proceeds in creditworthy instruments, including money market mutual funds, and deposits with banks and corporates or other securities, subject to compliance with the REIT Regulations and applicable laws.</p>	NA	₹ 10,000,000,150/-	No	₹ 10,000,000,150/-	Nil	

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