Corporate Governance Report

I. BROOKFIELD INDIA REIT'S PHILOSOPHY ON CORPORATE GOVERNANCE

Brookfield India REIT is India's 100% institutionally managed public commercial real estate vehicle, sponsored by an affiliate of Brookfield Corporation (formerly known as Brookfield Asset Management Inc), whose asset management business is one of the world's leading alternative asset managers, with over US$ 1.2T of assets under management, which is listed on the New York Stock Exchange and Toronto Stock Exchange.

The corporate governance framework with respect to Brookfield India REIT is implemented by the Manager and reflects a rigorous approach to corporate governance, taking into account the interests of Unitholders while leveraging on the strong track record of high standards of governance established by the Brookfield Group.

The governance structure and philosophy of Brookfield India REIT is based on the following pillars that enable it to align and commensurately represent the interests of all our stakeholders:

- Entirely performance-linked fee structure for the Manager;
- Balanced board composition of the Manager between independent and Brookfield directors;
- Robust related party transaction and conflicts policy in place to facilitate arms-length evaluation of acquisition and divestment decisions, in line with global best practices and "majority of minority" approvals required;
- Commitment to ESG practices including installation of health infrastructure, focus on sustainability initiatives and activities that have a positive impact on the communities in which we operate; and
- Anti-bribery and anti-corruption policies in line with international standards.

II. Governance Framework

Brookfield India REIT is committed to highest standards of ethics, integrity, transparency and regulatory compliance which provides Brookfield India REIT a distinctive differentiator. We ensure this through a robust corporate governance framework that guides our actions and priorities, helps protect the interests of all stakeholders and drives our stewardship.

Overview:

Brookfield India REIT was settled as a contributory, determinate and irrevocable trust and is registered as a real estate investment trust, pursuant to the REIT Regulations, having registration number IN/REIT/20-21/0004.

Brookfield India REIT is regulated by various provisions of the REIT Regulations and Listing Regulations, etc. and circulars issued by the SEBI from time to time, the Trust Deed, Debenture Trust Deed and the Investment Management Agreement.

Manager:

Brookprop Management Services Private Limited, which is part of the Brookfield Group, has been appointed as the manager of Brookfield India REIT in accordance with the REIT Regulations. It is a private limited company incorporated in India on March 21, 2018, under the provisions of the Companies Act, 2013 with a corporate identification number U74999MH2018FTC306865. The Manager's role is to manage Brookfield India REIT and its assets in accordance with the Trust Deed, the Investment Management Agreement and the REIT Regulations in the interests of Unitholders.

Trustee:

Axis Trustee Services Limited is the trustee to Brookfield India REIT. The Trustee is a registered intermediary with SEBI under the SEBI (Debenture Trustees) Regulations, 1993, as amended, as a debenture trustee having registration number IND000000494 which is valid until suspended or cancelled. The Trustee is a wholly owned subsidiary of Axis Bank Limited. The Trustee is responsible to act on behalf and in the interest of the Unitholders. The Trustee is not an Associate of either of the Sponsors or the Manager.

IDBI Trusteeship Services Limited is the Debenture Trustee to Brookfield India REIT. The Debenture Trustee is a registered intermediary with SEBI under the SEBI (Debenture Trustees) Regulations, 1993, as amended, as a debenture trustee having registration number IND000000460 which is valid until suspended or cancelled. The Debenture Trustee is responsible to act on behalf and in the interest of the NCDs Holders. The Debenture Trustee is not an Associate of either of the Sponsors or the Manager.

TRUSTEE	MANAGER	MANAGER'S BOARD OF DIRECTORS	COMMITTEES OF THE BOARD OF DIRECTORS	KEY MANAGEMENT TEAM
Axis Trustee Services Limited (Trustee to Brookfield India REIT) IDBI Trusteeship Services Limited (Trustee to NCD Holders)	Brookprop Management Services Private Limited	50% Independent Directors	Audit Committee, Nomination and Remuneration Committee, Stakeholders Relationship Committee, CSR & Sustainability Committee, Risk Management Committee Investment Committee	Chief Executive Officer and Managing Director, Chief Financial Officer, Key Personnel under REIT Regulation, Compliance Officer

Compliance with Regulations:

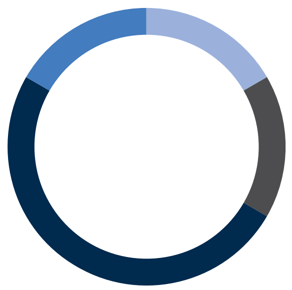
For the year ended March 31, 2026, the Manager and Brookfield India REIT have complied with the provisions of the Trust Deed, Debenture Trust Deed the REIT Regulations, governing laws and the corporate governance policies.

III. BOARD OF DIRECTORS OF THE MANAGER

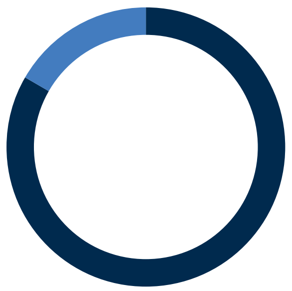
The composition of the Board is in conformity with Regulation 26B of the REIT Regulations read with Section 149 of the Companies Act, 2013 and the Rules made thereunder. The Board of the Manager comprises optimum mix of Executive, Non-Executive Directors and Independent Directors, including Independent Woman Director from diverse background possessing considerable experience and expertise. As on March 31, 2026, the Board of Manager comprises eight (8) Directors, out of which seven (7) directors are Non-Executive Directors including four (4) Independent Director and one (1) Chief Executive Officer & Managing Director under the category of executive director. The profiles of the Director are set forth on page no. 206 to 209 of this report.

The Board is responsible for the overall management and governance of the Manager either directly or through duly constituted committees of the Board of the Manager. The Chief Executive Officer & Managing Director of the Manager and various authorized persons, as authorized by the Board of the Manager are responsible for the day-to-day business operations and the management of the Manager and Brookfield India REIT.

Board Composition



Board Diversity



Changes in the position of Directors / Key Managerial Personnel (KMPs) of the Manager/ Key Personnel of Brookfield India REIT:

Director/ KMP/ Key Personnel	Designation	Change (Appointment/ Re-appointment/ Cessation)	Date of Appointment/ Re-appointment/ Cessation	Tenure Till*
Keki Minoo Mistry	Independent Director	Appointment	June 23, 2025	June 22, 2030
Rachit Kothari	Non-Executive Non-Independent Director	Appointment	June 23, 2025	-
Ankit Gupta	President and Key Personnel	Cessation	May 8, 2025	

Post closure of FY2025-26, Mr. Shashank Jain was appointed as Chief Executive Officer & Managing Director and Key Personnel under REIT Regulations. w.e.f. July 1, 2026. Further, Ms. Charu Thapar, Executive Vice President, Operations and Mr. Gaurav Bhatia, Executive Vice President, Leasing, were appointed as Key Personnels, under REIT Regulations, w.e.f April 1, 2026.

As at March 31, 2026, the composition and other details of Board of the Manager are provided hereunder:

Particulars	Mr. Ankur Gupta	Mr. Alok Aggarwal	Mr. Thomas Jan Sucharda	Mr. Rachit Kothari	Mr. Shailesh Vishnubhai Haribhakti	Mr. Keki Minoo Mistry	Ms. Akila Krishnakumar	Mr. Rajnish Kumar
Composition and category of directors	Chairman Non-Executive Non-Independent Director	Chief Executive Officer and Managing Director	Non-Executive Non-Independent Director	Non-Executive Non-Independent Director	Non-Executive Independent Director	Non-Executive Independent Director	Non-Executive Independent Director	Non-Executive Independent Director
Initial Date of Appointment	March 2, 2020	February 12, 2024	March 30, 2023	June 23, 2025	August 31, 2020	June 23, 2025	August 31, 2020	March 30, 2023
Date of Re-appointment	-	-	-		August 31, 2022		August 31, 2022	March 30, 2025
Number of directorships in other companies[1]	3	2	1	7	18	9	5	10
No. of membership/ Chairmanship in other committees in which a director is a member or chairperson[2]	Member: 4 Chairperson: NIL	Member: 1 Chairperson: Nil	Member: Nil Chairperson: Nil	Member: 2 Chairperson: NIL	Member: 10 Chairperson: 5	Member: 7 Chairperson: 4	Member: 4 Chairperson: 1	Member: 6 Chairperson: 3
Names of the listed entities where the person is a director and the category of directorship	Given below	None	None	None	Given Below	Given Below	Given Below	Given Below
Disclosure of relationships between directors inter-se	None of the directors are related to each other							
Number of units held by non-executive directors	Nil	Nil	Nil	Nil	Nil	3,50,000	Nil	Nil

[1]Details presented above is after taking into account the disclosures furnished by the Directors in the first Board meeting of the financial year 2026-27 and the number of directorship stated above includes directorship in Public Companies and Private Companies and excludes Foreign Companies and Companies under Section 8 of Companies Act, 2013 ("Act").

[2]Number of Chairperson and Memberships mentioned above includes position held as Member/Chairperson only in the Audit Committees and Stakeholders' Relationship Committee of all the Manager of REITs including the Manager of Brookfield India REIT, Listed Companies and other Public Companies. Further, based on the disclosures received from the directors, we hereby confirm that, none of the directors on the Board of Manager is a Member of more than Ten Committees across all Listed Companies, Public Companies and Manager of REITs, Chairman/ Chairperson of not more than 5 committees across all listed entities and any REIT, in which he/ she is a director as specified in Regulation 26(1) of the SEBI Listing Regulations, as applicable to Brookfield India REIT pursuant to Regulation 26A of REIT Regulations.

Details of directorship in other listed entities as on March 31, 2026:

Mr. Ankur Gupta

S. No.	Name of Company	Category of directorship
1	Leela Palaces Hotels & Resorts Limited (formerly known as Schloss Bangalore Limited)	Non Executive Director

Mr. Shailesh Vishnubhai Haribhakti

S. No.	Name of Company	Category of directorship
1	Adani Power Limited	Independent Director
2	Bajaj Electricals Limited	Non-Executive Independent Director
3	Protean E-Gov Technologies Limited	Non-Executive Chairman & Director
4	TVS Motor Company Limited	Independent Director
5	Swiggy Limited	Independent Director

Ms. Akila Krishnakumar:

S. No.	Name of Company	Category of directorship
1	Matrimony.Com Limited	Independent Director
2	TTK Prestige Limited	Independent Director
3	Hitachi Energy India Limited	Independent Director
4	IndusInd Bank Limited	Independent Director

Mr. Rajnish Kumar:

S. No.	Name of Company	Category of directorship
1	Larsen and Toubro Limited	Independent Director
2	Hero MotoCorp Limited	Independent Director
3	Ambuja Cements Limited	Independent Director

Mr. Keki Minoo Mistry:

S. No.	Name of Company	Category of directorship
1	HDFC Life Insurance Company Limited	Chairman
2	Tata Consultancy Services Limited	Independent Director
3	The Great Eastern Shipping Company Limited	Independent Director
4.	HDFC Bank Limited	Non - Executive Director (Interim Part Time Chairman)

All the Independent Directors appointed on the board of Manager are in compliance with the provisions of Companies Act, 2013, SEBI Listing Regulation (to the extent of its applicability) and REIT Regulations.

The Manager has received declaration from the Independent Directors confirming that they meet the criteria of independence as prescribed under Section 149(6) of the Act, Regulation 16(1)(b) of the SEBI Listing Regulations and Regulation 2(1)(qb) of REIT Regulations.

The Board is of the opinion that the Independent Directors fulfill the conditions specified in the Act and the SEBI Listing Regulations and that they are independent of the management

IV. Composition of the Board and its Committees

The composition of the Board and committees of the Board as on March 31, 2026 is provided below:

Name	Designation	Board	Audit Committee	Nomination & Remuneration Committee	Stakeholders Relationship Committee	CSR & Sustainability Committee	Risk Management Committee	Investment Committee**
Mr. Ankur Gupta	Non-Executive Non-Independent Director, Chairman	C	M	M	M	M	C	M
Mr. Alok Aggarwal	Chief Executive Officer & Managing Director	M	NA	NA	M	M	M	NA
Mr. Thomas Jan Sucharda	Non-Executive Non-Independent Director	M	NA	NA	NA	NA	NA	NA
Mr. Rachit Kothari	Non-Executive Non-Independent Director	M	M	NA	M	NA	NA	M
Ms. Akila Krishnakumar	Non-Executive Independent Director	M	M	C	C	C	M	NA
Mr. Shailesh Vishnubhai Haribhakti	Non-Executive Independent Director	M	C	M	NA	NA	M	NA
Mr. Rajnish Kumar	Non-Executive Independent Director	M	M	M	NA	NA	NA	M
Mr. Keki Minoo Mistry	Non-Executive Independent Director	M	M	M	NA	NA	NA	C
Mr. Ankit Gupta*	President	NA	NA	NA	NA	NA	M	NA
Mr. Amit Jain	Chief Financial Officer	NA	NA	NA	NA	NA	M	NA

C: Chairperson
M: Member

* Mr. Ankit Gupta ceased to be a members of the Risk Management Committee w.e.f. May 08, 2025

** Investment Committee was constituted by Board of Directors with effect from July 22, 2025.

The Company Secretary acts as the Secretary of the Board and its Committees.

Pursuant to the amendments made by SEBI in REIT Regulations, various provisions of SEBI Listing Regulations were made applicable on Brookprop Management Services Private Limited (acting as manager of Brookfield India REIT) w.e.f June 01, 2023 and accordingly the Manager was required to constitute a Audit Committee, Nomination & Remuneration Committee, Stakeholder Relationship Committee and Risk Management Committee of the Board and the terms of reference of these committee(s) have been prescribed in schedule II of SEBI Listing Regulations.

However, pursuant to issue, offer and listing of units of Brookfield India REIT and for better corporate governance, the Manager's Board of Directors had constituted the above-mentioned committees on September 26, 2020. The Risk Management Committee was constituted on March 30, 2023. The Units of Brookfield India REIT were listed on National Stock Exchange of India Limited and BSE Limited with effect from February 16, 2021.

V. Board and Committee Meetings held during FY 2025-26

	Board Meeting	Audit Committee	Nomination & Remuneration Committee	Stakeholders Relationship Committee	CSR & Sustainability Committee	Risk Management Committee	Investment Committee
No. of meetings held during FY 25-26	**7**	**6**	**3**	**6**	**3**	**2**	**5**
Date of Meetings	05.05.2025	05.05.2025	23.06.2025	05.05.2025	05.05.2025	05.05.2025	01.08.2025
	23.06.2025	23.06.2025	04.11.2025	23.06.2025	01.08.2025	04.11.2025	17.10.2025
	01.08.2025	01.08.2025	31.03.2026	01.08.2025	12.03.2026		30.10.2025
	04.11.2025	04.11.2025		04.11.2025			04.11.2025
	29.01.2026	29.01.2026		29.01.2026			12.03.2026
	12.03.2026	12.03.2026		12.03.2026			
	31.03.2026						

- In addition to the above meetings, the Board of the Manager has also passed circular resolutions of the board / committee from time to time.
- The maximum time gap between any two board meetings and audit committee meetings was not more than one hundred and twenty and the maximun gap between any two consecutive meeting of risk management committee was not more that two hundred and ten days. The necessary quorum was present for all the board and committee meetings.

VI. Attendance for Board and Committee Meetings held during FY 2025-26

	Whether attended AM of Brookfield India REIT held on July 25, 2025	Whether attended EM of Brookfield India REIT held on		Board Meeting (Attended / Entitled)	Audit Committee (Attended / Entitled)	Nomination & Remuneration Committee (Attended / Entitled)	Stakeholders Relationship Committee (Attended / Entitled)	CSR & Sustainability Committee (Attended / Entitled)	Risk Management Committee (Attended / Entitled)	Investment Committee (Attended/ Entitled)
		August 26, 2025	November 28, 2025							
Mr. Ankur Gupta	No	Yes	Yes	7/7	6/6	2/2	6/6	3/3	2/2	4/5
Mr. Thomas Jan Sucharda	No	No	No	4/7	-	-	-	-	-	-
Mr. Rachit Kothari ###	Yes	Yes	Yes	6/6	4/4	-	4/4	-	-	5/5
Mr. Shailesh Vishnubhai Haribhakti	Yes	No	Yes	6/7	6/6	2/3	-	-	2/2	-
Ms. Akila Krishnakumar	Yes	Yes	Yes	7/7	6/6	3/3	6/6	3/3	2/2	-
Mr. Rajnish Kumar	Yes	Yes	Yes	7/7	6/6	3/3	-	-	-	5/5
Mr. Alok Aggarwal	Yes	Yes	Yes	7/7			6/6	3/3	2/2	-
Mr. Keki Minoo Mistry ##	Yes	Yes	No	6/6	4/4	2/2	-	-	-	5/5
Mr. Amit Jain	Yes	Yes	Yes	-	-	-	-	-	2/2	-
Mr. Ankit Gupta#	-	-	-	-	-	-	-	-	0/1	-

#Mr. Ankit Gupta ceased to be the Key Personnel of Manager of REIT w.e.f. May 08, 2025. Further, he ceased to be a member of the Risk Management Committee w.e.f. May 08, 2025.

##Mr. Keki Minoo Mistry was appointed as an Additional Director of Manager of REIT under the category of Independent Director w.e.f. June 23, 2025.

###Mr. Rachit Kothari was appointed as an Additional Director of Manager of REIT under the category of Non - Executive Non Independent Director w.e.f. June 23, 2025.

Notes: Leave of absence granted to the board / committee members who were unable to attend the respective board and / or committee meetings.

Meeting of Independent Directors

During the financial year 2025-26, a separate meeting of independent directors was held on March 12, 2026, without the presence of Non-Independent Directors and the Management and discussed, interalia, the performance of Non-Independent Directors and the Board as a whole and the performance of the Chairperson of the Board of Directors of the Company after taking into consideration the views of Non-Independent Directors.

VII. Board Committees

A. Audit Committee:

66.67%	100%	6
Independent	Attendance	Members

The board of directors of the Manager in their meeting held on June 23, 2025 has re-constituted Audit Committee and Mr. Keki Mistry, Non-Executive Independent Director and Mr. Rachit Kothari, Non-Executive Non-Independent Director were inducted as members of the Audit Committee.

Terms of Reference:

The following are the terms of reference of the Audit Committee.

1. Provide recommendations to the Board regarding any proposed distributions;
2. Overseeing the Brookfield REIT's financial reporting process and disclosure of its financial information to ensure that its financial statements are correct, sufficient and credible;
3. Giving recommendations to the Board regarding appointment, re-appointment and replacement, remuneration and terms of appointment of the statutory auditor of the Brookfield REIT and the audit fee, subject to the approval of the Unitholders;
4. Approving payments to statutory auditors of the Brookfield REIT for any other services rendered by such statutory auditors;
5. Reviewing the annual financial statements and auditor's report thereon of the Brookfield REIT, before submission to the Board for approval, with particular reference to:
    - changes, if any, in accounting policies and practices and reasons for such change;
    - major accounting entries involving estimates based on the exercise of judgment by management;
    - significant adjustments made in the financial statements arising out of audit findings;
    - compliance with listing and other legal requirements relating to financial statements;
    - disclosure of any related party transactions; and
    - qualifications/modified opinions in the draft audit report.
6. Reviewing, with the management, all periodic financial statements, including but not limited to half-yearly and annual financial statements of the Brookfield REIT before submission to the Board for approval;
7. Reviewing, with the management, the statement of uses/application of funds raised through an issue of units by the Brookfield REIT (public issue, rights issue, preferential issue, etc.) and the statement of funds utilised for purposes other than those stated in the offer documents/ notice, and making appropriate recommendations to the Board for follow-up action;
8. Reviewing and monitoring the independence and performance of the statutory auditor of the Brookfield REIT, and effectiveness of audit process;
9. Approval or any subsequent modifications of transactions of the Brookfield REIT with related parties and related party transactions of the SPVs;
10. Reviewing loans and investments of the Brookfield REIT;
11. Reviewing valuation reports required to be prepared under applicable law, periodically, and as required, under applicable law;
12. Evaluating internal financial controls and risk management systems of the Brookfield REIT;
13. Reviewing, with the management, the performance of statutory and internal auditors of the Brookfield REIT, and adequacy of the internal control systems, as necessary;
14. Reviewing the adequacy of internal audit function, if any, of the Brookfield REIT including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
15. Discussing with the internal auditors of Brookfield India REIT of any significant findings and follow up thereon;
16. Reviewing the findings of any internal investigations with respect to the Brookfield REIT into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;

17. Reviewing the procedures put in place by the Manager for managing any conflict that may arise between the interests of the Unitholders, the parties to the Brookfield REIT and the interests of the Manager, including related party transactions, the indemnification of expenses or liabilities incurred by the Manager, and the setting of fees or charges payable out of the Brookfield REIT's assets;
18. Discussing with statutory auditors and valuers prior to commencement of the audit or valuation, respectively, about the nature and scope, as well as post-audit/ valuation discussion to ascertain any area of concern;
19. Reviewing and monitoring the independence and performance of the valuer of the Brookfield REIT;
20. Monitoring the end use of Net Proceeds;
21. Giving recommendations to the Board regarding appointment, re-appointment and replacement, remuneration and terms of appointment of the valuer of the Brookfield REIT;
22. Evaluating any defaults or delay in payment of distributions to the Unitholders or dividends by the Asset SPVs to the Brookfield REIT and payments to any creditors of the Brookfield REIT or the Asset SPVs, and recommending remedial measures;
23. Reviewing the management's discussion and analysis of factors affecting the financial condition and results of operations;
24. Reviewing the statement of all related party transactions, submitted by the management;
25. Reviewing the Management letters/ letters of internal control weaknesses issued by the statutory auditors of the Brookfield REIT;
26. Reviewing the functioning of the whistle blower mechanism;
27. Approval of appointment of chief financial officer/ finance head after assessing the qualifications, experience and background, etc. of the candidate;
28. Reviewing the utilization of loans and/ or advances from/investment by the Brookfield REIT in the Asset SPVs exceeding 10% of the asset size of the Asset SPV, including existing loans / advances / investments;
29. Approving any management information systems or interim financial statements to be submitted by the Brookfield REIT to any Unitholder or regulatory or statutory authority;
30. Approving any reports required to be issued to the Unitholders under the SEBI REIT Regulation;
31. Approving any transaction involving a conflict of interest;
32. Monitoring the implementation of the Agreement(s) to Purchase and ROFO Agreement, on an ongoing basis;
33. Formulating any policy for the Manager as necessary, with respect to its functions, as specified above;
34. Performing such other activities as may be delegated by the Board of the Manager and/ or are statutorily prescribed under any law to be attended to by the Audit Committee;
35. Overseeing the deployment of risk management framework and process;
36. The Audit Committee shall review compliance with the provisions of the insider trading regulations and the insider trading policy and shall verify that the systems for internal control are adequate and are operating effectively;
37. The Compliance Officer shall provide the Audit Committee, all the details of trading in units by the Designated Persons including any violations of the insider trading policy and law;
38. Review the matters required to be included in the director's responsibility statement to be included in the board's report in terms of clause (c) of sub-section (3) of Section 134 of the Companies Act, 2013;
39. Consider and comment on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the listed entity and its shareholders;
40. The appointment, removal and terms of remuneration of the chief internal auditor shall be subject to review by the audit committee.

B. Nomination and Remuneration Committee:

80%	93%	5
Independent	Attendance	Members

The board of directors of the Manager in their meeting held on June 23, 2025 has re-constituted Nomination and Remuneration Committee and Mr. Keki Mistry, Non-Executive Independent Director and Mr. Ankur Gupta, Non-Executive Non-Independent Director were inducted as members of the Nomination and Remuneration Committee.

Terms of Reference:

The following are the terms of reference of Nomination and Remuneration Committee.

1. Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board of the Manager a policy relating to, the remuneration of the directors, key managerial personnel and other employees.
2. Formulation of criteria for evaluation of performance of independent directors and the Board.
3. Devising a policy on Board diversity.
4. Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down and recommend to the Board their appointment and removal and evaluation of director's performance.
5. Determining whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors.
6. Ensuring that the level and composition of remuneration is reasonable and sufficient to attract, retain and motivate directors of the quality required to run the Manager successfully.
7. Endeavour to appoint key employees to replace any key employee within a reasonable period of time and recommend to the Board of the Manager.
8. the policy for nomination of directors on the board of directors of the Asset SPVs (including qualification and experience requirements, compensation model, performance parameters, process for appointment and removal).
9. Carrying out any other function as prescribed under applicable law.
10. Recommend the board, all remuneration, in whatever form, payable to senior management.
11. Performing such other activities as may be delegated by the Board of the Manager and/ or are statutorily prescribed under any law to be attended to by the Nomination and Remuneration Committee.
12. For every appointment of an independent director, the Nomination and Remuneration Committee shall evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Committee may:
    a. use the services of an external agencies, if required;
    b. consider candidates from a wide range of backgrounds, having due regard to diversity; and
    c. consider the time commitments of the candidates

Other Details:

i) Details of remuneration for the year ended March 31, 2026:

The independent directors are paid an overall remuneration of approximately ₹ 55 Lakhs per annum inclusive of sitting fees and commission for attending the board and committee meetings. Apart from receiving the sitting fees and commission, the Independent Directors does not have any pecuniary relationship with the Manager, Brookfield India REIT, SPVs of Brookfield India REIT and Parties to the Brookfield India REIT. In addition to the above, during the financial year ended March 31, 2026, a remuneration (including perquisites) of ~ ₹ 108 Lakhs was paid to Mr. Alok Aggarwal, Chief Executive Officer and Managing Director.

ii) Performance Evaluation

The criteria for evaluation of the performance of independent directors and the Board was formulated by the Nomination & Remuneration Committee ("NRC") in line with the nomination & remuneration policy. The process of board evaluation was approved by the board in their meeting held on September 23, 2021, on the recommendation of the NRC.

The evaluation process included the performance evaluation of the board as a whole, its committees and individual directors.

The evaluation process consists of questionnaires which are based on the guidance note issued by Institute of Company Secretaries of India (ICSI) and Securities and Exchange Board of India.

The parameters of evaluation for evaluating the performance of board and its committees included structure and meetings of the board and committees, minutes, governance and compliance, conflict of interest, stakeholder value and responsibility and board committees. Further the evaluation questionnaire for evaluating performance of individual directors included the participation of director in the meeting, understanding of vision and mission, value addition and quality of discussions at the meeting. The evaluation process is provided below:

Tailored questionnaires prepared and recommended and approved by the NRC and Board

Questionnaire sent to the board members in secured manner for providing responses

Compilation of responses received from directors

Discussion of outcome and feedback of performance evalution in the NRC and Board meetings

C. Stakeholders Relationship Committee:

25%	100%	4
Independent	Attendance	Members

The board of directors of the Manager in their meeting held on June 23, 2025 has re-constituted Stakeholders Relationship Committee and Mr. Rachit Kothari, Non-Executive Non-Independent Director were inducted as members of the Stakeholders' Relationship Committee.

Terms of Reference:

The Terms of Reference of the Stakeholders Relationship Committee are as follows:

1. Consider and resolve grievances of the Unitholders, including complaints related to the transfer/transmission of units, non-receipt of annual report, non-receipt of declared distributions, issue of new/duplicate certificates, general meetings, etc.
2. Review of measures taken for effective exercise of voting rights by Unitholders.
3. Review of any litigation related to Unitholders' grievances.
4. Update Unitholders on acquisition/ sale of assets by the Brookfield REIT and any change in the capital structure of the Asset SPVs.
5. Reporting specific material litigation related to Unitholders' grievances to the Board.
6. Formulating procedure for summoning and conducting meetings of the Unitholders or for seeking the vote of the Unitholders either by calling a meeting or through postal ballot or otherwise.
7. Consider any issue, in the ordinary course of business, which in the opinion of the Sponsor, the Trustee or the Manager, is material and requires the approval of the Unitholders under the SEBI REIT Regulations.
8. Consider any matter on which SEBI or the designated stock exchange requires the approval of Unitholders in accordance with the REIT Regulations.
9. Consider such other administrative, procedural or other matters relating to the administration or management of the affairs of the Brookfield REIT.
10. Approve report on investor grievances, if any, to be submitted to the Trustee by the Manager.
11. Performing such other activities as may be delegated by the Board of the Manager and/ or are statutorily prescribed under any law to be attended to by the Stakeholders' Relationship Committee.
12. Review of adherence to the service standards adopted by the manager entity in respect of various services being rendered by the Registrar & Share Transfer Agent.
13. Review of the various measures and initiatives taken by the manager listed entity for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/ statutory notices by the unitholders of the REIT.

D. CSR & Sustainability Committee:

33.33%	100%	3
Independent	Attendance	Members

The board of directors of the Manager has also constituted a Corporate Social Responsibility Committee of the Board as required under the Act.

Terms of Reference:

The terms of reference of the CSR & Sustainability Committee ("CSR Committee") are in conformity with Section 135 of the Companies Act, 2013 read with the Companies (Corporate Social Responsibility Policy) Rules, 2014.

The Corporate Social Responsibility Committee has formulated and recommended to the Board, a Corporate Social Responsibility Policy ("CSR Policy") indicating the focus areas of Company's CSR activities.

In line with the CSR Policy of the Company, the Company can spend or contribute to support the following programmes:

1. Education & Awareness Programme for underprivileged children and youth
2. Healthcare Programme
3. Rural Development Programme
4. Food relief (eradicating hunger), Health Services and Environmental Sustainability Programme
5. Skill Development Programme
6. Sanitation
7. Women Empowerment Programme

E. Risk Management Committee

40%	91%	5
Independent	Attendance	Members

Terms of Reference:

1. To formulate a detailed risk management policy which shall include:
   a. A framework for identification of internal and external risks specifically faced by the REIT manager, in particular including financial, operational, sectoral, sustainability (particularly, ESG related risks), information, cyber security risks or any other risk as may be determined by the Committee;
   b. Measures for risk mitigation including systems and processes for internal control of identified risks;
   c. Business continuity plan.
2. To ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company.
3. To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems.
4. To periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity.
5. To keep the board of directors informed about the nature and content of its discussions, recommendations and actions to be taken.
6. The appointment, removal and terms of remuneration of the Chief Risk Officer (if any) shall be subject to review by the Risk Management Committee.
7. To prepare, monitor and review the risk management plan and such other functions as it may deem including cyber security.
8. Any other term of reference pursuant to any amendments in REIT Regulations, 2014 and SEBI LODR Regulation, 2015 from time to time basis.

F. Investment Committee

50%	95%	4
Independent	Attendance	Members

The Board of directors of the Manager had constituted Investment Committee on July 22, 2025.

Terms of Reference:

1. To consider, review, evaluate and recommend opportunities with respect to underlying assets/ special purpose vehicle or holding company of Brookfield India REIT including in relation to strategic investment or divestment opportunities and capital partnerships including related party transactions and recommend the same to the Audit Committee/ Board, in accordance with the REIT Regulations and the investment strategy of Brookfield India REIT.
2. To recommend to the Audit Committee/Board, the material terms and conditions of such investment or divestment, including but not limited to amount, percentage of acquisition/divestment, controlling interest, structure, funding options, etc,
3. To consider, review, evaluate and recommend any proposal for raising of funds through the issuance of units or debt securities of Brookfield India REIT, whether in relation to acquisition of assets or otherwise and recommend the same to the Audit Committee/Board for approval.
4. To appoint/engage intermediaries/ third-parties including merchant banker(s), independent valuer(s), advisor(s), chartered accountant(s), custodian(s), consultant(s) including industry consultant(s), banker(s), trustee(s) and/or other professional(s) /intermediaries in connection with acquisition and/sale of asset(s) and fund raising(s) by Brookfield India REIT.
5. To use the services of external agencies and obtain outside legal or independent professional advice, if required in relation to acquisition and/sale of assets and fund raising(s) by Brookfield India REIT.
6. To undertake all functions in relation to protection of unitholders' interest and resolution of any conflicts in connection with any investment/divestment/fund raise including reviewing transactions in this regard.
7. To formulate any policy for the Company as necessary, in relation to its functions, as specified above for recommending to the Board for approval.
8. To perform such other activities as may be necessary and incidental to any of its functions specified above or as delegated by the Board and/ or are statutorily prescribed under any law to be attended by the Investment Committee.

Policies of the Board of Directors of the Manager in relation to Brookfield India REIT

1. Whistleblower Policy
2. Risk management policy
3. Prevention of sexual harassment & redressal and internal complaint committee
4. Policy on unpublished price sensitive information and dealing in units
5. Policy on related party transactions and conflict of interest
6. Investor grievance redressal policy
7. Policy on appointment and removal of auditor and valuer
8. Nomination and remuneration policy
9. Policy for determination of materiality of events / information to be disclosed to the stock exchanges
10. Document archival policy
11. Distribution policy
12. Corporate social responsibility policy
13. Code of conduct and ethics for the management and key employees
14. Borrowing policy
15. Board diversity policy
16. Anti-Bribery and Corruption policy
17. Code of business conduct and ethics
18. Policy for nomination of directors on the board of directors of the Assets SPVs
19. Policy on claiming unpaid or unclaimed distribution
20. Policy on Appointment and Evaluation of Unitholder Nominee Directors
21. Custody policy
22. Anti-Money Laundering policy
23. Policy for claiming unclaimed or unpaid distribution amount for NCDs

As a part of the overall governance framework, the Board of Directors reviews all the codes and policies, in regular intervals.

VIII. Unitholder Meetings:

a. Annual Meeting of the Unitholders of Brookfield India REIT:

The Annual Meeting of the Unitholders of Brookfield India REIT was held as per below details in accordance with the provisions of the REIT Regulations:

Financial Year	Venue	Date	
2023-24	Through Video Conferencing (VC) /Other Audio-Visual Means (OAVM)	July 27, 2023 at 05:00 PM IST	1. To consider, approve and adopt the audited standalone financial statements and audited consolidated financial statements of Brookfield India REIT for the financial year ended March 31, 2023 together with the report of the auditors thereon for the financial year ended March 31, 2023 and the annual report on activities and performance of Brookfield India REIT. 2. To consider, approve and adopt the valuation report issued by Ms. L Anuradha, the valuer, for the valuation of the portfolio as at March 31, 2023. 3. To consider and approve the appointment of Valuer.
2024-25	Through Video Conferencing (VC) /Other Audio-Visual Means (OAVM)	July 23, 2024 at 04:00 PM IST	1. To consider, approve and adopt the audited standalone financial statements and audited consolidated financial statements of Brookfield India REIT for the financial year ended March 31, 2024 together with the report of the auditors thereon for the financial year ended March 31, 2024 and the annual report on activities and performance of Brookfield India REIT. 2. To consider, approve and adopt the valuation report issued by Ms. L Anuradha, the valuer, for the valuation of the portfolio as at March 31, 2024.
2025-26	Through Video Conferencing (VC) / Other Audio-Visual Means (OAVM)	July 25, 2025 at 03:30 PM IST	1. To consider, approve and adopt the audited standalone financial statements and audited consolidated financial statements of Brookfield India REIT for the financial year ended March 31, 2025 together with the report of the auditors thereon for the financial year ended March 31, 2025 and the annual report on activities and performance of Brookfield India REIT. 2. To consider, approve and adopt the valuation report issued by Ms. L Anuradha, the valuer, for the valuation of the portfolio as at March 31, 2025. 3. To Consider and approve the reappointment of and Fees payable to M/S Deloitte Haskins and Sells, Chartered Accountants, as the Statutory Auditors for Second Consecutive Term.

b. Extraordinary Meeting of Brookfield India REIT:

During the FY 2025-26, an Extraordinary Meeting of the Unitholders of Brookfield India REIT was held as per the below details.

Financial Year	Venue	Date	Resolutions passed
2025-26	Through Video Conferencing (VC) / Other Audio-Visual Means (OAVM)	August 26, 2025 at 03:00 PM IST	1. To Consider and approve a Preferential Issue of upto 32,258,065 Units of Brookfield India Real Estate Trust.
	Through Video Conferencing (VC) / Other Audio-Visual Means (OAVM)	November 28, 2025 at 03:00 PM IST	1. To consider and approve the acquisition of Arliga Ecoworld Business Parks Private Limited by Brookfield India Real Estate Trust 2. To consider and approve the raising of funds through an institutional placement(s) of units not exceeding ₹35,000 million in one or more placements.

c. Postal Ballot

Details of special resolution passed through postal ballot, the persons who conducted the postal ballot exercise and details of the voting pattern along with procedure for postal ballot:

During the year under review, no special resolution has been passed through the exercise of postal ballot.

IX. MEANS OF COMMUNICATION

Annual / Half yearly and Valuation reports	In compliance with circulars issued by SEBI from time-to-time soft copies of annual reports/ half yearly reports and valuation reports were sent to the Unitholders on their registered e-mail Ids. Further, the Unitholders whose email Ids were not registered with the depository, separate communications were sent on June 28, 2025, August 04, 2025, November 07, 2025 and March 16, 2026 on their registered address to update their email Ids and refer the annual/ half yearly and valuation reports available on the website of Brookfield India REIT and the stock exchanges. The physical copy of the reports were also dispatched to the Unitholders upon receipt of request for the same. Further, requests were made to unitholders for updating their email Ids in various communications sent to unitholders from time to time.
Quarterly Results and investor presentations/ analyst call updates	The quarterly, half yearly and yearly financial results of Brookfield India REIT are submitted to the Stock Exchanges post they are approved by the Board and are available on the website of Brookfield India REIT https://www.brookfieldindiareit.in together with investor presentations, analysts call updates. An update to unitholders is sent on their registered email Id with respect to the outcome of board meeting including key highlights of the business and weblinks to access the financials, press release, investor presentation and valuation reports etc.
Distribution Advise and tax related form (TDS certificates and form 64B)	TDS certificates, distribution advise with respect to distribution declared by Brookfield India REIT for relevant quarters are sent on registered email Id of the unitholders. Form 64B for financial year is sent through email on the registered email Id of the unitholders. Further, physical copies are also dispatched on the registered address of the unitholders whose email Ids are not updated.
Request letter for claiming unpaid distribution	With a view to reduce the quantum of unpaid distribution lying in the unpaid distribution account, quarterly communications are being sent to unitholders at their registered address and/or email IDs whose distribution is lying unpaid distribution account of Brookfield India REIT, requesting them to update their details and claim the distribution amount.
Website	Brookfield India REIT has a dedicated section on “Investors” on its website https://www.brookfieldindiareit.in/ which encompasses all the information for the investors like financial results, press release, earnings presentation, stock exchange filings, annual reports, half yearly reports and valuation reports etc.

X. General Unitholders’ Information

A. Annual Meeting:

- Date and Time: July 20, 2026, 03:15 PM (IST)

- Venue: As mentioned in the notice of Annual Meeting

B. Financial Year

The Financial year of Brookfield India REIT starts from April 1 and ends on March 31 every year.

C. Distribution payment date:

	Q1 FY26	Q2 FY26	Q3 FY26	Q4 FY26
Quarter ended	June 30, 2025	September 30, 2025	December 31, 2025	March 31, 2026
Period	April 01, 2025 to June 30, 2025	July 01, 2025 to September 30, 2025	October 01, 2025 to December 31, 2025	January 01, 2026 to March 31, 2026
Announcement Date	August 01, 2025	November 04, 2025	January 29, 2026	May 11, 2026
Record Date	August 06, 2025	November 08, 2025	February 3, 2026	May 14, 2026
Distribution per unit (₹)	5.25	5.25	5.40	5.50
Actual Payment Date	August 12, 2025	November 13, 2025	February 9, 2026	May 20, 2026
Due Date of Payment	August 13, 2025	November 14, 2025	February 11, 2026	May 21, 2026

The payment of the above-mentioned distribution was completed within statutory timelines.

Unclaimed Distribution Details

		Category									
Year	Period	Amount lying unclaimed Net of TDS (Net of TDS) (in ₹)[1]	Interest (Net of TDS) (in ₹)	Dividend (in ₹)	Repayment of Capital (in ₹)	Other (in ₹)	Total Amount (Net of TDS) (in ₹)*	No. of Unitholders	Date when amount became due (DD/ MM/ YYYY)[2]	Date when unclaimed amount was transferred to Unpaid Distribution Account[3] (DD/ MM/ YYYY)	Date when amount is to be transferred to IPEF (DD/ MM/YYYY)[4]
2021-22	June	12,244.00	9,090.74	986.5	2,160.16	6.61	12,244.00	11	26-Aug-21	01-Mar-24	01-Mar-31
	September	9,690.00	6,039.36	154.98	3,444.00	51.66	9,690.00	24	25-Nov-21	01-Mar-24	01-Mar-31
	December	7,619.00	4,824.00	162.5	2,583.75	48.75	7,619.00	26	27-Feb-22	01-Mar-24	01-Mar-31
	March	12,596.10	6,725.06	183.47	5,635.15	52.42	12,596.10	44	03-Jun-22	01-Mar-24	01-Mar-31
2022-23	June	14,770.00	6,687.50	183	7,808.00	91.5	14,770.00	74	18-Aug-22	01-Mar-24	01-Mar-31
	September	17,616.60	7,872.12	327.24	9,344.52	72.72	17,616.60	96	23-Nov-22	01-Mar-24	01-Mar-31
	December	45,828.00	19,581.78	961.4	24,996.40	288.42	45,828.00	112	23-Feb-23	01-Mar-24	01-Mar-31
	March	37,351.00	16,174.90	-	20,862.38	313.72	37,351.00	125	03-Jun-23	01-Mar-24	01-Mar-31
2023-24	June	169,014.70	74,126.98	-	93,045.24	1,842.48	169,014.70	153	30-Aug-23	01-Mar-24	01-Mar-31
	September	745,398.80	331,131.79	-	380,485.58	33,781.43	745,398.80	158	22-Nov-23	01-Mar-24	01-Mar-31
	December	113,042.00	49,593.80	-	61,950.40	1,498.80	113,042.00	161	07-Mar-24	05-Mar-24	07-Mar-31
	March	214,746.50	92,943.92	-	118,958.94	2,843.64	214,746.50	219	10-Jun-24	01-Jun-24	10-Jun-31
2024-25	June	111,596.50	41,540.29	13,184.01	55,062.63	1,809.57	111,596.50	160	02-Sep-24	23-Aug-24	02-Sep-31
	September	58,230.80	19,590.38	6,702.93	31,280.34	657.15	58,230.80	128	27-Nov-24	22-Nov-24	27-Nov-31
	December	45,013.10	13,224.95	9,963.45	20,970.69	854.01	45,013.10	121	20-Feb-25	15-Feb-25	20-Feb-32
	March	69,758.50	24,474.82	7,455.24	37,276.20	552.24	69,758.50	104	26-May-25	21-May-25	26-May-32
2025-26	June	32,789.00	11,016.20	4,082.40	17,560.80	129.6	32,789.00	106	25-Aug-25	18-Aug-25	25-Aug-32
	September	45,847.50	15,077.50	7,511.50	22,896.50	362	45,847.50	125	25-Nov-25	20-Nov-25	25-Nov-32
	December	36,011.20	9,825.07	6,460.62	17,869.80	1,855.71	36,011.20	126	19-Feb-26	16-Feb-26	19-Feb-33
	March	4,087,571.00	1,144,030.40	664,183.52	2,234,071.84	45,285.24	4,087,571.00	146	01-Jun-26	27-May-26	01-Jun-33

[1] Including penal interest, if any.

[2] Prior to March 1, 2024, i.e., the date of effectiveness of the Circular No. SEBI/HO/DDHS-RAC-1/P/CIR/2023/177 on 'Procedural framework for dealing with unclaimed amounts lying with Real Estate Investment Trusts (REITs) and manner of claiming such amounts by unitholders' dated November 8, 2023, issued by SEBI ("SEBI Circular"), the due date is the next day post the expiry of 5 working days from the record date as determined by the board of directors of the Manager. Further, with effect from March 1, 2024, the 'date when amount became due' is considered to be the date which falls on the seventh working day from the expiry of 5 working days from the record date determined by the Board of Directors of Manager, in accordance with the SEBI REIT Regulations, SEBI Master Circular dated May 15, 2024 as amended, read with FAQ No. 5 pertaining to 'Procedural framework for Unclaimed or Unpaid Amounts lying with REITs, InvITs and entities having listed non-convertible securities' (FAQs).

[3] For all the unclaimed distribution(s) lying with Brookfield India REIT, prior to March 1, 2024, i.e., the date of effectiveness of the SEBI Circular, from June 30, 2021 till September 30, 2023, the 'date when unclaimed amount was transferred to Unpaid Distribution Account ' has been considered as March 1, 2024. Further, from March 1, 2024, in accordance with FAQ No. 4 of the FAQs, the 'date when unclaimed amount was transferred to Unpaid Distribution Account ' is the date on which an existing account is reclassified as escrow account/unpaid distribution account as per timelines mentioned in S. No. 2 above.

[4] From March 1, 2024 onwards, in terms of clause 1 of Para A of Part II of the SEBI Circular & FAQs, any amount transferred to the Unpaid Distribution Account of a REIT which remains unpaid or unclaimed for a period of seven years from the "due date of such transfer" as mentioned in column no. (F), respectively, shall be transferred by the Manager, along with interest accrued, if any, thereon, to the IPEF within thirty days from the date of expiry of said seven years. Further for all the unclaimed distributions prior to period(s) i.e. from June 30, 2021 to September 30, 2023, "due date of such transfer" shall be March 1, 2024, accordingly all unclaimed distribution lying with Brookfield India REIT for a period June 30, 2021 to September 30, 2023 shall be transferred to IPEF within thirty days from date of expiry of seven years from March 1, 2024.

All the information with respect to the unpaid/unclaimed distribution amount(s) lying with the Brookfield India REIT, as stated above, for the respective quarter(s)/ period(s) are also displayed on the website of Brookfield India REIT. Unitholder may also verify, if there is any unpaid/unclaimed amount due to them and lying in the Unpaid Distribution Account(s) of Brookfield India REIT using the search facility provided on the website of Brookfield India REIT under Stakeholders Information and the same can also be accessed at https://www.brookfieldindiareit.in/investors/stakeholder-information?tab=unclaimed-dstribution-details

There are no unpaid or unclaimed interest amount of NCDs nor there are any unpaid or unclaimed redemption proceeds of NCDs issued by Brookfield India REIT as of March 31, 2026.

D. The name and address of each stock exchange(s) at which the listed entity's securities are listed and a confirmation about payment of annual listing fee to each of such stock exchange(s);

Name of the Exchange	Scrip Code	ISIN
BSE Limited The Corporate Relationship Department, 25th Floor, P J Towers, Dalal Street, Fort, Mumbai – 400 001	543261 977393	INE0FDU25010 ("Units") INE0FDU07018 ("NCDs")
National Stock Exchange of India Limited The Corporate Relationship Department, Exchange Plaza, 5th Floor, Plot no. C/1, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051	BIRET	INE0FDU25010 ("Units")

The annual listing fees to each of the stock exchanges is paid.

E. Market price data- high, low during each month in last financial year

The details of the same are given below on page no. 298 to 300.

F. In case the securities are suspended from trading, the directors report shall explain the reason

Not Applicable

G. Registrar to an issue and share transfer agents

MUFG INTIME INDIA PRIVATE LIMITED (formerly Link Intime India Private Limited)
C 101, 247 Park, L.B.S.Marg, Vikhroli (West), Mumbai - 400083.
Phone No: +91 22 49186000
Email Id: bonds.helpdesk@linkintime.co.in

H. Units transfer system

The Manager to Brookfield India REIT has appointed Registrar and Transfer Agent.

I. Distribution of unitholding

As given below on page no. 300

J. Dematerialization of units and liquidity

Units of Brookfield India REIT are listed, held in demat mode and are liquid

K. Outstanding Global depository receipts or American depository receipts or warrants or any convertible instruments, conversion date and likely impact on equity

Nil

L. Commodity price risk or foreign exchange risk and hedging activities

Not applicable

M. Plant locations

Not Applicable

N. Address for correspondence

1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

O. Credit Ratings

Annual Rating of Brookfield India REIT in terms of REIT Regulations		
Rating Agency	**March 31, 2025**	**March 31, 2026**
CRISIL	Crisil AAA/ Stable	CRISIL AAA/ Stable
ICRA	ICRA AAA/ Stable	ICRA AAA (Stable); Reaffirmed
Credit Rating for Commercial Paper of Brookfield India REIT		
Rating Agency	**March 31, 2025**	**March 31, 2026 (yet to be placed)**
CRISIL	CRISIL A1+	CRISIL A1+ ; Reaffirmed
ICRA	ICRA A1+	ICRA A1+; Reaffirmed
Credit Rating for Non Convertible Debentures:	**March 31, 2025**	**March 31, 2026**
CRISIL	-	CRISIL AAA (Stable); Reaffirmed
ICRA	-	ICRA AAA (Stable); Reaffirmed

XI. UNITHOLDERS

The number of Unitholders of Brookfield India REIT as on March 31, 2026 were 80,809. The detailed category wise break-down of the composition of the Unitholders as on March 31, 2026 is given below:

BROOKFIELD INDIA REAL ESTATE TRUST - UNITHOLDING PATTERN REPORT AS ON MARCH 31, 2026

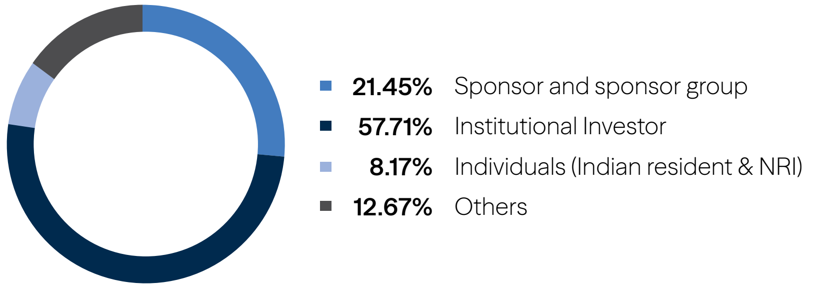
Category	Category of Unit holder	No. of Units Held	As a % of Total Out-standing Units@	No. of units mandatory held		Number of units pledged or otherwise encumbered	
				No. of units mandatory held	As a % of total units held*	No. of units mandatory held	As a % of total units held*
(A)	**Sponsor(s) / Investment Manager / Project Manager(s) and their associates/ related parties**						
(1)	**Indian**						
(a)	Individuals / HUF	-	-	-	-	-	-
(b)	Central/State Govt.	-	-	-	-	-	-
(c)	Financial Institutions/Banks	-	-	-	-	-	-
(d)	Any Other	-	-	-	-	-	-
	Trust	-	-	-	-	-	-
	Bodies Corporates	-	-	-	-	-	-
	Sub-Total (A) (1)	-	-	-	-	-	-
(2)	**Foreign**						
(a)	**Individuals (Non Resident Indians / Foreign Individuals)**	-	-	-	-	-	-
(b)	Foreign government	-	-	-	-	-	-
(c)	Institutions	-	-	-	-	-	-
(d)	Foreign Portfolio Investors	3,387,637	0.45	2,303,200	67.99	-	-
(e)	Any Other (Bodies Corporates)	15,73,92,580	21.00	1,26,96,800	8.07	14,46,95,780	91.93
	Sub-Total (A) ②	**16,07,80,217**	**21.45**	**1,50,00,000**	**9.33**	**14,46,95,780**	**90.00**
	Total unit holding of Sponsor & Sponsor Group (A) = (A)①+(A)②	**16,07,80,217**	**21.45**	**1,50,00,000**	**9.33**	**14,46,95,780**	**90.00**
(B)	**Public Holding**						
(1)	**Institutions**						
(a)	Mutual Funds	181,347,613	24.20				
(b)	Financial Institutions/Banks	12,282,648	1.64				
(c)	Central/State Govt.	-	-				
(d)	Venture Capital Funds	-	-				
(e)	Insurance Companies	96,672,247	12.90				
(f)	Provident/pension funds	4,781,408	0.64				
(g)	Foreign Portfolio Investors	73,396,881	9.79				
(h)	Foreign Venture Capital investors	-	-				
(i)	Any Other (specify)	-	-				
	Foreign Company	35,161,952	4.69				
	Alternative Investment Fund	20,370,323	2.72				
	Systemically Important NBFCs	312,500	0.04				
#	Trust	7,822,580	1.04				
#	Body Corporate	312,500	0.04				
	Sub-Total (B) (1)	**432,460,652**	**57.71**				
(2)	**Non-Institutions**						
(a)	**Central Government/State Governments(s)/President of India**						
(b)	**Individuals**	58,674,545	7.83				
(c)	**NBFCs registered with RBI**	1,838,559	0.25				
(d)	**Any Other (specify)**	-	-				
#	Trusts	49,740	0.01				
	Hindu Undivided Family	1,641,294	0.22				
	Non Resident Indians (Repat)	1,271,600	0.17				
	Non Resident Indians (Non Repat)	1,240,762	0.17				
	Clearing Members	46,879	0.01				
	Bodies Corporates	89,963,536	12.00				
	Body Corporate - Ltd Liability Partnership	1,417,596	0.19				
#	Partnership Firm	-	-				
	Foreign Portfolio Investor (Individual)	133	0.00				
	Sub- Total (B) (2)	**156,144,644**	**20.84**				
	Total Public Unit holding (B) = (B)(1)+(B)(2)	**588,605,296**	**78.55**				
	Total Units Outstanding (C) = (A) + (B)	**749,385,513**	**100.00**				

#Certain unitholders which are Trust, Partnership Firm are categorised as Individual(s)/Body Corporate (acting as Partner in c ase of Partnership Firm/Trustee in case of Trust etc.), in the depository data/benpos data, as their demat account(s) are in the na me of Trustee/Partners which are Individuals/Body Corporates (acting as Partner in case of Partnership Firm/Trustee in case of Trust etc.). However, as per th e records available with Brookfield India REIT, through the recent preferential issue of units and institutional placement of units, we have categorised such Trust(s), Body Corporate(s), Partnership Firm under the head - Institutions as per regulation 2(1)(sa) of SEBI REIT Regulations or under the head - Non-Institution, instead of classifying them as Individuals. Other than this, the categorisation of unitholders in the unitholding pattern is as per the depository data/benpos data.

@The percentage unitholding is rounded off to the nearest multiple.

*The percentage of no. of units mandatory held/ pledged to total units held as provided above, is calculated on the basis of the total no. of units held in the corresponding category in alignment with the disclosures made with National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) in XBRL.

Unitholding Distribution as on March 31, 2026



XII. Other Details:

i. Name and Designation of Compliance Officer:

Mr. Saurabh Jain

Company Secretary & Compliance Officer

ii. Details of Investors' complaints received and redressed during the year i.e., from April 1, 2025 till March 31, 2026 pursuant to Chapter 21 of REIT Master Circular dated July 11, 2025, are as follows:

	All complaints including SCORES complaints	SCORES Complaints
Number of investor complaints pending at the beginning of the year	Nil	Nil
Number of investor complaints received during the year	3[#]	3[#]
Number of investor complaints disposed of during the year.	3[#]	3[#]
Number of investor complaints pending at the end of the year.	Nil	Nil
Average time taken for redressal of complaints for the year	1 working day*	1 working day*

[#] Out of three (3) Compliant(s), one (1) complaintwas received through SCORES Portal of Indian REIT Association relating to Brookfield India REIT and other two (2) complaints were received on SCORES portal of Brookfield India REIT which were inadvertently filed by the Complainant. Upon receipt of email from complainant for withdrawing above complaints, the action taken report was filed by Brookfield India REIT on SCORES portal and the complaints were closed.

*Average time taken (considered working day) for redressal of complaint has been taken from date of receipt of complaint from such unitholder(s) through Indian REITs Association/SEBI SCORES Portal till the date of submission of reply to such unitholder(s) through Indian REITs Association /SEBI SCORES portal.

Unitholders Grievance Redressal Management

Unitholders sends request/ lodge grievances through

- SEBI Scores Portal of Brookfield India REIT and Indian REITs Association
- Stock Exchange(s)
- Manager
- Registrar & Share Transfer Agent
- SEBI

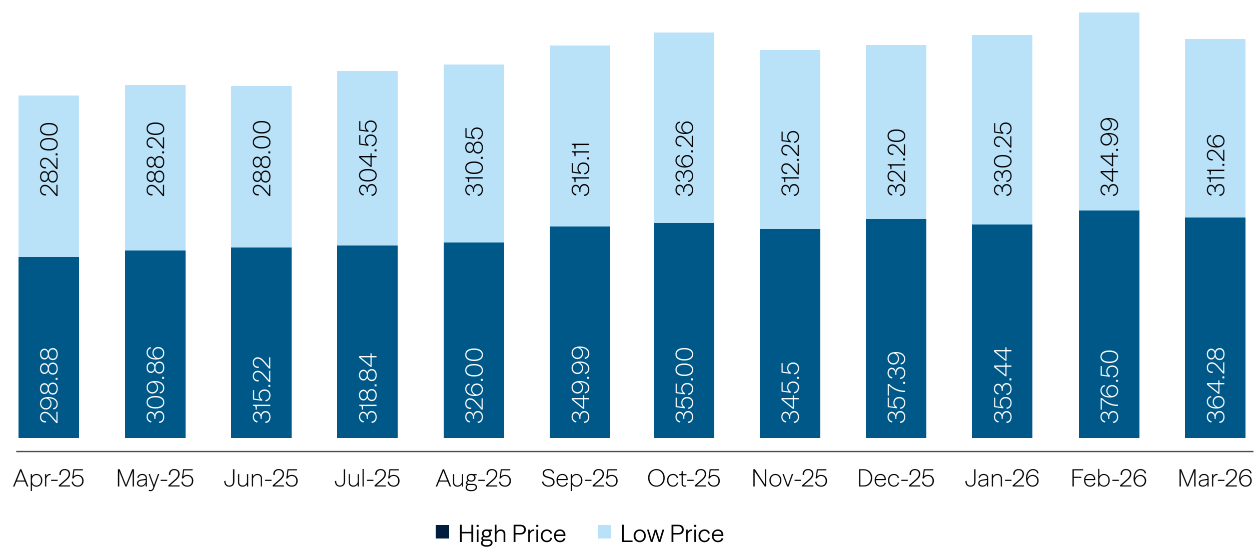
Resolved by the RTA or directly by the Manager

- Reported to the Stakeholders Relationship Committee
- Reported to Board of the Manager
- Reported to the Trustee
- Reported to the Stock Exchange(s)

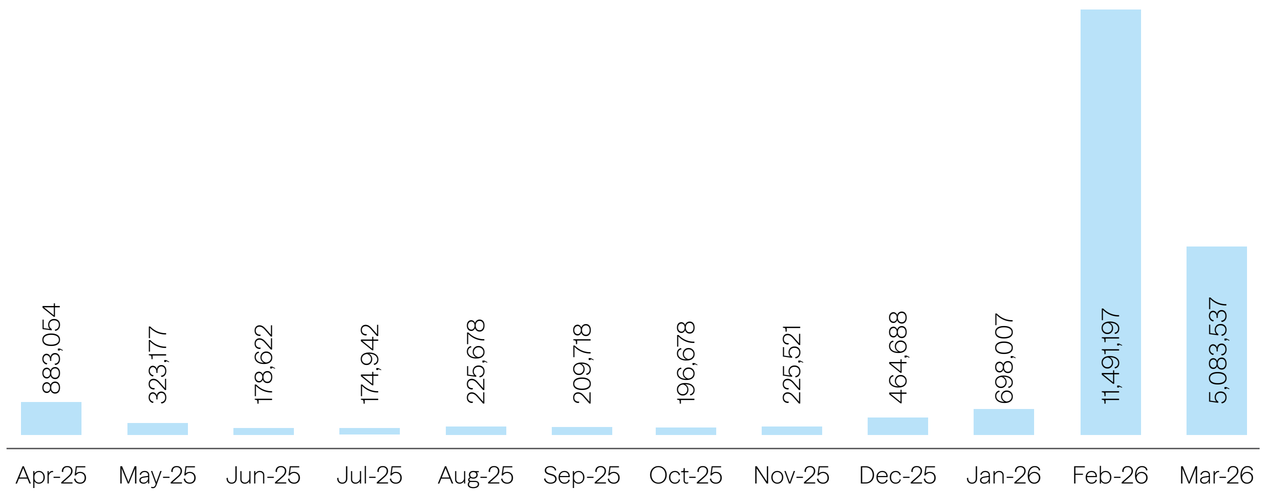
iii. Market price data:

Monthly high, low prices and the number of Brookfield India REIT Units traded during each month during the year ended March 31, 2026 on the BSE and NSE:

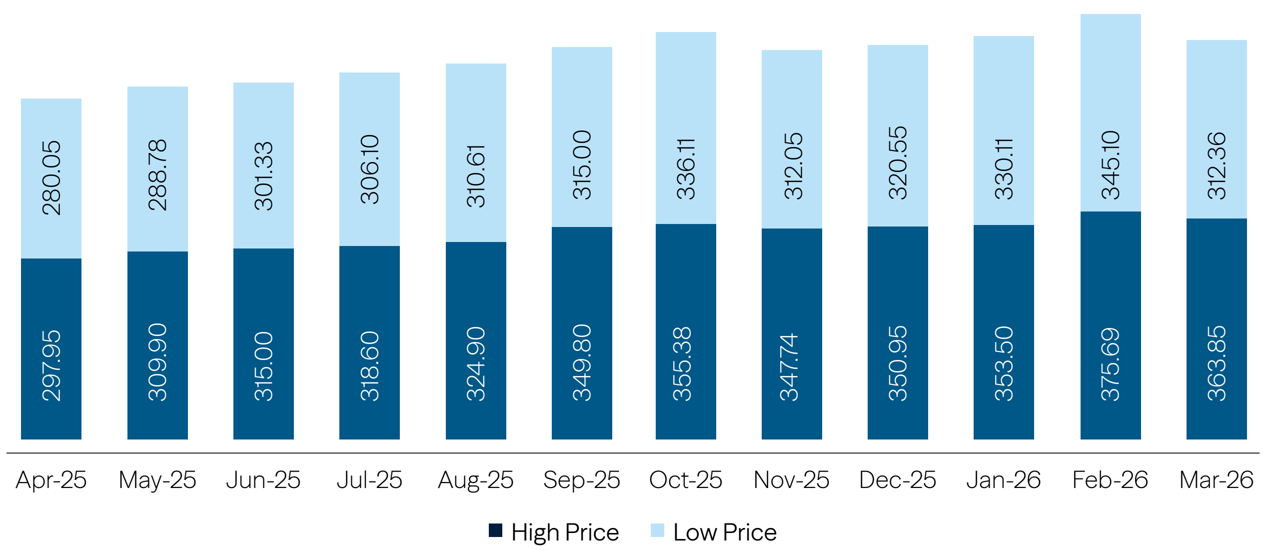
BSE - High Low (in ₹)



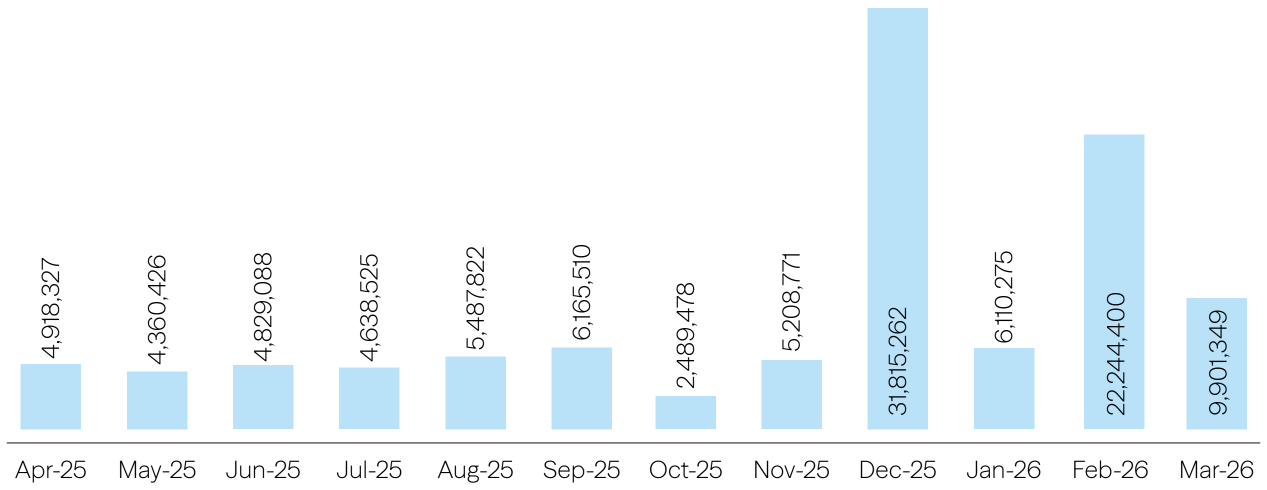
BSE - Volume (No. of units)



NSE - High Low (in ₹)



NSE - Volume (No. of units)



iv. Unit holding Distribution

Brookfield India Real Estate Trust							
Distribution of Unitholding based on Units held							
Sr. No.	**Unit range**			**Number of unitholders**	**% of total unitholders**	**Total units for the range**	**% of issue capital**
1	1	to	500	72,679	89.9392	4,371,754	0.5834
2	501	to	1000	2,831	3.5033	2,127,899	0.2840
3	1001	to	2000	1,825	2.2584	2,722,798	0.3633
4	2001	to	3000	746	0.9232	1,878,674	0.2507
5	3001	to	4000	494	0.6113	1,743,653	0.2327
6	4001	to	5000	311	0.3849	1,429,688	0.1908
7	5001	to	10000	672	0.8316	4,953,493	0.6610
8	10001	to	**********	1,251	1.5481	730,157,554	97.4342
Total				**80,809**	**100**	**749,385,513**	**100**

v. Statutory Auditors

M/s Deloitte Haskins & Sells (Firm Registration Number 015125N), Chartered Accountants were appointed as the auditor to Brookfield India REIT for a period of five years to inter alia carry out the activities as the auditor of Brookfield India REIT by the Board in its meeting held on September 26, 2020.

Further, the Unitholders of Brookfield India REIT in their annual meeting held on August 18, 2021 considered and approved appointment of M/s. Deloitte Haskins & Sells, as the statutory auditors of Brookfield India REIT from FY 2021 to FY 2025 at a remuneration as may be decided by the Board of the Manager. Further, M/s. Deloitte Haskins & Sells was re-appointed as the statutory auditors of Brookfield India REIT by unitholders in its Annual Meeting held on July 25, 2025 for a second consecutive term from April 1, 2025 till the conclusion of Tenth annual meeting of the Brookfield India REIT.

Further, Unitholders in their annual meeting held on July 25, 2025 and extra ordinary meeting held on April 7, 2026 have approved the remuneration of the statutory auditors. For further details on remunerations of statutory auditors please refer 368 and 453 of this Report.

vi. Valuer

Ms. L. Anuradha has been appointed as the registered valuer of Brookfield India REIT, for a term of 4 years, to undertake the valuation of properties of Brookfield India REIT from March 31, 2023 till the financial year ended March 31, 2026, and to inter alia carry out the activities as the valuer of Brookfield India REIT as per the REIT Regulations.

The tenure of Ms. L. Anuradha as valuer of Brookfield India REIT has been completed on March 31, 2026 and she has already served tenure of four years therefore she is not eligible for being re-appointed as valuer of Brookfield India REIT in terms of Regulation 21(9) of REIT Regulations.

Pursuant to completion of tenure of Ms. L. Anuradha, it is proposed to appoint Valsight Advisors Private Limited ("Valsight") as the registered valuer of Brookfield India REIT, for a initial term of 1 year for Financial Year 2026-27 to undertake the valuation of properties of Brookfield India REIT, as per regulation 21 of the REIT Regulations and to inter alia carry out the activities as the valuer of Brookfield India REIT (existing and/or any new properties to be acquired) as per the REIT Regulations and the applicable laws.

vii. Annual Secretarial Compliance Report and Compliance Report on Corporate Governance

As per SEBI REIT Regulations, Annual Secretarial Compliance Report and quarterly compliance report on governance, as per the format prescribed by SEBI, is attached as **Annexure I** and **Annexure II**, respectively.

viii. Distribution Policy of Brookfield India REIT

As per the SEBI Circular No. SEBI/HO/DDHS- PoD-2/P/CIR/2025/99 dated July 11, 2025, clause 11(a) of Framework for calculation of Net Distributable Cash Flows (NDCFs), the distribution policy of Brookfield India REIT is attached as **Annexure III.**

ix. Statement of Deviation(s) or Variation(s)

Pursuant to Clause 4.17.3 of Chapter 4 of SEBI Master Circular dated July 11, 2025, we confirm that there is no deviation or variation in utilization of proceeds raised by Brookfield India REIT through Institutional Placements and Preferential Issue of units and NCDs.

x. REIT Management Fees:

Pursuant to the Investment Management Agreement dated 17 July 2020, Investment Manager is entitled to fees @ 1% of NDCF, exclusive of applicable taxes also refer note no 30 on page no. 371 and note no 40 on page no. 462 of this Report. The fees has been determined for undertaking management of the Trust and its investments. There are no changes during the period in the methodology for computation of fees paid to the investment manager, accordingly, we confirm that there has been no material change in the fees paid to the investment manager compared to the previous reporting period in terms of clause 4.6.1 of Chapter 4 of SEBI circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025.

xi. Financial Information of Manager, Statement of NDCF and Net Borrowing and other ratios of Brookfield India REIT:

In terms of clause 4.9 of Chapter 4 of SEBI circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, please refer **Annexure IV** for summary of the audited financial statements (including the Balance Sheet and Statement of Profit and Loss (without schedules)) of Manager for the financial year ending March 31, 2026, along with comparative figures for the immediate preceding financial year ending March 31, 2025, prepared in accordance with the accounting standards and laws, as applicable for the Manager. Further, for Statement of NDCF of Brookfield India REIT, SPVs and Holdco and Net Borrowing and other ratios of Brookfield India REIT for the period ended March 31, 2026, please refer financial statements forming part of this Report.

xii. Sustainability Performance Targets and Verification Report for NCDs

In compliance with Clause 10 of Chapter IX-C of SEBI Master Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated October 15, 2025, as amended from time to time, details of the performance of the Key Performance Indicators and the status of achievement of the corresponding Sustainability Performance Targets ("SPTs") specified under Annexure IX – Sustainability Linked Financing Framework of the Key Information Document dated December 15, 2025 in relation to the Sustainability Linked, Listed, Rated, Secured, Redeemable, Transferable, Non-Cumulative, Non-Convertible Debentures issued by Brookfield India REIT are as below.

KPI	FY25 (Actual)	FY26 (Actual)	FY27E	FY28E (SPT 1)	FY29E	FY30E (SPT 2)	FY31E
Renewable Power (%)	37	47	65	80	90	97	100
Water Recycling Rate (%)	42	42	48	52	55	57	60

Please refer page no. 594 to 602 of this Report for the verification report by an independent third-party reviewer on the above SPTs on NCDs issued by Brookfield India REIT.

xiii. Related party disclosures

For details with respect to related party disclosures as required in Para A of Schedule V of SEBI Listing Regulations, please refer note no 32 and 33 on page no 372 and 373 and note no 42 and 43 on page no 463 and 473 of this Report, respectively.