Annual Secretarial Compliance Report **Annexure I**

of

BROOKFIELD INDIA REAL ESTATE TRUST

for the financial year ended March 31, 2026

[Pursuant to Circular SEBI/HO/DDHS-PoD-2/P/CIR/2023/103 for the purpose of compliance with Regulation 26D of SEBI (Real Estate Investment Trusts) Regulations, 2014

I, Maneesh Gupta, Practicing Company Secretary have examined:

(a) all the documents and records made available to us and explanation provided by Brookprop Management Services Private Limited ("**the Manager**") acting as an Manager to Brookfield India Real Estate Trust ("**the Listed Entity**"),

(b) the filings/ submissions made by the Manager to the stock exchanges,

(c) website of the Listed Entity,

(d) any other document/ filing, as may be relevant, which has been relied upon to make this certification, for the year ended March 31, 2026 ("**Review Period**") in respect of compliance with the provisions of:

  (i) the Securities and Exchange Board of India Act, 1992 ("**SEBI Act**") and the Regulations, circulars, guidelines issued thereunder; and

  (ii) the Securities Contracts (Regulation) Act, 1956 ("**SCRA**"), rules made thereunder and the Regulations, circulars, guidelines issued thereunder by the Securities and Exchange Board of India ("**SEBI**") **(complied to the extent applicable during the Review period);**

The specific Regulations, whose provisions and the circulars/ guidelines issued thereunder, have been examined, includes:-

(a) Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014("**REIT Regulations**")

(b) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015; **(complied to the extent applicable during the Review period)**;

(c) Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;

(d) Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, including compliance with Regulation 3(5) and 3(6) thereof;

(e) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 **(Not Applicable during the Review period)**

(f) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; **(Not Applicable during the Review period)**

(g) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; **(Not Applicable during the Review period)**

(h) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 **(Not Applicable during the Review period);**

(i) Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices relating to Securities Market) Regulations, 2003 **(Not Applicable during the Review period)**

and circulars/ guidelines issued thereunder;

Based on the above examination, I hereby report that, during the Review Period:

(a) The Manager of the REIT has complied with the provisions of the above Regulations and circulars/ guidelines issued thereunder, except in respect of matters specified below:-

Sr. No.	Compliance Requirement (Regulations/ circulars/ guidelines including specific clause)	Deviations	Observations/ remarks of the Practicing Company Secretary, if any.
NA	NA	NA	NA

(b) The Manager of the REIT has maintained proper records under the provisions of the above Regulations and circulars/ guidelines issued thereunder in so far as it appears from my examination of those records.

(c) The following are the details of actions taken against the REIT, parties to the REIT, its promoters, directors either by SEBI or by Stock Exchanges *(including under the Standard Operating Procedures issued by SEBI through various circulars)* under the aforesaid Acts/ Regulations and circulars/ guidelines issued thereunder:

Actions taken against Brookfield India REIT acting through its Manager.

S. No.	Action taken by	Details of violation	Details of action taken E.g. fines, warning letter, debarment, etc.	Observations/ remarks of the Practicing Company Secretary, if any.
1.	Securities and Exchange Board of India ("**SEBI**")	Pursuant to the inspection of the Listed Entity for the period May 01, 2024 to March 31, 2025, SEBI vide its letter dated March 24, 2026, had issued advisory ("**Advisory**").	SEBI vide its letter dated March 24, 2026 has issued Advisory to ensure consultation are made with the Axis Trustee Services Limited ("**Trustee**") and documentary evidence of such consultation(s) are maintained, before appointment of any service provider of the Brookfield India REIT.	The Manager of Brookfield India REIT vide its letter dated April 13, 2026 informed SEBI that as a matter of practice, Brookfield India REIT through its Manager, has been consulting on appointment of the service providers with its Trustee, and has obtained their confirmation on such appointments, as highlighted in our earlier reply dated March 11, 2026. Further, going forward to strengthen internal controls and streamline process of prior consultation with the Trustee for the appointment of Service Providers, besides orally consulting with the Trustee and taking their counter signature on the appointment letters, the Manager will ensure that more detailed discussion are undertaken with Trustee and appropriate documentary evidence of such prior consultations including written/ electronic records are duly maintained.

Actions taken against Trustee.

S. No.	Action taken by	Details of violation	Details of action taken E.g. fines, warning letter, debarment, etc.	Observations/ remarks of the Practicing Company Secretary, if any.
1.	Securities and Exchange Board of India ("**SEBI**")	Inspection of InvIT client of Axis Trustee Services Limited	Administrative warning, Deficiency Letter, Advisory vide letter dated April 01, 2025	Trustee confirmed that they have responded to this letter dated April 1, 2025 and have taken corrective steps.
2.	Securities and Exchange Board of India ("**SEBI**")	Inspection of InvIT client of Axis Trustee Services Limited	Advisory vide letter dated April 03, 2025	Trustee confirmed that they have responded to this letter dated April 3, 2025 and have taken corrective steps.
3.	Securities and Exchange Board of India ("**SEBI**")	Role of Axis Trustee in the matter of Fit and Proper Criteria in relation to KMP of a REIT client under rule 4(1) of SEBI (Procedure for Holding Inquiry and Imposing Penalties) Rules, 1995	Show cause notice dated May 30, 2025	Trustee confirmed that they have responded to this letter dated May 30, 2025 and have taken corrective steps.
4.	IFSCA	Inspection of FME client of Axis Trustee Services Limited.	Warning letter dated September 08, 2025	Trustee confirmed that they have responded to this letter dated September 8, 2025 and have taken corrective steps.
5.	IFSCA	Non-compliance in appointment of fund administrator in case of FME client of Axis Trustee Services Limited	Warning letter dated September 23, 2025	Trustee confirmed that they have responded to this letter dated September 23, 2025 and have taken corrective steps.
6.	Securities and Exchange Board of India ("**SEBI**")	Examination of Securitized Debt Instrument issued in which Axis Trustee Services Limited acted as a Trustee	Advisory vide letter dated September 30, 2025	Trustee confirmed that they have responded to this letter dated September 30, 2025 and have taken corrective steps.
7.	Securities and Exchange Board of India ("**SEBI**")	Inspection of REIT Client of Axis Trustee Services Limited.	Advisory vide letter dated March 12, 2026	Trustee confirmed that they have responded to this letter dated March 12, 2026 and have taken corrective steps.
8.	Securities and Exchange Board of India ("**SEBI**")	Advisory in relation to Inspection of InvIT Client of Axis Trustee Services Limited	Administrative Warning and Advisory vide letter dated March 20, 2026	Trustee confirmed that they have responded to this letter dated March 20, 2026 and have taken corrective steps.

Note: the above details of actions taken against Trustee and/or their directors by SEBI or Stock Exchanges (including under the Standard Operating Procedures issued by SEBI through various circulars) have been shared by Trustee and have also received a confirmation that Trustee have responded the above letters/orders and taken corrective steps, as required, during the review period and we have relied on the details provided by Trustee, for the purpose of reporting in this report.

(d) The Manager of the REIT has taken the following actions to comply with the observations made in previous reports:

Sr. No	Compliance Requirement (Regulations/ circulars / guidelines including specific clause)	Deviations	Observations/ Remarks of the Practicing Company Secretary
1.	"Notice" in terms of Rule 4 of SEBI (Procedure for Holding Inquiry and Imposing Penalties) Rules, 1995, read with Section 15- I and 15HB of the SEBI Act pertaining to regulation 7(d) read with clause 5 and 7 of schedule VI of SEBI REIT Regulations	A show-cause notice dated June 11, 2024	The Manager responded to the show cause notice dated June 11, 2024 and also filed a settlement application with SEBI without admitting or denying the finding of facts stated in the show cause notice issued to the Manager and subsequently the Settlement order was passed by SEBI on September 1, 2025, on which adequate actions were taken and disclosure of the same was made to BSE Limited and National Stock Exchange of India Limited on September 2, 2025.
2.	Pursuant to the inspection of the Listed Entity for the period July 01, 2022 and April 30, 2024, SEBI has vide its letter dated March 28, 2025, highlighted certain matters amongst others, including in relation to certain disclosures made/ to be made in the annual/ half-yearly reports.	In its letter dated March 28, 2025, SEBI has advised the Listed Entity to, among other things, ensure compliance with the provisions of the SEBI REIT Regulations with respect to the disclosure related to material and price sensitive information in the annual/ half-yearly reports.	The Manager ensures continual disclosures of material and price sensitive information in all subsequent annual/ half-yearly reports.
3.	Pursuant to the thematic inspection of the Listed Entity with respect to disclosures in the valuation report, SEBI has vide its letter dated March 25, 2025, highlighted certain matters regarding inadequate/ incomplete disclosures in the valuation report prepared by the Listed Entity.	In its letter dated March 25, 2025, SEBI has advised the Listed Entity to make certain disclosures in its valuation reports.	The Manager ensures appropriate and adequate continual disclosures in all the subsequent valuation reports of assets/ SPVs of the Brookfield India REIT.

Sd/-
Signature

Place: New Delhi
Date: May 20, 2026
UDIN:F004982H000412004

Maneesh Gupta
FCS No.: 4982
CP No.: 2945
PR No: 2314/2022

Assumptions & Limitation of scope and Review:

1. Compliance with the applicable laws and ensuring the authenticity of documents and information furnished are the responsibilities of the management of the listed entity.
2. My responsibility is to certify based upon our examination of relevant documents and information. This is neither an audit nor an expression of opinion.
3. I have not verified the correctness and appropriateness of the financial Records and Books of Accounts of the listed entity.
4. This Report is solely for the intended purpose of compliance in terms of Regulation 26D of SEBI (Real Estate Investment Trusts) Regulations, 2014 is neither an assurance as to the future viability of the listed entity nor of the efficacy or effectiveness with which the management has conducted the affairs of the listed entity.

ANNEXURE II
PART A

ANNEXURE I of Report on Governance to be submitted by the Manager on quarterly basis

1. Name of REIT — Brookfield India Real Estate Trust
2. Name of the Manager — Brookprop Management Services Private Limited
3. Quarter ending — June 30, 2025

I. Composition of Board of Directors of the Manager

Title (Mr./ Ms.)	Name of the Director	PAN$ & DIN	Category (Chairperson/ Non-Independent /Independent / Nominee) &	Initial Date of Appointment	Date of Reappointment	Date of Cessation	Tenure*	No. of directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	No. of Independent directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	Number of memberships in Audit/ Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1	Number of posts of Chairperson in Audit / Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1
Mr.	Ankur Gupta	PAN- AETPG8871Q DIN- 08687570	Chairman, Non-Executive Director/ Non-Independent Director	March 2, 2020	-	-	-	2	Nil	4	Nil
Mr.	Alok Aggarwal	PAN- ACSPA9693D DIN- 00009964	Chief Executive Officer and Managing Director/ Non-Independent Director	February 12, 2024	-	-	-	1	Nil	1	Nil
Mr.	Thomas Jan Sucharda	PAN- NA DIN- 10084995	Non-Executive Director/Non-Independent Director	March 30, 2023	-	-	-	1	Nil	Nil	Nil
Mr.	Shailesh Vishnubhai Haribhakti	PAN- AAAPH0574L DIN- 00007347	Non-Executive Independent Director	August 31, 2020	August 31, 2022	-	58 months	6	5	5	5
Ms.	Akila Krishnakumar	PAN- AAUPK1138R DIN- 06629992	Non-Executive Independent Director	August 31, 2020	August 31, 2022	-	58 months	5	5	5	1
Mr.	Rajnish Kumar	PAN- AIJPK9858M DIN- 05328267	Non-Executive Independent Director	March 30, 2023	March 30, 2025	-	27 months	4	4	4	2
Mr.	Keki Minoo Mistry	PAN- AAFPM0331B DIN- 00008886	Additional Director in the category of Non-Executive Independent Director	June 23, 2025	-	-	7 days	5	3	6	4

Title (Mr./ Ms.)	Name of the Director	PAN$ & DIN	Category (Chairperson/ Non-Independent /Independent / Nominee) &	Initial Date of Appointment	Date of Reappointment	Date of Cessation	Tenure*	No. of directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	No. of Independent directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	Number of memberships in Audit/ Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1	Number of posts of Chairperson in Audit / Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1
Mr.	Rachit Kothari	PAN- BWTPK8645P DIN- 08565120	Additional Director in the category of Non-Executive Director	June 23, 2025	-	-	-	1	Nil	2	Nil

Whether Regular chairperson appointed - **Yes**

Whether Chairperson is related to managing director or CEO - **No**

$PAN of any director would not be displayed on the website of Stock Exchange.

&Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

*to be filled only for Independent Director. Tenure would mean total period from which Independent director is serving on Board of directors of the Manager in continuity without any cooling off period.

Note 1- As per Regulation 26(1) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 ("SEBI Listing Regulations") read with FAQs no. 8 issued by SEBI on September 20, 2021, a director shall act as a member in maximum ten (10) Audit Committee(s) and/ or Stakeholders Relationship Committee(s) ("Committee") and chairperson of more than five (5) Committees of listed entities and unlisted public limited companies put together. However, as per this format, the company has to report membership and/or chairpersonship in Committee of all Managers / Investment Managers of REIT / InvIT and listed entities and not the unlisted public companies. Accordingly, the membership and chairpersonship in the Committee of Managers / Investment Managers of REIT / InvIT and listed entities is considered.

However, please note that one of the independent directors of Manager – Mr. Shailesh Vishnubhai Haribhakti also holds position of membership in five (5) committees of unlisted public companies including one position of chairmanship. Accordingly, the total number of membership held by said independent director across all public companies whether listed or not and in Managers/Investment Manager of REIT/ InvIT is ten (10) and chairmanship in six (6).

Mr. Keki Minoo Mistry also holds position of membership in one (1) committee of unlisted public company.

II. *Composition of Committees

Name of Committee	Whether Regular chairperson appointed	Name of Committee members	Category (Chairperson/Non-Independent/Independent /Nominee) &	Date of Appointment	Date of Cessation
1. Audit Committee	Yes	1. Mr. Shailesh Vishnubhai Haribhakti	Chairperson – Non-Executive Independent Director	September 26, 2020	-
		2. Ms. Akila Krishnakumar	Member - Non-Executive Independent Director	September 26, 2020	-
		3. Mr. Rajnish Kumar	Member – Non-Executive Independent Director	March 30, 2023	-
		4. Mr. Ankur Gupta	Member - Non-Executive/Non-Independent Director	September 26, 2020	-
		5. Mr. Keki Minoo Mistry	Member – Non-Executive/Independent Director (Additional Director)	June 23, 2025	-
		6. Mr. Rachit Kothari	Member - Non-Executive/Non-Independent Director (Additional Director)	June 23, 2025	
2. Nomination & Remuneration Committee	Yes	1. Ms. Akila Krishnakumar	Chairperson - Non-Executive Independent Director	September 26, 2020	-
		2. Mr. Shailesh Vishnubhai Haribhakti	Member - Non-Executive Independent Director	September 26, 2020	-
		3. Mr. Rajnish Kumar	Member – Non-Executive Independent Director	March 31, 2023	-
		4. Mr. Keki Minoo Mistry	Member – Non-Executive/Independent Director (Additional Director)	June 23, 2025	-
		5. Mr. Ankur Gupta	Member – Non-Executive/ Non-Independent Director	June 23, 2025	-
3. Risk Management Committee	Yes	1. Mr. Ankur Gupta	Chairman - Non-Executive/Non-Independent Director	March 30, 2023	-
		2. Mr. Shailesh Vishnubhai Haribhakti	Member - Non-Executive Independent Director	March 30, 2023	-
		3. Ms. Akila Krishnakumar	Member - Non-Executive Independent Director	March 30, 2023	-
		4. Mr. Alok Aggarwal	Member - Chief Executive Officer and Managing Director / Non-Independent Director	March 30, 2023	-
		5. Mr. Amit Jain	Member - Chief Financial Officer	May 9, 2024	-
		6. Mr. Ankit Gupta	Member - President	May 9, 2024	May 8, 2025
4. Stakeholders Relationship Committee	Yes	1. Ms. Akila Krishnakumar	Chairperson - Non-Executive Independent Director	March 30, 2023	-
		2. Mr. Ankur Gupta	Member – Non-Executive /Non-Independent Director	September 26, 2020	-
		3. Mr. Alok Aggarwal	Member – Chief Executive Officer and Managing Director / Non-Independent Director	February 12, 2024	-
		4. Mr. Rachit Kothari	Member - Non-Executive/Non-Independent Director (Additional Director)	June 23, 2025	-
5. CSR & Sustainability Committee Meeting	Yes	1. Ms. Akila Krishnakumar	Chairperson - Non-Executive Independent Director	September 26, 2020	-
		2. Mr. Ankur Gupta	Member – Non-Executive/Non- Independent Director	September 26, 2020	-
		3. Mr. Alok Aggarwal	Member – Chief Executive Officer and Managing Director / Non-Independent Director	February 12, 2024	-

&Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

* The details of only permanent committees of the board are given above.

III. Meetings of Board of Directors

Date(s) of Meeting (if any) in the previous quarter	Date(s) of Meeting (if any) in the relevant quarter	Whether requirement of Quorum met* Yes / No	Number of Directors present*	Number of independent directors present*	Maximum gap between any two consecutive meetings (in number of days)
30.01.2025	-	NA*	NA*	NA*	NA
26.03.2025	05.05.2025	Yes	6	3	The gap between the board meetings held on 26.03.2025 and 05.05.2025 was 39 days (excluding the date of meetings)
-	23.06.2025	Yes	7	4	The gap between the board meetings held on 05.05.2025 and 23.06.2025 was 48 days (excluding the date of meetings)

* to be filled in only for the current quarter meetings

IV. Meetings of Committees

Date(s) of meeting of the committee in the relevant quarter	Whether requirement of Quorum met (details)* Yes / No	Number of Directors present*	Number of independent directors present*	Date(s) of meeting of the committee in the previous quarter	Maximum gap between any two consecutive meetings (in number of days) **
Audit Committee					
05.05.2025	Yes	4	3	30.01.2025	The gap between the two consecutive committee meetings held on 30.01.2025 and 05.05.2025 was 94 days (excluding the date of meetings)
23.06.2025	Yes	4	3	-	The gap between the two consecutive committee meetings held on 05.05.2025 and 23.06.2025 was 48 days (excluding the date of meetings)
Stakeholder Relationship Committee Meeting					
05.05.2025	Yes	3	1	30.01.2025	The gap between the two consecutive committee meetings held on 30.01.2025 and 05.05.2025 was 94 days (excluding the date of meetings)
23.06.2025	Yes	3	1	-	The gap between the two consecutive committee meetings held on 05.05.2025 and 23.06.2025 was 48 days (excluding the date of meetings)
Nomination And Remuneration Committee Meeting					
23.06.2025	Yes	3	3	30.01.2025 26.03.2025	The gap between the two consecutive committee meetings held on 26.03.2025 and 23.06.2025 was 88 days (excluding the date of meetings)
CSR & Sustainability Committee Meeting					
05.05.2025	Yes	3	1	No meeting held during the previous quarter	Not Applicable, as there was no CSR & Sustainability Committee Meeting during the previous quarter.
Risk Management Committee Meeting					
05.05.2025	Yes	4	2	30.01.2025	The gap between the two consecutive committee meetings held on 30.01.2025 and 05.05.2025 was 94 days (excluding the date of meetings)

* to be filled in only for the current quarter meetings.

**This information has to be mandatorily given for audit committee and risk management committee. For rest of the committees, giving this information is optional.

Note 2: Composition of Risk Management Committee includes 4 (four) directors (including 2 Independent Directors) and 1 (one) Senior Management, as mentioned in point no. 3 of Table II – Composition of Committee. Further, the Table IV – Meeting of Committee, requires to mention the no. of directors present in the committee meeting, therefore, in risk management committee meeting held on May 5, 2025, we have only considered the directors and have excluded the senior management for the purpose of above table. However, all the members were present throughout the meeting held on May 5, 2025.

V. Affirmations

1. The composition of Board of Directors is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
2. The composition of the following committees is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014
   a. Audit Committee - **Yes**
   b. Nomination & Remuneration Committee - **Yes**
   c. Stakeholders Relationship Committee - **Yes**
   d. Risk management committee - **Yes**
3. The committee members have been made aware of their powers, role and responsibilities as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - Yes
4. The meetings of the board of directors and the above committees have been conducted in the manner as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. – **Yes**
5. This report and/or the report submitted in the previous quarter has been placed before the Board of Directors of the Manager. Any comments/observations/advice of the board of directors may be mentioned here – **Yes, the previous report, filed for the quarter ended March 31, 2025, was placed before the Board of Directors of the Manager, at their meeting held on May 5, 2025. No comments/observations were received on the same. The current report filed for the quarter ended June 30, 2025, will be placed before the Board of Directors of the Manager in the upcoming Board Meeting.**

Name & Designation

Sd/-
Saurabh Jain
Company Secretary and Compliance Officer

Note: Information at Table I and II above need to be necessarily given in 1st quarter of each financial year. However, if there is no change of information in subsequent quarter(s) of that financial year, this information may not be given by the Manager and instead a statement "same as previous quarter" may be given.

ANNEXURE I of Report on Governance to be submitted by the Manager on quarterly basis

1. Name of REIT — Brookfield India Real Estate Trust
2. Name of the Manager — Brookprop Management Services Private Limited
3. Quarter ending — September 30, 2025

I. Composition of Board of Directors of the Manager

Title (Mr./ Ms.)	Name of the Director	PAN$ & DIN	Category (Chairperson/ Non-Independent / Independent / Nominee)&	Initial Date of Appointment	Date of Reappointment	Date of Cessation	Tenure*	No. of directorships in all Managers /Investment Managers of REIT / InvIT and listed entities, including this Manager	No. of Independent directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	Number of memberships in Audit/ Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1	Number of posts of Chairperson in Audit / Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1
Mr.	Ankur Gupta	PAN- AETPG8871Q DIN- 08687570	Chairman, Non-Executive Director/Non-Independent Director	March 2, 2020	-	-	-	2	Nil	4	Nil
Mr.	Alok Aggarwal	PAN- ACSPA9693D DIN- 00009964	Chief Executive Officer and Managing Director/ Non-Independent Director	February 12, 2024	-	-	-	1	Nil	1	Nil
Mr.	Thomas Jan Sucharda	PAN- NA DIN- 10084995	Non-Executive Director/Non-Independent Director	March 30, 2023	-	-	-	1	Nil	Nil	Nil
Mr.	Shailesh Vishnubhai Haribhakti	PAN- AAAPH0574L DIN- 00007347	Non-Executive Independent Director	August 31, 2020	August 31, 2022	-	61 months	6	5	5	5
Ms.	Akila Krishnakumar	PAN- AAUPK1138R DIN- 06629992	Non-Executive Independent Director	August 31, 2020	August 31, 2022	-	61 months	5	5	4	1
Mr.	Rajnish Kumar	PAN- AIJPK9858M DIN- 05328267	Non-Executive Independent Director	March 30, 2023	March 30, 2025	-	30 months	4	4	5	2
Mr.	Keki Minoo Mistry	PAN- AAFPM0331B DIN- 00008886	Non-Executive Independent Director	June 23, 2025	-	-	3 months	5	3	6	4
Mr.	Rachit Kothari	PAN- BWTPK8645P DIN- 08565120	Non-Executive Director/Non-Independent Director	June 23, 2025	-	-	-	1	Nil	2	Nil

Whether Regular chairperson appointed – **Yes**

Whether Chairperson is related to managing director or CEO – **No**

$PAN of any director would not be displayed on the website of Stock Exchange.

&Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

*to be filled only for Independent Director. Tenure would mean total period from which Independent director is serving on Board of directors of the Manager in continuity without any cooling off period.

Note 1-

Please note that Mr. Shailesh Vishnubhai Haribhakti an independent director also holds position of membership in five (5) committees of unlisted public companies and including one position of chairmanship. Accordingly, the total number of membership held by Mr. Shailesh Vishnubhai Haribhakti across all public companies whether listed or not and in Managers/Investment Manager of REIT/ InvIT is ten (10) and chairmanship in listed entity is five (5).

Mr. Keki Minoo Mistry independent director also holds position of membership in one (1) committee of unlisted public company. Accordingly, the total number of membership held by Mr. Keki Minoo Mistry across all public companies whether listed or not and in Managers/Investment Manager of REIT/ InvIT is six (6) and chairmanship in listed entity is four (4).

II. *Composition of Committees

Name of Committee	Whether Regular chairperson appointed	Name of Committee members	Category (Chairperson/Non-Independent/Independent /Nominee) &	Date of Appointment	Date of Cessation
1. Audit Committee	Yes	1. Mr. Shailesh Vishnubhai Haribhakti	Chairperson – Non-Executive Independent Director	September 26, 2020	-
		2. Ms. Akila Krishnakumar	Member - Non-Executive Independent Director	September 26, 2020	-
		3. Mr. Rajnish Kumar	Member – Non-Executive Independent Director	March 30, 2023	-
		4. Mr. Keki Minoo Mistry	Member – Non-Executive/Independent Director	June 23, 2025	
		5. Mr. Ankur Gupta	Member - Non-Executive/Non-Independent Director	September 26, 2020	-
		6. Mr. Rachit Kothari	Member - Non-Executive/Non-Independent Director	June 23, 2025	
2. Nomination & Remuneration Committee	Yes	1. Ms. Akila Krishnakumar	Chairperson - Non-Executive Independent Director	September 26, 2020	-
		2. Mr. Shailesh Vishnubhai Haribhakti	Member - Non-Executive Independent Director	September 26, 2020	-
		3. Mr. Rajnish Kumar	Member – Non-Executive Independent Director	March 31, 2023	-
		4. Mr. Keki Minoo Mistry	Member – Non-Executive/Independent Director	June 23, 2025	-
		5. Mr. Ankur Gupta	Member – Non-Executive/ Non-Independent Director	June 23, 2025	-
3. Risk Management Committee	Yes	1. Mr. Ankur Gupta	Chairman - Non-Executive/Non-Independent Director	March 30, 2023	-
		2. Mr. Shailesh Vishnubhai Haribhakti	Member - Non-Executive Independent Director	March 30, 2023	-
		3. Ms. Akila Krishnakumar	Member - Non-Executive Independent Director	March 30, 2023	-
		4. Mr. Alok Aggarwal	Member - Chief Executive Officer and Managing Director / Non-Independent Director	March 30, 2023	-
		5. Mr. Amit Jain	Member - Chief Financial Officer	May 9, 2024	-
4. Stakeholders Relationship Committee	Yes	1. Ms. Akila Krishnakumar	Chairperson - Non-Executive Independent Director	March 30, 2023	-
		2. Mr. Ankur Gupta	Member – Non-Executive /Non-Independent Director	September 26, 2020	-
		3. Mr. Alok Aggarwal	Member – Chief Executive Officer and Managing Director / Non-Independent Director	February 12, 2024	-
		4. Mr. Rachit Kothari	Member - Non-Executive/Non-Independent Director	June 23, 2025	-
5. CSR & Sustainability Committee Meeting	Yes	1. Ms. Akila Krishnakumar	Chairperson - Non-Executive Independent Director	September 26, 2020	-
		2. Mr. Ankur Gupta	Member – Non-Executive/Non- Independent Director	September 26, 2020	-
		3. Mr. Alok Aggarwal	Member – Chief Executive Officer and Managing Director / Non-Independent Director	February 12, 2024	-

&Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

*The details of only permanent committees of the board are given above.

III. Meetings of Board of Directors

Date(s) of Meeting (if any) in the previous quarter	Date(s) of Meeting (if any) in the relevant quarter	Whether requirement of Quorum met* Yes / No	Number of Directors present*	Number of independent directors present*	Maximum gap between any two consecutive meetings (in number of days)
05.05.2025	-	NA	NA	NA	The gap between the board meetings held on 05.05.2025 and 23.06.2025 was 48 days (excluding the date of meetings)
23.06.2025	01.08.2025	Yes	8	4	The gap between the board meetings held on 23.06.2025 and 01.08.2025 was 38 days (excluding the date of meetings)

* to be filled in only for the current quarter meetings

IV. Meetings of Committees

Date(s) of meeting of the committee in the relevant quarter	Whether requirement of Quorum met (details)* Yes / No	Number of Directors present*	Number of independent directors present*	Date(s) of meeting of the committee in the previous quarter	Maximum gap between any two consecutive meetings (in number of days) **
Audit Committee					
-	-	-	-	05.05.2025	The gap between the board meetings held on 05.05.2025 and 23.06.2025 was 48 days (excluding the date of meetings.
01.08.2025	Yes	6	4	23.06.2025	The gap between the two consecutive committee meetings held 23.06.2025 and 01.08.2025 was 38 days (excluding the date of meetings)
Stakeholder Relationship Committee Meeting					
-	-	-	-	05.05.2025	The gap between the board meetings held on 05.05.2025 and 23.06.2025 was 48 days (excluding the date of meetings.
01.08.2025	Yes	4	1	23.06.2025	The gap between the two consecutive committee meetings held 23.06.2025 and 01.08.2025 was 38 days (excluding the date of meetings)
Nomination And Remuneration Committee Meeting					
No meeting held during the relevant quarter	-	-	-	23.06.2025	Not Applicable, as there was no Nomination and Remuneration Committee Meeting held in relevant quarter.
CSR & Sustainability Committee Meeting					
01.08.2025	Yes	3	1	05.05.2025	The gap between the two consecutive committee meetings held on 01.08.2025 and 05.05.2025 was 87 days (excluding the date of meetings)
Risk Management Committee Meeting					
No meeting held during the relevant quarter	NA	NA	NA	05.05.2025	Not Applicable, as there was no Risk Management Committee Meeting held in relevant quarter.

* to be filled in only for the current quarter meetings.

**This information has to be mandatorily given for audit committee and risk management committee. For rest of the committees, giving this information is optional.

Note 2: Composition of Risk Management Committee includes 4 (four) directors (including 2 Independent Directors) and 1 (one) Senior Management, as mentioned in point no. 3 of Table II – Composition of Committee.

V. Affirmations

1. The composition of Board of Directors is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
2. The composition of the following committees is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014
   a. Audit Committee - **Yes**
   a. Nomination & Remuneration Committee - **Yes**
   b. Stakeholders Relationship Committee - **Yes**
   c. Risk management committee - **Yes**
3. The committee members have been made aware of their powers, role and responsibilities as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - Yes
4. The meetings of the board of directors and the above committees have been conducted in the manner as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. – **Yes**
5. This report and/or the report submitted in the previous quarter has been placed before the Board of Directors of the Manager. Any comments/observations/advice of the board of directors may be mentioned here – **Yes, the previous report, filed for the quarter ended June 30, 2025 was placed before the Board of Directors of the Manager, at their meeting held on August 1, 2025. No comments/observations were received on the same. The current report filed for the quarter ended September 30, 2025, will be placed before the Board of Directors of the Manager in the upcoming Board Meeting.**

Name & Designation

Sd/-
Saurabh Jain
Company Secretary and Compliance Officer

Note: Information at Table I and II above need to be necessarily given in 1st quarter of each financial year. However, if there is no change of information in subsequent quarter(s) of that financial year, this information may not be given by the Manager and instead a statement "same as previous quarter" may be given.

ANNEXURE I of Report on Governance to be submitted by the Manager on quarterly basis

1. Name of REIT Brookfield India Real Estate Trust
2. Name of the Manager Brookprop Management Services Private Limited
3. Quarter ending December 31, 2025

I. Composition of Board of Directors of the Manager

Title (Mr./ Ms.)	Name of the Director	PAN$ & DIN	Category (Chairperson/ Non-Independent / Independent / Nominee)&	Initial Date of Appointment	Date of Reappointment	Date of Cessation	Tenure*	No. of directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	No. of Independent directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	Number of memberships in Audit/ Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1	Number of posts of Chairperson in Audit / Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1
Mr.	Ankur Gupta	PAN- AETPG8871Q DIN- 08687570	Chairman, Non-Executive Director/Non-Independent Director	March 2, 2020	-	-	-	2	Nil	4	Nil
Mr.	Alok Aggarwal	PAN- ACSPA9693D DIN- 00009964	Chief Executive Officer and Managing Director/ Non-Independent Director	February 12, 2024	-	-	-	1	Nil	1	Nil
Mr.	Thomas Jan Sucharda	PAN- NA DIN- 10084995	Non-Executive Director/Non-Independent Director	March 30, 2023	-	-	-	1	Nil	Nil	Nil
Mr.	Shailesh Vishnubhai Haribhakti	PAN- AAAPH0574L DIN- 00007347	Non-Executive Independent Director	August 31, 2020	August 31, 2022	-	64 months	6	5	5	5
Ms.	Akila Krishnakumar	PAN- AAUPK1138R DIN- 06629992	Non-Executive Independent Director	August 31, 2020	August 31, 2022	-	64 months	5	5	4	1
Mr.	Rajnish Kumar	PAN- AIJPK9858M DIN- 05328267	Non-Executive Independent Director	March 30, 2023	March 30, 2025	-	33 months	4	4	5	2

Title (Mr./ Ms.)	Name of the Director	PAN$ & DIN	Category (Chairperson/ Non-Independent / Independent / Nominee)&	Initial Date of Appointment	Date of Reappointment	Date of Cessation	Tenure*	No. of directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	No. of Independent directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	Number of memberships in Audit/ Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1	Number of posts of Chairperson in Audit / Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1
Mr.	Keki Minoo Mistry	PAN- AAFPM0331B DIN- 00008886	Non-Executive Independent Director	June 23, 2025	-	-	6 months	5	3	6	4
Mr.	Rachit Kothari	PAN- BWTPK8645P DIN- 08565120	Non-Executive Director/Non-Independent Director	June 23, 2025	-	-	-	1	Nil	2	Nil

Whether Regular chairperson appointed – **Yes**

Whether Chairperson is related to managing director or CEO – **No**

$PAN of any director would not be displayed on the website of Stock Exchange.

&Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

*to be filled only for Independent Director. Tenure would mean total period from which Independent director is serving on Board of directors of the Manager in continuity without any cooling off period.

Note 1-

Please note that Mr. Shailesh Vishnubhai Haribhakti an independent director also holds position of membership in five (5) committees of unlisted public companies. Accordingly, the total number of membership held by Mr. Shailesh Vishnubhai Haribhakti across all public companies whether listed or not and in Managers/Investment Manager of REIT/ InvIT is ten (10).

Mr. Keki Minoo Mistry independent director also holds position of membership in one (1) committee of unlisted public company. Accordingly, the total number of membership held by Mr. Keki Minoo Mistry across all public companies whether listed or not and in Managers/Investment Manager of REIT/ InvIT is seven (7).

II. *Composition of Committees

Name of Committee	Whether Regular chairperson appointed	Name of Committee members	Category (Chairperson/Non-Independent/Independent / Nominee) &	Date of Appointment	Date of Cessation
1. Audit Committee	Yes	1. Mr. Shailesh Vishnubhai Haribhakti	Chairperson – Non-Executive Independent Director	September 26, 2020	-
		2. Ms. Akila Krishnakumar	Member - Non-Executive Independent Director	September 26, 2020	-
		3. Mr. Rajnish Kumar	Member – Non-Executive Independent Director	March 30, 2023	-
		4. Mr. Keki Minoo Mistry	Member – Non-Executive/Independent Director	June 23, 2025	
		5. Mr. Ankur Gupta	Member - Non-Executive/Non-Independent Director	September 26, 2020	-
		6. Mr. Rachit Kothari	Member - Non-Executive/Non-Independent Director	June 23, 2025	
2. Nomination & Remuneration Committee	Yes	1. Ms. Akila Krishnakumar	Chairperson - Non-Executive Independent Director	September 26, 2020	-
		2. Mr. Shailesh Vishnubhai Haribhakti	Member - Non-Executive Independent Director	September 26, 2020	-
		3. Mr. Rajnish Kumar	Member – Non-Executive Independent Director	March 31, 2023	-
		4. Mr. Keki Minoo Mistry	Member – Non-Executive/Independent Director	June 23, 2025	-
		5. Mr. Ankur Gupta	Member – Non-Executive/ Non-Independent Director	June 23, 2025	-
3. Risk Management Committee	Yes	1. Mr. Ankur Gupta	Chairman - Non-Executive/Non-Independent Director	March 30, 2023	-
		2. Mr. Shailesh Vishnubhai Haribhakti	Member - Non-Executive Independent Director	March 30, 2023	-
		3. Ms. Akila Krishnakumar	Member - Non-Executive Independent Director	March 30, 2023	-
		4. Mr. Alok Aggarwal	Member - Chief Executive Officer and Managing Director / Non-Independent Director	March 30, 2023	-
		5. Mr. Amit Jain	Member - Chief Financial Officer	May 9, 2024	-
4. Stakeholders Relationship Committee	Yes	1. Ms. Akila Krishnakumar	Chairperson - Non-Executive Independent Director	March 30, 2023	-
		2. Mr. Ankur Gupta	Member – Non-Executive /Non-Independent Director	September 26, 2020	-
		3. Mr. Alok Aggarwal	Member – Chief Executive Officer and Managing Director / Non-Independent Director	February 12, 2024	-
		4. Mr. Rachit Kothari	Member - Non-Executive/Non-Independent Director	June 23, 2025	-
5. CSR & Sustainability Committee Meeting	Yes	1. Ms. Akila Krishnakumar	Chairperson - Non-Executive Independent Director	September 26, 2020	-
		2. Mr. Ankur Gupta	Member – Non-Executive/Non- Independent Director	September 26, 2020	-
		3. Mr. Alok Aggarwal	Member – Chief Executive Officer and Managing Director / Non-Independent Director	February 12, 2024	-

&Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

*The details of only permanent committees of the board are given above.

III. Meetings of Board of Directors

Date(s) of Meeting (if any) in the previous quarter	Date(s) of Meeting (if any) in the relevant quarter	Whether requirement of Quorum met* Yes / No	Number of Directors present*	Number of independent directors present*	Maximum gap between any two consecutive meetings (in number of days)
01.08.2025	04.11.2025	Yes	8	4	The gap between the board meetings held on 04.11. 2025 and 01.08.2025 was 94 days (excluding the date of meetings)

* to be filled in only for the current quarter meetings

IV. Meetings of Committees

Date(s) of meeting of the committee in the relevant quarter	Whether requirement of Quorum met (details)* Yes / No	Number of Directors present*	Number of independent directors present*	Date(s) of meeting of the committee in the previous quarter	Maximum gap between any two consecutive meetings (in number of days) **
Audit Committee					
04.11. 2025	Yes	6	4	01.08.2025	The gap between the two consecutive committee meetings held 04.11.2025 and 01.08.2025 was 94 days (excluding the date of meetings)
Stakeholder Relationship Committee Meeting					
04.11. 2025	Yes	4	1	01.08.2025	The gap between the two consecutive committee meetings held 04.11.2025 and 01.08.2025 was 94 days (excluding the date of meetings)
Nomination And Remuneration Committee Meeting					
04.11. 2025	Yes	5	4	-	Not Applicable, as there was no Nomination and Remuneration Committee Meeting held in previous quarter.
CSR & Sustainability Committee Meeting					
No meeting held during the relevant quarter	-	-	-	01.08.2025	Not Applicable, as there was no CSR & Sustainability Committee Meeting held in relevant quarter.
Risk Management Committee Meeting					
04.11.2025	Yes	4	2	-	There was no Risk Management Committee meeting held in previous quarter. The gap between the two consecutive committee meetings held 04.11.2025 and 05.05.2025 was 182 days (excluding the date of meetings)

* to be filled in only for the current quarter meetings.

**This information has to be mandatorily given for audit committee and risk management committee. For rest of the committees, giving this information is optional.

Note 2: Composition of Risk Management Committee includes 4 (four) directors (including 2 Independent Directors) and 1 (one) Senior Management, as mentioned in point no. 3 of Table II – Composition of Committee.

V. Affirmations

1. The composition of Board of Directors is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
2. The composition of the following committees is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014
   a. Audit Committee - **Yes**
   b. Nomination & Remuneration Committee - **Yes**
   c. Stakeholders Relationship Committee - **Yes**
   d. Risk management committee - **Yes**
3. The committee members have been made aware of their powers, role and responsibilities as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
4. The meetings of the board of directors and the above committees have been conducted in the manner as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. – **Yes**

5. This report and/or the report submitted in the previous quarter has been placed before the Board of Directors of the Manager. Any comments/observations/advice of the board of directors may be mentioned here – **Yes, the previous report, filed for the quarter ended September 30, 2025 was placed before the Board of Directors of the Manager, at their meeting held on November 04, 2025. No comments/observations were received on the same. The current report filed for the quarter ended December 31, 2025, will be placed before the Board of Directors of the Manager in the upcoming Board Meeting.**

Name & Designation

Sd/-.
Saurabh Jain
Company Secretary and Compliance Officer

Note: Information at Table I and II above need to be necessarily given in 1st quarter of each financial year. However, if there is no change of information in subsequent quarter(s) of that financial year, this information may not be given by the Manager and instead a statement "same as previous quarter" may be given.

ANNEXURE I OF REPORT ON GOVERNANCE TO BE SUBMITTED BY THE MANAGER ON QUARTERLY BASIS

1. Name of REIT — Brookfield India Real Estate Trust
2. Name of the Manager — Brookprop Management Services Private Limited
3. Quarter ending — March 31, 2026

I. Composition of Board of Directors of the Manager

Title (Mr./ Ms.)	Name of the Director	PAN$ & DIN	Category (Chairperson/ Non-Independent / Independent / Nominee) &	Initial Date of Appointment	Date of Reappointment	Date of Cessation	Tenure*	No. of directorships in all Managers /Investment Managers of REIT / InvIT and listed entities, including this Manager	No. of Independent directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	Number of memberships in Audit/ Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1	Number of posts of Chairperson in Audit / Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1
Mr.	Ankur Gupta	PAN- AETPG8871Q DIN- 08687570	Chairman, Non-Executive Director/Non-Independent Director	March 2, 2020	-	-	-	2	Nil	4	Nil
Mr.	Alok Aggarwal	PAN- ACSPA9693D DIN- 00009964	Chief Executive Officer and Managing Director/ Non-Independent Director	February 12, 2024	-	-	-	1	Nil	1	Nil
Mr.	Thomas Jan Sucharda	PAN- NA DIN- 10084995	Non-Executive Director/Non-Independent Director	March 30, 2023	-	-	-	1	Nil	Nil	Nil
Mr.	Shailesh Vishnubhai Haribhakti	PAN- AAAPH0574L DIN- 00007347	Non-Executive Independent Director	August 31, 2020	August 31, 2022	-	67 months	6	5	5	5
Ms.	Akila Krishnakumar	PAN- AAUPK1138R DIN- 06629992	Non-Executive Independent Director	August 31, 2020	August 31, 2022	-	67 months	5	5	4	1
Mr.	Rajnish Kumar	PAN- AIJPK9858M DIN- 05328267	Non-Executive Independent Director	March 30, 2023	March 30, 2025	-	36 months	4	4	5	2
Mr.	Keki Minoo Mistry	PAN- AAFPM0331B DIN- 00008886	Non-Executive Independent Director	June 23, 2025	-	-	9 months	5	3	6	4
Mr.	Rachit Kothari	PAN- BWTPK8645P DIN- 08565120	Non-Executive Director/Non-Independent Director	June 23, 2025	-	-	-	1	Nil	2	Nil

Whether Regular chairperson appointed – **Yes**

Whether Chairperson is related to managing director or CEO – **No**

$PAN of any director would not be displayed on the website of Stock Exchange.

&Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

*to be filled only for Independent Director. Tenure would mean total period from which Independent director is serving on Board of directors of the Manager in continuity without any cooling off period.

Note 1-

Please note that:

Mr. Shailesh Vishnubhai Haribhakti an independent director also holds position of membership in five ⑤ committees of unlisted public companies. Accordingly, the total number of membership held by Mr. Shailesh Vishnubhai Haribhakti across all public companies whether listed or not and in Managers/Investment Manager of REIT/ InvIT is ten (10).

Mr. Rajnish Kumar an independent director also holds position of membership and chairmanship in one (1) committees of unlisted public companies. Accordingly, the total number of membership and chairmanship held by Mr. Rajnish Kumar across all public companies whether listed or not and in Managers/Investment Manager of REIT/ InvIT is Six (6) and three (3).

Mr. Keki Minoo Mistry independent director also holds position of membership in one (1) committee of unlisted public company. Accordingly, the total number of membership held by Mr. Keki Minoo Mistry across all public companies whether listed or not and in Managers/Investment Manager of REIT/ InvIT is seven (7).

II. *Composition of Committees

Name of Committee	Whether Regular chairperson appointed	Name of Committee members	Category (Chairperson/Non-Independent/Independent /Nominee) &	Date of Appointment	Date of Cessation
1. Audit Committee	Yes	1. Mr. Shailesh Vishnubhai Haribhakti	Chairperson – Non-Executive Independent Director	September 26, 2020	-
		2. Ms. Akila Krishnakumar	Member - Non-Executive Independent Director	September 26, 2020	-
		3. Mr. Rajnish Kumar	Member – Non-Executive Independent Director	March 30, 2023	-
		4. Mr. Keki Minoo Mistry	Member – Non-Executive/Independent Director	June 23, 2025	
		5. Mr. Ankur Gupta	Member - Non-Executive/Non-Independent Director	September 26, 2020	-
		6. Mr. Rachit Kothari	Member - Non-Executive/Non-Independent Director	June 23, 2025	
2. Nomination & Remuneration Committee	Yes	1. Ms. Akila Krishnakumar	Chairperson - Non-Executive Independent Director	September 26, 2020	-
		2. Mr. Shailesh Vishnubhai Haribhakti	Member - Non-Executive Independent Director	September 26, 2020	-
		3. Mr. Rajnish Kumar	Member – Non-Executive Independent Director	March 31, 2023	-
		4. Mr. Keki Minoo Mistry	Member – Non-Executive/Independent Director	June 23, 2025	-
		5. Mr. Ankur Gupta	Member – Non-Executive/ Non-Independent Director	June 23, 2025	-
3. Risk Management Committee	Yes	1. Mr. Ankur Gupta	Chairman - Non-Executive/Non-Independent Director	March 30, 2023	-
		2. Mr. Shailesh Vishnubhai Haribhakti	Member - Non-Executive Independent Director	March 30, 2023	-
		3. Ms. Akila Krishnakumar	Member - Non-Executive Independent Director	March 30, 2023	-
		4. Mr. Alok Aggarwal	Member - Chief Executive Officer and Managing Director / Non-Independent Director	March 30, 2023	-
		5. Mr. Amit Jain	Member - Chief Financial Officer	May 9, 2024	-
4. Stakeholders Relationship Committee	Yes	1. Ms. Akila Krishnakumar	Chairperson - Non-Executive Independent Director	March 30, 2023	-
		2. Mr. Ankur Gupta	Member – Non-Executive /Non-Independent Director	September 26, 2020	-
		3. Mr. Alok Aggarwal	Member – Chief Executive Officer and Managing Director / Non-Independent Director	February 12, 2024	-
		4. Mr. Rachit Kothari	Member - Non-Executive/Non-Independent Director	June 23, 2025	-
5. CSR & Sustainability Committee Meeting	Yes	1. Ms. Akila Krishnakumar	Chairperson - Non-Executive Independent Director	September 26, 2020	-
		2. Mr. Ankur Gupta	Member – Non-Executive/Non- Independent Director	September 26, 2020	-
		3. Mr. Alok Aggarwal	Member – Chief Executive Officer and Managing Director / Non-Independent Director	February 12, 2024	-

&Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

*The details of only permanent committees of the board are given above.

III. Meetings of Board of Directors

Date(s) of Meeting (if any) in the previous quarter	Date(s) of Meeting (if any) in the relevant quarter	Whether requirement of Quorum met* Yes / No	Number of Directors present*	Number of independent directors present*	Maximum gap between any two consecutive meetings (in number of days)
04.11.2025	29/01/2026	Yes	8	4	The gap between the board meetings held on 29.01. 2026 and 04.11.2025 was 85 days (excluding the date of meetings)
-	12/03/2026	Yes	7	4	The gap between the board meetings held on 12.03. 2026 and 29.01.2026 was 41 days (excluding the date of meetings)
-	31/03/2026	Yes	6	3	The gap between the board meetings held on 31.03. 2026 and 12.03.2026 was 18 days (excluding the date of meetings)

* to be filled in only for the current quarter meetings

IV. Meetings of Committees

Date(s) of meeting of the committee in the relevant quarter	Whether requirement of Quorum met (details)* Yes / No	Number of Directors present*	Number of independent directors present*	Date(s) of meeting of the committee in the previous quarter	Maximum gap between any two consecutive meetings (in number of days) **
Audit Committee					
29/01/2026	Yes	6	4	04.11.2025	The gap between the two consecutive committee meetings held 29.01.2026 and 04.11.2025 was 85 days (excluding the date of meetings)
12/03/2026	Yes	6	4	-	The gap between the board meetings held on 12.03. 2026 and 29.01.2026 was 41 days (excluding the date of meetings)
Stakeholder Relationship Committee Meeting					
29/01/2026	Yes	4	1	04.11. 2025	The gap between the two consecutive committee meetings held 29.01.2026 and 04.11.2025 was 85 days (excluding the date of meetings)
12/03/2026	Yes	4	1	-	The gap between the board meetings held on 12.03. 2026 and 29.01.2026 was 41 days (excluding the date of meetings)
Nomination And Remuneration Committee Meeting					
31/03/2026	Yes	4	3	04.11. 2025	The gap between the two consecutive committee meetings held 31.03.2026 and 04.11.2025 was 146 days (excluding the date of meetings)
CSR & Sustainability Committee Meeting					
12.03.2026	-	-	-	No meeting held during the previous quarter	Not Applicable, as there was no CSR & Sustainability Committee Meeting held in previous quarter.
Risk Management Committee Meeting					
No meeting held during the relevant quarter				04.11.2025	There was no Risk Management Committee meeting held in relevant quarter, as 210 days has not been elapsed since the last meeting of Risk Management Committee.

* to be filled in only for the current quarter meetings.

**This information has to be mandatorily given for audit committee and risk management committee. For rest of the committees, giving this information is optional.

Note **2:** Composition of Risk Management Committee includes 4 (four) directors (including 2 Independent Directors) and 1 (one) Senior Management, as mentioned in point no. 3 of Table II – Composition of Committee.

V. Affirmations

1. The composition of Board of Directors is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
2. The composition of the following committees is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014
    a. Audit Committee - **Yes**
    b. Nomination & Remuneration Committee - **Yes**
    c. Stakeholders Relationship Committee - **Yes**
    d. Risk management committee - **Yes**
3. The committee members have been made aware of their powers, role and responsibilities as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
4. The meetings of the board of directors and the above committees have been conducted in the manner as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. – **Yes**
5. This report and/or the report submitted in the previous quarter has been placed before the Board of Directors of the Manager. Any comments/observations/advice of the board of directors may be mentioned here – **Yes, the previous report, filed for the quarter ended December 31, 2025 was placed before the Board of Directors of the Manager, at their meeting held on January 29, 2026. No comments/observations were received on the same. The current report filed for the quarter ended March 31, 2026, will be placed before the Board of Directors of the Manager in the upcoming Board Meeting.**

Name & Designation

Sd/-
Saurabh Jain
Company Secretary and Compliance Officer

Note: Information at Table I and II above need to be necessarily given in 1st quarter of each financial year. However, if there is no change of information in subsequent quarter(s) of that financial year, this information may not be given by the Manager and instead a statement "same as previous quarter" may be given.

ANNEXURE II
PART B

I. Disclosure on website of REIT.

Item	Compliance status (Yes/No/NA) refer note below	If Yes provide link to website. If No / NA provide reasons
a) Details of business	Yes	https://www.brookfieldindiareit.in/about-us
b) Financial information including complete copy of the Annual Report including Balance Sheet, Profit and Loss Account, etc.	Yes	Financial Information – https://www.brookfieldindiareit.in/results#Results Annual/Half Yearly report - https://www.brookfieldindiareit.in/annual-report#Annual-Report
c) Contact information of the designated officials of the company who are responsible for assisting and handling investor grievances	Yes	https://www.brookfieldindiareit.in/investor-contacts#Investor-Contacts
d) Email ID for grievance redressal and other relevant details	Yes	https://www.brookfieldindiareit.in/investor-contacts#Investor-Contacts
e) Information, report, notices, call letters, circulars, proceedings, etc. concerning units	Yes	https://www.brookfieldindiareit.in/investors
f) All information and reports including compliance reports filed by REIT with respect to units	Yes	https://www.brookfieldindiareit.in/investors https://www.brookfieldindiareit.in/compliance-reports.php#Compliance-Reports.
g) All intimations and announcements made by REIT to the stock exchanges	Yes	https://www.brookfieldindiareit.in/stock-exchange-filings#Stock-Exchange-Filings https://www.brookfieldindiareit.in/investors/stakeholder-information?tab=+Debt+Issue
h) All complaints including SCORES complaints received by the REIT	Yes	https://www.brookfieldindiareit.in/investors/stakeholder-information?tab=Grievance+Management
i) Any other information which may be relevant for the investors	Yes	https://www.brookfieldindiareit.in/
It is certified that these contents on the website of the REIT are correct.		

II Annual Affirmations

Particulars	Regulation Number	Compliance status (Yes/No/NA) refer note below
Independent director(s) have been appointed in terms of specified criteria of 'independence' and / or 'eligibility'	2(1)(qb)	Yes
Board composition	4(2)(e)(iv), 26A, 26B(1)	Yes
Meeting of board of directors	26A	Yes
Quorum of board meeting	26B(2)	Yes
Review of Compliance Reports	26B(3)	Yes
Plans for orderly succession for Appointments	26A	Yes
Code of Conduct	26A	Yes
Minimum Information	26B(4)	Yes
Compliance Certificate	26B(5)	Please note that the Compliance Certificate will be submitted at the time of approval of the financial statements for the year ended March 31, 2026. Compliance Certificate for the financial year ended March 31, 2025, was placed before the Board of Directors in their meeting held on May 5, 2025.
Risk Assessment & Management	26A	Yes
Performance Evaluation of Independent Directors	26A	Yes
Recommendation of Board	26B(6)	Yes

Particulars	Regulation Number	Compliance status (Yes/No/NA) refer note below
Composition of Audit Committee	26A	Yes
Meeting of Audit Committee	26A	Yes
Composition of Nomination & Remuneration Committee	26A	Yes
Quorum of Nomination and Remuneration Committee meeting	26A	Yes
Meeting of Nomination & Remuneration Committee	26A	Yes
Composition of Stakeholder Relationship Committee	26A	Yes
Meeting of Stakeholder Relationship Committee	26A	Yes
Composition and role of Risk Management Committee	26A	Yes
Meeting of Risk Management Committee	26A	Yes
Vigil Mechanism	26C	Yes
Approval for related party Transactions	19(5), 19(7), 22(5)(a)	Yes, as applicable
Disclosure of related party transactions	19(1)	Yes
Annual Secretarial Compliance Report	26D	As per SEBI REIT Regulations, the Manager shall submit a secretarial compliance report given by a practicing company secretary to the stock exchanges within sixty days from the end of each financial year. Please note that the secretarial compliance report for FY2025-26 will be submitted with stock exchanges within the prescribed timelines. The secretarial compliance report for FY 2024-25 was submitted with stock exchange on May 28, 2025
Alternate Director to Independent Director	26A	NA
Maximum Tenure of Independent Director	26A	5 years
Meeting of independent directors	26A	Yes
Familiarization of independent directors	26A	Yes
Declaration from Independent Director	26A	Yes
Directors and Officers insurance	26A	Yes
Memberships in Committees	26A	Yes
Affirmation with compliance to code of conduct from members of Board of Directors and Senior management Personnel	26A	Yes
Policy with respect to Obligations of directors and senior management	26A	Yes

Note 1 In the column "Compliance Status", compliance or non-compliance may be indicated by Yes/No/N.A. For example, if the Board has been composed in accordance with the requirements of REIT Regulations, "Yes" may be indicated. Similarly, in case the REIT has no related party transactions, the words "N.A." may be indicated.

2 If status is "No" details of non-compliance may be given here.

3 If the Manager would like to provide any other information the same may be indicated here.

Name & Designation

Sd/-
Saurabh Jain
Company Secretary and Compliance Officer

ANNEXURE II
PART C

Affirmations

Broad heading	Regulation Number	Compliance status (Yes/No /NA) refer note below
Copy of annual report of the REIT including balance sheet, profit and loss account, governance report, secretarial compliance report displayed on Website	26D, 26E and SEBI Master Circular dated July 11, 2025	Yes (Refer note 3A below)
Presence of Chairperson of Audit Committee at the Annual Meeting of Unitholders	26A	Yes (Refer note 3B below)
Presence of Chairperson of the nomination and remuneration committee at the Annual Meeting of Unitholders	26A	Yes (Refer note 3B below)
Presence of Chairperson of the Stakeholder Relationship committee at the Annual Meeting of Unitholders	26A	Yes (Refer note 3B below)
Whether "Governance Report" and "Secretarial Compliance Report" disclosed in Annual Report of the REIT	26D and 26E	Yes for March 31, 2026 Annual report (Refer note 3C below)

Note

1 In the column "Compliance Status", compliance or non-compliance may be indicated by Yes/No/N.A.

2 If status is "No" details of non-compliance may be given here.

3 If the Manager would like to provide any other information the same may be indicated here.

3A. The above affirmation on the status of compliance with regard to copy of annual report on the website of the Brookfield India REIT is provided for the year ended March 31, 2025. The Annual Report of March 31, 2026 is under preparation and the same will be displayed on the website, once it is sent to the unitholders and stock exchanges with in the timelines provided under SEBI (Real Estate Investment Trust) Regulations 2014 ("**REIT Regulation**"). Further, the balance sheet, profit and loss account, compliance on governance report, secretarial compliance report is already displayed on Website, separately, however, the same will also form part of the Annual Report of March 31, 2026, once the same is circulated to the unitholders and stock exchanges within the timelines provided under the REIT Regulations.

3B. The above affirmations on the status of compliance with regard to presence of chairperson of audit committee, nomination & remuneration committee and stakeholder's relationship committee in the annual meeting of Brookfield India Real Estate Trust ("**Brookfield India REIT**"),is given with respect to the fifth annual meeting of Unitholders of Brookfield India REIT held on July 25, 2025. As pursuant to the provisions of REIT Regulation, Annual Meeting of unitholders of REIT should be conducted within 120 days from the end of financial year and the timeline for submission of this Part C of Compliance Report on Corporate Governance is within three months from the end of financial year. The affirmation on compliance upto June 30, 2026 cannot be given for any compliance which will be done in the month of July, 2026, as in our case, Brookfield India REIT is proposing to convene the sixth annual meeting of its unitholders in the month of July, 2026. Since, we have to file the Part C of Compliance report on Corporate Governance on or before June 30, 2026, we are giving the above affirmation based on the previous year ended March 31, 2025. We affirm to ensure the compliance of Regulation 26A of REIT Regulations for the sixth annual meeting of unitholders.

3C. As per the provisions of REIT Regulation, the Brookprop Management Services Private Limited (acting as Manager of Brookfield India REIT) is required to submit the Annual Report to the unitholders of REIT within three months from end of financial year and the timeline for submission of this Part C of Compliance Report on Corporate Governance is within three months from the end of financial year and moreover, the same is also to be attached with the Annual Report. So, it is not possible to attach the Part C of Compliance Report on Corporate Governance with the Annual Report of March 31, 2026, without filing it with the stock exchanges on or before June 30, 2026.

Since, pursuant to the applicability of the provisions, Manager is required to annex the Compliance Report on Corporate Governance and Annual Secretarial Compliance Report in the Annual Report for the financial year ended March 31, 2026, and we are in the process of finalizing the Annual Report of March 31, 2026 the Corporate Governance and Annual Secretarial Compliance Report will be attached and submitted to the unitholders on or before June 30, 2026 as part of the Annual Report of March 31, 2026, accordingly, we are giving above affirmations in respect of Compliance Report on Corporate Governance and Annual Secretarial Compliance Report based on the previous financial year ended March 31, 2025.

Name & Designation

Sd/-
Saurabh Jain
Company Secretary and Compliance Officer

ANNEXURE III

DISTRIBUTION POLICY

Effective Date	This policy on distribution ("**Distribution Policy**" or "**Policy**") shall come into effect from February 16, 2021.
Approval Date	September 26, 2020, August 7, 2024 and January 29, 2026
Approved By	Board of Directors of Brookprop Management Services Private Limited ("**Manager**") in its capacity as the manager of the Brookfield India Real Estate Trust (the "**Brookfield REIT**" or "**REIT**")
Total pages	6

1. Overview

In accordance with the provisions of Regulation 18 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, this Distribution Policy aims to outline the distribution framework in relation to the Brookfield REIT to be adopted by board of directors of the Manager ("**Board**").

2. Applicability

This Distribution Policy is applicable to the Manager, the Brookfield REIT, the Asset SPVs, Holdco in connection with the distributions of the Brookfield REIT.

3. Definitions

"**Applicable Law**" means any statute, law, regulation, ordinance, rule, judgement, order, decree, bye-law, approval of any governmental agency, directive, guideline, policy, requirement or other government restriction or any similar form of decision of or determination by, or any interpretation having the force of law of any of the foregoing governmental agency having jurisdiction, applicable to any party, in force from time to time, including but not limited to the REIT Regulations.

"**Asset SPVs**" shall collectively mean, Candor Kolkata One Hi-Tech Structures Private Limited, Shantiniketan Properties Private Limited, Festus Properties Private Limited and any other special purpose vehicles which may form part of the Brookfield REIT or investments by the Brookfield REIT under Regulation 18⑤ of the REIT Regulations, as applicable.

"**Board**" shall mean the board of directors of the Manager.

"**Brookfield REIT**" / "**REIT**" shall mean the Brookfield India Real Estate Trust.

"**Distribution Policy**" /"**Policy**" shall mean this policy on distribution, as amended from time to time.

"**HoldCo**" shall mean a holdco/ holding company as defined under the Regulation 2(1)(qa) of the REIT Regulations.

"**Manager**" shall mean Brookprop Management Services Private Limited.

"**REIT Regulations**" shall mean SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended from time to time and circulars, notifications or guidelines issued by SEBI from time to time.

"**SEBI**" shall mean Securities and Exchange Board of India.

"**Unit**" shall mean an undivided beneficial interest in the Brookfield REIT, and such Units together represent the entire beneficial interest in the Brookfield REIT.

"**Unitholders**" shall mean any person who holds any Unit of the Brookfield REIT.

4. Distribution Mechanism

a. The net distributable cash flows of Brookfield REIT are based on the cash flows generated from Brookfield REIT's assets.

b. All REIT Distributions shall be made in accordance with Regulation 18(16) of the REIT Regulations.

c. In terms of the REIT Regulations, not less than 90% of the net distributable cash flows of the Asset SPVs are required to be distributed to Brookfield REIT, in proportion of its shareholding in the Asset SPV, subject to applicable provisions of the Companies Act, 2013. Presently, cash flows receivable by Brookfield REIT may be in the form of dividends, interest income, principal loan repayment, proceeds of any capital reduction or buyback from the Asset SPVs, sale proceeds out of disposal of investments of any or assets directly/ indirectly held by Brookfield REIT or as specifically permitted under the Trust Deed or in such other form as may be permissible under the Applicable Laws.

d. The Manager shall declare and distribute at least 90% of the net distributable cash flows of Brookfield REIT as distributions ("REIT Distributions") to the Unitholders. Such REIT Distributions shall be declared and made once every quarter of a financial year. Further, in accordance with the REIT Regulations, REIT Distributions shall be made within five working days from the record date[1].

[1]Pursuant to the clause 5 of the policy, the above clause 4.d is substituted in accordance with the amendment made under regulation 18(16)(c) of REIT Regulations vide Securities and Exchange Board of India (Real Estate Investment Trusts) (Third Amendment) Regulations, 2024 dated September 26, 2024 by SEBI.

e. The REIT Distributions, when made, shall be made in Indian Rupees.

f. The REIT Distributions shall be made by electronic fund transfer or by such other manner of payment in accordance with Applicable Law;

g. The form, frequency and amount of future REIT Distributions on the Units will depend on the earnings, financial position and results of operations of the Brookfield REIT, as well as contractual restrictions, provisions of Applicable Law, or any other force majeure events.

h. Presently, the net distributable cash flows shall be calculated as per Annexure A of this Policy, as may be amended by the Manager from time to time in accordance with Applicable Laws.

i. The Manager shall maintain records for at least seven years, pertaining to distribution declared and made to the Unitholders.

j. If any property is sold by the Brookfield REIT or its Asset SPVs or if the equity shares or interest in the Asset SPVs is sold by the Brookfield REIT, and the Brookfield REIT proposes not to invest the sales proceeds made into any other property, within a period of one year, it shall be required to distribute not less than 90% of the sales proceeds in accordance with the REIT Regulations.

k. If any property is sold by the Brookfield REIT or its Asset SPVs or if the equity shares or interest in the Asset SPVs is sold by the Brookfield REIT, and if the Brookfield REIT proposes to invest the sales proceeds made into any other property, it shall not be required to distribute proceeds from such sale to the Unitholders of the Brookfield REIT.

l. In terms of the REIT Regulations, if the distribution is not made within 5 working days from the record date[2] the Manager shall be liable to pay an interest to the Unitholders at the rate of 15% per annum until the distribution is made. Such interest shall not be recovered in the form of fees or any other form payable to the Manager by Brookfield REIT.

m. In the event of dissolution of the Brookfield REIT, all of the assets of the Brookfield REIT or the proceeds therefrom shall be distributed or used as follows and in the following order of priority:

(i) First, towards the payment of the debts and liabilities of the Brookfield REIT, including without limitation of any statutory dues of the Brookfield REIT and also any statutory dues and amounts due to the Trustee (including but not limited to trustee remuneration), the Manager, or a service provider to the Brookfield REIT and any expenses incurred for the dissolution of the Brookfield REIT;

(ii) Second, towards the setting up of any reserves which the Trustee (on the advice of the Manager) or the authority in-charge of winding up of the affairs of the Brookfield REIT may deem reasonably necessary for any contingent or unforeseen liabilities or obligations of the Brookfield REIT; and

(iii) Third, to the Unitholders in ratio of their Unitholding.

n. Deduction of taxes:

(i) The Trustee shall, subject to advice of the Manager, make any deductions of taxes, cess, fees, charges, assessments and duties that may be required to be deducted or withheld under Applicable Law before making any payment to any Unitholder, whether by way of distribution, redemption of any Units or otherwise. However, the Manager shall be responsible for deducting all types of taxes and deposit with the relevant governmental agency as per the Applicable Law.

(ii) The Trustee or the Manager, as the case may be, shall not be liable to account to any Unitholder or otherwise for any payment made or suffered by the Trustee or the Manager in good faith to any duly empowered revenue authority for taxes or other charges in any way arising out of or relating to any transactions of whatsoever nature under these presents, notwithstanding that any such payment ought not to be or need not have been made or suffered.

o. In the event of formulation and adoption of a HoldCo structure by the Brookfield REIT, the distribution of net distributable cash flows by the Holdco to the Brookfield REIT shall be undertaken in accordance with the terms of the REIT Regulations and will be subject to applicable provisions of the Companies Act, 2013.

5. Amendment of the Policy

Notwithstanding the above, this Policy will stand amended to the extent of any change in Applicable Laws without any action of the Manager or approval of the Unitholders. The Board reserves the right to amend or modify this Policy, in whole or in part, from time to time, in accordance with Applicable Law.

[2]Pursuant to the clause 5 of the policy, the above clause 4.l is substituted in accordance with the amendment made under regulation 18(16)(c) of REIT Regulations vide Securities and Exchange Board of India (Real Estate Investment Trusts) (Third Amendment) Regulations, 2024 dated September 26, 2024 by SEBI.

ANNEXURE A

Calculation of net distributable cash flows at each Asset SPVs level & CIOP

Particulars
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (refer note 1 and 9 below) (relevant in case of HoldCos)
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or – (refer note 2)
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years (refer note 10)
NDCF for HoldCo/SPV's

Calculation of net distributable cash flows at the Brookfield REIT level

Particulars
Cashflows from operating activities of the Trust
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework (refer note 1 and 9 below)
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18©, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss account of the Trust
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the Trust operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or – (refer note 2)
(-) any capital expenditure on existing assets owned / leased by the REIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years (refer note 10)
NDCF at Trust Level

Brookprop Management Services Private Limited

ANNEXURE IV

Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

BALANCE SHEET AS AT 31 MARCH 2026

Particulars	Notes	As at 31 March 2026	As at 31 March 2025
ASSETS			
Non-current assets			
Property, plant and equipment	3	-	1.02
Non current tax assets (net)	4	8.64	15.27
Deferred tax assets (net)	9	11.06	2.43
Total non-current assets		**19.70**	**18.72**
Current assets			
Financial assets			
- Trade receivables	6.1	45.62	32.85
- Cash and cash equivalents	6.2 (a)	611.59	110.82
- Other bank balances	6.2 (b)	59.80	332.34
- Other financial assets	6.3	2.20	189.92
Other current assets	7	3.42	5.26
Total current assets		**722.63**	**671.19**
TOTAL ASSETS		**742.33**	**689.91**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	8.1	10.70	10.70
Other equity	8.2	710.42	607.11
Total equity		**721.12**	**617.81**
Liabilities			
Non-current liabilities			
Provisions	10	2.61	2.20
Total non-current liabilities		**2.61**	**2.20**
Current liabilities			
Financial liabilities			
- Trade payables	11		
a) Total outstanding dues of micro enterprises and small enterprises		0.42	0.39
b) Total outstanding dues of creditors other than micro enterprises and small enterprises		5.14	16.50
- Other financial liabilities	12	3.21	12.66
Other current liabilities	13	7.66	38.88
Provisions	14	2.17	1.47
Total current liabilities		**18.60**	**69.90**
Total liabilities		**21.21**	**72.10**
TOTAL EQUITY AND LIABILITIES		**742.33**	**689.91**
Material accounting policies	2		

The accompanying notes from note 1 to 35 form an integral part of these financial statements.
As per our report of even date attached

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
Firm Registration No. 117366W/W-100018

Anand Subramanian
Partner
Membership No.110815
Place : Mumbai
Date : 11 May 2026

For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited

Ankur Gupta
Director
DIN No. 08687570
Place : Mumbai
Date : 11 May 2026

Alok Aggarwal
Chief Executive Officer & Managing Director
DIN No. 00009964
Place : Mumbai
Date : 11 May 2026

Saurabh Jain
Company Secretary
Place : Mumbai
Date : 11 May 2026

Amit Jain
Chief Financial officer
Place : Mumbai
Date : 11 May 2026

Brookprop Management Services Private Limited

Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2026

Particulars	Notes	For the year ended 31 March 2026	For the year ended 31 March 2025
Income			
Revenue from operations	15	149.82	106.55
Other income	16	35.36	239.80
Total income		**185.18**	**346.35**
Expenses			
Finance costs	17	-	25.04
Employee benefits expense	18	39.62	53.43
Depreciation expense	19	1.02	95.92
Other expenses	20	32.72	58.01
Total expenses		**73.36**	**232.40**
Profit before tax		111.82	113.95
Tax expense:			
Current tax			
- for current year	9	24.73	17.11
- for earlier years	9	(7.05)	-
Deferred tax	9	(8.77)	22.15
Profit for the year		**102.91**	**74.69**
Other comprehensive income/(loss)			
Items that will not be reclassified to profit or loss			
- Remeasurement of defined benefit obligations		0.54	(0.37)
- Income tax related to items that will not be reclassified to profit or loss		(0.14)	0.09
Other comprehensive income/(loss) for the year		**0.40**	**(0.28)**
Total comprehensive income for the year		**103.31**	**74.41**
Earnings per equity share (nominal value of equity share ₹ 10 (previous year ₹ 10) each)	26		
Basic (in ₹)		96.18	69.81
Diluted (in ₹)		96.18	69.81
Material accounting policies	2		

The accompanying notes from note 1 to 35 form an integral part of these financial statements.
As per our report of even date attached

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
Firm Registration No. 117366W/W-100018

Anand Subramanian
Partner
Membership No.110815
Place : Mumbai
Date : 11 May 2026

For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited

Ankur Gupta
Director
DIN No. 08687570
Place : Mumbai
Date : 11 May 2026

Alok Aggarwal
Chief Executive Officer & Managing Director
DIN No. 00009964
Place : Mumbai
Date : 11 May 2026

Saurabh Jain
Company Secretary
Place : Mumbai
Date : 11 May 2026

Amit Jain
Chief Financial officer
Place : Mumbai
Date : 11 May 2026