

November 8, 2024

BSE Limited

The Corporate Relations Department,
25th Floor, P J Towers, Dalal Street
Fort, Mumbai – 400 001

SCRIP CODE: 543261

SCRIP ID: BIRET

SCRIP CODE OF CP – 726939 & 727648

SCRIP ID OF CP – BIRET29424 & BIRET16824

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: Intimation of newspaper advertisement for financial results for the quarter and half year ended September 30, 2024.

Dear Sir/Ma'am,

Please find enclosed copy of the newspaper advertisements published in **The Economic Times** (Editions – Ahmedabad, Bengaluru, Mumbai, Kolkata, Chandigarh, New Delhi, Hyderabad, Jaipur, Lucknow, Chennai, Pune) on November 8, 2024, in respect of the condensed consolidated financial statements for the quarter and half year ended September 30, 2024, of Brookfield India Real Estate Trust.

You are requested to take the above information on record.

Thanking You.

Yours Faithfully,

**For Brookprop Management Services Private Limited
(as manager of Brookfield India Real Estate Trust)**

SAURABH JAIN
Digitally signed by
SAURABH JAIN
Date: 2024.11.08
19:12:26 +05'30'

Saurabh Jain

Company Secretary & Compliance Officer

Cc: Axis Trustee Services Limited

Axis House, Bombay Dyeing Mills Compound

Pandurang Budhkar Marg, Worli

Mumbai 400 025, Maharashtra, India

BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)

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

World-class Assets Transforming India



GRESB
★★★★★ 2024
5 STAR GRESB RATING FOR THE THIRD CONSECUTIVE YEAR
GLOBAL SECTOR LEADER FOR SUSTAINABLE MIXED-USE DEVELOPMENT*

Gross Leasing
1.0 MSF
in Q2 FY2025

Effective Economic Occupancy
89%

Occupancy Growth
~500bps
YOY

Adjusted NOI
₹4,858 Million
in Q2 FY2025

Same-store NOI Growth
18%
YOY

Distribution Per Unit (DPU)
₹4.60
in Q2 FY2025

Financial results for the quarter and half year ended September 30, 2024

Part I: Condensed Consolidated Statement of Profit and Loss

Particulars	₹ in Million					
	For the quarter ended 30.09.2024 (Unaudited)	For the quarter ended 30.06.2024 (Unaudited)	For the quarter ended 30.09.2023 (Unaudited)	For the half year ended 30.09.2024 (Unaudited)	For the half year ended 30.09.2023 (Unaudited)	For the year ended 31.03.2024 (Audited)
Income and gains						
Revenue from operations	5,902.02	5,737.51	3,997.09	11,639.63	7,158.03	17,904.81
Other income	147.30	171.52	192.88	318.82	269.29	741.19
Total Income	6,049.32	5,909.13	4,189.97	11,958.45	7,427.32	18,646.00
Expenses and losses						
Cost of material consumed	19.96	20.30	16.63	40.79	30.61	73.85
Employee benefits expenses	26.74	36.32	134.11	117.66	164.73	426.39
Finance costs	2,848.45	2,773.39	1,847.10	5,621.62	3,049.36	8,517.84
Depreciation and amortization expenses	1,048.46	1,021.44	838.42	2,069.84	2,025.50	4,116.38
Investment management fees	27.49	24.75	22.74	52.25	42.14	96.92
Valuation expenses	12.00	3.37	7.96	15.37	10.46	26.51
Trustee fees	0.74	0.74	0.75	1.48	1.48	2.95
Other expenses	1,546.05	1,432.37	1,155.43	3,039.02	2,057.05	4,356.91
Total expenses	5,562.14	5,395.79	3,993.14	10,657.93	7,422.23	17,901.44
Profit/(Loss) before share of profit of equity accounted investee and tax	487.18	513.34	196.83	1,300.52	(24.91)	644.56
Share of net loss (after tax) of joint venture accounted for using the equity method	(59.71)	(19.50)	-	(73.30)	-	-
Profit/(Loss) before tax	427.47	493.75	196.83	1,227.22	(24.91)	644.56
Tax expense:						
Current tax						
- for current period	27.70	36.51	46.91	66.31	58.45	85.17
- for earlier years	0.95	(1.47)	-	(3.52)	(8.68)	1.04
Deferred tax charged/(credit)	146.50	83.28	130.34	229.58	173.76	592.38
Tax expense for the period/year	175.15	120.22	177.25	295.37	225.56	883.19
Profit/(Loss) for the period/year after tax*	252.32	373.53	19.58	931.85	(254.47)	(186.63)
Other comprehensive income						
Items that will not be reclassified to profit or loss						
- Remeasurement of defined benefit obligations	0.96	1.51	0.09	2.57	(1.15)	(0.01)
- Income tax related to items that will not be reclassified to profit or loss	(0.25)	(0.46)	0.03	(0.71)	0.46	0.07
- Share of other comprehensive income of joint venture accounted for using the equity method	(0.34)	(0.02)	-	(0.35)	-	-
Other comprehensive income/(loss) for the period/year, net of tax	0.37	1.13	0.12	1.59	(0.69)	0.06
Total comprehensive income/(loss) for the period/year	252.69	374.66	19.70	933.44	(255.16)	(186.57)
Profit/(Loss) for the period/year after income tax attributable to unit holders of Brookfield India REIT	332.76	501.28	34.97	833.64	(185.08)	235.96
(Loss) for the period/year after income tax attributable to non-controlling interests	(80.46)	(127.53)	(65.39)	(207.99)	(65.39)	(214.59)
Total comprehensive income/(loss) for the period/year attributable to unit holders of Brookfield India REIT	333.16	502.19	35.09	835.34	(185.77)	236.02
Total comprehensive loss for the period/year attributable to non-controlling interests	(80.46)	(127.53)	(65.39)	(207.99)	(65.39)	(214.59)
Earnings per unit						
Basic	0.89	1.13	0.21	1.81	(0.90)	0.59
Diluted	0.09	1.13	0.21	1.81	(0.90)	0.59

* There are no such exceptional or extraordinary items

Condensed Consolidated Financial Statements

Part I: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter and half year ended 30 September, 2024

- The above is an extract of the detailed financial statements filed with the Stock Exchanges vide master circular No. SEBI/DO/HS-Pd-2/PC/2024/4 dated 15 May, 2024 issued by SEBI (SEBI Circular) and regulation 62 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations) read with SEBI Circular No. SEBI/DO/HS-Pd-1/PC/2024/44 dated 15 May 21, 2024. The full financial statements for the quarter and half year ended financial results and other items referred in regulation 52(4) of the Listing Regulations are available on the website of Bombay Stock Exchange and National Stock Exchange of India and on the website of the Brookfield India REIT at www.brookfieldindiareit.in
- The Unaudited Condensed Consolidated Financial Statements (Condensed Consolidated Financial Statements) of Brookfield India REIT and its subsidiaries (collectively known as Brookfield India REIT Public Companies or Group) for the quarter and half year ended 30 September, 2024 have been reviewed by the Audit Committee and thereat approved by the Board of Directors in their meeting held on 06 November, 2024.

- The Condensed Consolidated Financial Statements for the quarter and half year ended 30 September, 2024 was subjected to review by Statutory Auditors of Brookfield India REIT and they have issued an unmodified opinion. The review report of the Statutory Auditors is filed with Bombay Stock Exchange and National Stock Exchange and is also available on the Brookfield India REIT's website: www.brookfieldindiareit.in.
- The Condensed Consolidated Financial Statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended from time to time read with the SEBI master circular No. SEBI/DO/HS-Pd-2/PC/2024/4 dated 15 May, 2024 (REIT Regulations), Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, Indian Accounting Standard (Ind AS) 34 (Interim Financial Reporting), as defined in Rule 21(a) of the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) to the extent not inconsistent with the REIT Regulations, read with relevant rules issued thereunder and other accounting principles generally accepted in India.
- There is no change in the accounting policies for the quarter and half year ended 30 September, 2024.

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

Particulars	₹ in Million					
	For the quarter ended 30.09.2024 (Unaudited)	For the quarter ended 30.06.2024 (Unaudited)	For the quarter ended 30.09.2023 (Unaudited)	For the half year ended 30.09.2024 (Unaudited)	For the half year ended 30.09.2023 (Unaudited)	For the year ended 31.03.2024 (Audited)
Debt:equity ratio (in times)	0.93	0.91	0.94	0.95	0.94	0.93
Debt service coverage ratio (in times)	0.48	1.05	1.27	0.66	1.39	0.29
Interest service coverage ratio (in times)	1.46	1.31	1.46	1.48	1.58	1.34
Net worth	1,31,272.03	1,23,180.13	1,26,377.08	1,31,272.03	1,26,377.08	1,22,815.43
Unit capital	1,19,253.98	1,20,277.02	1,11,073.29	1,19,253.66	1,11,073.29	1,09,101.43
Other equity (including non-controlling interest)	12,018.15	12,003.11	15,297.80	12,018.15	15,297.80	13,512.00
Total outstanding debt	1,21,487.20	1,21,105.22	1,18,827.36	1,21,487.04	1,18,827.36	1,20,260.38

Part IV: Statement of Net Assets at fair value

Sr No.	Particulars	₹ in Million	
		As at 30 September, 2024 (Unaudited)	As at 31 March, 2024 (Audited)
A	Assets	3,30,851.53	3,27,136.31
B	Liabilities	(1,35,821.85)	(1,33,567.82)
	Add: Other Adjustment	545.37	553.40
C	Net Assets (A-B)	1,94,714.75	1,74,254.99
D	Less: Non-controlling interest	(29,771.27)	(28,213.30)
E	Net Assets attributable to unit holders of Brookfield India REIT	1,64,943.48	1,46,041.79
F	No. of units	43,00,15,222	43,50,85,222
G	NAV per unit (₹)	343.85	332.60

Part V: Net Distributable Cash Flows (NDCF) of Brookfield India REIT pursuant to SEBI master circular No. SEBI/DO/HS-Pd-2/PC/2024/43

Sr No.	Particulars	₹ in Million					
		For the quarter ended 30.09.2024 (Unaudited)	For the quarter ended 30.06.2024 (Unaudited)	For the quarter ended 30.09.2023 (Unaudited)	For the half year ended 30.09.2024 (Unaudited)	For the half year ended 30.09.2023 (Unaudited)	For the year ended 31.03.2024 (Audited)
1	No. Distributable Cash Flows	2,284.63	2,167.80	1,627.03	4,452.43	3,571.14	7,795.20
2	Distribution payout ratio	96.6%	99.7%	100.5%	98.1%	100.1%	100.5%
3	Distribution*	2,208.67	2,160.07	1,631.98	4,368.14	3,573.58	7,744.90
	- Payment of interest	796.22	659.23	508.91	1,655.35	1,572.15	3,539.74
	- Payment of dividend	244.61	244.61	-	489.22	-	-
	- Repayment of SPV debt	1,142.44	1,022.43	939.34	2,164.37	1,900.94	3,991.97
	- Interest on fixed deposit	24.00	35.80	83.43	67.50	100.49	153.19
4	No. of units outstanding	43,01,15,222	43,00,85,222	43,90,85,222	43,00,15,222	43,90,85,222	43,90,85,222
5	Distribution per unit (DPU) in Rupees	4.60	4.90	4.40	9.10	8.25	17.75

The Board of Directors of the Trust in their meeting held on 06 November, 2024, have resolved to distribute to Unit holders of ₹ 4.60 per unit which aggregates to ₹ 2,208.67 million for the quarter ended 30 September, 2024. The distributions of ₹ 4.60 per unit comprises ₹ 1.05 per unit in the form of interest payment on subordinated, CDFs and ACDFs ₹ 2.36 per unit in the form of repayment of SPV debt and ₹ 0.41 per unit in the form of dividend and the balance ₹ 0.75 per unit in the form of interest on fixed deposit.

* For ongoing development Baytown, Kolkata

DISCLAIMER: The publication has been prepared for general information purposes only. The information contained herein is audited/unaudited and should be read together with our condensed consolidated financial results available on the website of the Brookfield India REIT and the stock exchanges. No representation or warranty is made for any liability accepted with respect to the fairness or completeness of the contents herein. Readers should conduct their own analysis and form their own view of the market position and business and performance of the Brookfield India REIT.