

BROOKFIELD INDIA REAL ESTATE TRUST REPORTS Q2 FY2026 FINANCIAL RESULTS

Plans to acquire a 7.7M sf Grade A office campus in Bengaluru for Rs 131,250 million

Brookfield India Real Estate Trust (Tickers: BSE: 543261, NSE: BIRET) ("BIRET"), India's only 100% institutionally managed office REIT, today announced its financial results for the quarter ended September 30, 2025.

"We delivered another strong quarter, achieving 90% occupancy due to strong demand from global capability centers and leading corporates for our high-quality assets. Building on our strong inorganic growth track record, we announced the proposed acquisition of Ecoworld, which is a 48-acre, 7.7 million square feet office campus located on the Outer Ring Road in Bengaluru. This acquisition will mark our entry into one of India's strongest office markets, expanding the size of our REIT by over 30% and positioning us as a truly pan India platform. Our embedded growth prospects remain strong with continued leasing momentum, making us well-positioned to deliver value to our unitholders." said **Alok Aggarwal, Chief Executive Officer and Managing Director, Brookfield India Real Estate Trust.**

KEY HIGHLIGHTS: Q2 FY2026

Leasing

- Achieved gross leasing of 592,000 square feet, with an average re-leasing spread of 21%
- Committed occupancy crossed over 90%, up more than 10% since SEZ policy reforms, reflecting consistent leasing momentum across portfolio assets
- Leasing activity was driven by strong demand from global capability centers (GCCs), which contributed ~46% of total gross leasing during the quarter

Financial Performance

- Income from Operating Lease Rentals grew 12% YoY to Rs 4,757 million (from Rs 4,257 million in Q2 FY2025)
- Net Operating Income (NOI) increased 13% YoY to Rs 5,094 million (from Rs 4,512 million in Q2 FY2025)
- Net Asset Value (NAV) increased by 4% to Rs. 349 per unit (from Rs 336 per unit in Q4 FY2025)
- Distributions of Rs 5.25 per unit were announced, totaling Rs 3,360 million, representing 14% YoY growth over Q2 FY2025

KEY HIGHLIGHTS: H1 FY2026

- Achieved gross leasing of 1.2M sf, including 1.1M sf of new leasing and 0.2M sf of renewals
- Operating Lease Rentals grew by 10% YoY to Rs 9,340 million (from Rs 8,460 million in H1 FY2025)
- Net Operating Income grew by 13% YoY to Rs 10,080 million (from Rs 8,911 million in H1 FY2025)
- Announced distributions totaling Rs 6,551 million (Rs 10.50 per unit)

Overview of the Proposed acquisition

- Brookfield India REIT has signed binding agreements to acquire a 100% interest in Ecoworld for Rs 131,250 million. Ecoworld is a 48 acre, 7.7 million square feet office campus on Outer Ring Road (ORR), Bengaluru, one of India's strongest office micro-markets. The asset is leased to a diverse roster of global capability centers including Honeywell, Morgan Stanley, State Street, Standard Chartered, Shell, KPMG, Deloitte, Cadence among others
- Attractive entry metrics at a 6.5% discount to GAV, expected to result in [1.7]% pro-forma NAV accretion and [3.0]% proforma DPU accretion
- The acquisition will have significant scale and diversification benefits for Brookfield India REIT. The Operating Area will increase by [31]%, Gross Asset Value will increase by [34]%, the GCC share in tenancy will increase to 45%⁽²⁾ and top 10 tenant concentration will reduce to [30]%⁽²⁾
- The transaction will re-rate the distribution profile of the Brookfield India REIT, and is expected to increase the share of dividends from ~16% to ~30% in the near term, thereby making it attractive to a wider unitholder base
- The Board of the Manager proposes to fund the acquisition through Rs 35 billion new debt issuance, Rs 10 billion of cash proceeds from the Q2FY2026 preferential issue, and a new equity issuance of Rs 25 billion

Environmental, Social and Governance (ESG)

- Received 5-star rating from GRESB for the fourth consecutive year
- Recognized as Global Sector Leader and ranked #1 in Asia for Sustainable Mixed-use Development for Baytown, Kolkata, with 100% score
- Recognized as Global Sector Leader and ranked #1 in Asia for Standing investments, with 94% score
- Awarded EDGE (Excellence in Design for Greater Efficiencies) certification by International Finance Corporation (IFC), for achieving over 20% savings in energy, water, and embodied energy in seven of nine buildings in Downtown Powai

(2) Percentage of gross contracted rents

ABOUT BROOKFIELD INDIA REAL ESTATE TRUST

Brookfield India REIT is India's only 100% institutionally managed office REIT, managing 10 Grade A assets located in key gateway markets of India - Delhi, Mumbai, Gurugram, Noida, Kolkata. The Brookfield India REIT portfolio consists of 29.1M sf of total leasable area, comprising 24.6M sf of operating area, 0.6M sf of under construction area and 3.9M sf of future development potential. Brookfield India REIT is sponsored by an affiliate of Brookfield whose asset management business is one of the world's leading alternative asset managers with over US\$1 trillion of assets under management across real estate, infrastructure, renewable power, private equity and credit strategies and a global presence across more than thirty countries. The quality of assets owned by Brookfield India REIT, together with the sponsor group's expertise in owning and operating assets over several years, makes it the preferred "landlord of choice" for tenants.

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