

BROOKFIELD INDIA REAL ESTATE TRUST REPORTS Q3 AND 9M FY2025 FINANCIAL RESULTS

Brookfield India Real Estate Trust (Tickers: BSE: 543261, NSE: BIRET) (“BIRET”), India’s only 100% institutionally managed office REIT, today announced financial results for the third quarter and nine months ended December 31, 2024.

“We delivered a robust performance with gross leasing exceeding 1M sf for the second consecutive quarter. Occupancy rose by 7.7 % year-over-year to 87%, in line with guidance. As a result, our net operating income grew 17% YoY. Our recent QIP fundraise received strong backing from marquee domestic and foreign investors. We see strong prospects for growth ahead,” said Alok Aggarwal, CEO and Managing Director, Brookfield India Real Estate Trust.

KEY HIGHLIGHTS: Q3 FY2025

Leasing

- Achieved 1.1 M sf of gross leasing with an average re-leasing spread of 14%.
- Committed occupancy increased to 87%, improving by ~7.7% over the last 12 months.
- Applied for several areas within our SEZ portfolio to be de-notified as non-processing area and have received permission for 0.7M sf this quarter.

Financials

- Operating Lease Rentals grew by 13% YoY (from Rs. 3,927 million in Q3 FY2024) and 4% QoQ (from Rs. 4,257 million in Q2 FY2025) to Rs. 4,426 million.
- Adjusted Net Operating Income grew by 11% YoY (from Rs. 4,534 million in Q3 FY2024) and by 4% QoQ (from Rs. 4,858 million in Q2 FY2025) to Rs. 5,037 million.
- Achieved a 17% increase in same-store NOI on a YoY basis.
- Distribution of Rs. 4.90 per unit for Q3 FY2025
- Dividend component at 21% of distribution

Capital raise

- Successfully raised Rs. 35 billion through a QIP. Strong participation from marquee foreign and domestic institutional investors like the International Finance Corporation

** All figure references are in Indian Rupees unless noted otherwise.*

(part of the World Bank group), Life Insurance Corporation of India, SBI Mutual Fund and ICICI Prudential Mutual Fund.

- Capital raise to enhance financial capacity and provide the necessary headroom to pursue strategic inorganic growth.

ESG

- Received Golden Peacock Award for ESG for the year 2024.
- Awarded 5-star rating and Sword of Honor from British Safety Council (BSC) for 5 of our office parks in NCR and Kolkata.

KEY HIGHLIGHTS: 9M FY2025

Acquisition

- Completed the acquisition of a 50% stake in a 3.3M sf commercial portfolio in Delhi-NCR from Bharti Enterprises for Rs. 12,280 million
 - Issued 40.93 million units to Bharti Enterprises at Rs. 300 per unit (18.5% premium to floor price)

Leasing

- Achieved gross leasing of 2.3M sf, including 1.8M sf of new leasing and 0.5M sf of renewals.
- Achieved 9.4% average escalation on 5.1M sf leased area.

Financials

- Income from Operating Lease Rentals grew by 47% YoY to Rs. 12,886 million (from Rs. 8,781 million in 9M FY2024).
- Adjusted Net Operating Income grew by 40% YoY to Rs. 14,643 million (from Rs 10,454 million in 9M FY2024).
- Announced distributions totaling Rs. 7,346 million (Rs. 14.00 per unit).

ESG

- Received a 5-star rating from GRESB for the third consecutive year.
- On track to achieve 100% green power by 2027 across entire portfolio in India.

ABOUT BROOKFIELD INDIA REAL ESTATE TRUST

Brookfield India REIT is India's only 100% institutionally managed office REIT, managing 10 Grade A assets located in key gateway markets of India - Delhi, Mumbai, Gurugram, Noida, and Kolkata. The Brookfield India REIT portfolio consists of 28.9M sf of total leasable area, comprising 24.3M 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 real estate, infrastructure, renewable power, private equity and credit strategies and a global presence across more than thirty 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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