

February 3, 2025

**BSE Limited**

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

**SCRIP CODE: 543261****SCRIP ID: BIRET****National Stock Exchange of India Limited**

The Corporate Relations Department  
Exchange Plaza, 5<sup>th</sup> 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 nine months ended December 31, 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 February 3, 2025, in respect of the condensed consolidated financial statements for the quarter and nine months ended December 31, 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****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

**₹35 Billion QIP**  
~1.5x demand from  
marquee investors

**~90%**  
Allocation to  
new investors<sup>(2)</sup>

**1.1M sf**  
2<sup>nd</sup> consecutive quarter with  
1M sf+ of gross leasing

**↑770bps YoY**  
Occupancy growth driven by  
robust leasing demand

**₹4.90/unit**  
Distribution ↑~6.5% QoQ  
NDCF of ₹4.96/unit<sup>(1)</sup>

**↑17% YoY**  
Same store NOI<sup>(3)</sup> growth  
driven by occupancy

## World-class Assets Shaping India's Progress



### Financial results for the quarter and nine months ended December 31, 2024

#### Part I: Condensed Consolidated Statement of Profit and Loss

Particulars	₹ in Million					
	For the quarter ended 31.12.2024 (Unaudited)	For the quarter ended 30.09.2024 (Unaudited)	For the quarter ended 31.12.2023 (Unaudited)	For the nine months ended 31.12.2024 (Unaudited)	For the nine months ended 31.12.2023 (Unaudited)	For the year ended 31.03.2024 (Audited)
<b>Income and gains</b>						
Revenue from operations	6,015.13	5,902.02	5307.81	17,654.76	12,445.83	17,804.81
Other income	345.27	147.30	303.57	664.10	562.85	741.19
<b>Total income</b>	<b>6,360.40</b>	<b>6,049.32</b>	<b>5,611.38</b>	<b>18,318.86</b>	<b>13,008.68</b>	<b>18,546.00</b>
<b>Expenses and losses</b>						
Cost of material consumed	20.76	19.99	21.62	61.55	52.53	73.65
Employee benefits expenses	56.44	58.74	118.16	174.10	312.88	428.38
Finance costs	2,822.49	2,848.13	2,725.99	8,444.02	5,775.34	8,517.84
Depreciation and amortization expenses	1,114.91	1,048.40	1,049.61	3,184.75	3,085.11	4,110.38
Investment management fees	33.62	27.49	24.65	85.87	66.79	90.92
Valuation Expenses	7.86	12.00	2.54	23.23	13.00	20.51
Trustee Fees	0.74	0.74	0.74	2.22	2.22	2.95
Other expenses	1,510.01	1,546.65	1,370.47	4,549.03	3,428.12	4,656.81
<b>Total expenses</b>	<b>5,566.83</b>	<b>5,562.14</b>	<b>5,313.78</b>	<b>16,524.77</b>	<b>12,735.99</b>	<b>17,901.44</b>
<b>Profit before share of profit of equity accounted investee and tax</b>	<b>793.57</b>	<b>487.18</b>	<b>297.60</b>	<b>1,794.09</b>	<b>272.69</b>	<b>644.56</b>
Share of net loss of joint venture accounted for using the equity method	(315.69)	(59.71)	-	(394.99)	-	-
<b>Profit before tax</b>	<b>477.88</b>	<b>427.47</b>	<b>297.60</b>	<b>1,399.10</b>	<b>272.69</b>	<b>644.56</b>
<b>Tax expense:</b>						
Current tax						
- for current period	54.81	27.70	2.82	121.12	61.27	89.17
- for earlier years	3.13	0.95	(1.73)	2.61	(8.41)	1.64
Deferred tax charge/ (credit)	161.87	146.50	130.81	391.45	304.60	592.38
<b>Tax expense for the period/ year</b>	<b>219.81</b>	<b>175.15</b>	<b>131.90</b>	<b>515.18</b>	<b>357.46</b>	<b>683.19</b>
<b>Profit/(Loss) for the period/ year after tax*</b>	<b>258.07</b>	<b>252.32</b>	<b>165.70</b>	<b>883.92</b>	<b>(84.77)</b>	<b>(38.63)</b>
<b>Other comprehensive income</b>						
Items that will not be reclassified to profit or loss						
- Remeasurement of defined benefit obligations	(0.71)	0.96	2.59	1.86	1.44	(0.01)
- Income tax related to items that will not be reclassified to profit or loss	0.30	(0.25)	(0.73)	(0.41)	(0.27)	0.07
- Share of other comprehensive income of joint venture accounted for using the equity method	0.52	(0.34)	-	0.16	-	-
<b>Other comprehensive income for the period/ year, net of tax</b>	<b>0.11</b>	<b>0.37</b>	<b>1.86</b>	<b>1.61</b>	<b>1.17</b>	<b>0.06</b>
<b>Total comprehensive income/(loss) for the period/ year</b>	<b>258.18</b>	<b>252.69</b>	<b>167.56</b>	<b>885.53</b>	<b>(83.60)</b>	<b>(38.57)</b>
<b>Profit for the period/ year after income tax attributable to unit holders of Brookfield India REIT</b>	<b>343.34</b>	<b>332.78</b>	<b>275.47</b>	<b>1177.18</b>	<b>90.39</b>	<b>235.96</b>
<b>(Loss) for the period/ year after income tax attributable to non-controlling interests</b>	<b>(85.27)</b>	<b>(80.46)</b>	<b>(109.77)</b>	<b>(293.26)</b>	<b>(175.16)</b>	<b>(274.59)</b>
<b>Total comprehensive income for the period/ year attributable to unit holders of Brookfield India REIT</b>	<b>343.45</b>	<b>333.15</b>	<b>277.33</b>	<b>1178.79</b>	<b>91.56</b>	<b>236.02</b>
<b>Total comprehensive (loss) for the period/ year attributable to non-controlling interests</b>	<b>(85.27)</b>	<b>(80.46)</b>	<b>(109.77)</b>	<b>(293.26)</b>	<b>(175.16)</b>	<b>(274.59)</b>
<b>Earnings per unit</b>						
Basic	0.68	0.69	0.63	2.47	0.23	0.59
Diluted	0.68	0.69	0.63	2.47	0.23	0.59

\*There are no such exceptional or extraordinary items.

#### Condensed Consolidated Financial Statements

##### Part II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter and nine months ended 31 December 2024

- The above is an extract of the detailed format of quarter and nine months ended results filed with the Stock Exchanges vide master circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 issued by SEBI (SEBI Master Circular). The full format of the quarter and nine months ended financial results are available on the website of Bombay Stock Exchange and National Stock Exchange of India and on website of the Brookfield India REIT at [www.brookfieldindiareit.in](http://www.brookfieldindiareit.in).
- The Unaudited Condensed Consolidated Financial Statements ("Condensed Consolidated Financial Statements") of Brookfield India REIT and its subsidiaries (together known as 'Brookfield India REIT Portfolio companies' or 'Group') for the quarter and nine months ended 31 December 2024 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 30 January 2025.
- The Condensed Consolidated Financial Statements for the quarter and nine months ended 31 December 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](http://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 ("REIT Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", 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, 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 nine months ended 31 December 2024.

##### Part III: Net Distributable Cash Flows (NDCF) of Brookfield India REIT pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

Sr No.	Particulars	₹ in Million					
		For the quarter ended 31.12.2024 (Unaudited)	For the quarter ended 30.09.2024 (Unaudited)	For the quarter ended 31.12.2023 (Unaudited)	For the nine months ended 31.12.2024 (Unaudited)	For the nine months ended 31.12.2023 (Unaudited)	For the year ended 31.03.2024 (Audited)
1	Net Distributable Cash Flows	2,982.24	2,284.83	2,088.70	7,434.67	5,659.84	7,705.20
2	Distribution payout ratio	99.9%	96.6%	99.9%	98.8%	100.0%	100.5%
3	<b>Distribution*</b>	<b>2,977.98</b>	<b>2,208.07</b>	<b>2,085.66</b>	<b>7,346.12</b>	<b>5,659.24</b>	<b>7,744.90</b>
	- Payment of interest	942.01	796.82	970.38	2,598.06	2,642.53	3,599.74
	- Payment of dividend	638.14	244.81	-	1,127.76	-	-
	- Repayment of SPV debt	1,343.13	1,142.44	1,088.93	3,508.00	2,889.87	3,991.97
	- Interest on fixed deposit	54.70	24.00	26.35	112.30	126.84	153.19
4	No of units outstanding	60,77,52,448	48,00,15,222	43,90,85,222	60,77,52,448	43,90,85,222	43,90,85,222
5	Distribution per unit (DPU) in Rs.	4.90	4.60	4.75	14.00	13.00	17.75

The Board of Directors of the Manager to the Trust, in their meeting held on 30 January 2025, have declared distribution to Unitholders of ₹ 4.90 per unit which aggregates to ₹ 2,977.98 million for the quarter ended 31 December 2024. The distributions of ₹ 4.90 per unit comprises ₹ 1.55 per unit in the form of interest payment on shareholder loan, CCD's and NCD's, ₹ 2.21 per unit in the form of repayment of SPV debt and NCD, ₹ 1.05 per unit in the form of dividend and the balance ₹ 0.09 per unit in the form of interest on fixed deposit.

\*The total amount of distribution is based on the amount of distribution declared per unit and total no of units outstanding on the record date for the respective quarter of the distribution.

**DISCLAIMER:** This 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 nor any liability accepted with respect to the fairness or completeness of the contents hereof. Readers should conduct their own analysis and form their own view of the market position and business and performance of the Brookfield India REIT.

<sup>(1)</sup> Includes distribution from the North Commercial Portfolio amounting to ₹644 Million and cash retained at SPVs of ₹33 Million.

<sup>(2)</sup> Includes investors with less than ₹700 Million invested prior to QIP (as on Q2 FY2025).

<sup>(3)</sup> Excludes NOI of the North Commercial Portfolio.

\*Golden Peacock ESG 2024 and the British Safety Council Sword of Honour 2024 award received for the year 2024. 5 assets [Candor TechSpace (G1); Candor TechSpace (G2); Candor TechSpace (N1); Candor TechSpace (N2), and Candor TechSpace (K1)] received a 5-star rating and Sword of Honour from British Safety Council.