

August 9, 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 – 725377&726939****SCRIP ID OF CP – BIRET17823 & BIRET29424****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 ended June 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 August 9, 2024, in respect of the condensed consolidated financial statements for the quarter ended June 30, 2024, of Brookfield India Real Estate Trust.

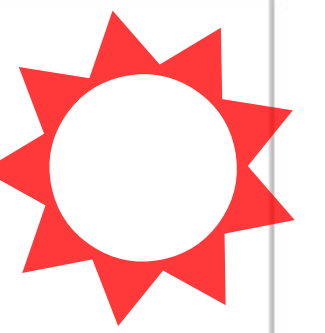
You are requested to take the above information on record.

Thanking You.

Yours Faithfully,

**For Brookprop Management Services Private Limited
(as manager of Brookfield India Real Estate Trust)****Saurabh Jain****Company Secretary & Compliance Officer**

Cc: Axis Trustee Services Limited
Axis House, Bombay Dyeing Mills Compound
Pandurang Budhkar Marg, Worli
Mumbai 400 025, Maharashtra, India



Steady performance. Strategic acquisitions. Strong outlook.



88%
Effective Economic
Occupancy

₹4.50
Distribution
Per Unit (DPU)

₹4,748 Million
Adjusted
NOI

17%
Same-store
NOI Growth⁽¹⁾

1.5 – 2.0MSF
New Leasing
Guidance for FY2025

₹18.50 +/- ₹0.25
DPU Guidance
for FY2025

Financial results for the quarter ended June 30, 2024

Part I: Condensed Consolidated Statement of Profit and Loss

Particulars	₹ in Million			
	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 31 March 2024 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
Income and gains				
Revenue from operations	5737.61	5358.97	3140.94	17804.81
Other income	171.52	178.33	66.41	741.19
Total income	5909.13	5537.30	3207.35	18546.00
Expenses and losses				
Cost of material consumed	20.80	21.12	14.28	73.65
Employee benefits expenses	58.92	115.49	90.62	428.38
Finance costs	2773.39	2742.49	1202.26	8517.84
Depreciation and amortization expenses	1021.44	1025.27	1197.08	4110.38
Investment management fees	24.76	24.13	19.40	90.92
Valuation expenses	3.37	7.51	2.50	20.51
Trustee fees	0.74	0.73	0.73	2.95
Other expenses	1492.37	1228.69	902.22	4656.81
Total expenses	5395.79	5165.43	3429.09	17901.44
Profit/(loss) before share of profit of equity accounted investee and tax	513.34	371.87	(221.74)	644.56
Share of net loss of joint venture accounted for using the equity method	(19.59)	-	-	-
Profit/(loss) before tax	493.75	371.87	(221.74)	644.56
Tax expense:				
Current tax				
- for current period	38.61	27.90	11.54	89.17
- for earlier years	(1.47)	10.05	(6.68)	1.64
Deferred tax charge/(credit)	83.08	287.78	43.45	592.38
Tax expense for the period/year	120.22	325.73	48.31	683.19
Profit/(Loss) for the period/year after tax*	373.53	46.14	(270.05)	(38.63)
Other comprehensive income				
Items that will not be reclassified to profit or loss				
- Remeasurement of defined benefit obligations	1.61	(1.45)	(1.24)	(0.01)
- Income tax related to items that will not be reclassified to profit or loss	(0.46)	0.34	0.43	0.07
- Share of other comprehensive income of joint venture accounted for using the equity method	(0.02)	-	-	-
Other comprehensive income for the period/year, net of tax	1.13	(1.11)	(0.81)	0.06
Total comprehensive income/(loss) for the period/year	374.66	45.03	(270.86)	(38.57)
Profit/(loss) for the period/year after income tax attributable to unit holders of Brookfield India REIT	501.06	145.57	(270.05)	235.96
(Loss) for the period/year after income tax attributable to non-controlling interests	(127.53)	(99.43)	-	(274.59)
Total comprehensive income/(loss) for the period/year attributable to unit holders of Brookfield India REIT	502.19	144.46	(270.86)	236.02
Total comprehensive (loss) for the period/year attributable to non-controlling interests	(127.53)	(99.43)	-	(274.59)
Earnings per unit				
Basic	1.13	0.33	(0.81)	0.59
Diluted	1.13	0.33	(0.81)	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 ended 30 June 2024

1. The above is an extract of the detailed format of quarter 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 Circular) and regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) REGULATIONS, 2015 (Listing Regulations) read with SEBI Circular No. SEBI/HO/DDHS-PoD-1/P/CIR/2024/48 dated May 21, 2024. The full format of the quarter ended financial results and other line 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 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 (together known as "Brookfield India REIT Portfolio Companies" or "Group") for the quarter ended 30 June 2024 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 07 August 2024.
- The Condensed Consolidated Financial Statements for the quarter ended 30 June 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/HO/DDHS-PoD-2/P/CIR/2024/43 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 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 ended 30 June 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 June 2024 (Unaudited)	For the quarter ended 31 March 2024 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
Debt-equity ratio (in times)	0.91	0.98	0.69	0.98
Debt service coverage ratio (in times)	1.06	1.35	1.58	0.29
Interest service coverage ratio (in times)	1.51	1.39	1.77	1.48
Net worth	1,33,180.13	1,22,613.43	81,392.61	1,22,613.43
Unit capital	1,20,277.02	1,09,101.43	85,665.32	1,09,101.43
Other equity (including non-controlling interest)*	12,903.11	13,512.00	(4,272.71)	13,512.00
Total outstanding debt	1,21,105.22	1,20,069.38	55,796.77	1,20,069.38

* Non-controlling interest is applicable for the quarter ended 30 June 2024, 31 March 2024 and year ended 31 March 2024.

Part IV: 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 30 June 2024 (Unaudited)	For the quarter ended 31 March 2024 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
1	Net Distributable Cash Flows	2,167.60	2,045.36	1,644.11	7,705.20
2	Distribution payout ratio	99.7%	102.0%	99.8%	100.5%
3	Distribution*	2,160.07	2,085.66	1,641.60	7,744.90
	- Payment of interest	859.23	957.21	763.24	3,599.7
	- Payment of dividend	244.81	-	-	-
	- Repayment of SPV debt	1,022.43	1,102.10	861.30	3,991.97
	- Interest on fixed deposit	33.60	26.35	17.06	153.19
4	No. of units outstanding	48,00,15,222	43,90,85,222	42,63,88,422**	43,90,85,222
5	Distribution per unit (DPU) in ₹	4.50	4.75	3.85	17.75

The Board of Directors of the Manager to the Trust, in their meeting held on 07 August 2024, have declared distribution to Unitholders of ₹ 4.50 per unit which aggregates to ₹ 2,160.07 million for the quarter ended 30 June 2024. The distributions of ₹ 4.50 per unit comprises ₹ 1.79 per unit in the form of interest payment on shareholder loan, CCD's and NCD's, ₹ 2.13 per unit in the form of repayment of SPV debt and NCD, ₹ 0.51 per unit in the form of dividend and the balance ₹ 0.07 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.

**Number of units considered are outstanding units as on record date for 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.

*GRESB 5-star rating and the British Safety Council Sword of Honour 2023 award received in Q2 FY2024. British Safety Council Sword of Honour 2023 awarded to Candor TechSpace (G1); Candor TechSpace (G2); Candor TechSpace (N1); Candor TechSpace (N2); and Candor TechSpace (K1)

⁽¹⁾From Q2 FY2024 to Q1 FY2025; excludes NOI of Candor TechSpace G1, Downtown Powai (Commercial / IT Park) and the North Commercial Portfolio