

Press Release

BROOKFIELD INDIA REAL ESTATE TRUST REPORTS Q3 AND 9M FY2026
FINANCIAL RESULTS

Mumbai, January 29, 2026: Brookfield India Real Estate Trust (Tickers: BSE: 543261, NSE: BIRET) (“BIRET”), India’s only 100% institutionally managed pan-India office REIT, today announced financial results for the third quarter and nine months ended December 31, 2025.

“We delivered robust leasing performance with quarterly gross leasing of 1.2 million square feet, improving our committed occupancy to 92%. The acquisition of Ecoworld represents a significant milestone, expanding our footprint into Bengaluru, one of India’s top performing office micro-markets enhancing scale, diversification, and tenant quality. With this addition, approximately half of our portfolio value is now driven by high-growth office markets of Bengaluru and Mumbai, both witnessing strong and sustained demand from global capability centres. Our successful capital raise of Rs 55 billion, backed by strong participation from marquee global and domestic institutional investors, reflects continued confidence in our business outlook and the quality of our portfolio. We remain well positioned to deliver stable and growing distributions,” **said Alok Aggarwal, CEO and Managing Director, Brookfield India Real Estate Trust.**

KEY HIGHLIGHTS: Q3 FY2026

Leasing

- Achieved 1.2M sf of gross leasing with an average re-leasing spread of 17%.
- Committed occupancy increased to 92%, improving by ~500bps YoY and ~200bps QoQ.
- Robust relocation and expansion demand from a diverse set of marquee occupiers, with 44% contribution from global capability centres (GCCs), underscores the high quality of our portfolio, strategically located in key gateway markets.

Financial Performance

- Income from Operating Lease Rentals grew by 13% YoY to Rs 5,003 million (from Rs 4,426 million in Q3 FY2025).
- Net Operating Income grew by 14% YoY to Rs 5,404 million (from Rs 4,745 million in Q3 FY2025).
- Same-store Net Operating Income increased by 9% YoY, driven by lease-up, mark-to-market, and contracted rent growth.
- Announced distributions of Rs 5.40 per unit, totalling to Rs 4.0 billion for Q3 FY2026, representing 10% YoY growth

Acquisition

- Completed the acquisition of 100% stake in Ecoworld, a 7.7M sf Grade A office campus located on the Outer Ring Road, Bengaluru, on December 24, 2025.
- The acquisition marked the REIT’s entry into India’s largest office micro-markets in terms of stock and absorption, with diversification benefits while increasing REIT’s operating area and consolidated GAV by 31% and 35% respectively.
- Post acquisition, majority of the portfolio value is being contributed by the properties in Bengaluru (Ecoworld) and Mumbai (Downtown Powai).
- Portfolio diversification also enhanced materially with increase in share of GCCs to 45% from 37% and decrease in share of top 10 tenant concentration to 30% from 34%, based on contracted rentals.

Capital Raise

- Successfully raised Rs 55 billion from a diverse set of domestic and global marquee institutional investors through a combination of a Qualified Institutional Placement (QIP) and Sustainability-Linked Bonds (SLBs).
 - Secured Rs 35 billion through a QIP, which received a 3x subscription, reflecting strong investor confidence in our continued growth and performance.
 - Completed issuance of ~Rs 20 billion SLBs, the largest ever such issuance by an Indian REIT, anchored by the International Finance Corporation (IFC), highlighting our strong focus on sustainability.

ESG

- Continued progress under the ‘Blueprint 2030’ ESG framework with adoption of sustainability-linked financing framework by the REIT.
- Strengthened sustainability performance aligned to clearly defined targets, including carbon emissions reduction, renewable energy adoption and enhanced water recycling.

KEY HIGHLIGHTS: 9M FY2026

Leasing

- Achieved gross leasing of 2.4M sf year-to-date with an average re-leasing spread of 19%.

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- Leasing activity witnessed strong traction across SEZ and non-SEZ properties from tenants across sectors, with 49% contribution from GCCs, supported by India’s growing position as a preferred destination for large global capability centres.
- G2 witnessed strong demand, with increase in committed occupancy by 10% (from 73% to 83%) in 9M FY2026 on account of robust relocation and expansion demand from new and existing occupiers.

Financial Performance

- Income from Operating Lease Rentals grew by 11% YoY to Rs 14,343 million (from Rs 12,886 million in 9M FY2025).
- Net Operating Income grew by 13% YoY to Rs 15,484 million (from Rs 13,656 million in 9M FY2025).
- Same-store Net Operating Income increased by 11% YoY, driven by lease-up, mark-to-market, and contracted rent growth.
- Announced distributions of Rs 15.90 per unit, totalling to Rs 10.6 billion for 9M FY2026, representing 14% YoY growth.

ESG

- Multiple assets across the portfolio attained WELL Equity Rating and IGBC Net Zero Energy Rating (Operations).

ABOUT BROOKFIELD INDIA REAL ESTATE TRUST

Brookfield India REIT is India's only 100% institutionally managed pan-India office REIT, managing 11 Grade A assets located in key gateway markets of India - Delhi, Mumbai, Bengaluru, Gurugram, Noida, Kolkata. Brookfield India REIT portfolio consists of 37M sf total leasable area, comprising 32.4M sf of operating area, 0.6M sf of under construction area and 4.0M 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 infrastructure, real estate, renewable power, private equity and credit strategies and a global presence across more than 50 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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