

Date: February 17, 2026

The National Stock Exchange of India Ltd., Listing Department Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E), Mumbai 400 051. Email: takeover@nse.co.in	BSE Limited, Corporate Service Department, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400 001 Email: corp.relations@bseindia.com
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Dear Sir/Madam,

Sub: Disclosure pursuant to the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

This is to inform you that, PPFAS Mutual Fund through its Schemes have purchased shares of "**BROOKFIELD INDIA REAL ESTATE TRUST**".

The requisite disclosure in terms of Regulation 29(1) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 is attached herewith.

You are requested to please take the same on your records.

Sincerely,

For **PPFAS Asset Management Private Limited**
(Investment Manager to PPFAS Mutual Fund)

P. Hariani


Ms. Priya Hariani
Chief Compliance Officer & Company Secretary

Encl: As above

CC:

BROOKFIELD INDIA REAL ESTATE TRUST
Godrej BKC, Office No.2, 4th F, Plot
C-68, 3rd Avenue, G-Block, Bandra-Kurla Complex,
Bandra (East), Mumbai City, Mumbai,
Maharashtra, India, 400051
Email: reit.compliance@brookfield.com

Format for Disclosures under Regulation 29(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Part-A - Details of the Acquisition

Name of the Target Company (TC)	BROOKFIELD INDIA REAL ESTATE TRUST		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	PPFAS Mutual Fund through its Schemes		
Whether the acquirer belongs to Promoter/Promoter group	No		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	National Stock Exchange of India Limited, Bombay Stock Exchange Limited		
Details of the acquisition as follows	Number	% w.r.t. total share/voting capital wherever applicable(*)	% w.r.t. total diluted share/voting capital of the TC (**)
Before the acquisition under consideration, holding of acquirer along with PACs of:			
a) Shares carrying voting rights	3,71,19,361	4.95	4.95
b) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/others)	-	-	-
c) Voting rights (VR) otherwise than by shares	-	-	-
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category)	-	-	-
e) Total (a+b+c+d)	3,71,19,361	4.95	4.95
Details of acquisition			
a) Shares carrying voting rights acquired	36,50,000	0.49	0.49
b) VRs acquired otherwise than by shares	-	-	-
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each	-	-	-

category) acquired			
d) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	-	-	-
e) Total (a+b+c+/-d)	36,50,000	0.49	0.49
After the acquisition holding of acquirer along with PACs of:			
a) Shares carrying voting rights	4,07,69,361	5.44	5.44
b) VRs otherwise than by shares	-	-	-
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) after acquisition	-	-	-
d) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	4,07,69,361	5.44	5.44
e) Total (a+b+c+d)			
Mode of acquisition (e.g. open market / public issue / rights issue / preferential allotment / inter-se transfer /encumbrance, etc.)	Open Market		
Salient features of the securities acquired including time till redemption, ratio at which it can be converted into equity shares, etc.	-		
Date of acquisition of / date of receipt of intimation of allotment of shares / VR/ warrants/convertible securities/any other instrument that entitles the acquirer to receive shares in the TC	13/02/2026		
Equity share capital / total voting capital of the TC before the said acquisition	Rs. 74,93,85,513/- (74,93,85,513 shares at the face value of Re. 1 per share)		
Equity share capital/ total voting capital of the TC after the said acquisition	Rs. 74,93,85,513/- (74,93,85,513 shares at the face value of Re. 1 per share)		
Total diluted share/voting capital of the TC after the said acquisition	Rs. 74,93,85,513/- (74,93,85,513 shares at the face value of Re. 1 per share)		

Part - B***

Name of the Target Company: BROOKFIELD INDIA REAL ESTATE TRUST

Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Whether the acquirer belongs to Promoter/ Promoter group	PAN of the acquirer and/or PACs
PPFAS Mutual Fund through its Schemes: i. Parag Parikh Flexi Cap Fund ii. Parag Parikh Conservative Hybrid Fund iii. Parag Parikh Dynamic Asset Allocation Fund	No	AACTP2540E

Signature of the Authorised Signatory

P. Priya

Ms. Priya Hariyani
Chief Compliance Officer & Company Secretary



Place: Mumbai

Date: February 17, 2026

Note:

(*) Total share capital/ voting capital to be taken as per the latest filing done by the company to the Stock Exchange under Clause 35 of the listing Agreement.

(**) Diluted share/voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities/warrants into equity shares of the TC.

(***) Part-B shall be disclosed to the Stock Exchanges but shall not be disseminated