

BROOKFIELD INDIA REAL ESTATE TRUST REPORTS Q4 FY2026 AND FY2026 RESULTS

Brookfield India Real Estate Trust (BSE: 543261, NSE: BIRET) (“Brookfield India REIT”), India’s only 100% institutionally managed office REIT, today announced its financial results for the quarter and financial year ended March 31, 2026, reporting record leasing performance, sustained occupancy growth, and strong financial outcomes.

“FY2026 marked a strong year, supported by record gross leasing of 4 million square feet that led to occupancy growing by 5% year-on-year. Healthy income growth enabled us to distribute ₹21.40 per unit for FY26, up 11% year-on-year. During the year, we acquired Ecoworld in Bengaluru, a transformational acquisition that provided substantial scale and diversification. Further, we raised over ₹82 billion of equity from April 2025 to date from marquee investors, positioning us well to capitalize on growth opportunities. With steady leasing momentum expected to drive embedded income growth and a high-quality asset pipeline held by our Sponsor Group, the Trust remains well placed to deliver sustained performance going forward,” said **Alok Aggarwal, CEO and Managing Director, Brookfield India Real Estate Trust.**

KEY HIGHLIGHTS: Q4 FY2026

Leasing

- Achieved highest-ever quarterly gross leasing of 1.6 million square feet, with a ~50% contribution from global capability centres
- Achieved re-leasing spread of 15% reflecting strong demand across tenant segments

Financials

- Operating Lease Rentals grew 55.7% year-on-year to ₹7,123 million, led by Ecoworld acquisition and same store growth
- Net Operating Income grew 53.0% year-on-year to ₹7,429 million, led by Ecoworld acquisition and same store growth
- Declared distribution of ₹5.50 per unit for the quarter

KEY HIGHLIGHTS: FY2026

Leasing

- Achieved record gross leasing of 4.0 million square feet during the year, the highest since listing
- Delivered healthy re-leasing spreads of 18%, reflecting a strong leasing environment
- Leasing demand remained broad-based, with ~50% contribution from global capability centres

Financials

- Operating Lease Rentals increased 22.9% year-on-year to ₹21,466 million
- Net Operating Income increased 23.8% year-on-year to ₹22,913 million
- Declared distribution of ₹21.40 per unit, up ~11% year-on-year

Operations

- Committed occupancy improved to 93% as at March 31, 2026, representing a 5% year on year growth

Acquisition & Capital Raise

- Acquired Ecoworld a 7.7 million square feet high-quality grade A office campus in Bengaluru
- Raised over ₹82 billion of equity from April 2025 to date through a combination of Qualified Institutional Placements and preferential issues, attracting participation from marquee domestic and global investors

Brookfield

India Real Estate Trust

- Raised ~₹20 billion through a sustainability-linked bond, anchored by IFC.

ESG and Sustainability

- Recognized with the Golden Peacock Award for Business Excellence, reflecting strong governance and operational performance
- Achieved EDGE Advanced Certifications from the International Finance Corporation (IFC) for Worldmark Delhi, Worldmark Gurugram and Airtel Center, highlighting improvements in energy and water efficiency
- Renewed key certifications at Downtown Powai, including ISO 9001, ISO 14001 and ISO 45001

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 32.5M 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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