Brookfield
India Real Estate Trust

January 29, 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: Outcome of meeting of Board of Directors of Brookprop Management Services Private Limited, the Manager to Brookfield India Real Estate Trust, held on January 29, 2026 - Financial Results

Dear Sir/Ma'am,

We wish to inform you that Board of Directors of Brookprop Management Services Private Limited, the manager of Brookfield India Real Estate Trust ("**Brookfield India REIT**") at its meeting held on Thursday, January 29, 2026, has, *inter-alia*:

(a) Approved the unaudited Standalone and Consolidated Financial Results of Brookfield India REIT for the quarter and nine months ended December 31, 2025, subject to limited review by the Statutory Auditors.

(b) Declared distribution of ₹ 4,046.68 million / ₹5.40 per unit for the quarter ended December 31, 2025. The distribution comprises of ₹ 1,191.52 million/ ₹ 1.59 per unit in the form of interest payment on shareholder loan, CCDs and NCDs, ₹ 1,948.40 million / ₹ 2.60 per unit in the form of repayment of SPV debt and NCDs, ₹ 704.42 million / ₹ 0.94 per unit in the form of dividend and the balance ₹ 202.34 million / ₹ 0.27 per unit in the form of interest on fixed deposit.

In compliance with the circular no. 20230315-41 issued by BSE dated March 15, 2023, and circular no. NSE/CML/2023/20 issued by NSE dated March 15, 2023, a copy of unaudited financial results, on standalone and consolidated basis of Brookfield India REIT for the quarter and nine months ended December 31, 2025, and the limited review report(s) of the Statutory Auditors have been annexed to this outcome as **Appendix I and Appendix II,** respectively**.**

The related party transactions during the period ended December 31, 2025, on a standalone and consolidated basis of Brookfield India REIT and related party transactions on consolidated basis (unaudited) for the period ended December 31, 2025 of Rostrum Realty Private Limited (which is owned 50% by Brookfield India REIT) and its wholly owned subsidiaries, which are accounted for using the equity accounting method are attached as **Appendix III**.

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051
Correspondence Address: 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
Website of Brookfield India Real Estate Trust: https://www.brookfieldindiareit.in/ **CIN**: U74999MH2018FTC306865

Brookfield

India Real Estate Trust

A copy of the press release, investor presentation, audited condensed financial statements (standalone and consolidated) of Brookfield India REIT, for the half year ended September 30, 2025, and other matters approved by the board of directors in their meeting held on January 29, 2026, will be filed separately.

We also wish to inform you that the record date for the proposed distribution to unitholders for the quarter ended December 31, 2025, will be Tuesday, February 03, 2026, and the payment of distribution is proposed to be made on or before Tuesday, February 10, 2026.

The documents referred above are also uploaded on our website at: https://www.brookfieldindiareit.in/investors/financial-information.

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)

SAURA BH JAIN Digitally signed by SAURABH JAIN Date: 2026.01.29 20:05:38 +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

Phone: +91 124 679 2000
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INDEPENDENT AUDITOR'S REPORT ON REVIEW OF UNAUDITED STANDALONE FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF

Brookprop Management Services Private Limited (the "Manager")
(Acting in capacity as the Manager of Brookfield India Real Estate Trust)

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **Brookfield India Real Estate Trust ("the Trust")** for the quarter and nine months ended 31 December 2025 ("the Statement"), being submitted by the Manager pursuant to the requirement of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended (the "REIT Regulations"), and pursuant to requirement of Regulations 52 and 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

2. This Statement, which is the responsibility of the Manager's Board of Directors, has been prepared in accordance with the REIT Regulations, Listing regulations, recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India ("ICAI"). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing ("SAs"), issued by the ICAI, and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with: (i) the REIT Regulations, which prevails over certain Ind AS requirements as explained in the Emphasis of Matter paragraph 5 below, (ii) the Listing Regulations and; (iii) the recognition and measurement principles prescribed under the relevant Ind AS and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of REIT Regulations and, Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. We draw attention to Note 4 of the Statement, which describes the presentation of "Unit Capital" as "Equity" to comply with the REIT Regulations. Our conclusion is not modified in respect of this matter.

For **Deloitte Haskins & Sells**
Chartered Accountants
(Firm's Reg. No. 015125N)

Anand Subramanian
Partner
(Membership No. 110815)
(UDIN: 26110815PLXQCN1884)

Place: Mumbai
Date: 29 January 2026

Brookfield India Real Estate Trust
Standalone Financial Results
(All amounts are in Rupees millions unless otherwise stated)

Standalone Statement of Profit and Loss

Particulars	Note	For the quarter ended 31 December 2025 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 31 December 2024 (Unaudited)	For the nine months ended 31 December 2025 (Unaudited)	For the Nine months ended 31 December 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
Income							
Dividend from SPVs		576.63	432.06	317.30	1,379.55	599.46	1,348.65
Interest Income-							
-Interest on loan to SPVs		1,573.72	1,599.55	1,092.97	4,815.94	3,163.18	4,804.59
- Interest on Fixed deposits		209.75	65.56	64.66	290.02	135.09	157.85
Other income	1	-	705.45	98.88	705.45	1,154.28	2,191.74
Total income		**2,360.10**	**2,802.62**	**1,573.81**	**7,190.96**	**5,052.01**	**8,502.83**
Expenses							
Investment management fees		47.76	38.81	33.62	122.92	85.87	125.73
Finance costs		184.21	126.72	216.24	428.51	591.54	712.52
Other expenses	2	34.58	42.39	44.44	104.13	110.92	149.60
Total expenses		**266.55**	**207.92**	**294.30**	**655.56**	**788.33**	**987.85**
Profit before tax		**2,093.55**	**2,594.70**	**1,279.52**	**6,535.40**	**4,263.69**	**7,514.98**
Tax expense:							
Current tax							
-for current period		89.65	28.02	27.64	123.96	57.74	67.47
-for earlier years		-	-	-	-		-
Deferred tax charge/ (credit)		-	105.46	(97.26)	105.46	148.61	302.97
Tax expense for the period/ year		**89.65**	**133.48**	**(69.62)**	**229.42**	**206.35**	**370.44**
		-	-	-			
Profit for the period/ year after tax		**2,003.90**	**2,461.22**	**1,349.13**	**6,305.98**	**4,057.33**	**7,144.54**
Other comprehensive Income/(loss)							
Items that will not be reclassified to profit or loss							
- Remeasurement of defined benefit obligations		-	-	-	-	-	-
- Income tax related to items that will not be reclassified to profit or loss		-	-	-	-	-	-
Other comprehensive Income/(loss) for the period/ year, net of tax		**-**	**-**	**-**	**-**		**-**
Total comprehensive income for the period/ year		**2,003.90**	**2,461.22**	**1,349.13**	**6,305.98**	**4,057.33**	**7,144.54**
Earnings per unit	7						
Basic (in INR)		3.01	3.98	2.66	10.00	8.50	14.02
Diluted (in INR)		3.01	3.98	2.66	10.00	8.50	14.02

Brookfield India Real Estate Trust
Standalone Financial Results
(All amounts are in Rupees million unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

Computation of Net Distributable Cash Flow at Trust level:

Particulars	**For the quarter ended 31 December 2025 (Unaudited)**	**For the quarter ended 30 September 2025 (Unaudited)**	**For the quarter ended 31 December 2024 (Unaudited)**	**For the nine months ended 31 December 2025 (Unaudited)**	**For the nine months ended 31 December 2024 (Unaudited)**	**For the year ended 31 March 2025 (Audited)**
Cashflows from operating activities of the Trust	**(157.46)**	**(81.48)**	**(75.41)**	**(340.29)**	**(210.78)**	**(289.04)**
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework (refer note 2)	4,138.95	3,467.21	3,199.03	10,985.21	8,022.11	11,388.25
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	227.07	27.40	63.13	270.51	132.26	157.00
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following						
• Applicable capital gains and other taxes	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account, excluding amortization of any transaction costs which have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(166.42)	(126.00)	(211.81)	(411.50)	(581.21)	(704.41)
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the Trust operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or	-	-	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the REIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-	-	-	-	-
NDCF at Trust Level	**4,042.14**	**3,287.13**	**2,974.94**	**10,503.93**	**7,362.38**	**10,551.80**
Surplus cash available (excluding surplus cash from debt raised)*	7.68	72.93	7.30	96.65	72.29	74.00
NDCF including surplus cash at Trust Level	**4,049.82**	**3,360.06**	**2,982.24**	**10,600.58**	**7,434.67**	**10,625.80**

Notes:

1. The Board of Directors of the Manager to the Trust, in their meeting held on 29 January 2026, have declared distribution to Unitholders of Rs. 5.40 per unit which aggregates to Rs. 4,046.68 million for the quarter ended 31 December 2025. The distributions of Rs. 5.40 per unit comprises Rs. 1.59 per unit in the form of interest payment on shareholder loan, CCD's and NCD's, Rs. 2.60 per unit in the form of repayment of SPV debt and NCD, Rs. 0.94 per unit in the form of dividend and the balance Rs. 0.27 per unit in the form of interest on fixed deposit.
Along with distribution of Rs. 6,550.76 million/ Rs. 10.50 per unit for the half year ended 30 September 2025, the cumulative distribution for the nine months ended 31 December 2025 aggregates to Rs. 10,597.44 million/ Rs. 15.90 per unit.

2. Pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025, Trust has considered distribution of Rs. 2,389.55 million received subsequent to quarter ended 31 December 2025 but before the adoption of the standalone financial results by the Board of Director of the Manager to Trust in the calculation of Net Distributable Cash Flow.

3. SEBI has issued a revised framework for calculation of NDCF vide SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("Revised NDCF Framework"), which is applicable with effect from 11 July 2025. Hence the NDCF for the quarter and nine months ended 31 December 2025 and the quarter ended 30 September 2025 has been calculated as per this Revised NDCF Framework. The NDCF presented for the quarter and nine months ended 31 December 2024 and the year ended 31 March 2025, have been presented as is and no updates have been made based on the new circular.

* Surplus cash comprises of amounts available for distribution as certain expenses relating to institutional placement amounting to Rs. 7.30 million for the quarter 31 December 2024 and Rs. 7.68 million for the quarter 31 December 2025, are included in the cash outflows from operating activities of the Trust.

Brookfield India Real Estate Trust
Standalone Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Standalone Financial Results

Particulars	For the quarter ended 31 December 2025 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 31 December 2024 (Unaudited)	For the nine months ended 31 December 2025 (Unaudited)	For the Nine months ended 31 December 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
1 Other income						
Gain on investment in Debentures at fair value through profit or loss	-	705.45	-	705.45	1,055.40	2,087.90
Liabilities/provisions no longer required written back	-	-	98.88	-	98.88	103.84
	-	**705.45**	**98.88**	**705.45**	**1,154.28**	**2,191.74**
2 Other expenses						
Marketing and advertisement expenses	3.52	18.58	5.91	37.49	18.62	23.24
Valuation expenses	4.20	4.18	7.86	10.61	23.23	26.19
Audit fees	5.02	5.17	3.78	13.64	12.75	21.33
Trustee fees	2.44	0.74	0.74	3.91	2.22	2.95
Legal and professional expense	18.39	9.15	18.85	30.82	39.63	57.00
Membership & Subscription Fees	0.44	3.69	6.62	6.17	13.10	16.56
Miscellaneous expenses	0.57	0.88	0.68	1.49	1.37	2.33
	34.58	**42.39**	**44.44**	**104.13**	**110.92**	**149.60**

Brookfield India Real Estate Trust
Standalone Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Standalone Financial Results

3 The Standalone Financial Results were authorized for issue in accordance with resolutions passed by the Board of Directors of the Manager on behalf of the Brookfield India REIT on 29 January 2026. The Standalone Financial Results 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 Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, 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 (refer note 4 on presentation of "Unit Capital" as "Equity" instead of compound financial instruments under Ind AS 32 – Financial Instruments: Presentation), read with relevant rules issued thereunder and other accounting principles generally accepted in India.
The Standalone Financial Results are presented in Indian Rupees in Millions, except when otherwise indicated.

Accordingly, these Standalone Financial Results do not include all the information required for a complete set of financial statements. These Standalone Financial Results should be read in conjunction with the Standalone financial statements and related notes included in the Trust's audited Standalone financial statements under Ind AS as at and for the year ended 31 March 2025. Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

The unaudited Standalone financial results for the quarter and nine months ended 31 December 2025 have been subjected to review by Statutory Auditors of Brookfield REIT and they have issued an unmodified review conclusion on the above results.

4 Under the provisions of the REIT Regulations, Brookfield India REIT is required to distribute to Unitholders not less than 90% of the Net Distributable Cash Flows of Brookfield India REIT for each reporting period. Accordingly, a portion of the unit capital contains a contractual obligation of the Brookfield India REIT to pay to its Unitholders cash distributions. Hence, the unit capital is a compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 issued under the REIT Regulations, the unit capital has been presented as "Equity" in order to comply with the requirements of para 4.2.3(a) of Chapter 4 to the SEBI Master Circular dealing with the Continuous Disclosures and Compliances by REITs.

5 **Segment reporting**

The Trust does not have any Operating segments as at 31 December 2025, 31 March 2025 and 31 December 2024. Hence disclosure under "Ind AS 108", Operating segments has not been provided in the Standalone Financial Results.

6 On 10 December 2025, Brookfield India REIT has issued and allotted 109,375,000 Units at Rs.320.00 per Unit via institutional placement, aggregating to Rs. 35,000.00 million, to arrange the funds for acquisition of 100% share capital of Arliga Ecoworld, these units got listed on NSE and BSE on 11 December 2025.

7 **Earnings Per Unit (EPU)**

Basic Earnings per Unit (EPU) is calculated by dividing the profit or loss for the period/year after income tax attributable to unitholders by the weighted average number of units outstanding during the period/year. Diluted EPU is calculated by dividing the profit or loss for the period/year after income tax attributable to unitholders by the weighted average number of units outstanding during the period/year adjusted for the weighted average number of units that would be issued upon conversion of all dilutive potential units into unit capital. During all the periods presented, there were no dilutive units issued. The following reflects the profit/(loss) and unit data used in the basic and diluted EPU computation.

Particulars	For the quarter ended 31 December 2025 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 31 December 2024 (Unaudited)	For the nine months ended 31 December 2025 (Unaudited)	For the nine months ended 31 December 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
Profit after tax for calculating basic and diluted EPU	2,003.90	2,461.22	1,349.13	6,305.98	4,057.33	7,144.54
Weighted average number of Units (Nos.)	666,165,404	617,920,751	507,784,184	630,695,997	477,249,457	509,428,276.00
Earnings Per Unit						
-Basic (Rupees/unit)	3.01	3.98	2.66	10.00	8.50	14.02
-Diluted (Rupees/unit)	3.01	3.98	2.66	10.00	8.50	14.02

8 **In accordance with Regulation 52(4) of SEBI (LODR) Regulation, 2015, the trust has disclosed following ratios:**

Financial Ratios	For the quarter ended 31 December 2025 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 31 December 2024 (Unaudited)	For the nine months ended 31 December 2025 (Unaudited)	For the nine months ended 31 December 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
Current ratio (in times) (refer note a)	1.57	7.84	2.69	1.57	2.69	2.46
Debt-equity ratio (in times) (refer note b)	0.14	0.04	0.04	0.14	0.04	0.04
Debt service coverage ratio (in times) (refer note c)*	11.88	20.42	7.24	15.72	7.24	11.03
Interest service coverage ratio (in times) (refer note d)	11.88	20.42	7.24	15.72	7.24	11.03
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 Rs. million)	194,636.99	161,826.31	154,035.07	194,636.99	154,035.07	154,144.14
Net profit after tax (Amounts in Rs. million)	2,003.90	2,461.22	1,349.13	6,305.98	4,057.33	7,144.54
Earnings per unit- Basic (Amounts in Rs.)	3.01	3.98	2.66	10.00	8.50	14.02
Earnings per unit- Diluted (Amounts in Rs.)	3.01	3.98	2.66	10.00	8.50	14.02
Long term debt to working capital	NA	NA	NA	NA	NA	NA
Bad debts to Account receivable ratio	NA	NA	NA	NA	NA	NA
Current liability ratio (in times) (refer note e)	0.25	0.24	0.28	0.25	0.28	0.23
Total debts to total assets (in times) (refer note f)	0.11	-	0.04	0.11	0.04	0.04
Debtors turnover (in times) (refer note g)	NA	NA	NA	NA	NA	NA
Inventory turnover	NA	NA	NA	NA	NA	NA
Operating margin (in %) (refer note h)	NA	NA	NA	NA	NA	NA
Net profit margin (in %) (refer note i)	0.85	0.88	0.86	0.88	0.80	0.84
Distribution per unit (refer note j)	5.40	5.25	4.90	15.90	14.00	19.25

* No principle repayment has been made during the period.
Formulae for computation of ratios are as follows basis standalone financial results:-

a) Current ratio = Current Assets/Current Liabilities
b) Debt Equity ratio= Total Debt/Total Equity
c) Debt Service Coverage Ratio = (Earnings available for debt service) / (Interest expense+Principle repayments made during the period)
d) Interest Service Coverage Ratio =Earnings available for debt service / Interest expense
e) Current Liability Ratio =Current Liability / Total Liability
f) Total debts to Total assets; =Total debts / Total assets;
g) Debtors turnover = Revenue from operations (Annualized) / Average trade receivable
h) Brookfield REIT's income is earned from its investment in assets SPVs and classified as income from investment activity and therefore, operating margin ratio is not applicable and not disclosed
i) Net profit margin =Profit after tax / Total Income
j) Distribution per unit = Distribution declared during the period/Total no of units

9 **Disclosure required as per Paragraph 4.18.1 of SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 and regulation 54(2) of SEBI (LODR) relating to secured, listed non-convertible debentures :**
On 22 December 2025, Brookfield India REIT has issued and allotted 2,00,000 Sustainability Linked, Listed, Rated, Secured, Redeemable, Transferable, Non-Cumulative, Non-Convertible Debentures ("NCDs") at a face value of Rs. 1,00,000 each at 7.06% p.a. , aggregating to Rs. 20,000.00 million 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. Discount on NCDs is amortized over the tenor of the underlying instrument. These NCDs are listed on BSE on 23 December 2025.

Name of Debt (NCD)	Security	Debt at Face Value As at 31 December 2025
2,00,000 (two lakhs) Sustainability-linked Bonds in the form of listed, rated, secured, transferable, redeemable, non-cumulative non-convertible debentures in the denomination of INR 1,00,000 (Indian Rupees one lakh only) each and which are non-convertible at all times comprising the debentures in the aggregate principal amount up to INR 2000,00,00,000 (Indian Rupees two thousand crore only)	(i) a first ranking sole and exclusive charge by way of hypothecation over all the rights, title, benefit and interest of the Asset SPV in respect of the Hypothecated Properties; (ii) a first ranking sole and exclusive pledge over the Pledged Shares and CCDs by way of a pledge, each, in favour of the Debenture Trustee for the benefit of the Debenture Holders. (iii) first ranking sole and exclusive charge by way of equitable mortgage over all the rights, title, benefit and interest of the Asset SPV in respect of the Mortgaged Properties*	20,000.00

The security cover on the Listed NCDs exceeds hundred percent of the principal amounts of the said NCDs.
*First ranking sole and exclusive charge by way of mortgage will be created within 150 days from the deemed date of allotment i.e. December 22, 2025 as per the terms set out under Debenture Trust Deed.

Brookfield India Real Estate Trust
Standalone Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Standalone Financial Results

10 On 24 December 2025, Brookfield India REIT acquired 100% of the equity shares of Arliga Ecoworld Business Parks Private Limited ("Arliga Ecoworld") from a related party, BSREP III New York FDI I (DIFC) Limited, a group company of Brookfield Corporation. Arliga Ecoworld is engaged in the business of constructing and leasing investment properties located in Bengaluru.
The total cash consideration for the acquisition comprises: (i) an upfront consideration of Rs. 60,000.00 million, (ii) deferred consideration of Rs. 11,250.00 million, payable on or before 18 months from the acquisition date, and (iii) variable consideration, payable subject to conditions specified in the share purchase agreement, capped at Rs. 2,000.00 million.

The total consideration for the asset acquisition is Rs. 70,063.02 million comprising of Rs. 60,000.00 million as upfront consideration, Rs. 10,010.60 million as present value of deferred consideration and Rs. 52.42 million as transaction cost. The variable consideration will be recognised as an addition to the investment properties upon satisfaction of the specified conditions precedent as outlined in the share purchase agreement.

11 The figures for the quarter ended 31 December 2025 are the derived figures between the unaudited figures in respect of the nine months ended 31 December 2025 and the unaudited published figures for the half year ended 30 September 2025, which were both subject to limited review by the statutory auditors.

The figures for the quarter ended 31 December 2024 are the derived figures between the unaudited figures in respect of the nine months ended 31 December 2024 and the unaudited published figures for the half year ended 30 September 2024, which were both subject to limited review by the statutory auditors.

12 The previous year/period figures have been regrouped, rearranged & reclassified to align with the requirements of SEBI master circular no. SEBI/HO/DDHS-PoD2/P/CIR/2025/99 dated 11 July 2025.

13 "0.00" Represents value less than Rs. 0.01 million.

For IDENTIFICATION ONLY
DELOITTE HASKINS & SELLS

For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited
(as Manager to the Brookfield India REIT)

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

Alok Aggarwal	**Amit Jain**
CEO and Managing Director	Chief Financial Officer
DIN No. 00009964	Place: Mumbai
Place: Mumbai	Date: 29 January 2026
Date: 29 January 2026	

Deloitte
Haskins & Sells

Chartered Accountants
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DLF City Phase - II,
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INDEPENDENT AUDITOR'S REPORT ON REVIEW OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF

Brookprop Management Services Private Limited (the "Manager")
(Acting in capacity as the Manager of Brookfield India Real Estate Trust)

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **Brookfield India Real Estate Trust** ("the Parent") and its subsidiaries (the Parent and its subsidiaries (as listed in note 3 of the consolidated financial results) together referred to as "the Group") and its share of net loss after tax and total comprehensive loss of its joint venture, for the quarter and nine months ended 31 December 2025 ("the Statement"), being submitted by the Manager pursuant to the requirement of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended (the "REIT Regulations"), and pursuant to requirement of Regulations 52 and 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

2. This Statement, which is the responsibility of the Manager's Board of Directors, has been prepared in accordance with REIT Regulations, Listing Regulations, the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India ("ICAI"). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing ("SAs"), issued by the ICAI, and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

   We have also performed procedures in accordance with regulation 13(5) of the REIT Regulations, as amended, to the extent applicable.

4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with: (i) the REIT Regulations, which prevails over certain Ind AS requirements as explained in the Emphasis of Matter paragraph 5 below, (ii) the Listing Regulations and; (iii) the recognition and measurement principles prescribed under the relevant Ind AS and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of REIT Regulations and, Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

5. We draw attention to Note 5 of the Statement, which describes the presentation of "Unit Capital" as "Equity" to comply with the REIT Regulations. Our conclusion is not modified in respect of this matter.

For **Deloitte Haskins & Sells**
Chartered Accountants
(Firm's Reg. No. 015125N)

Anand Subramanian
Partner
(Membership No. 110815)
(UDIN: 26110815XTMSVU2958)

Place: Mumbai
Date: 29 January 2026

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)

Consolidated Statement of Profit and Loss

Particulars	Note	For the quarter ended 31 December 2025 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 31 December 2024 (Unaudited)*	For the nine months ended 31 December 2025 (Unaudited)	For the nine months ended 31 December 2024 (Unaudited)*	For the year ended 31 March 2025 (Audited)
Revenue from operations		6,904.37	6,706.29	6,015.13	20,026.85	17,654.77	23,855.93
Other income	1	374.24	231.12	338.73	727.52	622.92	818.15
Total income		**7,278.61**	**6,937.41**	**6,353.86**	**20,754.37**	**18,277.69**	**24,674.08**
Expenses							
Cost of material consumed		25.59	23.20	20.76	73.91	61.55	83.68
Employee benefits expenses		76.47	70.70	57.52	220.74	177.05	247.47
Finance costs		2,123.70	2,022.22	2,855.71	6,193.41	8,514.11	10,781.77
Depreciation and amortization expenses		1,127.73	1,069.14	1,115.26	3,244.51	3,185.94	4,298.90
Other expenses	2	1,774.54	1,840.17	1,527.69	5,283.88	4,595.47	6,225.81
Total expenses		**5,128.03**	**5,025.43**	**5,576.94**	**15,016.45**	**16,534.12**	**21,637.63**
Profit before share of profit of equity accounted investee and tax		**2,150.58**	**1,911.98**	**776.92**	**5,737.92**	**1,743.57**	**3,036.45**
Share of net loss (after tax) of joint venture accounted for using the equity method		(118.35)	(121.22)	(315.69)	(387.58)	(394.99)	(541.43)
Profit before tax		**2,032.23**	**1,790.76**	**461.23**	**5,350.34**	**1,348.58**	**2,495.02**
Tax expense:							
Current tax							
-for current period		184.59	127.24	61.80	389.40	139.51	177.95
-for earlier years **		(346.60)	(1.34)	3.27	(345.72)	2.75	3.48
Deferred tax charge		182.03	171.05	161.89	477.65	393.01	714.06
Tax expense for the period/ year		**20.02**	**296.95**	**226.96**	**521.33**	**535.27**	**895.49**
Profit for the period/ year after tax		**2,012.21**	**1,493.81**	**234.27**	**4,829.01**	**813.31**	**1,599.53**
Other comprehensive income /(loss)							
Items that will not be reclassified to profit or loss							
- Remeasurement of defined benefit obligations		0.54	1.28	(0.91)	2.66	1.81	2.21
- Income tax related to items that will not be reclassified to profit or loss		(0.15)	(0.37)	0.36	(0.75)	(0.35)	(0.54)
- Share of other comprehensive (loss)/income of joint venture accounted for using the equity method		(0.02)	(0.10)	0.52	0.10	0.12	(0.62)
Other comprehensive income/ (loss) for the period/ year, net of tax		**0.37**	**0.81**	**(0.03)**	**2.01**	**1.58**	**1.05**
Total comprehensive income for the period/ year		**2,012.58**	**1,494.62**	**234.24**	**4,831.02**	**814.89**	**1,600.58**
Profit for the period/ year after income tax attributable to unit holders of Brookfield India REIT		1,803.22	1,394.63	319.54	4,443.41	1,106.57	1,847.60
Profit/(loss) for the period/ year after income tax attributable to non- controlling interests		208.99	99.18	(85.27)	385.60	(293.26)	(248.06)
Total comprehensive income for the period/ year attributable to unit holders of Brookfield India REIT		1,803.59	1,395.44	319.51	4,445.42	1,108.15	1,848.65
Total comprehensive Income/(loss) for the period/ year attributable to non- controlling interests		208.99	99.18	(85.27)	385.60	(293.26)	(248.06)
Earnings per unit	8						
Basic (in Rs.)		2.71	2.26	0.63	7.05	2.32	3.63
Diluted (in Rs.)		2.71	2.26	0.63	7.05	2.32	3.63

* Refer note 6
** Refer note 9

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees million unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

(i) Brookfield India REIT - Standalone

Particulars	For the quarter ended 30 December 2025 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 31 December 2024 (Unaudited)	For the nine months ended 31 December 2025 (Unaudited)	For the nine months ended 31 December 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
Cash flows from operating activities of the Trust	**(157.46)**	**(81.48)**	**(75.41)**	**(340.29)**	**(210.78)**	**(289.04)**
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework (refer note 2)	4,138.95	3,467.21	3,199.03	10,985.21	8,022.11	11,388.25
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	227.07	27.40	63.13	270.51	132.26	157.00
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following						
• Applicable capital gains and other taxes	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account, excluding amortization of any transaction costs which have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(166.42)	(126.00)	(211.81)	(411.50)	(581.21)	(704.41)
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the Trust operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-	-	-
(-) any capital expenditure on existing assets owned / leased by the REIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-	-	-	-	-
NDCF at Trust Level	**4,042.14**	**3,287.13**	**2,974.94**	**10,503.93**	**7,362.38**	**10,551.80**
Surplus cash available (excluding surplus cash from debt raised)*	7.68	72.93	7.30	96.65	72.29	74.00
NDCF including surplus cash at Trust Level	**4,049.82**	**3,360.06**	**2,982.24**	**10,600.58**	**7,434.67**	**10,625.80**

Notes:

1. The Board of Directors of the Manager to the Trust, in their meeting held on 29 January 2026, have declared distribution to Unitholders of Rs. 5.40 per unit which aggregates to Rs. 4,046.68 million for the quarter ended 31 December 2025. The distributions of Rs. 5.40 per unit comprises Rs. 1.59 per unit in the form of interest payment on shareholder loan, CCD's and NCD's, Rs. 2.60 per unit in the form of repayment of SPV debt and NCD, Rs. 0.94 per unit in the form of dividend and the balance Rs. 0.27 per unit in the form of interest on fixed deposit. Along with distribution of Rs. 6,550.76 million/ Rs. 10.50 per unit for the half year ended 30 September 2025, the cumulative distribution for the nine months ended 31 December 2025 aggregates to Rs. 10,597.44 million/ Rs. 15.90 per unit.

2. Pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025, Trust has considered distribution of Rs. 2,389.55 million received subsequent to quarter ended 31 December 2025 but before the adoption of the standalone financial results by the Board of Director of the Manager to Trust in the calculation of Net Distributable Cash Flow.

3. SEBI has issued a revised framework for calculation of NDCF vide SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("Revised NDCF Framework"), which is applicable with effect from 11 July 2025. Hence the NDCF for the quarter and nine months ended 31 December 2025 and the quarter ended 30 September 2025 has been calculated as per this Revised NDCF Framework. The NDCF presented for the quarter and nine months ended 31 December 2024 and the year ended 31 March 2025, have been presented as is and no updates have been made based on the new circular.

* Surplus cash comprises of amounts available for distribution as certain expenses relating to institutional placement amounting to Rs. 7.30 million for the quarter 31 December 2024 and Rs. 7.68 million for the quarter 31 December 2025, are included in the cash outflows from operating activities of the Trust.

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(ii) Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 31 December 2025 (Unaudited)											
	SPVs controlled by Trust										Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld***	**Subtotal**	**Rostrum**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	861.83	1,123.45	368.90	627.03	31.86	554.24	1,748.08	29.77	629.56	**5,974.72**	346.57	**6,321.29**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1)	-	-	-	-	-	-	-	-		-	718.71	**718.71**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	8.55	10.22	9.65	3.43	0.76	4.39	11.87	0.91	5.70	**55.48**	17.14	**72.62**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-		-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-		-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-		-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-		-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-		-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-	-		-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(511.68)	(442.01)	(77.77)	-	-	-	(651.60)	-	(102.94)	**(1,786.00)**	(307.28)	**(2,093.28)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 2)	(92.00)	-	-	-	-	-	(465.58)	-	(1.04)	**(558.62)**	(7.75)	**(566.37)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-	-	-	(0.01)	-		**(0.01)**	(113.84)	**(113.85)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-	(5.60)	-	-	-	(4.04)	**(9.64)**	-	**(9.64)**
NDCF for SPV's	**266.70**	**691.66**	**300.78**	**630.46**	**27.02**	**558.63**	**642.76**	**30.68**	**527.23**	**3,675.92**	**653.55**	**4,329.47**
Surplus cash available in SPVs used for distribution of NDCF:												
10% of NDCF withheld in line with the Regulations in previous period	-	20.00	-	-	-	71.58	-			**91.58**	-	**91.58**
Surplus available on acquisition	-	-	-	-	-	-	-	19.62		**19.62**	-	**19.62**
Surplus cash on account of maturity of deposits	-	-	-	-	-	-	-	-	2.26	**2.26**	113.80	**116.06**
NDCF including surplus cash	**266.70**	**711.66**	**300.78**	**630.46**	**27.02**	**630.21**	**642.76**	**50.30**	**529.49**	**3,789.38**	**767.35**	**4,556.73**
Joint venture partner's share											**383.67**	**383.67**
NDCF including surplus cash (after reducing Joint venture partner's share)	**266.70**	**711.66**	**300.78**	**630.46**	**27.02**	**630.21**	**642.76**	**50.30**	**529.49**	**3,789.38**	**383.68**	**4,173.06**

1. Rs. 718.71 million (net amount received Rs. 716.69 million post adjusting TDS of Rs. 2.02 million) has been received post 31 December 2025, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025. 100% of such amount received i.e. Rs. 716.69 million has been distributed to shareholders in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

2. Includes shareholder debt repayments made to external shareholders after 31 December 2025, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.
3. SEBI has issued a revised framework for calculation of NDCF vide SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("Revised NDCF Framework"), which is applicable with effect from 11 July 2025. Hence the NDCF for the quarter ended 31 December 2025 has been calculated as per this Revised NDCF Framework.

* NDCF for Arliga Ecoworld Business Parks Private Limited has been calculated effective its acquisition date i.e. 24 December 2025.

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
(iii) Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the quarter ended 31 December 2025 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	459.80	191.03	350.42	**1,001.25**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	8.09	34.81	17.92	**60.82**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-
• Directly attributable transaction costs	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(108.85)	(119.39)	(125.39)	**(353.63)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(2.29)	(3.89)	(2.64)	**(8.82)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(54.54)	(48.80)	(56.99)	**(160.33)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
NDCF for subsidiaries of joint venture	**302.21**	**53.76**	**183.32**	**539.29**
Surplus cash available in subsidiaries used for distribution of NDCF:				
Surplus cash on account of maturity of deposits	67.49	48.69	66.41	182.59
NDCF including surplus cash	**369.70**	**102.45**	**249.73**	**721.88**

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 30 September 2025 (Unaudited)										
	SPVs controlled by Trust									**Joint venture**	**Total**
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Subtotal**	**Rostrum**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	905.64	1,294.51	410.23	621.04	58.05	417.72	1,121.23	30.66	**4,859.08**	476.15	**5,335.23**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1)	-	-	-	-	-	-	-	-	-	702.04	**702.04**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	18.84	11.79	3.13	4.97	0.16	3.86	14.78	0.46	**57.99**	44.59	**102.58**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(535.98)	(443.36)	(78.89)	-	-	-	(680.62)	-	**(1,738.85)**	(307.33)	**(2,046.18)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 2)	(121.00)	-	-	-	-	-	(266.14)	-	**(387.14)**	(7.75)	**(394.89)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(158.52)	(171.54)	-	(2.31)	-	(3.50)	(177.63)	-	**(513.50)**	-	**(513.50)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-	(17.49)	-	-	(0.42)	**(17.91)**	-	**(17.91)**
NDCF for SPV's	**108.98**	**691.40**	**334.47**	**623.70**	**40.72**	**418.08**	**11.62**	**30.70**	**2,259.67**	**907.70**	**3,167.37**
Surplus cash available in SPVs used for distribution of NDCF:											
Surplus available on acquisition	20.30	-	-	-	-	-	240.30	-	**260.60**	-	**260.60**
Surplus cash on account of maturity of deposits	147.85	171.74	-	2.17	-	3.50	177.63	-	**502.89**	-	**502.89**
NDCF including surplus cash	**277.13**	**863.14**	**334.47**	**625.87**	**40.72**	**421.58**	**429.55**	**30.70**	**3,023.16**	**907.70**	**3,930.86**
Joint venture partner's share										**453.85**	**453.85**
NDCF including surplus cash (after reducing Joint venture partner's share)	**277.13**	**863.14**	**334.47**	**625.87**	**40.72**	**421.58**	**429.55**	**30.70**	**3,023.16**	**453.85**	**3,477.01**

1. Rs. 702.04 million (net amount received Rs. 700.24 million post adjusting TDS of Rs.1.80 million) has been received post 30 September 2025, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025. 100% of such amount received i.e. Rs. 700.24 million has been distributed to shareholders in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

2. Includes shareholder debt repayments made to external shareholders after 30 September 2025, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

3. SEBI has issued a revised framework for calculation of NDCF vide SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("Revised NDCF Framework"), which is applicable with effect from 11 July 2025. Hence the NDCF for the quarter ended 30 September 2025 has been calculated as per this Revised NDCF Framework.

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the quarter ended 30 September 2025 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	508.20	171.63	329.18	**1,009.01**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	10.36	15.37	29.86	**55.59**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-
• Directly attributable transaction costs	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(108.90)	(117.59)	(125.44)	**(351.93)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(2.29)	(2.96)	(2.63)	**(7.88)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(0.97)	-	(0.82)	**(1.79)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(0.00)	-	(0.38)	**(0.38)**
NDCF for subsidiaries of joint venture	**406.40**	**66.45**	**229.77**	**702.62**
Surplus cash available in subsidiaries used for distribution of NDCF:				
Surplus cash on account of maturity of deposits	0.97	-	0.75	1.72
NDCF including surplus cash	**407.37**	**66.45**	**230.52**	**704.34**

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

Net Distributable Cash Flows (NDCF) pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43
Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the quarter ended 31 December 2024 (Unaudited)									
	SPVs controlled by Trust*								Joint venture*	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**Subtotal**	**Rostrum**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	1,039.47	1,217.92	416.56	671.45	60.17	539.76	1,453.36	**5,398.69**	423.44	**5,822.13**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1)	-	-	-	-	-	-	-	-	1,220.36	**1,220.36**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis) (refer note 2)	6.99	12.46	8.46	11.88	0.34	6.61	14.60	**61.34**	(3.50)	**57.84**
(+) Proceeds from sale of infrastructure / real estate investments, infrastructure / real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-
(+) Proceeds from sale of infrastructure/ real estate investments, infrastructure/ real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust (refer note 3)	(558.22)	(566.47)	(78.24)	(290.70)	-	(213.55)	(731.60)	**(2,438.78)**	(371.90)	**(2,810.68)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 4)	(151.00)	-	-	-	-	-	(266.00)	**(417.00)**	(4.79)	**(421.79)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or –	-	(101.90)	(1.21)	(299.02)	-	(66.37)	(183.87)	**(652.37)**	(113.40)	**(765.77)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	(6.79)	-	-	(3.76)	-	-	**(10.55)**	(0.09)	**(10.64)**
NDCF for SPV's	**337.24**	**555.22**	**345.57**	**93.61**	**56.75**	**266.45**	**286.49**	**1,941.33**	**1,150.12**	**3,091.45**
Surplus cash available in SPVs used for distribution of NDCF:										
Surplus cash on account of maturity of deposits	-	101.90	1.21	293.87	-	65.58	183.85	**646.41**	138.54	**784.95**
NDCF including surplus cash	**337.24**	**657.12**	**346.78**	**387.48**	**56.75**	**332.03**	**470.34**	**2,587.74**	**1,288.66**	**3,876.40**
Joint venture partner's share									**644.33**	**644.33**
NDCF including surplus cash (after reducing Joint venture partner's share)	**337.24**	**657.12**	**346.78**	**387.48**	**56.75**	**332.03**	**470.34**	**2,587.74**	**644.33**	**3,232.07**

1. Rs. 1,220.36 million has been received post 31 December 2024, but before finalisation and adoption of the financial statements by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024.

2. Includes input tax credit of Rs. 3.30 million in N1 towards GST on capital expenditure since the same have been adjusted in working capital in cash from operating activities.

3. As per Revised NDCF Framework, finance cost on borrowings includes transaction cost paid of Rs. 0.52 million.

4. Includes shareholder debt repayments made to external shareholders after 31 December 2024, but before finalisation and adoption of the financial statements by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024.

5. In order to promote standardisation of framework for computing NDCF, a revised framework was defined by SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 ("Revised NDCF Framework") (erstwhile SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/185 dated December 6, 2023 on revised NDCF framework). As per the framework, the Manager is required to declare and distribute at least 90% of the NDCF of Brookfield India REIT as distributions ("REIT Distributions").This framework is applicable with effect from 1 April 2024. Accordingly, Brookfield India REIT has computed the NDCF for the quarter ended 31 December 2024 as per the revised framework. Comparatives have not been provided in this framework for all the previous periods presented.

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

Net Distributable Cash Flows (NDCF) pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43
Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the quarter ended 31 December 2024 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	770.51	256.17	520.73	**1,547.41**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis) (refer note 1)	91.82	28.61	19.33	**139.76**
(+) Proceeds from sale of infrastructure / real estate investments, infrastructure / real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-
• Directly attributable transaction costs	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure/ real estate investments, infrastructure/ real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	(121.28)	(143.13)	(148.86)	**(413.27)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(1.57)	(1.85)	(1.98)	**(5.40)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or –	(52.71)	(82.08)	(57.16)	**(191.95)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	-	-	-	-
NDCF for subsidiaries of joint venture	**686.77**	**57.72**	**332.06**	**1,076.55**
Surplus cash available in subsidiaries used for distribution of NDCF:				
Surplus cash on account of maturity of deposits	53.39	48.03	63.10	164.52
NDCF including surplus cash	**740.16**	**105.75**	**395.16**	**1,241.07**

1. Includes input tax credit of Rs. 38.54 million in Oak, Rs. 0.27 million in Arnon and Rs. 1.15 million in Aspen towards GST on capital expenditure since the same have been adjusted in working capital in cash from operating activities.

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the nine months ended 31 December 2025 (Unaudited)											
	SPVs controlled by Trust										Joint venture	
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Arliga Ecoworld**	**Subtotal**	**Rostrum**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	2,637.01	3,525.93	1,196.62	1,947.39	126.98	1,553.63	4,180.53	88.54	629.56	**15,886.19**	1,203.06	**17,089.25**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1)	-	-	-	-	-	-	-	-	-	**-**	2,096.39	**2,096.39**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	34.51	32.96	22.25	12.42	1.32	11.75	40.65	2.00	5.70	**163.57**	83.15	**246.72**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	**-**	-	**-**
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	**-**	-	**-**
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	**-**	-	**-**
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	**-**	-	**-**
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	**-**	-	**-**
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-	-	-	**-**	-	**-**
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(1,592.10)	(1,357.44)	(235.59)	(0.00)	-	-	(2,030.72)	-	(102.94)	**(5,318.79)**	(944.85)	**(6,263.64)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 2)	(267.50)	-	-	-	-	-	(953.22)	-	(1.04)	**(1,221.76)**	(22.19)	**(1,243.95)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(159.65)	(265.91)	-	(2.43)	-	(3.54)	(178.69)	-	-	**(610.22)**	(113.84)	**(724.06)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(1.60)	-	-	-	(39.14)	-	-	(0.42)	(4.04)	**(45.20)**	(0.09)	**(45.29)**
NDCF for SPV's	**650.67**	**1,935.54**	**983.28**	**1,957.38**	**89.16**	**1,561.84**	**1,058.55**	**90.12**	**527.24**	**8,853.78**	**2,301.63**	**11,155.41**
Surplus cash available in SPVs used for distribution of NDCF:												
10% of NDCF withheld in line with the Regulations in previous period	-	20.00	-	-	-	71.58	-			**91.58**	-	**91.58**
Surplus available on acquisition	20.30	-	-	-	-	-	240.30	19.62	-	**280.22**	-	**280.22**
Surplus cash on account of maturity of deposits	149.11	265.65	-	2.29	-	3.54	179.21	-	2.26	**602.06**	113.91	**715.97**
NDCF including surplus cash	**820.08**	**2,221.19**	**983.28**	**1,959.67**	**89.16**	**1,636.96**	**1,478.06**	**109.74**	**529.50**	**9,827.64**	**2,415.54**	**12,243.18**
Joint venture partner's share											**1,207.77**	**1,207.77**
NDCF including surplus cash (after reducing Joint venture partner's share)	**820.08**	**2,221.19**	**983.28**	**1,959.67**	**89.16**	**1,636.96**	**1,478.06**	**109.74**	**529.50**	**9,827.64**	**1,207.77**	**11,035.41**

1. Rs. 718.71 million (net amount received Rs. 716.69 million post adjusting TDS of Rs. 2.02 million) has been received post 31 December 2025, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025. 100% of such amount received i.e. Rs. 716.69 million has been distributed to shareholders in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

2. Includes shareholder debt repayments made to external shareholders after 31 December 2025, but before finalisation and adoption of the financial results by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

3. SEBI has issued a revised framework for calculation of NDCF vide SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("Revised NDCF Framework"), which is applicable with effect from 11 July 2025. Hence the NDCF for the nine months ended 31 December 2025 has been calculated as per this Revised NDCF Framework.

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Net Distributable Cash Flows (NDCF) pursuant to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99
Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the nine months ended 31 December 2025 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	1,475.65	523.36	988.47	**2,987.48**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	**-**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis).	62.77	80.89	96.69	**240.35**
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	**-**
• Applicable capital gains and other taxes	-	-	-	**-**
• Related debts settled or due to be settled from sale proceeds	-	-	-	**-**
• Directly attributable transaction costs	-	-	-	**-**
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	**-**
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	**-**
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs is excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid.	(335.09)	(364.24)	(386.45)	**(1,085.78)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(6.86)	(9.19)	(7.91)	**(23.96)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(55.51)	(48.80)	(57.81)	**(162.12)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(2.78)	-	(3.35)	**(6.13)**
NDCF for subsidiaries of joint venture	**1,138.18**	**182.02**	**629.64**	**1,949.84**
Surplus cash available in subsidiaries used for distribution of NDCF:				
Surplus cash on account of maturity of deposits	68.46	48.69	67.16	**184.31**
NDCF including surplus cash	**1,206.64**	**230.71**	**696.80**	**2,134.15**

Brookfield India Real Estate Trust
Consolidated Financial Results
(All amounts are in Rupees millions unless otherwise stated)
Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

Net Distributable Cash Flows (NDCF) pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43
Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the nine months ended 31 December 2024 (Unaudited)									
	SPVs controlled by Trust								Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**Subtotal**	**Rostrum**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	2,903.79	3,147.18	1,129.99	2,059.13	131.16	2,015.54	3,781.21	**15,168.00**	915.31	**16,083.33**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1)	-	-	-	-	-	-	-	**-**	1,659.95	**1,659.95**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	29.70	41.76	28.90	26.34	0.95	17.69	43.96	**189.30**	57.00	**246.30**
(+) Proceeds from sale of infrastructure / real estate investments, infrastructure / real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	**-**	-	**-**
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	**-**	-	**-**
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	**-**	-	**-**
• Directly attributable transaction costs	-	-	-	-	-	-	-	**-**	-	**-**
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	**-**	-	**-**
(+) Proceeds from sale of infrastructure/ real estate investments, infrastructure/ real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	**-**	-	**-**
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust (refer note 2)	(1,667.31)	(1,696.56)	(319.69)	(867.50)	-	(637.87)	(2,200.53)	**(7,389.46)**	(839.47)	**(8,228.93)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(383.00)	-	-	-	-	-	(531.00)	**(914.00)**	(28.03)	**(942.03)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or –	(148.75)	(459.62)	(68.04)	(607.25)	-	(144.12)	(188.66)	**(1,616.44)**	(122.13)	**(1,738.57)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(14.65)	(7.13)	(0.72)	(25.43)	(10.97)	-	(1.47)	**(60.37)**	(13.41)	**(73.78)**
NDCF for SPV's	**719.78**	**1,025.63**	**770.44**	**585.29**	**121.14**	**1,251.24**	**903.51**	**5,377.03**	**1,629.22**	**7,006.25**
Surplus cash available in SPVs used for distribution of NDCF:										
10% of NDCF withheld in line with the Regulations in previous period	-	7.07	-	-	-	-	-	**7.07**	-	**7.07**
Surplus avaliable on acquisition (refer note 4)	82.86	-	-	-	-	-	74.96	**157.82**	355.24	**513.05**
Surplus cash on account of maturity of deposits	139.13	459.86	163.80	596.76	-	143.32	183.85	**1,686.72**	138.54	**1,825.27**
NDCF including surplus cash	**941.77**	**1,492.56**	**934.24**	**1,182.05**	**121.14**	**1,394.56**	**1,162.32**	**7,228.64**	**2,123.00**	**9,351.64**
Joint venture partner's share									**1,061.50**	**1,061.50**
NDCF including surplus cash (after reducing Joint venture partner's share)	**941.77**	**1,492.56**	**934.24**	**1,182.05**	**121.14**	**1,394.56**	**1,162.32**	**7,228.64**	**1,061.50**	**8,290.14**

1. Rs. 1,220.36 million has been received post 31 December 2024, but before finalisation and adoption of the financial statements by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024.

2. As per Revised NDCF Framework, finance cost on borrowings includes transaction cost paid of Rs. 25.35 million.

3. In order to promote standardisation of framework for computing NDCF, a revised framework was defined by SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 ("Revised NDCF Framework") (erstwhile SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/185 dated December 6, 2023 on revised NDCF framework). As per the framework, the Manager is required to declare and distribute at least 90% of the NDCF of Brookfield India REIT as distributions ("REIT Distributions").This framework is applicable with effect from 1 April 2024. Accordingly, Brookfield India REIT has computed the NDCF for the nine months ended 31 December 2024 as per the revised framework. Comparatives have not been provided in this framework for all the previous periods presented.

4. In case of joint venture, we are presenting the amount at 100% (pertaining to both Trust and other joint venture partner). Till last quarter, the amount was presented equivalent to only Trust's share (i.e. 50%). There is no change in the final amount of Trust's share in Joint Venture's NDCF due to this presentation

Brookfield India Real Estate Trust
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Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

Net Distributable Cash Flows (NDCF) pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43
Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the nine months ended 31 December 2024 (Unaudited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	1,213.74	425.09	784.94	2,423.77
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	105.72	35.32	89.75	230.79
(+) Proceeds from sale of infrastructure / real estate investments, infrastructure / real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-
• Directly attributable transaction costs	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-
(+) Proceeds from sale of infrastructure/ real estate investments, infrastructure/ real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	(305.92)	(263.23)	(370.86)	(940.01)
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(10.43)	(7.75)	(12.63)	(30.81)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or –	(55.13)	(83.20)	(58.80)	(197.13)
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(2.76)	(0.82)	(0.04)	(3.62)
NDCF for subsidiaries of joint venture	**945.22**	**105.41**	**432.36**	**1,482.99**
Surplus cash available in Subsidiaries used for distribution of NDCF:				
Surplus avaliable on acquisition	13.46	8.30	0.35	22.11
Surplus cash on account of maturity of deposits	53.39	48.03	63.10	164.52
NDCF including surplus cash	**1,012.07**	**161.74**	**495.81**	**1,669.62**

1. Includes input tax credit of Rs. 38.54 million in Oak, Rs. 0.27 million in Arnon and Rs. 1.15 million in Aspen towards GST on capital expenditure since the same have been adjusted in working capital in cash from operating activities.

Brookfield India Real Estate Trust
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Net Distributable Cash Flows (NDCF) pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43
Computation of Net Distributable Cash Flow at SPVs/ HoldCos: -

	For the year ended 31 March 2025 (Audited)										
	SPVs controlled by Trust									Joint venture	Total
Particulars	**G1**	**K1**	**N1**	**N2**	**CIOP**	**Festus**	**Kairos**	**MIOP**	**Subtotal**	**Rostrum**	
Cash flow from operating activities as per Cash Flow Statement of SPVs/ HoldCos	3,587.90	4,136.17	1,548.81	2,660.17	186.07	2,486.42	5,170.43	19.90	**19,795.87**	1,254.98	**21,050.85**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos) (refer note 1)	-	-	-	-	-	-	-	-	**-**	2,230.94	**2,230.94**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	39.27	63.26	21.25	72.46	1.56	52.35	62.78	0.83	**313.76**	73.13	**386.89**
(+) Proceeds from sale of infrastructure / real estate investments, infrastructure / real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	**-**	-	**-**
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	**-**	-	**-**
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	**-**	-	**-**
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	**-**	-	**-**
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	**-**	-	**-**
(+) Proceeds from sale of infrastructure/ real estate investments, infrastructure/ real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	**-**	-	**-**
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust (refer note 2)	(2,216.28)	(2,187.26)	(399.47)	(904.62)	-	(665.75)	(2,903.80)	(0.61)	**(9,277.79)**	(1,203.21)	**(10,481.00)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust) (refer note 3)	(393.00)	-	-	-	-	-	(785.00)	-	**(1,178.00)**	(33.24)	**(1,211.24)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or –	(148.75)	(464.92)	(68.04)	(923.19)	-	(182.37)	(188.66)	-	**(1,975.93)**	(122.56)	**(2,098.49)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(14.65)	(7.13)	(0.72)	(25.43)	(27.70)	-	(1.47)	-	**(77.10)**	(13.41)	**(90.51)**
NDCF for SPV's	**854.49**	**1,540.12**	**1,101.83**	**879.39**	**159.93**	**1,690.65**	**1,354.28**	**20.12**	**7,600.81**	**2,186.63**	**9,787.44**
Surplus cash available in SPVs used for distribution of NDCF:											
10% of NDCF withheld in line with the Regulations in previous period	-	7.07	-	-	-	-	-	-	**7.07**	-	**7.07**
Surplus available on acquisition	82.86	-	-	-	-	-	74.96	-	**157.82**	362.83	**520.65**
Surplus cash on account of maturity of deposits	139.13	504.87	163.81	1,223.79	-	324.39	183.85	41.00	**2,580.84**	138.54	**2,719.38**
NDCF including surplus cash	**1,076.48**	**2,052.06**	**1,265.64**	**2,103.18**	**159.93**	**2,015.04**	**1,613.09**	**61.12**	**10,346.54**	**2,688.00**	**13,034.54**
Joint venture partner's share										**1,344.00**	**1,344.00**
NDCF including surplus cash (after reducing Joint venture partner's share)	**1,076.48**	**2,052.06**	**1,265.64**	**2,103.18**	**159.93**	**2,015.04**	**1,613.09**	**61.12**	**10,346.54**	**1,344.00**	**11,690.54**

1. Rs. 570.99 million (net amount received Rs. 565.00 million post adjusting TDS of Rs. 5.99 million) has been received post 31 March 2025, but before finalisation and adoption of the financial statements by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024. 100% of such amount received i.e. Rs. 565.00 million has been distributed to shareholders in compliance with the Revised NDCF Framework pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024.
2. As per Revised NDCF Framework, finance cost on borrowings includes transaction cost paid of Rs. 28.37 million.
3. Includes shareholder debt repayments made to external shareholders after 31 March 2025, but before finalisation and adoption of the financial statements by the Board of directors of Manager to Trust. This is in compliance with the Revised NDCF Framework pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024.
4. The NDCF for the year ended 31 March 2025, has been calculated as per framework issued by the SEBI vide Circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024.
5. The statement of NDCF computation for the year ended 31 March 2025 has been updated. The overall NDCF for the year ended 31 March 2025 has increased by Rs. 1.01 million which is available for distribution to the unitholders.

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Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

Net Distributable Cash Flows (NDCF) pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43
Computation of Net Distributable Cash Flow of subsidiaries of joint venture

	For the year ended 31 March 2025 (Audited)			
Particulars	**Oak**	**Arnon**	**Aspen**	**Total**
Cash flow from operating activities as per Cash Flow Statement of SPVs	1,674.84	577.45	1,131.16	**3,383.45**
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	**-**
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	75.39	47.06	149.32	**271.77**
(+) Proceeds from sale of infrastructure / real estate investments, infrastructure / real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	**-**
• Applicable capital gains and other taxes	-	-	-	**-**
• Related debts settled or due to be settled from sale proceeds	-	-	-	**-**
• Directly attributable transaction costs	-	-	-	**-**
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	**-**
(+) Proceeds from sale of infrastructure/ real estate investments, infrastructure/ real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	**-**
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	(428.77)	(409.64)	(517.04)	**(1,355.45)**
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	(12.29)	(9.89)	(14.90)	**(37.08)**
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or –	(55.13)	(83.20)	(58.80)	**(197.13)**
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years.	(2.76)	(4.95)	(0.04)	**(7.75)**
NDCF for subsidiaries of joint venture	**1,251.27**	**116.82**	**689.70**	**2,057.81**
Surplus cash available in Subsidiaries used for distribution of NDCF:				
Surplus available on acquisition	13.46	8.30	0.35	22.11
Surplus cash on account of maturity of deposits	53.39	67.63	63.10	184.12
NDCF including surplus cash	**1,318.13**	**192.76**	**753.15**	**2,264.04**

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	Particulars	For the quarter ended 31 December 2025 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 31 December 2024 (Unaudited)	For the nine months ended 31 December 2025 (Unaudited)	For the nine months ended 31 December 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
1	**Other Income**						
	Interest income on deposits with banks	261.40	107.79	150.50	441.56	335.38	465.15
	Interest on income tax refund	64.01	54.64	24.09	120.73	44.11	69.19
	Interest income on security deposit	14.18	11.19	8.25	47.54	46.06	54.24
	Income from scrap sale	13.12	31.95	14.67	54.36	24.13	45.44
	Gain on Investment in mutual funds	7.27	7.02	6.32	15.32	6.32	6.32
	Liabilities/provisions no longer required written back	2.75	0.01	134.16	2.76	135.11	147.86
	Miscellaneous income	11.51	18.52	0.74	45.25	31.81	29.95
		374.24	**231.12**	**338.73**	**727.52**	**622.92**	**818.15**
2	**Other expenses**						
	Property management fees						
	-Property management fees	338.87	309.55	256.65	948.56	771.83	1,051.47
	- Reimbursement of payroll costs	33.65	26.16	27.70	90.01	83.10	107.82
	-Reimbursement of office cost	33.35	22.49	57.75	87.34	94.26	120.29
	Power and fuel	452.77	643.30	433.07	1,665.09	1,505.24	1,895.36
	Repair and maintenance	548.13	466.71	391.13	1,443.92	1,216.16	1,704.18
	Insurance	16.87	16.77	17.33	48.98	57.75	73.77
	Legal and professional expense	107.61	67.05	80.28	236.07	209.28	307.69
	Audit fees	9.83	9.96	8.71	28.02	28.18	41.33
	Rates and taxes	64.96	125.16	83.33	271.70	244.61	343.44
	Marketing and advertisement expenses	48.42	38.17	50.42	121.15	101.08	148.31
	Facility usage fees	7.49	7.37	7.39	22.05	22.39	29.85
	Rental towards short term leases	11.88	9.63	9.62	30.50	26.18	37.86
	Credit Impaired	0.71	-	-	0.71	0.84	4.84
	Allowance for expected credit loss	(1.13)	4.46	14.22	10.14	15.87	18.34
	Corporate social responsibility expenses	2.33	2.16	0.86	6.70	2.45	3.49
	Loss/(gain) on derivative relating to share conversion feature in 14% compulsorily convertible debentures at fair value through profit or loss	-	4.45	-	4.45	(23.25)	(14.10)
	Travelling Expenses	5.91	3.35	2.20	12.09	6.24	9.30
	Investment management fees	47.76	38.81	33.62	122.92	85.87	125.73
	Valuation expenses	4.20	4.18	7.86	10.61	23.23	26.29
	Trustee fees	2.44	0.73	0.74	3.91	2.22	2.95
	Miscellaneous expenses	38.49	39.71	44.81	118.96	121.94	187.60
		1,774.54	**1,840.17**	**1,527.69**	**5,283.88**	**4,595.47**	**6,225.81**

3 The Consolidated Financial Results comprise financial results of Brookfield India Real Estate Trust ('Brookfield India REIT' or 'Trust') and following of its subsidiaries/SPV and Joint Venture:

A. Subsidiaries:
1. Shantiniketan Properties Private Limited ('SPPL Noida'/N1)
2. Candor Kolkata One Hi-Tech Structures Private Limited ('Candor Kolkata'/K1)
3. Festus Properties Private Limited ('Festus')
4. Seaview Developers Private Limited ('SDPL Noida'/N2)
5. Candor Gurgaon One Realty Projects Private Limited ("Candor Gurgaon 1"/"G1")
6. Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited) (“Kairos"/"Downtown Powai”)
7. Candor India Office Parks Private Limited ('CIOP')
8. Mountainstar India Office Parks Private Limited (MIOP)
9. Arliga Ecoworld Business Parks Private Limited (Arliga Ecoworld) (from 24 December 2025)

B. Joint Venture, accounted as equity method investee
1. Rostrum Realty Private Limited (“Rostrum”)

Financial results of Rostrum comprise of the financial results of following of its subsidiaries:
1. Oak Infrastructure Developers Private Limited (“Oak”)
2. Aspen Buildtech Private Limited (“Aspen”)
3. Arnon Builders & Developers Private Limited (“Arnon”)

4 The Consolidated Financial Results were authorized for issue in accordance with resolutions passed by the Board of Directors of the Manager on behalf of the Brookfield India REIT on 29 January 2026. The Consolidated Financial Results 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 Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, 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 (refer note 5 on presentation of “Unit Capital” as “Equity” instead of compound financial instruments under Ind AS 32 – Financial Instruments: Presentation), read with relevant rules issued thereunder and other accounting principles generally accepted in India. The Consolidated Financial Results are presented in Indian Rupees in Millions, except when otherwise indicated.

Accordingly, these Consolidated Financial Results do not include all the information required for a complete set of financial statements. These Consolidated Financial Results should be read in conjunction with the consolidated financial statements and related notes included in the Trust’s audited consolidated financial statements under Ind AS as at and for the year ended 31 March 2025. Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

The unaudited Consolidated financial results for the quarter and nine months ended 31 December 2025 have been subjected to review by Statutory Auditors of Brookfield REIT and they have issued an unmodified review conclusion on the above results.

5 Under the provisions of the REIT Regulations, Brookfield India REIT is required to distribute to Unitholders not less than 90% of the Net Distributable Cash Flows of Brookfield India REIT for each reporting period. Accordingly, a portion of the unit capital contains a contractual obligation of the Brookfield India REIT to pay to its Unitholders cash distributions. Hence, the unit capital is a compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 issued under the REIT Regulations, the unit capital has been presented as “Equity” in order to comply with the requirements of para 4.2.3(a) of Chapter 4 to the SEBI Master Circular dealing with the Continuous Disclosures and Compliances by REITs.

6 On 7 January 2025, Brookfield India Real Estate Trust (“Brookfield India REIT”) acquired 100% of the equity share capital of Mountainstar India Office Parks Private Limited (“MIOP”) from BSREP India Office Holdings IV Pte. Ltd., BSREP India Office Holdings II Pte. Ltd. and BSREP India Office Holdings Pte. Ltd., all of which are related parties and entities within the Brookfield Corporation group. The acquisition has been accounted for using the pooling of interests method, in accordance with Appendix C to Ind AS 103, Business Combinations under Common Control. Accordingly, the financial information for the quarter and nine months ended 31 December 2024 and for the year ended 31 March 2025 has been restated to include the results of MIOP as if the business combination had occurred from the earliest period presented, i.e., 1 April 2023. For the purpose of disclosure of Net Operating Income (refer note 10) and Other Assets used in the computation of the Net Borrowing Ratio (refer note 11), the impact of the MIOP acquisition has been considered from the actual date of acquisition, i.e., 7 January 2025.

7 **Segment reporting :**

In accordance with Ind AS 108, the Board of Directors of the Manager, Brookprop Management Services Private Limited, has been identified as the Chief Operating Decision Maker (CODM), being responsible for key strategic and operational decisions of Brookfield India REIT. As the REIT is primarily engaged in a single line of business comprising of owning, developing, operating and leasing commercial real estate assets in India. Accordingly, the REIT operates as a single reportable segment, and the detailed segment disclosure requirements of Ind AS 108 are not applicable.

8 **Earnings Per Unit (EPU)**

Basic Earnings per Unit (EPU) is calculated by dividing the profit or loss for the period/year after income tax attributable to unitholders by the weighted average number of units outstanding during the period/year. Diluted EPU is calculated by dividing the profit or loss for the period/year after income tax attributable to unitholders by the weighted average number of units outstanding during the period/year adjusted for the weighted average number of units that would be issued upon conversion of all dilutive potential units into unit capital. During all the periods presented, there were no dilutive units issued. The following reflects the profit/(loss) and unit data used in the basic and diluted EPU computation:

Particulars	**For the quarter ended 31 December 2025 (Unaudited)**	**For the quarter ended 30 September 2025 (Unaudited)**	**For the quarter ended 31 December 2024 (Unaudited)**	**For the nine months ended 31 December 2025 (Unaudited)**	**For the nine months ended 31 December 2024 (Unaudited)**	**For the year ended 31 March 2025 (Audited)**
Profit after tax for calculating basic and diluted EPU (attributable to unitholders of Brookfield India REIT)	1,803.22	1,394.63	319.54	4,443.41	1,106.57	1,847.60
Weighted average number of Units (Nos.)	666,165,404	617,920,751	507,784,184	630,695,997	477,249,457	509,428,276
Earnings Per Unit						
-Basic (Rupees/unit)	2.71	2.26	0.63	7.05	2.32	3.63
-Diluted (Rupees/unit)	2.71	2.26	0.63	7.05	2.32	3.63

9 During the nine months ended 31 December 2025, G1 and K1 received favourable orders from the Income Tax Appellate Tribunal under section 254 of the Income Tax Act, 1961 for assessment years 2015-16 and 2016-17, resulting in income tax credit recognised in the Statement of Profit and Loss amounting to Rs. 346.71 million.

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10

Financial Ratios	**For the quarter ended 31 December 2025 (Unaudited)**	**For the quarter ended 30 September 2025 (Unaudited)**	**For the quarter ended 31 December 2024 (Unaudited)**	**For the nine months ended 31 December 2025 (Unaudited)**	**For the nine months ended 31 December 2024 (Unaudited)**	**For the year ended 31 March 2025 (Audited)**
Current ratio (in times) (refer note a)	0.92	1.48	2.92	0.92	2.92	0.71
Debt-equity ratio (in times) (refer note b)	0.85	0.55	0.72	0.85	0.72	0.57
Debt service coverage ratio (in times) (refer note c)	2.25	1.10	1.41	2.13	1.49	1.44
Interest service coverage ratio (in times) (refer note d)	2.48	2.27	1.47	2.30	1.47	1.55
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 Rs. million)	199,127.97	166,307.32	163,660.85	199,127.97	163,660.85	160,106.15
Net profit after tax (Amounts in Rs. million)	2,012.21	1,493.81	234.27	4,829.01	813.31	1,599.53
Earnings per unit- Basic (Amounts in Rs.)	2.71	2.26	0.63	7.05	2.32	3.63
Earnings per unit- Diluted (Amounts in Rs.)	2.71	2.26	0.63	7.05	2.32	3.63
Long term debt to working capital (refer note e)	(81.32)	14.93	4.59	(81.32)	4.59	(26.34)
Bad debts to Account receivable ratio (refer note f)	(0.00)	0.00	0.02	0.01	0.02	0.03
Current liability ratio (in times) (refer note g)	0.13	0.12	0.10	0.13	0.10	0.11
Total debts to total assets (in times) (refer note h)	0.41	0.33	0.40	0.41	0.40	0.34
Debtors turnover (in times) (refer note i)	26.28	29.49	30.07	29.54	34.02	34.00
Inventory turnover	NA	NA	NA	NA	NA	NA
Operating margin (in %) (refer note j)	72.82%	71.16%	73.30%	72.14%	72.62%	72.51%
Net profit margin (in %) (refer note k)	27.65%	21.53%	3.69%	23.27%	4.45%	6.48%
Assets cover available (refer note l)	2.28	2.89	2.44	2.28	2.44	2.83
Distribution per unit	5.40	5.25	4.90	15.90	14.00	19.25
Net operating income (refer note m)	5,403.97	5,094.18	4,744.51	15,483.91	13,655.33	18,540.04

Formulae for computation of ratios are as follows basis consolidated financial results (including non controlling interest):-

a) Current ratio = Current Assets / Current Liabilities
b) Debt Equity ratio= Total Debt (including lease liability) / Total Equity
c) Debt Service Coverage Ratio = (Earnings available for debt service) / (Interest expense (excluding unwinding interest & Interest expense on lease liabilities) + Principle repayments made during the period which excludes bullet and full repayment of external borrowings + Lease payments)
d) Interest Service Coverage Ratio =Earnings available for debt service / Interest expense
e) Long term debt to working capital= Long term debt (including non current lease liability) / working capital (i.e. Current assets less current liabilities)
f) Bad debts to Account receivable ratio = Bad debts (including provision for doubtful debts) / Average trade receivable
g) Current Liability Ratio =Current Liability / Total Liability
h) Total debts to Total assets; =Total debts (including lease liability) / Total assets;
i) Debtors turnover =Revenue from operations (Annualized) / Average trade receivable
j) Operating margin =(Earning before interest, depreciation and tax - Other income- Interest income) / Revenue from operations
k) Net profit margin =Profit after tax / Total Income
l) Assets cover available = (Total Assets-Intangible Assets - Current Liabilities net of short-term debt & Lease Liabilities) /Total Debt (including lease liability)
m) Net Operating Income (NOI) is calculated as revenue from operations (which includes (i) income from operating lease rentals; (ii) income from maintenance services; and (iii) sale of food and beverages) less direct operating expenses. Direct operating expenses include (i) power and fuel; (ii) facility usage charges; (iii) lease rent; (iv) employee benefit expenses (v) cost of materials consumed; and (vi) a portion of repair and maintenance, legal and professional fees, insurance, rates and taxes, property management fees (excluding property management fees paid to the Brookfield property management services private limited amounting to Rs. 136.72 million and Rs. 397.61 million for the quarter and nine months ended 31 December 2025 respectively, Rs. 130.78 million for the quarter ended 30 September 2025, (Rs 104.88 million and Rs. 314.08 million for the quarter and nine months ended 31 December 2024 respectively and Rs. 443.05 million for the year ended 31 March 2025) and miscellaneous expenses, which are directly incurred in relation to the commercial properties of the respective Asset SPVs.

11 Statement of Net Borrowings Ratio

S.No.	**Particulars**	**As on 31 December 2025 (Unaudited)**	**As on 31 December 2024 (Unaudited)**	**As on 31 March 2025 (Unaudited)**
A.	Borrowings (refer note a)	184,130.43	133,686.60	106,900.30
B.	Deferred Payments	10,027.71	-	-
C.	Cash and Cash Equivalents (refer note b)	21,614.06	36,025.28	6,613.14
D.	Aggregate Borrowings and Deferred Payments net of Cash and Cash Equivalents (A+B-C)	**172,544.08**	**97,661.32**	**100,287.16**
E.	Value of REIT assets (refer note c)	504,490.62	347,464.77	356,801.56
F.	**Net Borrowings Ratio (D/E)**	**34.20%**	**28.11%**	**28.11%**

a. Breakup of borrowings:

Entity	**Relation to REIT**	**Lender**	**Name of lender**	**Nature of debt ^**	**Balance as on 31 December 2025 (including accrued interest)**	**Balance as on 31 December 2024 (including accrued interest)**	**Balance as on 31 March 2025 (including accrued interest)**
Shantiniketan Properties Private Limited	SPV	NBFC	Bajaj Housing Finance Limited	LRD	3,719.69	3,717.55	3,717.11
Festus Properties Private Limited	SPV	Bank	HDFC Bank Limited	LRD	-	9,500.51	-
				LOC	-	700.18	-
Candor Kolkata One Hi-Tech Structures Private Limited	SPV	Bank	HDFC Bank Limited	LRD	23,855.72	23,835.35	23,840.32
				LAP	-	2,990.79	-
				CF	1,344.18	636.94	859.66
Seaview Developers Private Limited	SPV	Bank	HDFC Bank Limited	LRD	-	13,741.87	-
Kairos Properties Private Limited	SPV	Bank	Axis Bank Limited	RTL	11,869.10	11,504.48	11,616.00
			ICICI Bank Limited	RTL	13,951.84	13,643.74	13,780.88
Candor Gurgaon One Realty Projects Private Limited	SPV	Bank	ICICI Bank Limited	RTL	9,003.92	9,948.98	9,955.33
			Axis Bank Limited	RTL	9,791.44	8,604.80	8,656.04
Brookfield India Real Estate Trust	REIT/Trust	Listed NCDs	NA#	NCD	19,900.05	-	-
		NBFC	Bajaj Housing Finance Limited	LRD	5,739.71	5,205.73	5,203.61
				FTL	1,489.36	1,489.87	1,489.60
Candor Gurgaon One Realty Projects Private Limited	SPV	Other	Reco Iris Private Limited	NCD	3,568.50	3,912.06	3,756.92
			Reco Rock Private Limited	NCD	1,147.92	1,152.09	1,151.64
Kairos Properties Private Limited	SPV	Other	Reco Iris Private	NCD	2,045.45	3,081.44	2,809.48
Candor Gurgaon One Realty Projects Private Limited	SPV	Other	Reco Cerium Private	CCD	151.71	196.49	189.17
Kairos Properties Private Limited	SPV	Other	Reco Europium Private	CCD	3,541.56	3,568.39	3,559.49
Arliga Ecoworld Business Parks Private Limited	SPV	Bank	ICICI Bank Limited	LRD	3,248.33	-	-
			State Bank of India	LRD	19,770.92	-	-
			Bank of Baroda	LRD	16,646.60	-	-
			Punjab National Bank	LRD	16,625.98	-	-
Subtotal of SPV's and REIT Borrowings (A)					**167,411.98**	**117,431.26**	**90,585.25**
Rostrum Realty Private Limited*	Holdco	Bank	HDFC Bank Limited	LRD	7,735.06	7,663.15	7,665.75
Oak Infrastructure Developers Private Limited*	SPV of Holdco	Bank	HDFC Bank Limited	LRD	2,740.19	2,571.79	2,600.94
Aspen Buildtech Private Limited*	SPV of Holdco	Bank	HDFC Bank Limited	LRD	3,156.50	3,071.31	3,090.26
Arnon Builders & Developers Private Limited*	SPV of Holdco	Bank	HDFC Bank Limited	LRD	3,086.70	2,949.08	2,958.10
Subtotal of Joint Venture's Borrowings (B)					**16,718.45**	**16,255.34**	**16,315.05**
Grand Total Borrowings (A+B)					**184,130.43**	**133,686.60**	**106,900.30**

#Pursuant to the SEBI Masler Circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025, the names of the lenders are required to be given for borrowings, Listed Non-Convertible Debentures (NCDs) are actively traded in the secondary market, resulting in frequent changes in ownership and therefore lender names for these instruments have not been provided.

^ Nature of debt
LRD - Lease rent discounting.
LOC - Line of credit
LAP- Loan against property
RTL - Rupee term loan
FTL - Flexi term loan
CF- Construction finance
CCD- Compulsorily Convertible Debentures
NCD- Non convertible debentures

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b. Breakup of Cash and Cash Equivalents :

Entity	Cash and Cash Equivalents as on 31 December 2025	Cash and Cash Equivalents as on 31 December 2024	Cash and Cash Equivalents as on 31st March 2025
Candor Kolkata One Hi-Tech Structures Private Limited	478.23	3,362.21	664.34
Shantiniketan Properties Private Limited	228.14	288.92	258.89
Festus Properties Private Limited	247.77	10,419.06	339.41
Seaview Developers Private Limited	253.55	13,948.99	440.94
Candor Gurgaon One Realty Projects Private Limited	738.58	942.62	574.43
Kairos Properties Private Limited	1,356.43	1,230.00	1,227.55
Arliga Ecoworld Business Parks Private Limited	636.12	-	
Candor India Office Parks Private Limited	59.56	62.64	46.42
Brookfield India Real Estate Trust	16,524.40	4,602.25	2,094.50
Mountainstar India Office Parks Private Limited	71.37	-	100.01
Subtotal of SPV's Cash and Cash Equivalents (A)	**20,594.15**	**34,856.69**	**5,746.49**
Rostrum Realty Private Limited*	42.71	84.88	53.94
Oak Infrastructure Developers Private Limited*	230.07	386.87	193.83
Aspen Buildtech Private Limited*	680.21	639.16	581.23
Arnon Builders & Developers Private Limited*	66.92	57.68	37.65
Subtotal of Joint Venture's Cash and Cash Equivalents (B)	**1,019.91**	**1,168.59**	**866.65**
Grand Total Cash and Cash Equivalents (A+B)	**21,614.06**	**36,025.28**	**6,613.14**

c. Breakup of value of REIT assets :

	As on 31 December 2025 (Unaudited)		
Entity	**Fair value of Investment property and Investment property under development #**	**Other assets at book value (as per consolidated balance sheet excluding Cash and Cash equivalents)**	**Total Value of REIT Assets as on 31 December 2025**
Candor Kolkata One Hi-Tech Structures Private Limited	78,277.92	2,948.92	81,226.84
Shantiniketan Properties Private Limited	28,002.97	290.62	28,293.59
Festus Properties Private Limited	29,781.51	1,234.15	31,015.66
Seaview Developers Private Limited	47,854.22	2,121.42	49,975.64
Candor Gurgaon One Realty Projects Private Limited	58,888.50	1,653.82	60,542.31
Kairos Properties Private Limited	81,225.00	1,297.00	82,522.00
Arliga Ecoworld Business Parks Private Limited	130,250.00	3,118.84	133,368.84
Candor India Office Parks Private Limited	-	205.66	205.66
Brookfield India Real Estate Trust	-	40.95	40.95
Mountainstar India Office Parks Private Limited	-	15.68	15.68
Subtotal of SPV's value of REIT assets (A)	**454,280.12**	**12,927.06**	**467,207.18**
Rostrum Realty Private Limited*	8,545.50	303.65	8,849.15
Oak Infrastructure Developers Private Limited*	13,248.00	527.00	13,775.00
Aspen Buildtech Private Limited*	8,950.21	364.32	9,314.53
Arnon Builders & Developers Private Limited*	5,251.27	93.49	5,344.76
Subtotal of Joint Venture's value of REIT assets (B)	**35,994.98**	**1,288.46**	**37,283.44**
Grand Total value of REIT assets (A+B)	**490,275.10**	**14,215.52**	**504,490.62**

	As on 31 December 2024 (Unaudited)			**As on 31 March 2025 (Unaudited)**		
Entity	**Fair value of Investment property and Investment property under development ##**	**Other assets at book value (as per consolidated balance sheet excluding Cash and Cash equivalents (refer note 6)**	**Total Value of REIT Assets as on 31 December 2024**	**Fair value of Investment property and Investment property under development**	**Other assets at book value (as per consolidated balance sheet excluding Cash and Cash equivalents**	**Total Value of REIT Assets as on 31 March 2025**
Candor Kolkata One Hi-Tech Structures Private Limited	74,767.63	3,393.85	78,161.48	75,667.41	2,897.74	78,565.15
Shantiniketan Properties Private Limited	26,647.00	550.39	27,197.39	27,076.43	522.69	27,599.12
Festus Properties Private Limited	28,526.97	1,300.01	29,826.98	29,168.00	1,170.47	30,338.47
Seaview Developers Private Limited	44,669.05	2,253.81	46,922.86	45,225.75	1,892.46	47,118.21
Candor Gurgaon One Realty Projects Private Limited	52,129.93	1,788.39	53,918.32	55,985.07	1,775.93	57,761.00
Kairos Properties Private Limited	75,078.00	1,403.55	76,481.55	78,270.00	1,447.22	79,717.22
Candor India Office Parks Private Limited	-	150.11	150.11	-	96.07	96.07
Brookfield India Real Estate Trust	-	154.61	154.61	-	195.30	195.30
Mountainstar India Office Parks Private Limited	-	-	-	-	33.72	33.72
Subtotal of SPV's value of REIT assets (A)	**301,818.58**	**10,994.72**	**312,813.30**	**311,392.66**	**10,031.60**	**321,424.26**
Rostrum Realty Private Limited*	7,667.00	415.27	8,082.27	7,889.00	390.00	8,279.00
Oak Infrastructure Developers Private Limited*	12,136.50	483.60	12,620.10	12,506.50	483.60	12,990.10
Aspen Buildtech Private Limited*	8,454.50	328.83	8,783.33	8,507.00	332.86	8,839.86
Arnon Builders & Developers Private Limited*	5,065.00	100.77	5,165.77	5,172.50	95.84	5,268.34
Subtotal of Joint Venture's value of REIT assets (B)	**33,323.00**	**1,328.47**	**34,651.47**	**34,075.00**	**1,302.30**	**35,377.30**
Grand Total value of REIT assets (A+B)	**335,141.58**	**12,323.19**	**347,464.77**	**345,467.66**	**11,333.90**	**356,801.56**

Brookfield India REIT considers “other assets” as an integral part of the ownership of the real estate assets which are fair valued by the valuer appointed under the REIT regulations and therefore are included in the value of REIT assets for computing the above ratio.

Fair value of Investment property and Investment property under development include impact of lease rent equalization and finance receivable relating to income support. Hence the carrying amount of lease rent equalization and finance receivable relating to income support have been reduced from other assets.

Fair value of Investment property and Investment property under development include fair value pertaining to a property, which is for captive use w.e.f. 27 December 2024 and hence classified as property plant and equipment in the consolidated financials. Therefore, the carrying amount of said property has been excluded from other assets as on 31 December 2025, and 31 March 2025.

*Brookfield India Real Estate Trust holds 50% ownership interest in Rostrum Realty Private Limited and is accounted as an equity method investee. The proportionate share of 50% of the borrowings, cash & cash equivalents and REIT assets of Rostrum Realty Private Limited and its subsidiaries is considered for computing the Net Borrowings Ratio.

Fair value of Investment property and Investment property under development is considered as per valuation report of 30 September 2025 issued by the valuer appointed under the REIT Regulations, except for Arliga Ecoworld. For Arliga Ecoworld, the average of the fair values as of 30 September 2025 as determined by two independent valuers appointed under the REIT Regulations is Rs. 140,441.00 million and acquisition price is Rs. 130,250.00 million after providing discount of 7.26%. For the statement of borrowing ratio, acquisition price i.e. Rs. 130,250.00 million is considered as fair value. Had we considered the average of the fair values as of 30 September 2025 as determined by two independent valuers appointed under the REIT Regulations i.e. Rs. 140,441.00 million, the net borrowing ratio would have been 33.52%.

Fair value of Investment property and Investment property under development is considered as per valuation report of 30 September 2024 issued by the valuer appointed under the REIT Regulations.

12 On 10 December 2025, Brookfield India REIT has issued and allotted 109,375,000 Units at Rs. 320.00 per Unit via institutional placement, aggregating to Rs. 35,000.00 million, to arrange the funds for acquisition of 100% share capital of Arliga Ecoworld, these units got listed on NSE and BSE on 11 December 2025.

13 Disclosure required as per Paragraph 4.18.1 of SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 and regulation 54(2) of SEBI (LODR) relating to secured, listed non-convertible debentures:

On 22 December 2025, Brookfield India REIT has issued and allotted 2,00,000 Sustainability Linked, Listed, Rated, Secured, Redeemable, Transferable, Non-Cumulative, Non-Convertible Debentures ("NCDs") at a face value of Rs. 1,00,000 each at 7.06% p.a. , aggregating to Rs. 20,000.00 million 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. Discount on NCDs is amortized over the tenor of the underlying instrument. These NCDs are listed on BSE on 23 December 2025.

Name of Debt (NCD)	Security	Debt at Face Value As at 31 December 2025
2,00,000 (two lakhs) Sustainability-linked Bonds in the form of listed, rated, secured, transferable, redeemable, non-cumulative non-convertible debentures in the denomination of INR 1,00,000 (Indian Rupees one lakh only) each and which are non-convertible at all times comprising the debentures in the aggregate principal amount up to INR 2000,00,00,000 (Indian Rupees two thousand crore only)	(i) a first ranking sole and exclusive charge by way of hypothecation over all the rights, title, benefit and interest of the Asset SPV in respect of the Hypothecated Properties;	20,000.00
	(ii) a first ranking sole and exclusive pledge over the Pledged Shares and CCDs by way of a pledge, each, in favour of the Debenture Trustee for the benefit of the Debenture Holders.	
	(iii) first ranking sole and exclusive charge by way of equitable mortgage over all the rights, title, benefit and interest of the Asset SPV in respect of the Mortgaged Properties*	

The security cover on the Listed NCDs exceeds hundred percent of the principal amounts of the said NCDs.
*First ranking sole and exclusive charge by way of mortgage will be created within 150 days from the deemed date of allotment i.e. December 22, 2025 as per the terms set out under Debenture Trust Deed.

14 On November 21, 2025, the Government of India notified four Labour Codes, effective immediately, replacing the existing 29 labour laws. In accordance with Ind AS 19 – Employee benefits, changes to employee benefit plans arising from legislative amendments are treated as plan amendments, requiring immediate recognition of past service cost in the Statement of Income. This approach is consistent with the guidance issued by the Institute of Chartered Accountants of India.

The implementation of the Labour Codes has resulted in an increase of Rs 5.66 million in the provision for defined benefit obligation, which has been recognized as an employee benefit expense in the current reporting period. The Company continues to monitor the finalization of Central and State Rules, as well as Government clarifications on other aspects of the Labour Codes, and will incorporate appropriate accounting treatment based on these developments as required.

15 On 24 December 2025, Brookfield India REIT acquired 100% of the equity shares of Arliga Ecoworld Business Parks Private Limited ("Arliga Ecoworld") from a related party, BSREP III New York FDI I (DIFC) Limited, a group company of Brookfield Corporation. Arliga Ecoworld is engaged in the business of constructing and leasing investment properties located in Bengaluru.
The total cash consideration for the acquisition comprises: (i) an upfront consideration of Rs. 60,000.00 million, (ii) deferred consideration of Rs. 11,250.00 million, payable on or before 18 months from the acquisition date, and (iii) variable consideration, payable subject to conditions specified in the share purchase agreement, capped at Rs. 2,000.00 million.
Brookfield India REIT applied the optional concentration test in accordance with Ind AS 103 – "Business Combinations" and concluded that the acquired set of activities and assets does not constitute a business, as substantially all of the fair value of the gross assets acquired is concentrated in investment properties with similar risk characteristics. Accordingly, the acquisition has been accounted for as an asset acquisition.
The total consideration for the asset acquisition is Rs. 70,063.02 million comprising of Rs. 60,000.00 million as upfront consideration, Rs. 10,010.60 million as present value of deferred consideration and Rs. 52.42 million as transaction cost. The variable consideration will be recognised as an addition to the investment properties upon satisfaction of the specified conditions precedent as outlined in the share purchase agreement.
The consolidated financial results for the quarter and nine months ended 31 December 2025 include revenue from operations of Rs. 214.19 million and profit before tax of Rs. 44.08 million relating to Arliga Ecoworld.

16 The figures for the quarter ended 31 December 2025 are the derived figures between the unaudited figures in respect of the nine months ended 31 December 2025 and the unaudited published figures for the half year ended 30 September 2025, which were both subject to limited review by the statutory auditors.

The figures for the quarter ended 31 December 2024 are the derived figures between the unaudited figures in respect of the nine months ended 31 December 2024 and the unaudited published figures for the half year ended 30 September 2024, which were both subject to limited review by the statutory auditors.

17 "0.00" Represents value less than Rs. 0.01 million.

For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited
(as Manager to the Brookfield India REIT)

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

Alok Aggarwal
CEO and Managing Director
DIN No. 00009964
Place: Mumbai
Date: 29 January 2026

Amit Jain
Chief Financial Officer
Place: Mumbai
Date: 29 January 2026

For IDENTIFICATION ONLY
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Brookfield India Real Estate Trust
(All amounts are in Rupees millions unless otherwise stated)

Related party transactions and balances- at standalone basis

Nature of transaction/ Entity's Name		For the quarter ended 31 December 2025 (Unudited)	For the nine months ended 31 December 2025 (Unudited)
Unsecured loan given to			
- Candor Kolkata One Hi-Tech Structures Private Limited		155.00	255.00
- Festus Properties Private Limited		2,216.70	2,276.70
- Shantiniketan Properties Private Limited		10.00	50.00
- Seaview Developers Private Limited		17,727.30	17,817.30
- Candor India Office Parks Private Limited		30.00	30.00
	Total	**20,139.00**	**20,429.00**
Unsecured loan repaid by			
- Candor Kolkata One Hi-Tech Structures Private Limited		471.38	1,371.37
- Festus Properties Private Limited		2,543.64	3,067.97
- Shantiniketan Properties Private Limited		258.19	673.97
- Seaview Developers Private Limited		17,731.42	18,466.38
- Mountainstar India Office Parks Private Limited		18.00	83.00
	Total	**21,022.64**	**23,662.69**
Investment in Equity shares of SPV/Joint Venture			
- Seaview Developers Private Limited		-	-
- Rostrum Realty Private Limited (Joint Venture entity)		-	-
- Mountainstar India Office Parks Private Limited		-	-
- Arliga Ecoworld Business Parks Private Limited		70,063.02	70,063.02
	Total	**70,063.02**	**70,063.02**
Non convertible debentures issued by			
- Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited)		-	1,000.00
- Candor Gurgaon One Realty Projects Private Limited		-	1,000.00
		-	**2,000.00**
Non convertible debentures redeemed by			
- Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited)		266.00	1,741.50
- Candor Gurgaon One Realty Projects Private Limited		121.00	1,185.50
	Total	**387.00**	**2,927.00**
Trustee Fee Expense			
- Axis Trustee Services Limited		2.44	3.91
	Total	**2.44**	**3.91**
Interest Income on Loans to Subsidiaries			
- Candor Kolkata One Hi-Tech Structures Private Limited		330.24	1,016.05
- Festus Properties Private Limited		358.22	1,085.24
- Shantiniketan Properties Private Limited		25.11	88.47
- Mountainstar India Office Parks Private Limited		11.29	35.38
- Seaview Developers Private Limited		502.52	1,531.70
- Candor India Office Parks Private Limited		0.55	0.55
	Total	**1,227.94**	**3,757.40**
Interest Income on Debentures			
- Seaview Developers Private Limited		19.54	58.62
- Candor Gurgaon One Realty Projects Private Limited		19.16	57.50
- Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited)		103.39	309.06
	Total	**142.09**	**425.17**
Interest Income on Non convertible debentures			
- Candor Gurgaon One Realty Projects Private Limited		142.47	430.92
- Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited)		61.21	202.44
	Total	**203.69**	**633.36**
Investment management fees			
- Brookprop Management Services Private Limited		47.76	122.92
	Total	**47.76**	**122.92**
Dividend Income			
- Rostrum Realty Private Limited		453.31	1,103.71
- Candor India Office Parks Private Limited		37.00	96.00
- Shantiniketan Properties Private Limited		86.32	179.83
	Total	**576.63**	**1,379.55**

Brookfield India Real Estate Trust
(All amounts are in Rupees millions unless otherwise stated)

Related party transactions and balances- at standalone basis

Nature of transaction/ Entity's Name		For the quarter ended 31 December 2025 (Unudited)	For the nine months ended 31 December 2025 (Unudited)
Repayment of Unit Capital			
- BSREP India Office Holdings V Pte. Ltd.		37.95	224.72
- BSREP India Office Holdings Pte. Ltd.		-	69.56
- BSREP II India Office Holdings II Pte. Ltd.		79.63	249.91
- BSREP India Office Holdings III Pte. Ltd.		257.07	631.60
- BSREP India Office Holdings IV Pte. Ltd.		-	-
- BSREP India Office Holdings VI Pte. Ltd.		-	-
- Project Diamond Holdings (DIFC) Limited		32.12	100.81
- Axis Bank Limited		-	-
	Total	**406.77**	**1,276.59**
Interest Distributed			
- BSREP India Office Holdings V Pte. Ltd.		27.75	162.71
- BSREP India Office Holdings Pte. Ltd.		-	50.75
- BSREP II India Office Holdings II Pte. Ltd.		58.23	179.72
- BSREP India Office Holdings III Pte. Ltd.		187.98	452.37
- BSREP India Office Holdings IV Pte. Ltd.		-	-
- BSREP India Office Holdings VI Pte. Ltd.		-	-
- Project Diamond Holdings (DIFC) Limited		23.49	72.50
- Axis Bank Limited		-	-
	Total	**297.44**	**918.06**
Other Income Distributed			
- BSREP India Office Holdings V Pte. Ltd.		0.60	3.06
- BSREP India Office Holdings Pte Ltd.		-	1.03
- BSREP II India Office Holdings II Pte. Ltd.		1.26	3.15
- BSREP India Office Holdings III Pte. Ltd.		4.06	7.57
- BSREP India Office Holdings IV Pte. Ltd.		-	-
- BSREP India Office Holdings VI Pte. Ltd.		-	-
- Project Diamond Holdings (DIFC) Limited		0.51	1.27
- Axis Bank Limited		-	-
	Total	**6.43**	**16.08**
Dividend Distributed			
- BSREP India Office Holdings V Pte. Ltd.		12.45	51.12
- BSREP India Office Holdings Pte Ltd.		-	13.91
- BSREP II India Office Holdings II Pte. Ltd.		26.12	62.95
- BSREP India Office Holdings III Pte. Ltd.		84.34	168.17
- BSREP India Office Holdings IV Pte. Ltd.		-	-
- BSREP India Office Holdings VI Pte. Ltd.		-	-
- Project Diamond Holdings (DIFC) Limited		10.54	25.39
- Axis Bank Limited		-	-
	Total	**133.45**	**321.55**
Reimbursement of expense incurred by (excluding GST)			
- Brookprop Property Management Services Private Limited		0.08	0.18
- BSREP India Office Holdings V Pte. Ltd.		14.25	14.25
- Brookprop Management Services Private Limited		3.00	3.00
- Arliga Ecoworld Business Parks Private Limited		20.00	20.00
	Total	**37.32**	**37.43**
Marketing and advertisement expenses			
- Schloss Chanakya Private Limited		-	-
	Total	**-**	**-**
Deposits with banks made			
- Axis Bank Limited		73,142.50	93,716.27
	Total	**73,142.50**	**93,716.27**
Deposits with banks matured			
- Axis Bank Limited		68,788.50	79,383.27
	Total	**68,788.50**	**79,383.27**

Brookfield India Real Estate Trust
(All amounts are in Rupees millions unless otherwise stated)

Related party transactions and balances- at standalone basis

Nature of transaction/ Entity's Name		For the quarter ended 31 December 2025 (Unudited)	For the nine months ended 31 December 2025 (Unudited)
Interest income on deposits with banks			
- Axis Bank Limited		203.57	272.57
	Total	**203.57**	**272.57**
Credit facilitation fee			
- Shantiniketan Properties Private Limited		3.61	10.28
- Seaview Developers Private Limited		0.44	0.44
	Total	**4.05**	**10.71**

Outstanding balances		As at 31 December 2025 (Unaudited)
Unsecured loans receivable (Non- Current)		
- Candor Kolkata One Hi-Tech Structures Private Limited		10,501.95
- Festus Properties Private Limited		12,471.82
- Shantiniketan Properties Private Limited		1,090.19
- Mountainstar India Office Parks Private Limited		417.00
- Seaview Developers Private Limited		17,680.00
- Candor India Office Parks Private Limited		30.00
	Total	**42,190.95**
Investment in equity shares of SPV/Joint Venture		
- Candor Kolkata One Hi-Tech Structures Private Limited		24,761.39
- Festus Properties Private Limited		8,655.46
- Shantiniketan Properties Private Limited		11,407.83
- Candor India Office Parks Private Limited		220.20
- Seaview Developers Private Limited		14,482.20
- Candor Gurgaon One Realty Projects Private Limited		3,746.66
- Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited)		12,031.80
- Rostrum Realty Private Limited		12,322.59
- Mountainstar India Office Parks Private Limited		1,004.00
-Ecoworld business Park Private Limited		70,063.02
	Total	**1,58,695.15**
Investment in Debentures		
- Seaview Developers Private Limited		7,097.50
- Candor Gurgaon One Realty Projects Private Limited		5,832.55
- Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited)		3,500.15
	Total	**16,430.20**
Investment in Non convertible debentures		
- Candor Gurgaon One Realty Projects Private Limited		4,595.50
- Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited)		1,993.50
	Total	**6,589.00**
Interest accrued but not due on Debentures		
- Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited)		103.39
- Candor Gurgaon One Realty Projects Private Limited		19.16
- Seaview Developers Private Limited		19.54
	Total	**142.09**
Interest accrued but not due on Non convertible debentures		
- Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited)		61.21
- Candor Gurgaon One Realty Projects Private Limited		142.47
	Total	**203.68**
Interest accrued but not due on Loan to Subsidiaries		
- Candor Kolkata One Hi-Tech Structures Private Limited		437.88
- Festus Properties Private Limited		649.99
- Shantiniketan Properties Private Limited		7.79
- Mountainstar India Office Parks Private Limited		11.29
- Seaview Developers Private Limited		775.47
- Candor India Office Parks Private Limited		0.55
	Total	**1,882.98**
Prepaid expenses		
- Brookprop Property Management Services Private Limited		0.16
- Axis Trustee Services Limited		1.28
	Total	**1.44**

Brookfield India Real Estate Trust
(All amounts are in Rupees millions unless otherwise stated)

Related party transactions and balances- at standalone basis

Nature of transaction/ Entity's Name		For the quarter ended 31 December 2025 (Unudited)	For the nine months ended 31 December 2025 (Unudited)
Trade Payable (net of withholding tax)			
- Brookprop Management Services Private Limited			43.71
- Brookprop Property Management Services Private Limited			0.48
	Total		**44.19**
Other Payable (net of withholding tax)			
- BSREP India Office Holdings V Pte. Ltd.			16.81
- Brookprop Property Management Services Private Limited			-
- Shantiniketan Properties Private Limited			3.30
- Brookprop Management Services Private Limited			3.24
- Arliga Ecoworld Business Parks Private Limited			21.60
- Seaview Developers Private Limited			0.43
	Total		**45.38**
Deferred consideration payable			
- BSREP India Office Holdings III Pte Ltd.			10,027.71
			10,027.71
Balance with banks (in current account)			
- Axis Bank Limited			0.40
	Total		**0.40**
Balance with banks (in deposit account)-Cash and cash equivalents			
- Axis Bank Limited			16,025.00
	Total		**16,025.00**
Balance with banks (in deposit account)-Other bank balances			
- Axis Bank Limited			-
	Total		**-**
Interest accrued but not due on deposits with banks			
- Axis Bank Limited			23.17
	Total		**23.17**

(All amounts are in Rupees millions unless otherwise stated)

Related party transactions and balances -at consolidated basis

Nature of transaction/ Entity's Name		For the quarter ended 31 December 2025 (Unaudited)	For the nine months ended 31 December 2025 (Unaudited)
Trustee Fee Expense			
- Axis Trustee Services Limited		2.44	3.91
	Total	**2.44**	**3.91**
Reimbursement of expense incurred by (excluding GST)			
- Brookprop Management Services Private Limited		3.00	3.00
- Brookprop Property Management Services Private Limited		92.43	215.64
- BSREP India Office Holdings V Pte. Ltd.		14.25	14.25
- Cowrks India Private limited		2.58	3.29
- Schloss Chanakya Pvt. Ltd.		0.04	0.04
- Equinox Business Parks Private Limited		0.01	-
- Arliga India Office Parks Private Limited		1.88	1.88
	Total	**114.19**	**238.11**
Reimbursement of expense incurred on behalf of (excluding GST)			
- Aerobode One Private Limited		0.31	0.81
- Brookprop Property Management Services Private Limited		10.20	23.14
- Striton Properties Private Limited		0.73	1.80
- Equinox Business Parks Private Limited		-	0.42
- Arliga India Office Parks Private Limited		3.57	9.76
- Rostrum Realty Private Limited		2.08	7.79
- Cole-Parmer India Pvt. Ltd.		0.23	0.23
- Cowrks India Private Limited		0.09	0.32
	Total	**17.20**	**44.26**
Internet & Connectivity Charges			
- Brookfield HRS TS LLC		9.44	27.09
- Cowrks India Private limited		-	-
	Total	**9.44**	**27.09**
Rental Income			
-Clean Max Enviro Energy Solutions Private Limited		0.13	0.44
-CleanMax IPP 1 Private Limited		0.21	0.72
-Clean Max Cogen Solutions Pvt. Ltd.		1.95	5.61
-Cowrks India Private limited		163.44	270.95
-Summit Digital Infrastructure Limited		0.10	4.42
-Brooksolutions Global Services Private Limited		34.04	100.27
-Cole-Parmer India Pvt. Ltd.		4.51	13.33
-'Elevar Digitel Infrastructure Private Limited (Formerly Known as ATC Telecom Infrastructure Private Limited)		0.26	0.26
-Arliga India Office Parks Private Limited		0.88	0.88
-Arliga Azure Projects Private Limited		0.01	0.01
-Arliga Galleria (India) Private Limited		0.01	0.01
-Arliga North Star Projects Private Limited		0.01	0.01
-Arliga Ecospace Business Parks Private Limited		0.01	0.01
-Arliga 45Icon Business Parks Private Limited		0.01	0.01
-Arliga Millenia Business Parks Private Limited		0.01	0.01
-Arliga Whitefield Business Parks Private Limited		0.01	0.01
-Arliga Azure Business Parks Private Limited		0.01	0.01
-Arliga Eco 4D Business Parks Private Limited		0.01	0.01
-Crest Digitel Private Limited		0.03	0.03
	Total	**205.60**	**396.98**
Power and fuel expenses			
-Clean Max Enviro Energy Solutions Private Limited		0.14	0.64
-Transition Cleantech Services Private Limited		39.46	115.10
-Transition Energy Services Pvt. Ltd.		37.69	90.39
-CleanMax IPP 1 Private Limited		0.21	1.10
-Clean Max Cogen Solutions Private Limited		3.77	13.58
	Total	**81.25**	**220.80**
Income from maintenance services			
- Elevar Digitel Infrastructure Private Limited		0.03	0.74
-Cowrks India Private Limited		1.68	1.68
-Arliga India Office Parks Private Limited		0.19	0.19
-Arliga Azure Projects Private Limited		0.00	0.00
-Arliga Galleria (India) Private Limited		0.00	0.00
-Arliga North Star Projects Private Limited		0.00	0.00
-Arliga Ecospace Business Parks Private Limited		0.00	0.00
-Arliga 45Icon Business Parks Private Limited		0.00	0.00
-Arliga Millenia Business Parks Private Limited		0.00	0.00
-Arliga Whitefield Business Parks Private Limited		0.00	0.00
-Crest Digitel Private Limited		-	-
-Arliga Azure Business Parks Private Limited		0.00	0.00
-Arliga Eco 4D Business Parks Private Limited		0.00	0.00
	Total	**1.90**	**2.61**
Issue of 10.5% unsecured Non convertible debentures			
-Reco Iris Private Limited		-	1,000.00
- Reco Rock Private Limited		-	1,000.00
	Total	**-**	**2,000.00**
Interest expenses on unsecured 10.5% Non convertible debenture			
-Reco Iris Private Limited		26.54	36.28
- Reco Rock Private Limited		26.54	36.16
	Total	**53.08**	**72.44**

Brookfield India Real Estate Trust
(All amounts are in Rupees millions unless otherwise stated)

Related party transactions and balances -at consolidated basis

Nature of transaction/ Entity's Name		For the quarter ended 31 December 2025 (Unaudited)	For the nine months ended 31 December 2025 (Unaudited)
Payment of Interest expense on liability of 10.50% Non convertible debentures			
-Reco Iris Private Limited		9.74	9.74
- Reco Rock Private Limited		9.62	9.62
		19.36	**19.36**
Interest expense on 12.50% Non convertible debentures			
- Reco Iris Private Limited		146.35	508.95
- Reco Rock Private Limited		3.95	51.33
	Total	**150.30**	**560.27**
Interest expense on liability component on compulsory convertible debentures			
- Reco Cerium Private Limited		6.15	19.95
	Total	**6.15**	**19.95**
Repayment of 12.5% Non convertible debenture			
-Reco Iris Private Limited		387.00	1,927.00
-Reco Rock Private Limited		-	1,000.00
	Total	**387.00**	**2,927.00**
Interest expense on compulsory convertible debentures			
-Reco Europium Private Limited		95.94	286.57
		95.94	**286.57**
	Total		
Payment of liability component of compound financial instrument			
- Reco Cerium Private Limited		12.98	37.46
	Total	**12.98**	**37.46**
Payment of interest on compulsory convertible debentures			
- Reco Europium Private Limited		103.19	306.23
	Total	**103.19**	**306.23**
Payment of interest on liability component of compound financial instrument			
- Reco Cerium Private Limited		19.13	57.39
	Total	**19.13**	**57.39**
Payment of interest on 12.5% Non convertible debenture			
- Reco Iris Private Limited		165.58	565.43
- Reco Rock Private Limited		11.83	82.25
	Total	**177.41**	**647.67**
Property management fees			
- Brookprop Property Management Services Private Limited		141.01	401.90
- Cowrks India Private limited		50.22	118.22
	Total	**191.24**	**520.13**
Investment management fees			
- Brookprop Management Services Private Limited		47.76	122.92
	Total	**47.76**	**122.92**
Compensation to key management personnel of SPV's			
- Short-term employee benefits		2.82	8.79
- Post-employment benefits*		-	-
- Other long-term benefits		0.17	0.54
- Other Fees		-	-
	Total	**2.99**	**9.33**

Brookfield India Real Estate Trust
(All amounts are in Rupees millions unless otherwise stated)

Related party transactions and balances -at consolidated basis

Nature of transaction/ Entity's Name		For the quarter ended 31 December 2025 (Unaudited)	For the nine months ended 31 December 2025 (Unaudited)
*As the liabilities for the gratuity and compensated absences are provided on an actuarial basis, and calculated for the respective SPV as a whole, the said liabilities pertaining specifically to KMP			
Provision for Gratuity and compensated absences transfer from #			
- Arliga India Office Parks Private Limited		-	0.06
- Rostrum Realty Private Limited		0.11	1.37
	Total	**0.11**	**1.43**
#This amount relates to provision for gratuity and compensated absences transferred on account of transfer of employees.			
Provision for Bonus transfer to			
-Rostrum Realty Private Limited		0.03	0.03
		0.03	**0.03**
Provision for Bonus transfer from#			
- Arliga India Office Parks Private Limited		0.06	0.06
-Rostrum Realty Private Limited		0.96	0.96
		1.02	**1.02**
Repayment of Unit Capital			
- BSREP India Office Holdings V Pte. Ltd.		37.95	224.72
- BSREP India Office Holdings Pte Ltd.		-	69.56
- BSREP II India Office Holdings II Pte. Ltd.		79.63	249.91
- BSREP India Office Holdings III Pte. Ltd.		257.07	631.60
- BSREP India Office Holdings IV Pte. Ltd.		-	-
- BSREP India Office Holdings VI Pte. Ltd.		-	-
- Project Diamond Holdings (DIFC) Limited		32.12	100.81
- Axis Bank Limited		-	-
	Total	**406.77**	**1,276.59**
Interest Distributed			
- BSREP India Office Holdings V Pte. Ltd.		27.75	162.71
- BSREP India Office Holdings Pte. Ltd.		-	50.75
- BSREP II India Office Holdings II Pte. Ltd.		58.23	179.72
- BSREP India Office Holdings III Pte. Ltd.		187.98	452.37
- BSREP India Office Holdings IV Pte. Ltd.		-	-
- BSREP India Office Holdings VI Pte. Ltd.		-	-
- Project Diamond Holdings (DIFC) Limited		23.49	72.50
- Axis Bank Limited		-	-
	Total	**297.44**	**918.06**
Other Income Distributed			
- BSREP India Office Holdings V Pte. Ltd.		0.60	3.06
- BSREP India Office Holdings Pte. Ltd.		-	1.03
- BSREP II India Office Holdings II Pte. Ltd.		1.26	3.15
- BSREP India Office Holdings III Pte. Ltd.		4.06	7.57
- BSREP India Office Holdings IV Pte. Ltd.		-	-
- BSREP India Office Holdings VI Pte. Ltd.		-	-
- Project Diamond Holdings (DIFC) Limited		0.51	1.27
- Axis Bank Limited		-	-
	Total	**6.42**	**16.08**
Dividend Distributed			
- BSREP India Office Holdings V Pte. Ltd.		12.45	51.12
- BSREP India Office Holdings Pte Ltd.		-	13.91
- BSREP II India Office Holdings II Pte. Ltd.		26.12	62.95
- BSREP India Office Holdings III Pte. Ltd.		84.33	168.17
- BSREP India Office Holdings IV Pte. Ltd.		-	-
- BSREP India Office Holdings VI Pte. Ltd.		-	-
- Project Diamond Holdings (DIFC) Limited		10.54	25.39
- Axis Bank Limited		-	-
	Total	**133.44**	**321.55**
Rent and Hire Charges			
- Equinox Business Parks Private Limited		-	-
	Total	**-**	**-**
Reimbursement towards withholding tax liability on Restricted Stock Unit			
- Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.)		0.45	1.36
	Total	**0.45**	**1.36**
Repair and maintenance / Miscellaneous Expenses/Marketing and advertisement expenses			
- Striton Properties Private Limited		(0.01)	1.11
- Schloss Chanakya Pvt. Ltd.		0.04	0.04
- Schloss Bangalore Limited (formerly known as Schloss Bangalore Pvt Ltd)		-	(0.02)
	Total	**0.03**	**1.14**
Amount received on account of term loan from bank			
- Axis Bank Limited		200.20	3,339.80
	Total	**200.20**	**3,339.80**
Repayment of term loan from bank			
- Axis Bank Limited		-	1,957.44
	Total	**-**	**1,957.44**
Interest on term loan from bank			
- Axis Bank Limited		411.28	1,259.05
	Total	**411.28**	**1,259.05**
Payment towards other borrowing cost (excluding GST)			
- Axis Trustee Services Limited		0.15	0.38
-'Axis Bank Limited		-	10.50
	Total	**0.15**	**10.88**
Deposits with banks made			
- Axis Bank Limited		76,984.86	102,901.88
	Total	**76,984.86**	**102,901.88**
Deposits with banks matured			
- Axis Bank Limited		72,376.59	88,394.28
	Total	**72,376.59**	**88,394.28**
Interest income on deposits with banks			
- Axis Bank Limited		220.66	321.50
	Total	**220.66**	**321.50**

Brookfield India Real Estate Trust
(All amounts are in Rupees millions unless otherwise stated)

Related party transactions and balances -at consolidated basis

Nature of transaction/ Entity's Name		For the quarter ended 31 December 2025 (Unaudited)	For the nine months ended 31 December 2025 (Unaudited)
Interest Income on security deposit			
-Brooksolutions Global Services Private Limited		2.56	7.66
-Cowrks India Private Limited		0.43	1.26
-Cole-Parmer India Pvt. Ltd.		0.65	0.65
	Total	**3.65**	**9.57**
Interest cost on security deposit			
-Brooksolutions Global Services Private Limited		2.47	7.21
-Cowrks India Private Limited		5.00	5.75
-Cole-Parmer India Pvt. Ltd.		0.68	0.68
	Total	**8.15**	**13.64**
Staff Welfare Expense (excluding GST)			
- Schloss Chanakya Private Limited		0.52	0.52
	Total	**0.52**	**0.52**
Security deposit received			
- Equinox Business Parks Private Limited		-	-
-Cowrks India Private Limited		42.43	275.76
-Brooksolutions Global Services Private Limited		-	-
	Total	**42.43**	**275.76**
Advance received from Customer			
-Cowrks India Private Limited		-	-
	Total	**-**	**-**
Loss on derivative instrument at fair value through profit and loss			
-Reco Europium Private Limited		4.45	4.45
	Total	**4.45**	**4.45**

Outstanding balances		As at 31 December 2025 (Unaudited)
Trade Payable (net of withholding tax)		
- Brookprop Management Services Private Limited		43.94
- Brookfield HRS TS LLC		-
- Brookprop Property Management Services Private Limited		161.33
- Striton Properties Private Limited		0.18
- Clean Max Enviro Energy Solutions Private Limited		0.04
- Transition Cleantech Services Private Limited		68.98
- Elevar Digitel Infrastructure Private Limited		-
- Cowrks India Private limited		50.33
- Equinox Business Parks Private Limited		-
- Transition Energy Services Pvt. Ltd.		38.52
- Schloss Bangalore Limited (formerly known as Schloss Bangalore Pvt Ltd)		-
- Clean Max Cogen Solutions Private Limited		0.20
-'Arliga Azure Business Parks Private Limited		0.03
	Total	**363.61**
Other Payable (net of withholding tax)		
- Brookprop Property Management Services Private Limited		-
- BSREP India Office Holdings V Pte. Ltd.		16.81
-Rostrum Realty Private Limited		0.04
- Brookprop Management Services Private Limited		3.24
-Arliga India Office Parks Private Limited		23.30
-Arliga North Star Projects Private Limited		888.47
- Arliga Azure Projects Private Limited		3,610.03
	Total	**4,541.89**
Prepaid expenses		
- Brookprop Property Management Services Private Limited		0.35
- Axis Trustee Services Ltd		1.32
	Total	**1.67**
Other receivables		
- Aerobode One Private Limited		0.58
- Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.)		0.54
- Striton Properties Private Limited		1.20
- Equinox Business Parks Private Limited		-
- Brookprop Property Management Services Private Limited		17.06
- Rostrum Realty Private Limited		6.18
- Arliga India Office Parks Private Limited		7.26
-Arliga Ecoworld Business park(REIT)		-
	Total	**32.82**
Lease rent equalization		
-Brooksolutions Global Services Private Limited		29.44
-Cole-Parmer India Pvt. Ltd.		1.17
-Cowrks India Private Limited		25.08
	Total	**55.69**
12.50% Non convertible debentures		
- Reco Iris Private Limited		4,591.39
- Reco Rock Private Limited		125.36
	Total	**4,716.75**
10.5% non convertible debenture		
-Reco Iris Private Limited		1,022.56
- Reco Rock Private Limited		1,022.56
	Total	**2,045.12**
14% Compulsorily Convertible Debentures		
-Reco Europium Private Limited		3,600.76
	Total	**3,600.76**
Derivative Assets		
-Reco Europium Private Limited		269.90
	Total	**269.90**
Security deposit from lessee		
-Cowrks India Private limited		264.62
-Brooksolutions Global Services Private Limited		109.90
-Cole-Parmer India Pvt. Ltd.		10.37
-'Crest Digitel Private Limited		0.26
	Total	**385.15**

Brookfield India Real Estate Trust
(All amounts are in Rupees millions unless otherwise stated)

Related party transactions and balances -at consolidated basis

Nature of transaction/ Entity's Name	For the quarter ended 31 December 2025 (Unaudited)	For the nine months ended 31 December 2025 (Unaudited)
Liability component of compound financial instrument		
- Reco Cerium Private Limited		151.72
Total		**151.72**
Term loans from banks		
- Axis Bank Limited		21,660.54
Total		**21,660.54**
Deferred Income		
- Elevar Digitel Infrastructure Private Limited		0.52
-Cowrks India Private Limited		72.56
-Brooksolutions Global Services Private Limited		18.48
-Cole-Parmer India Pvt. Ltd.		0.56
-Summit Digital Infrastructure Limited		1.55
Total		**93.67**
Trade receivable		
-Summit Digital Infrastructure Limited		-
-Elevar Digitel Infrastructure Private Limited		0.79
-Clean Max Cogen Solutions Private Limited		0.20
-CleanMax IPP 1 Private Limited		0.14
-Cowrks India Private Limited		0.38
-Cowrks India Private Limited		14.70
-Arliga India Office Parks Private Limited		0.37
-Arliga Whitefield Business Parks Private Limited		0.23
-Arliga Ecospace Business Parks Private Limited		0.05
-Arliga 45ICON Business Parks Private Limited		0.05
-Crest Digitel Private Limited		2.71
Total		**19.62**
Balance with banks (in current account)		
- Axis Bank Limited		10.94
Total		**10.94**
Balance with banks (in deposit account)-Cash and cash equivalents		
- Axis Bank Limited		17,374.22
Total		**17,374.22**
Balance with banks (in deposit account)-Other bank balances		
- Axis Bank Limited		189.01
Total		**189.01**
Interest accrued but not due on deposits with banks		
- Axis Bank Limited		33.09
Total		**33.09**

(All amounts are in millions of Indian Rupees - ₹ unless stated otherwise)

Related party transactions and balances- Rostrum Realty Private Limited at consolidated basis for the period ended 31 December 2025

a	Particulars	Entities having joint control over the Company	Group companies	Entity controlled/jointly controlled by Key Management personnel and their relatives
1	**Transaction with the related parties:**			
1	**Revenue from operations**			
1	Cowrks India Private Limited	-	139.23	-
1	Brookprop Property Management Services Private Limited	-	31.61	-
1				
1	**Purchase of services***			
1	Brookprop Property Management Services Private Limited	-	137.04	-
1	Brookfield HRS TS LLC	-	13.84	-
1	Transition Energy Services Private Limited	-	6.05	-
1	Transition Cleantech Services Private Limited	-	11.32	-
1	Axis Trustees Services Limited	-	-	-
1	Cowrks India Private Limited	-	50.14	-
1	Candor India Office Parks Private Limited	-	-	-
1	Schloss Chanakya Private Limited	-	0.26	-
1				
1	**Receipt of Security Deposits**			
1	Brookprop Property Management Services Private Limited	-	7.89	-
1				
1	**Reimbursement of expenses**			
1	Brookprop Property Management Services Private Limited	-	83.90	-
1	Candor India Office Parks Private Limited	-	7.79	-
1				
1	**Purchase of Investment property**			
1	Brookprop Property Management services Private Limited	-	-	-
1				
1	**Dividend paid**			
1	Metallica Holdings (DIFC) Limited	1,103.71	-	-
1	Brookfield India Real Estate Trust	1,103.71	-	-
1				
1	**Secuity deposits received**			
1	Cowrks India Private Limited	-	-	-
1				
1	**Provision for gratuity, bonus and compensated absences transfer to**			
1	Candor India Office Parks Private Limited	-	2.33	-
1	Brookprop Property Management Services Private Limited	-	4.95	-
1	Arliga India Office Parks Private Limited	-	0.40	-
1	**Provision for Bonus, gratuity and compensated absences transfer from**			
1	Mountainstar India Office Parks Private Limited	-	0.04	-
1				
1	**Interest expense**			
1	Axis Bank Limited	-	-	-
1				
1	**Interest income**			
1	Axis Bank Limited	-	-	-
1				
1	**Fixed deposits created**			
1	Axis Bank Limited	-	-	-
1				
1	**Fixed deposits matured**			
1	Axis Bank Limited	-	-	-
1				
1	**Loan drawn**			
1	Axis Bank Limited	-	-	-
1				
1	**Loan repaid**			
1	Axis Bank Limited	-	-	-

1				
1	**Outstanding balances as at period end**			
1				
1	**Due from :**			
1	**Trade receivables**			
1	Cowrks India Private Limited	-	3.03	-
1	Brookprop Property Management Services Private Limited	-	1.17	-
1				
1	**Other receivables**			
1	Mountainstar India Office Parks Private Limited	-	0.04	-
1				
1	**Security Deposits**			
1	Brookprop Property Management Services Private Limited	-	6.79	-
1				
1	**Unbilled Revenue**			
1	Cowrks India Private Limited	-	(0.06)	-
1	Brookprop Property Management Services Private Limited	-	0.00	-
1				
1	**Fixed deposits**			
1	Axis Bank Limited	-	-	-
1				
1	**Interest accrued on fixed deposits**			
1	Axis Bank Limited	-	-	-
1				
1	**Prepaid expenses**			
1	Brookprop Property Management Services Private Limited	-	0.07	-
1				
1	**Due to :**			
1	**Trade payables**			
1	Brookfield HRS TS LLC	-	-	-
1	Brookprop Property Management Services Private Limited	-	75.02	-
1	Schloss Chanakya Private Limited	-	-	-
1	Transition Cleantech Services Private Limited	-	1.86	-
1	Transition Energy Services Private Limited	-	0.91	-
1	Cowrks India Private Limited	-	51.10	-
1	Candor India Office Parks Private Limited	-	3.91	-
1				
1	**Other payable**			
1	Brookprop Property Management Services Private Limited	-	3.40	-
1	Arliga India Office Parks Private Limited	-	0.27	-
1	Candor India Office Parks Private Limited	-	1.08	-
1				
1	**Security deposit received**			
1	Cowrks India Private Limited	-	71.84	-
1				
1	**Compensation of key management personnel of the Company****			
1	**Short term employee benefits**			
1	Anshu Tomar	-	-	-
1	Piyush Garg	-	-	0.64
1	Ankur Jain	-	-	0.59
1	**Long term employee benefits**			
1	Piyush Garg	-	-	0.04
1	Ankur Jain	-	-	0.04