Statutory Section

1. MANAGER'S BRIEF REPORT OF ACTIVITIES OF BROOKFIELD INDIA REIT AND SUMMARY OF AUDITED STANDALONE AND CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2026

Brookfield India REIT was settled on July 17, 2020 at Mumbai, Maharashtra, India as a contributory, determinate and irrevocable trust under the provisions of the Indian Trusts Act, 1882 (as amended), pursuant to a trust deed dated July 17, 2020 and as amended on February 20, 2024 between the Manager, Sponsor and Trustee. Brookfield India REIT was registered with the Securities and Exchange Board of India on September 14, 2020 at Mumbai as a real estate investment trust, pursuant to the REIT Regulations, having registration number IN/REIT/20-21/0004. BSREP India Office Holdings V Pte. Limited is the sponsor of Brookfield India REIT, Brookprop Management Services Private Limited has been appointed as the manager to Brookfield India REIT and Axis Trustee Services Limited is the trustee to Brookfield India REIT.

For further details on the structure of Brookfield India REIT, please refer page no. 20 to 21 of this Report.

Brookfield India REIT owns:

i. one hundred percent of the equity share capital of Candor Kolkata, Festus, SPPL Noida, SDPL Noida Arliga Ecoworld and one hundred percent of the CCDs of SDPL Noida;

ii. fifty percent of the equity share capital, CCDs and NCDs of Kairos and Candor Gurgaon One;

iii. fifty percent of the equity share capital of Rostrum which holds one hundred percent of equity share capital in its subsidiaries viz. Oak, Aspen and Arnon;

iv. one hundred percent of the equity share capital of CIOP and MIOP which provides services including property management, facilities management and support services to Candor Kolkata, SPPL Noida, SDPL Noida, Kairos , Festus, Arliga Ecoworld and Candor Gurgaon One. Further, as the above services are being provided to entities owned by Brookfield India REIT, the disclosure as per regulation 18(5)(db) of REIT Regulations are not required.

Brookfield India REIT owns, operates and manages a combined 37.1 Msf Portfolio of ten high quality assets* in six gateway office markets of India – Delhi, Mumbai, Gurugram, Noida, Kolkata and Bengaluru.

With respect to the update on the properties, performance and other details, please refer to page no. 27 to 31 and page no. 50 to 97.

The property management, facilities management and support services for the assets owned by (i) Candor Kolkata, SPPL Noida, SDPL Noida, Kairos, Festus and Arliga Ecoworld are provided by CIOP, (ii) Candor Gurgaon One are provided by MIOP.

The NAV of Brookfield India REIT as at March 2026, is ₹ 386.66 per Unit. For calculation of the NAV, please refer page no. 396 of consolidated financial statements of Brookfield India REIT.

With respect to trading price, kindly refer to page no. 269 of this Report.

The valuation report is attached as part of this Report, please refer page no. 493 to page no. 549.

For the audited standalone and consolidated financial statements please refer to page no 334 and page no 386 of this Report.

* Assets held by Festus and Kairos in Downtown Powai are counted as single Grade A assets in Mumbai and Assets held by Oak and Aspen in Aerocity, New Delhi are counted as single Grade A assets.

2. MANAGEMENT DISCUSSION AND ANALYSIS BY THE DIRECTORS OF THE MANAGER ON ACTIVITIES OF BROOKFIELD INDIA REIT DURING THE YEAR, FORECASTS AND FUTURE COURSE OF ACTION

Refer page 226 to 251 of this Report.

3. BRIEF DETAILS OF ALL THE ASSETS OF BROOKFIELD INDIA REIT INCLUDING A BREAK-UP OF REAL ESTATE ASSETS AND OTHER ASSETS, LOCATION OF THE PROPERTIES, AREA OF THE PROPERTIES, CURRENT TENANTS (NOT LESS THAN TOP 10 TENANTS AS PER VALUE OF LEASE), LEASE MATURITY PROFILE, DETAILS OF UNDER-CONSTRUCTION PROPERTIES, IF ANY, ETC.

a. **Real estate assets** - please refer to page no 27 to 31 and 50 to 97 of this Report.

Other assets - Brookfield India REIT owns one hundred percent of the equity share capital of CIOP and MIOP which provides services including property management, facilities management and support services to Candor Kolkata, SPPL Noida, SDPL Noida, Kairos, Festus, Arliga Ecoworld and Candor Gurgaon One respectively. Also refer the Balance Sheet for other assets, other than those disclosed above.

b. Location of the properties - please refer to page no. 27 to 31 of this Report.

c. Area of the properties - please refer to page no. 27 to 31 of this Report.

d. Current tenants (top 10 tenants as per value of lease i.e. Gross Contracted Rentals)

Name of the Asset	Name of the Occupier
Downtown Powai – Commercial / IT Park	A Leading International Bank*
	General Mills India Private Limited
	Nomura Services India Private Limited
	TIAA Global Business Services India Private Limited
	Deloitte Consulting India Private Limited
	Cowrks India Private Limited
	Deloitte Support Services India Private Limited
	Petrofac Engineering India Private Limited
	Intertrustviteos Corporate and Fund Services Private Limited
	M&G Global Services Private Limited

Name of the Asset	Name of the Occupier
Downtown Powai - SEZ	Tata Consultancy Services Limited
	Nomura Services India Private Limited
	Larsen and Toubro Limited
	ERGO Technology & Services Private Limited
	GE Oil & Gas India Private Limited
	RXO Global Services India Private Limited
	Aptia Group India Private Limited
	Hitachi Payment Services Private Limited
	Vodafone Idea Limited
	Bharti Airtel Limited

Name of the Asset	Name of the Occupier
Candor TechSpace G1	Capgemini Technology Services India Limited
	FIL India Business & Research Services Private Limited
	Wipro Limited[1]
	Cognizant Technology Solutions India Private Limited
	Midland Credit Management India Private Limited
	Evalueserve SEZ (Gurgaon)Private Limited[2]
	R1 RCM Global Private Limited
	Genpact India Private Limited
	Alight Services India Private Limited
	Teleperformance Global Business Private Limited

Name of the Asset	Name of the Occupier
Candor TechSpace G2	Accenture Solutions Private Limited
	Natwest Digital Services India Private Limited
	Maruti Suzuki India Limited
	Carelon Global Solutions India LLP
	TLG India Private Limited
	Saxo Group India Private Limited
	EUI Limited
	LifeWorks Wellbeing Solutions (India) LLP
	BT E-Serv (India) Private Limited
	R1 RCM Global Private Limited

Name of the Asset	Name of the Occupier
Candor TechSpace N1	Barclays Global Service Centre Private Limited
	ION Trading India Private Limited
	LTIMINDTREE Limited
	Amazon Development centre (India) Private Limited
	Pine Labs Limited
	Landis Gyr Limited
	Innovaccer Analytics Private Limited
	Xceedance Consulting India Private Limited
	Cowrks India Private Limited
	Acidaes Solutions Private Limited

Name of the Asset	Name of the Occupier
Candor TechSpace N2	Xavient Software Solutions India Private Limited
	Samsung India Electronics Private Limited
	Sopra Steria India Limited
	Qualcomm India Private Limited
	Cognizant Technology Solutions India Private Limited
	Genpact India Private Limited
	Teleperformance Global Business Private Limited
	Aristocrat Technologies India Private Limited
	Accenture Solutions Private Limited
	R1 RCM Global Private Limited

Name of the Asset	Name of the Occupier
Candor TechSpace K1	Tata Consultancy Services Limited
	Accenture Solutions Private Limited
	Cognizant Technology Solutions India Private Limited
	Capgemini Technology Services India Limited
	HDFC Bank Limited
	Concentrix Daksh Services India Private Limited
	Tech Mahindra Limited
	RSM US Integrated Services India Private Limited
	Indorama Ventures Global Shared Services Private Limited
	CodeClouds IT Solutions Private Limited

Name of the Asset	Name of the Occupier
Worldmark 1 Aerocity	Ernst and Young Services Private Limited
	Cowrks India Private Limited
	SAEL Industries Limited
	Greenlam Industries Limited
	DCM Shriram Limited
	Rattan India Power Limited
	Goods and Services Tax Network
	Hitachi India
	Tata Steel
	Sumitomo

Name of the Asset	Name of the Occupier
Worldmark 2&3, Aerocity	Mitsui & Co. India Private Limited
	International Finance Corporation
	ESRI R&D Center India Private Limited
	Sumitomo Mitsui Banking Corporation
	MUFG Bank Limited
	International Monetary Fund
	Qualcomm India Private Limited
	Safran India Private Limited
	Brookprop Management Services Private Limited
	Accenture Solutions Private Limited

Name of the Asset	Name of the Occupier
Worldmark, Sector 65	Airtel International LLP
	HL Mando Softtech India Private
	Yum Restraurants India Private Limited
	PVR Limited
	PNB Metlife India Insurance Company Limited
	Terumo India Private Limited
	Versuni India Home Solutions Limited
	Asics India Private Limited
	INFINITI Retail Limited
	New Modern Bazaar Departmental Stores Private Limited

Name of the Asset	Name of the Occupier
Airtel Centers#	Bharti Airtel
	Beetel Teletech Limited
	Nxtra Data Limited
	Bharti Foundation

Name of the Asset	Name of the Occupier
Pavillion Mall	PVR Limited
	Trent Limited
	Aditya Birla Fashion and Retail Limited
	Fun Gateway Arena Private Limited
	Timezone Entertainment Private Limited
	Marks and Spencer Reliance India Private Limited
	Reliance Brands Limited
	Elegance Hospitality
	Jain Amar Clothing Private Limited
	Only Retail Private Limited

Name of the Asset	Name of the Occupier
Ecoworld	Morgan Stanley Advantage Services Private Limited
	Honeywell Technology Solutions Lab Private Limited
	Standard Chartered Global Business Services Private Limited
	State Street Corporate Services Mumbai Private Limited
	Shell India Markets Private Limited
	Cadence Design System India Private Limited
	Hashedin Technologies Private Limited
	CoWrks India Private Limited
	KPMG Global Services Private Limited
	Mediatek Bangalore Private Limited

*As per the agreement with the International Bank, we cannot disclose the name of the Bank.

#There are only four Tenants.

[1] Wipro's (Group Companies) Includes M/s Wipro HR Services India Private Limited and Wipro Limited

[2] Evalueserve's (Group Companies) includes Evalueserve SEZ (Gurgaon) Private Limited and Evalueserve.com Private limited.

e. Lease Maturity Profile

Particulars		Downtown Powai – Commercial / IT Park	Downtown Powai SEZ	Candor TechSpace G1, Gurugram	Candor TechSpace G2, Gurugram	Candor TechSpace N1, Noida	Candor TechSpace N2, Noida	Candor TechSpace K1, Kolkata	Worldmark 1	Worldmark 2 & 3	Worldmark Gurgaon	Airtel Center	Pavilion Mall	Ecoworld	Consolidated at Brookfield India REIT Level
Leasable Area (M sf)		2.9	1.6	3.9	4.2	2.9	4.7	5.9	0.6	0.8	0.8	0.7	0.4	7.8*	37.1
Leased (M sf)		2.7	1.5	3.4	3.4	2.0	3.7	3.2	0.6	0.8	0.7	0.7	0.3	6.7	29.6
Wale (years)		3.9	9.1	6.3	8.1	7.8	6.9	8.9	4.7	5.4	5.8	2.0	5.2	6.1	6.7
Lease Maturity Profile – Area Expiring (M sf)	**Year**														
	FY27	0.3	0.0	0.1	0.2	0.1	0.8	0.3	0.1	0.1	0.0	-	0.0	0.8	2.8
	FY28	0.4	0.2	0.2	0.0	0.0	0.0	0.4	0.1	0.0	0.0	0.7	0.0	0.3	2.5
	FY29	0.3	0.1	0.0	0.0	0.1	0.1	0.0	-	0.0	0.0	-	0.0	0.7	1.4
	FY30	0.7	0.1	0.6	0.1	0.0	0.1	0.0	0.0	0.0	0.0	-	0.1	0.2	1.9

*including Campus 3 (0.7M sf)

f. Details of under-construction properties - please refer to page no. 28 to 31 of this Report and clause 6 below.

4. BRIEF SUMMARY OF THE FULL VALUATION REPORT AS AT THE END OF THE YEAR.

Refer page. 493 to 549 of this Report and disclosure of valuation in clause 5(b) below.

5. DETAILS OF CHANGES DURING THE YEAR PERTAINING TO:

(a) Addition and divestment of assets including the identity of the buyers or sellers, purchase/sale prices and brief details of valuation for such transactions.

Brookfield India REIT has acquired 100% of the issued and paid-up equity share capital (on fully diluted basis) comprising 737,872 equity shares having face value of Rs. 10 each of Arliga Ecoworld which owns and operates the Ecoworld asset, situated at Devarabeesanahalli, Varthur Hobli, Bengaluru, totaling to approximately 7.7 Msf of area, at an acquisition price of ₹ 131,250 M (subject to various adjustments in relation to net debt, working capital security deposit, other net liabilities and such other adjustments), from BSREP III New York FDI I (DIFC) Limited and its nominee on December 24, 2025.

The details of the purchase price and valuation is as follows:

S.No	Particulars	Details
1	Seller	BSREP III New York FDI I (DIFC) Limited
2	Independent valuation	1. Ms. L. Anuradha- ₹140,031 M
		2. IVAS Partners - ₹140,851 M
3	Acquisition Price	₹131,250 M (subject to various adjustments in relation to net debt, working capital security deposit, other net liabilities and such other adjustments)

The net consideration for acquisition of Arliga Ecoworld was ₹ 71,250M, out of which ₹ 60,000 M was paid upfront, and ₹ 11,250 M is to be paid by May 4, 2027.

Kindly refer the stock exchange disclosures on November 4, 2025 and December 24, 2025 including the details of the transaction in the Transaction Document.

(b) Valuation of assets (as per the full valuation reports) and NAV.

Project-wise break up of fair value (In ₹ M)

S. No	Asset Name	Value of Asset	
		March 31, 2026	March 31, 2025
1	Downtown Powai –Commercial / IT Park	85,750	78,270
2	Downtown Powai SEZ	31,981	29,168
3	Candor TechSpace G1	60,489	55,985
4	Candor TechSpace G2	48,112	44,637
5	Candor TechSpace N1	29,485	27,076
6	Candor TechSpace N2	49,410	45,226
7	Candor TechSpace K1	36,210	31,031
8	Worldmark 1	18,856	17,014
9	Worldmark 2&3	28,063	25,012

Project-wise break up of fair value (In ₹ M)

S. No	Asset Name	Value of Asset March 31, 2026	Value of Asset March 31, 2025
10	Airtel Center	14,284	12,701
11	Worldmark Gurgaon	10,912	10,345
12	Pavilion Mall	3,450	3,077
13	Ecoworld	148,279	-
	Total	**5,65,281**	**3,79,542**

* Refer page no 493 of this report for Summary Valuation for details of valuation for the year ended March 31, 2026

Consolidated Statement of Net assets at fair value@

(In ₹ M)

Particulars	March 31, 2026		March 31, 2025	
	Book value	Fair value	Book value	Fair value
A. Assets	394,156.24	524,066.72	265,877.76	340,313.06
B. Total Liabilities*	(198,535.01)	(197,036.61)	(105,771.61)	(105,523.98)
C. Net assets (A-B)	**195,621.23**	**327,030.11**	**160,106.15**	**234,789.08**
D. Less: Non-controlling interest#	(20,362.16)	(37,270.74)**	(19,806.95)	(30,648.92)
E. Net Assets attributable to unit holders of Brookfield India REIT	**175,259.07**	**289,759.37**	**140.299.20**	**204,140.16**
F. Number of Units	749,385,513	749,385,513	607,752,448	607,752,448
G. NAV per Unit (E/F)	**233.87**	**386.66**	**230.85**	**335.89**

*Since the cash outflows towards lease liabilities have been considered while calculating fair value of investment property (including investment property under development), hence carrying amount of lease liabilities as on 31 March 2026 and 31 March 2025 of ₹ 1,498.41 million and ₹ 247.63 million respectively, have not been considered in total liabilities. This is to comply with the Master Circular for Real Estate Investment Trust dated 11 July 2025.

** Since the property management companies namely CIOP and MIOP are wholly owned by REIT, while calculating non-controlling interest, fair value pertaining to property management fees which is included in fair value of investment properties and investment properties under development of Kairos and Candor Gurgaon 1 respectively, has been excluded as at 31 March 2026 and 31 March 2025.

Fair value of Investment property and Investment property under development include impact of lease rent equalization, therefore carrying amount of lease rent equalization has been reduced from other assets to arrive at Assets. Consequently, while calculating non-controlling interest, carrying value of lease rent equalization as at 31 March 2026 amounting to ₹ 328.96 million (₹ 276.14 million as at 31 March 2025) pertaining to the relevant properties has also been adjusted.

@Please refer page no. 396 to 398 of this report for calculation of NAV.

(c) Letting of assets, occupancy, lease maturity, key tenants, etc.

Letting (leasing) of Assets

Particulars	Downtown Powai – Commercial / IT Park	Downtown Powai SEZ	Candor TechSpace G1, Gurugram	Candor TechSpace G2, Gurugram	Candor TechSpace N1, Noida	Candor TechSpace N2, Noida	Candor TechSpace K1, Kolkata	Worldmark 1	Worldmark 2 & 3	Worldmark Gurgaon	Airtel Center	Pavilion Mall	Ecoworld
New Leases during the year (Ksf)	467.3	156.9	400.8	826.3	61.7	461.7	343.1	33.3	47.3	24.2	-	43.3	87.9
Area Re-leased during the year (Ksf)	448.0	156.9	136.0	808.8	35.2	440.5	342.8	33.0	26.0	22.0	-	41.0	77.0
Re-leasing spread during the year*	30%	30%	2%	12%	12%	32%	18%	2%	39%	6%	0%	0%	32%

*Only provided for office areas

Occupancy

Particulars	Downtown Powai – Commercial / IT Park	Downtown Powai SEZ	Candor TechSpace G1, Gurugram	Candor TechSpace G2, Gurugram	Candor TechSpace N1, Noida	Candor TechSpace N2, Noida	Candor TechSpace K1, Kolkata	Worldmark 1	Worldmark 2 & 3	Worldmark Gurgaon	Airtel Center	Pavilion Mall	Ecoworld	Consolidated REIT
Committed Occupancy (%) – As on March 31, 2025	95%	96%	80%	73%	98%	84%	97%	99%	92%	97%	100%	86%	N.A.	88%
Committed Occupancy (%) – As on March 31, 2026	95%	96%	89%	83%	98%	94%	99%	99%	93%	92%	100%	79%	94%	93%
Change in Committed Occupancy during the year (%)	0%	0%	9%	10%	0%	10%	2%	0%	1%	(5%)	0%	(7%)	94%	5%

Lease Maturity

Particulars		Downtown Powai – Commercial/ IT Park	Downtown Powai SEZ	Candor TechSpace G1, Gurugram	Candor TechSpace G2, Gurugram	Candor TechSpace N1, Noida	Candor TechSpace N2, Noida	Candor TechSpace K1, Kolkata	Worldmark 1	Worldmark 2 & 3	Worldmark Gurgaon	Airtel Canter	Pavilion Mall	Ecoworld	Consolidated at Brookfield India REIT Level
Lease Maturity Profile- Area Expiring (M sf) - March 31, 2025															
Year	FY27	0.5	0.0	0.2	0.0	0.0	0.1	0.5	0.0	0.1	0.0	-	0.0	-	0.8
	FY28	0.4	0.3	0.2	0.0	0.0	0.0	0.5	0.2	0.1	0.0	0.7	0.0	-	1.5
	FY29	0.3	0.2	0.0	0.0	0.1	0.1	0.0	-	0.1	0.0	-	0.0	-	1.6
	FY30	0.7	0.1	0.6	0.1	0.0	0.2	0.0	0.0	0.0	0.1	-	0.1	-	0.9
Lease Maturity Profile- Area Expiring (M sf) – March 31, 2026															
Year	FY27	0.3	0.0	0.1	0.2	0.1	0.8	0.3	0.1	0.1	0.0	-	0.0	0.8	2.8
	FY28	0.4	0.2	0.2	0.0	0.0	0.0	0.4	0.1	0.0	0.0	0.7	0.0	0.3	2.5
	FY29	0.3	0.1	0.0	0.0	0.1	0.1	0.0	-	0.0	0.0	-	0.0	0.7	1.4
	FY30	0.7	0.1	0.6	0.1	0.0	0.1	0.0	0.0	0.0	0.0	-	0.1	0.2	1.9
Lease Maturity Profile- Area Expiring (M sf) – Changes during the year															
	FY27	(0.2)	-	0.1	0.2	0.2	0.7	(0.2)	0.0	0.0	0.0	-	(0.0)	0.8	2.0
Year	FY28	(0.0)	(0.1)	0.0	0.0	0.0	0.0	0.0	(0.1)	(0.1)	(0.0)	-	0.0	0.3	1.0
	FY29	0.0	(0.1)	0.0	0.0	0.0	0.0	0.0	-	(0.1)	(0.0)	-	-	0.7	(0.2)
	FY30	-	-	-	-	0.0	(0.1)	-	0.0	(0.0)	(0.0)	-	-	0.2	1.0

Key Tenants

Particulars	Downtown Powai – Commercial / IT Park	Downtown Powai SEZ	Candor TechSpace G1, Gurugram	Candor TechSpace G2, Gurugram	Candor TechSpace N1, Noida	Candor TechSpace N2, Noida	Candor TechSpace K1, Kolkata	Worldmark 1	Worldmark 2 & 3	Worldmark Gurgaon	Airtel Center	Pavilion Mall	Ecoworld
New Tenants added during the year	9	0	5	9	5	7	1	2	10	4	-	3	6
Leasing to Existing Tenants during the year	2	1	3	5	0	3	2	1	5	0	0	2	3

(d) Borrowings/ repayment of borrowings (standalone and consolidated).

Debt Outstanding as on March 31, 2026 (excluding compulsorily convertible debentures)

(₹ in M)

Name of the Asset SPV	Facility Type	Principal outstanding as on April 01, 2025	Borrowing during FY 26 (Apr'25 to Mar'26)	Repayment during FY 26 (Apr'25 to Mar'26)	Principal outstanding as on March 31, 2026
Kairos	RTL	13,833	1,246	1,072	14,007
	RTL	11,704	1,431	918	12,217
	NCD	5,470	2,000	4,413	3,057
Festus	Loan	2,943	-	2,943	-
	Loan	10,320	60	403	9,977
	Loan	-	2,480	-	2,480
Candor Gurgaon One	RTL	10,000	-	954	9,046
	RTL	8,690	215	839	8,066
	RTL	-	2,000	200	1,800
	NCD	9,562	2,000	2,555	9,007
SPPL Noida	LRD	3,743	-	-	3,743
	Loan	1,714	50	919	846
SDPL Noida	Loan	6,124	-	6,124	-
	Loan	12,205	137	12,343	-
	Loan	-	17,728	0	17,728
Candor Kolkata	LRD	12,500	-	21	12,479
	LOC	1,450	-	-	1,450
	LRD	10,000	-	-	10,000
	CF	872	830	-	1,702
	Loan	8,443	115	945	7,613
	Loan	3,175	210	957	2,429
Oak*	LRD	5,206	285	9	5,482
	Loan	1,430	672	1,633	468
Aspen*	LRD	6,185	140	11	6,315
	Loan	681	580	1,019	242
Arnon*	LRD	5,921	491	14	6,398
	Loan	862	15	657	220
Rostrum*	LRD	15,343	470	37	15,776
MIOP	Loan	500	-	122	378
CIOP	Loan	-	30	-	30
Arliga Ecoworld	LRD	-	19,913	2	19,911
	LRD	-	16,638	-	16,637
	LRD	-	16,661	1	16,660
	LRD	-	3,248	3,248	-
	Loan	-	3,571	975	2,595
Brookfield India REIT	LRD	5,218	532	-	5,750
	FTL	1,500	11,960	11,960	1,500
	Bond	-	20,000	-	20,000
Total		**1,75,594**	**1,25,707**	**55,293**	**2,46,008**

- LRD: Lease Rental Discounting
- LOC: Line of Credit
- CF: Construction Finance
- RTL: Rupee Term Loan
- FTL: Flexi Term Loan
- OD: Overdraft
- Bond : Sustainability linked Bonds Coupon Rate 7.06% p.a.
- Loan: Loan from Brookfield India REIT/Rostrum
- NCD: Non Convertible Debenture from Brookfield India REIT and Non controlling interest

*Brookfield India REIT has acquired 50% stake in Rostrum and its subsidiaries w.e.f June 21, 2024, however, the outstanding borrowings of Rostrum, Aspen, Arnon and Oak, as disclosed above, are on 100% basis.

(e) Sponsor, Manager, Trustee, Valuer, Directors of the Trustee/Manager/Sponsor, etc.

There is no change in the Sponsor, Manager, Trustee and Valuer during the year. Further, there have been change in the directors of the Manager and Trustee of Brookfield India REIT during the year ended March 31, 2026.

The details of change in the directors of the Manager and Trustee is as follows:

Change in directors of the Manager:

Sr. No.	Name of the Director	Nature of change
1	Mr. Rachit Kothari	Appointed as Non-Executive Director
2	Mr. Keki Minoo Mistry	Appointed as Independent Director

Change in directors of the Trustee:

Sr. No.	Name of the Director	Nature of change
1	Mr. Bipin Kumar Saraf	Appointment
2.	Mr. Arun Mehta	Appointment
3.	Mr. Parmod Kumar Nagpal	Appointment
4.	Mr. Rahul Choudhary	Appointment

(f) Clauses in trust deed, investment management agreement or any other agreement entered into pertaining to activities of Brookfield India REIT.

In order to bring operational efficiency and uniformity in the structure, (i) the existing Service Agreement dated April 1, 2023 between Brookprop Property Management Service Private Limited and Festus has been terminated , (ii) a property management agreement dated November 14, 2025 governing property operations, management between Festus and CIOP has been executed, pursuant to which CIOP will receive a yearly fee of 4.8% of the 'Income from Operating Lease Rentals' as recorded in the books of accounts of Festus, exclusive of applicable goods and services tax, duties and other statutory levies, if any, and (iii) the existing Service Agreement dated April 1, 2023 between Brookprop Property Management Service Private Limited and CIOP, has been amended vide an amendment agreement dated November 28, 2025 to include Festus and real estate properties owned by Festus, in the scope of services to be provided by Brookprop Property Management Service Private Limited to CIOP.

(g) Any other material changes during the year

No material change during the year ended March 31, 2026, except as disclosed to the stock exchanges and details of which are given in clause 13 below.

6. UPDATE ON DEVELOPMENT OF UNDER-CONSTRUCTION PROPERTIES, IF ANY.

Candor Tech Space K1, owned by Candor Kolkata One Hi-Tech Structures Private Limited, is located in a fastgrowing IT/ITeS hub of Kolkata in New Town. The office park has sufficient space to accommodate future expansion of offices on account of the property having a total area of 48.4 acres. The construction of a mixeduse development on 0.6M sf of 3 acre plot in Candor Tech Space K1 is ongoing. The development comprises commercial office and retail space. Construction work is going on in full swing and so far the progress achieved is 66% as on March 31, 2026. The projected timeline for completion of construction is December 2026.

7. DETAILS OF OUTSTANDING BORROWINGS AND DEFERRED PAYMENTS OF BROOKFIELD INDIA REIT INCLUDING ANY CREDIT RATING(S), DEBT MATURITY PROFILE, GEARING RATIOS OF BROOKFIELD INDIA REIT ON A CONSOLIDATED AND STANDALONE BASIS AS AT THE END OF THE YEAR.

(₹ in M)

Debt Outstanding as on March 31, 2026 (excluding compulsorily convertible debentures)	Facility Type	Interest Rate	Outstanding Principal	Rating	Maturity Date	Principal Repayment				
Asset SPV						FY27	FY 28	FY 29	FY 30	Beyond FY 30
Kairos	RTL	7.25%	14,007	CRISIL AAA/Stable	30-Jun-2035	3	554	1,149	1,357	10,944
	RTL/OD	7.25%	12,217		30-Jun-2035	-	692	1,135	1,341	9,049
	NCD	10.50%	2,000	NA	See Note Below	-	-	-	-	2,000
	NCD	12.50%	1,057	NA	See Note Below	-	-	-	-	1,057
Candor Kolkata	LRD	6.95%	12,479	CRISIL AAA/Stable	15-Feb-2033	265	345	1,327	2,425	8,117
	LOC	8.35%	1,450		15-Feb-2033	-	-	-	-	1,450
	LRD	6.95%	10,000		31-Jan-2034	377	2,278	1,588	1,234	4,523
	CF	9.15%	1,702		28-Apr-2028	-	-	1,702	-	-
	LOAN	12.50%	7,613	NA	See Note Below	149	-	-	-	7,464
	LOAN	10.50%	2,429	NA	See Note Below	-	-	-	-	2,429
Festus	LOAN	10.50%	9,977	NA	See Note Below	473	843	1,058	1,239	6,364
	LOAN	7.95%	2,480	NA	See Note Below	-	-	-	-	2,480
Candor Gurgaon One	RTL	7.25%	9,046	CRISIL AAA/Stable	30-Jun-2035	-	126	762	900	7,258
	RTL/OD	7.25%	8,066		31-Jul-2035	-	131	678	837	6,421
	RTL	7.70%	1,800		31-Jul-2035	-	18	179	248	1,355
	NCD	10.50%	2,000	NA	See Note Below	-	-	-	-	2,000
	NCD	12.50%	7,007	NA	See Note Below	-	-	-	-	7,007
SPPL Noida	LRD	7.70%	3,743	CRISIL AAA/Stable	15-Aug-2039	-	66	134	161	3,383
	LOAN	8.37%	846	NA	See Note Below	846	-	-		-
SDPL Noida	LOAN	7.66%	17,728	NA	See Note Below	954	1,854	2,111	2,373	10,436
Oak*	LRD	7.25%	5,482	ICRA AAA Stable	30-Sep-2039	85	160	160	330	4,747
	LOAN	10.00%	468	NA	See Note Below	468				
Aspen*	LRD	7.25%	6,315	ICRA AAA Stable	30-Sep-2039	98	184	184	380	5,468
	LOAN	10.00%	242	NA	See Note Below	242				
Arnon*	LRD	7.25%	6,398	ICRA AAA Stable	30-Sep-2039	102	187	187	384	5,538
	LOAN	10.00%	220	NA	See Note Below	220				
Rostrum*	LRD	7.25%	15,776	ICRA AAA Stable	30-Sep-2039	264	460	460	948	13,643

(₹ in M)

Debt Outstanding as on March 31, 2026 (excluding compulsorily convertible debentures)	Facility Type	Interest Rate	Outstanding Principal	Rating	Maturity Date	Principal Repayment				
Asset SPV						FY27	FY 28	FY 29	FY 30	Beyond FY 30
MIOP	LOAN	10.50%	378	NA	See Note Below	41	56	67	68	146
CIOP	LOAN	10.50%	30	NA	See Note Below	30	-	-		-
Arliga Ecoworld	LRD	7.40%	19,911	ICRA AAA Stable	30-Sep-2038	-	246	685	1,265	17,716
	LRD	7.40%	16,637		31-Aug-2038	-	168	448	916	15,106
	LRD	7.40%	16,660		31-Oct-2038	-	185	421	704	15,349
	LOAN	9.25%	2,595	NA	See Note Below	2,595	-	-	-	-
Brookfield India REIT	LRD	7.70%	5,750	NA	15-Aug-2039	-	101	206	247	5,197
	FTL	7.70%	1,500		15-Aug-2039	-	44	80	87	1,290
	Bond	7.06%	20,000	CRISIL AAA (Stable); Reaffirmed ICRA AAA (Stable); Reaffirmed	20-Dec-2030	-	-	-	-	20,000
Total			**246,008**			**7,211**	**8,695**	**14,722**	**17,443**	**197,937**

- LRD: Lease Rental Discounting
- LOC: Line of Credit
- CF: Construction Finance
- RTL: Rupee Term Loan
- FTL: Flexi Term Loan
- OD: Overdraft
- Loan: Loan from Brookfield India REIT/ Holdco
- Bond : Sustainability linked Bonds Coupon Rate 7.06% p.a.
- NCD: Non Convertible Debenture from Brookfield India REIT and Non controlling interest

*Brookfield India REIT owns 50% stake in Rostrum and its subsidiaries, however, the outstanding borrowings of Rostrum, Aspen, Arnon and Oak, as disclosed above, are on 100% basis.

Note: Maturity Date:

The maturity date is the day falling 15 years from the first disbursement date or such other date as may be mutually agreed between Brookfield India REIT and the Asset SPV. The loan may be repaid by the Asset SPV, at the option of the Asset SPV, CIOP or MIOP, at any time prior to the maturity date, hence principal repayment may vary accordingly.

For the maturity date of NCDs, please refer the terms of NCDs given in serial no 8 below.

Gearing Ratios

The gearing ratio on consolidated basis is 0.84* and standalone is 0.14.

*excluding North Commercial Portfolio, as the same is not consolidated.

8. DEBT MATURITY PROFILE OVER EACH OF THE NEXT 5 YEARS AND DEBT COVENANTS, IF ANY.

Debt maturity profile covered in above point.

DEBT COVENANTS

LTVR shall not be greater than the following in the facilities borrowed by the Asset SPVs and HoldCo other than from Brookfield India REIT:

S. No	Asset SPV	LTVR
1	Kairos	<=50%
2	Candor Gurgaon One	<=50%
3	SPPL Noida	<=60%
4	Candor Kolkata	<=50%
5	Oak	<=66.67%
6	Arnon	
7	Aspen	
8	Rostrum	
9	Arliga Ecoworld	<=70%
10	Brookfield India REIT	<=49%

Name of the Assets SPV	Nature of loan/ security	Lender	Security	Terms of repayment
Candor Kolkata	Lease Rental Discounting-I and Line of Credit Interest @ REPO/ 1 month MCLR (+) spread (Term : 12 Year) Lease Rental Discounting-II Interest @ REPO (+) spread (Term : 12 Year) Construction Finance Interest @ 1 month MCLR (+) spread (Term : 5 Year (CF) Post CF Period : 15 Year)	HDFC Bank Ltd.	The term loan is secured by way of charge on hypothecation of receivables, movable assets, insurance policies, lease agreement, bank accounts, mortgage on immovable properties including land and pledge/ NDU of 51% of share capital of the Company on fully diluted basis	Principal repayment (Lease Rental Discounting facility-I and Line of Credit): Upon completion of 60 months from the first drawdown date, the facility shall be repaid in 84 monthly instalments (overall tenure - 144 months) comprising of Principal repayment and interest payment at applicable interest rate. Principal repayment (Lease Rental Discounting facility-II): Upon completion of 60 months from the first drawdown date, the facility shall be repaid in 78 monthly instalments (overall tenure - 144 months) comprising of Principal repayment and interest payment at applicable interest rate. Principal repayment (Construction Finance) : Upon completion of 60 months or earlier upon completion of the CF Period, from the first Drawdown Date, the Facility shall be repaid in 180 Monthly Installments comprising of principal Repayment and interest payment at the Applicable Rate of Interest. Interest payment: At the applicable rate of interest on the outstanding Principal of facility will be paid monthly on each interest payment date of the facility from the date of first disbursement till commencement of monthly instalments.
SPPL Noida	Lease Rental Discounting@ BHFL FRR (-) spread (Term : 15 Year)	Bajaj Housing Finance Limited	The term loan is secured by way of charge on hypothecation of receivables, movable assets, insurance proceeds, lease agreement, bank accounts, mortgage on immovable properties including land of SPPL Noida.	Principal repayment (Lease Rental Discounting facility): Upon completion of 36 months from the first drawdown date, the facility shall be repaid in 144 monthly instalments (overall tenure - 180 months) comprising of Principal repayment and interest payment at applicable interest rate. Interest payment: At the applicable rate of interest on the outstanding Principal of facility will be paid monthly on each interest payment date of the facility from the date of first disbursement till commencement of monthly instalments.
Brookfield India Real Estate Trust	Lease Rental Discounting@ BHFL FRR (-) spread (Term : 15 Year) Flexi Term Loan @ BHFL FRR (-) spread (Term : 15 Year)			
	Sustainability linked Bonds Coupon Rate 7.06% p.a.	Listed Security	Secured by way of exclusive charge by way of hypothecation over right, title, benefit and interest in respect of Hypothecated Properties & first ranking sole and exclusive pledge of shares of Seaview Developers Pvt. Ltd. in favour of Debenture Trustee.	Principal repayment : Scheduled Redemption date is December 20, 2030 Interest payment: At the applicable rate of interest on the outstanding facility will be paid Quarterly (i.e. 30th June, 30th Sep., 31st Dec. & 31st Mar.)
Candor Gurgaon One	Rupee Term Loan-1 Interest @ REPO (+) spread (Term : 12 Year) Rupee Term Loan-2 Interest @ REPO (+) spread (Term : 10 Year)	ICICI Bank Ltd and Axis Bank Ltd	The term loan is secured by hypothecation of movable assets, mortgage on immovable properties, charge on bank accounts and charge on the income support agreement.	Principal repayment (Rupee Term Loan-1) : Facility shall be repaid in 120 monthly instalments. Principal repayment (Rupee Term Loan-2) : Facility shall be repaid in 120 monthly instalments. Interest repayment: At the applicable Interest rate for each interest period on the outstanding Principal of facility will be paid monthly on each interest payment date of facility from the date of first disbursement.

Name of the Assets SPV	Nature of loan/ security	Lender	Security	Terms of repayment
Kairos	Rupee Term Loan-Interest @ Repo (+) spread (Term : 12 Year)	ICICI Bank Ltd and Axis Bank Ltd	The term loan is secured by mortgage/charge on immovable assets (including buildings), bank accounts, insurance policies, receivables, underlying land for which rights owned by the Company.	Principal repayment (Rupee Term Loan) : Upon completion of 24 months from the first drawdown date, the facility shall be repaid in 120 monthly instalments (overall tenure-144 months) comprising of Principal repayment and interest payment at applicable interest rate. Interest repayment: At the applicable rate of interest on the outstanding Principal of facility will be paid monthly on each interest payment date of the facility from the date of first disbursement till commencement of monthly instalments.
Oak Aspen Arnon Rostrum	Lease rental discounting facility @ 3 month repo rate + Spread 2% (Term : 15 Year)	HDFC Bank Ltd.	First ranking mortgage over the Land,First ranking charge over all Receivables and moveable property.First ranking exclusive charge over the DSRA .First ranking charge over the relevant DIAL Project Documents	The principal amount of the Facilities shall become due and shall be repaid by the Borrowers in 180 (one hundred and eighty) structured monthly instalments, The first Repayment Date shall be 31 October 2024. Door to door tenor of 180 structure monthly instalments summarised as follows: Year 1 & 2 - 0.25% of the Facility. Year 3 -5 - 8.75% of the Facility. Year 6-15 - 91% of the Facility.
Arnon	Lease rental discounting facility @ 3 month repo rate + Spread 2% (Term : 163 Months) till Sep,39	HDFC Bank Ltd.		The principal amount of the Facilities shall become due and shall be repaid by the Borrower in 163 (one hundred and sixty three) structured monthly instalments, The first Repayment Date shall be 30 March 2026. Door to door tenor of 163 structure monthly instalments summarised as follows: FY 27- 1.35% of the Facility. FY 28 - 2.92% of the Facility. FY 29 - 2.92% of the Facility FY 30 - 5.5% of the Facility. FY 31- 9.1% of the Facility and balance 78.2% there after
Arliga Ecoworld	Lease Rental Discounting-Interest @ 91D T Bill (+) spread (Term : 13 Year)	State Bank of India	Term Loan is secured by way of hypothecation of present and future lease Rentals receivables & Currents Assets and Registered Mortgage over commercial land and buildings belongs to Arliga Ecoworld Business Parks Private Limited except Ecoworld Campus 4D.	Principal repayment (Lease Rental Discounting) : Facility shall be repaid in 156 monthly instalments. Interest repayment: At the applicable Interest rate for each interest period on the outstanding Principal of facility will be paid monthly on each interest payment date of facility from the date of first disbursement.
	Lease Rental Discounting-Interest @ REPO (+) spread (Term : 13 Year)	Punjab National Bank		
	Lease Rental Discounting-Interest @ 1 Yr annualized G-Sec (+) spread (Term : 13 Year)	Bank of Baroda		

Terms of NCDs

Name of the Assets SPV	Nature of loan/ security	Security holder	Security	Terms of Issue
Candor Gurgaon One	Non-Convertible Debentures Series A	Brookfield India REIT and Reco Iris Private Limited	Unlisted and unsecured; non-marketable	1. Interest Rate: 12.5% (twelve point five percent) per annum (compounded quarterly), or such other rate of interest as may be agreed between the holders of the Subscription Debentures and the Company in writing as per the applicable Law. 2. Term: 10 (ten) years from the date of issuance. 3. Interest Pay-out Frequency: Quarterly 4. Redemption: The Brookfield India REIT Debentures or Reco GIR Debentures (as the case may be) shall be redeemed by the Company at par together with interest accrued and due at the option of the Company, at any time prior to the completion of the tenure. 5. Nature: Unlisted and unsecured; non-marketable. 6. Tax: All payments by or on behalf of the Company in relation to interest on the Subscription Debentures shall be subject to applicable withholding taxes or deduction for any taxes, duties, assessment or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or within India or any authority therein or thereof having power to tax
Candor Gurgaon One	Non-Convertible Debentures Series B	Brookfield India REIT and Reco Iris Private Limited	Unlisted and unsecured; non-marketabl	1. Interest Rate: 12.5% (twelve point five percent) per annum (compounded quarterly), or such other rate of interest as may be agreed between the holders of the non-convertible debentures and the Company in writing as per the applicable Law. 2. Term: 10 (ten) years from the date of issuance. 3. Interest Pay-out Frequency: Quarterly. 4. Early Redemption: The Series B NCDs shall be redeemed by the Company at par together with interest accrued and due at the option of the Company, at any time prior to the completion of the term. 5. Nature: Unlisted and unsecured; non-marketable. 6. Tax: All payments by or on behalf of the Company in relation to interest on the Series B NCDs shall be subject to applicable withholding taxes or deduction for any taxes, duties, assessment or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or within India or any authority therein or thereof having power to tax.

Name of the Assets SPV	Nature of loan/ security	Security holder	Security	Terms of Issue
Candor Gurgaon One	Non-Convertible Debentures Series C	Reco Rock Private Limited	Unlisted and unsecured; non-marketable	1. Interest Rate: 12.5% (twelve point five percent) per annum (compounded quarterly), or such oth-er rate of interest as may be agreed between the holders of the non-convertible debentures and the Company in writing as per the applicable Law. 2. Term: 10 (ten) years from the date of issuance. 3. Interest Pay-out Frequency: Quarterly. 4. Early Redemption: The Series C NCDs shall be redeemed by the Company at par together with interest accrued and due at the option of the Company, at any time prior to the completion of the term. 5. Nature: Unlisted and unsecured; non-marketable. 6. Tax: All payments by or on behalf of the Company in relation to interest on the Series C NCDs shall be subject to applicable withholding taxes or deduction for any taxes, duties, assessment or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or within India or any authority therein or thereof having power to tax
Candor Gurgaon One	Non-Convertible Debentures Series D	Brookfield India REIT	Unlisted and unsecured; non-marketable	1. Interest Rate: 12.5% (twelve point five percent) per annum (compounded quarterly), or such other rate of interest as may be agreed between the holders of the non-convertible debentures and the Company in writing as per the applicable Law. 2. Term: 10 years from the date of issuance. 3. Interest Pay-out Frequency: Quarterly. 4. Early Redemption: The Series D NCDs shall be redeemed by the Company at par together with interest accrued and due at the option of the Company, at any time prior to the completion of the term. 5. Nature: Unlisted and unsecured; non-marketable. 6. Tax: All payments by or on behalf of the Company in relation to interest on the Series D NCDs shall be subject to applicable withholding taxes or deduction for any taxes, duties, assessment or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or within India or any authority therein or thereof having power to tax.

Name of the Assets SPV	Nature of loan/ security	Security holder	Security	Terms of Issue
Candor Gurgaon One	Non-Convertible Debentures Series E	Brookfield India REIT	Unlisted and unsecured; non-marketable	1. Interest Rate: 10.5% (Ten point Five percent) per annum (compounded quarterly), or such other rate of interest as may be agreed between the holders of the non-convertible debentures and the Company in writing as per the applicable Law. 2. Term: 10 (Ten) years from the date of Tranche 1 Completion. 3. Interest Pay-out Frequency: Quarterly. 4. Early Redemption: The Series E NCDs shall be redeemed by the company at par together with interest accrued and due at the option of the Company, at any time prior to the completion of the term. 5. Nature: Unlisted and unsecured; non-marketable. 6. Tax: All payments by or on behalf of the Company in relation to interest on the Series E NCDs shall be subject to applicable withholding taxes or deduction for any taxes, duties, assessment or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or within India or any authority therein or thereof having power to tax.
Kairos	Non-Convertible Debentures Series A	Brookfield India REIT and Reco Iris Private Limited	Unlisted and unsecured; non-marketable	1. Interest Rate: 12.5% (twelve point five percent) per annum (compounded quarterly), or such other rate of interest as may be agreed between the holders of the Subscription Debentures and the Company in writing as per the applicable Law. 2. Term: 10 (ten) years from the date of issuance. 3. Interest Pay-out Frequency: Quarterly. 4. Redemption: The Brookfield India REIT Debentures or Reco GIR Debentures (as the case may be) shall be redeemed by the Company at par together with interest accrued and due at the option of the Company, at any time prior to the completion of the tenure. 5. Nature: Unlisted and unsecured; non-marketable. 6. Tax: All payments by or on behalf of the Company in relation to interest on the Subscription Debentures shall be subject to applicable withholding taxes or deduction for any taxes, duties, assessment or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or within India or any authority therein or thereof having power to tax.

Name of the Assets SPV	Nature of loan/ security	Security holder	Security	Terms of Issue
Kairos	Non-Convertible Debentures Series B	Brookfield India REIT and Reco Iris Private Limited	Unlisted and unsecured; non-marketable.	1. Interest Rate: 12.5% (Twelve point Five percent) per annum (compounded quarterly), or such other rate of interest as may be agreed between the holders of the non-convertible debentures and the Company in writing as per the applicable Law 2. Term: 10 years from the date of issuance. 3. Interest Pay-out Frequency: Quarterly. 4. Early Redemption: The Series B NCDs shall be redeemed by the company at par together with interest accrued and due at the option of the Company, at any time prior to the completion of the term. 5. Nature: Unlisted and unsecured; non-marketable. 6. Tax: All payments by or on behalf of the Company in relation to interest on the Series B NCDs shall be subject to applicable withholding taxes or deduction for any taxes, duties, assessment or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or within India or any authority therein or thereof having power to tax
Kairos	Non-Convertible Debentures Series C	Brookfield India REIT	Unlisted and unsecured; non-marketable	1. Interest Rate: 10.5% (Ten point Five percent) per annum (compounded quarterly), or such other rate of interest as may be agreed between the holders of the non-convertible debentures and the Company in writing as per the applicable Law 2. Term: 10 (Ten) years from the date of Tranche 1 Completion. 3. Interest Pay-out Frequency: Quarterly. 4. Early Redemption: The Series C NCDs shall be redeemed by the company at par together with interest accrued and due at the option of the Company, at any time prior to the completion of the term. 5. Nature: Unlisted and unsecured; non-marketable. 6. Tax: All payments by or on behalf of the Company in relation to interest on the Series C NCDs shall be subject to applicable withholding taxes or deduction for any taxes, duties, assessment or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or within India or any authority therein or thereof having power to tax.

Name of the Entity/Issuer	Nature of Security	Security	Terms of Issue
Brookfield India REIT	Sustainability linked Non-Convertible Debenture Coupon Rate 7.06% p.a.	(i) a first ranking sole and exclusive charge by way of hypothecation over all the rights, title, benefit and interest of SDPL Noida in respect of the Hypothecated Properties; (ii) a first ranking sole and exclusive pledge over the Pledged Shares and CCDs of SDPL Noida by way of a pledge, each, in favour of the Debenture Trustee for the benefit of the Debenture Holders. (iii) first ranking sole and exclusive charge by way of equitable mortgage over all the rights, title, benefit and interest of the SDPL Noida in respect of the Mortgaged Properties^	Principal repayment : Scheduled Redemption date is December 20, 2030 Interest payment: At the applicable rate of interest on the outstanding facility will be paid Quarterly (i.e. 30th June, 30th September., 31st December. & 31st March)

^Post closure of financial year March 31, 2026, first ranking sole and exclusive charge by way of mortgage has been created as per the terms set out under Debenture Trust Deed.

9. THE TOTAL OPERATING EXPENSES OF BROOKFIELD INDIA REIT, INCLUDING ALL FEES AND CHARGES PAID TO THE MANAGER AND ANY OTHER PARTIES, IF ANY DURING THE YEAR.

Refer page no 339 and 391 and the related notes of this Report. Refer page no. 373 to 379 note no. 33 and page no. 463 to 473 note no. 42 of this Report.

10. PAST PERFORMANCE OF BROOKFIELD INDIA REIT WITH RESPECT TO UNIT PRICE, DISTRIBUTIONS AND YIELD FOR THE LAST 5 YEARS, AS APPLICABLE AND UNIT PRICE QUOTED ON THE DESIGNATED STOCK EXCHANGES AT THE BEGINNING AND END OF THE YEAR, THE HIGHEST AND LOWEST UNIT PRICE AND THE AVERAGE DAILY VOLUME TRADED DURING THE YEAR

Particulars	March 31, 2026		March 31, 2025		March 31, 2024		March 31, 2023		March 31, 2022	
Units Outstanding	**749,385,513**		**607,752,448**		**439,085,222**		**335,087,073**		**335,087,073**	
Stock Exchange	**BSE**	**NSE**	**BSE**	**NSE**	**BSE**	**NSE**	**BSE**	**NSE**	**BSE**	**NSE**
Opening Price: April 1 (₹)	289.08	288	256.8	254.8	279.29	281.35	316.00	315.9	222.41	222.10
Closing Price: March 31 (₹)	322.21	323.69	289.08	289.63	254.57	254.70	279.29	279.83	312.60	313.14
52 Week High (₹)	376.5	375.69	322.28	324.4	283.8	282.00	344.70	345.00	319.53	319.35
52 Week Low (₹)	282.00	280.05	247.65	248.20	231.3	232.10	250.25	251.00	222.41#	220.00#
Market Capitalisation (₹ in crore)	24,145.95	24,256.86	17,568.90	17,602.33	11,177.79	11,183.50	9,358.64	9,376.74	10,474.82	10,492.91
Average Daily Volume- Traded During Year (Nos.)										
No of Units (Nos.)	81,598.45	437,932.11	142,350.90	367,765.03	18,668.88	277,521.18	32,611.79	97,699.09	22,709.39	240,375.25
Amount (₹)	28,054,814.47	145,092,439.6	40,231,635.21	105,734,795.7	4,694,385.87	69,155,729.02	10,355,606.15	29,765,781.08	6,106,969.44	65,687,520.81
Distribution per unit	₹21.4		₹19.25		₹17.75		₹20.20		₹22.10*	
Yield as on closing price of NSE	6.61%		6.64%		6.96%		7.22%		7.05%	
Yield as per IPO Price of ₹ 275	7.78%		7.00%		6.45%		7.34%		8.04%	

*Brookfield India REIT was listed on February 16, 2021. The distribution per unit for the year ended March 31, 2022 includes the distribution paid from February 08, 2021 to March 31, 2021.

NOTE: The distributions were declared and paid out on a quarterly basis in each financial year within the timelines prescribed under REIT Regulations.

52 week low from the period of listing of units i.e. February 16, 2021 till March 31, 2022 was ₹215.00 for NSE and ₹215.25 for BSE.

11. DETAILS OF ALL RELATED PARTY TRANSACTIONS DURING THE YEAR

(a) Value of which exceeds five per cent of value of Brookfield India REIT assets.

The five percent of the value of Brookfield India REIT assets was ₹28,264.05M.

Refer to page no. 373 to 379 of this report which contains details of all related party transactions entered into by Brookfield India REIT including monies lent by Brookfield India REIT to Asset SPVs, CIOP and MIOP (Standalone).

Refer to page no. 463 to 473 of this report which contains details of all related party transactions entered into by Brookfield India REIT and the Asset SPVs, CIOP and MIOP during the year ended March 31, 2026 (excluding transactions which are eliminated on consolidation).

(b) Details regarding the monies lent by Brookfield India REIT to the holding company or the special purpose vehicle in which it has investment in.

Refer to page no. 373 to 379 of this report which contains details of all related party transactions entered into by Brookfield India REIT including monies lent by Brookfield India REIT to Asset SPVs, CIOP and MIOP (Standalone). Refer to page no. 463 to 473 of this report which contains details of all related party transactions entered into by Brookfield India REIT and the Asset SPVs, CIOP and MIOP during the year ended March 31, 2026 (excluding transactions which are eliminated on consolidation).

Refer clause no. 7 on page no. 260 of this Report.

* Further, for the related party transaction of Rostrum, Arnon, Aspen and Oak, refer disclosure as Appendix III to stock exchange on May 11, 2026 with respect to Outcome of Board Meeting.

12. DETAILS OF FUND RAISING DURING THE YEAR, IF ANY.

1. Brookfield India REIT had allotted 3,22,58,065 units to various third-party investors at a price of ₹ 310 per unit (Rupees Three Hundred and Ten only), on a preferential basis on September 02, 2025.
2. Brookfield India REIT had allotted 10,93,75,000 units of Brookfield India REIT to successful eligible institutional investors, at the issue price of ₹ 320 per unit (Rupees Three Hundred and Twenty only), per Unit, which includes a discount of ₹7.33 per Unit (i.e. 2.24%) on the floor price of ₹ 327.33 per Unit on December 10, 2026.
3. Brookfield India REIT had allotted of 2,00,000 Sustainability Linked, Listed, Rated, Secured, Redeemable, Transferable, Non-Cumulative, Non-Convertible Debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each, on a private placement basis. Brookfield India REIT has received consideration of ₹1,996.92 crores (Rupees One Thousand Nine Hundred Ninety Six point Ninety Two Crores only) against the consideration of ₹ 2,000 Crore (Rupees Two Thousand Crores Only) resulting into a total discount amount of ₹ 3,08,00,000/- (Rupees Three Crore and Eight Lakhs).

13. BRIEF DETAILS OF MATERIAL AND PRICE SENSITIVE INFORMATION

The details of material and price sensitive information as disclosed to the stock exchanges during the year ended March 31, 2026 are as follows:

S. No	Date of Intimation	Details of Information
1	April 22, 2025	Intimation under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 with respect to response filed by manager for settlement application
2	April 30, 2025	Disclosure of Credit Rating of Brookfield India Real Estate Trust in terms of Regulation 23(5)(d) of SEBI (Real Estate Investment Trusts) Regulations, 2014
3	May 05, 2025	Outcome of meeting of Board of Directors of Brookprop Management Services Private Limited, the Manager to Brookfield India Real Estate Trust, held on May 05, 2025 - Investor presentation, Press release and Summary Valuation Reports
4	May 05, 2025	Outcome of meeting of Board of Directors of Brookprop Management Services Private Limited, the Manager to Brookfield India Real Estate Trust, held on May 05, 2025 – Financial Results
5	May 06, 2025	Valuation Report(s) of Brookfield India Real Estate Trust
6	May 07, 2025	Annual Financials Information/Statements of Brookfield India Real Estate Trust for the period ended March 31, 2025
7	May 08, 2025	Resignation of Key Personnel
8	June 20, 2025	Disclosure to stock exchange pursuant to Chapter 12 of the SEBI Master Circular 'for Real Estate Investment Trusts (REITs)' bearing no. SEBI/HO/DDHS PoD-2/P/CIR/2024/43 dated May 15, 2024 ("REIT Master Circular") and regulation 7(2) read with regulation 6(2) of Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended ("PIT Regulations")
9	June 20, 2025	Disclosure under Regulation 7(2) read with Regulation 6(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 as amended ("PIT Regulations"), pursuant to inter-se transfer of units of Brookfield India Real Estate Trust ("Brookfield India REIT"), amongst the sponsor and sponsor group.
10	June 20, 2025	Disclosure to stock exchange pursuant to Chapter 12 of the SEBI Master Circular 'for Real Estate Investment Trusts (REITs)' bearing no. SEBI/HO/DDHS PoD-2/P/CIR/2024/43 dated May 15, 2024 ("REIT Master Circular") and regulation 7(2) read with regulation 6(2) of Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended ("PIT Regulations") with respect to the release of encumbrance
11	June 23, 2025	Outcome of meeting of Board of Directors of Brookprop Management Services Private Limited, the Manager to Brookfield India Real Estate Trust, held on June 23, 2025 – Appointment of Director
12	June 27, 2025	Submission of the 5th annual report of Brookfield India Real Estate Trust along with the notice of 5th annual meeting of unitholders of Brookfield India Real Estate Trust for the financial year ended March 31, 2025
13	June 30, 2025	Intimation of closure of trading window
14	July 25, 2025	Summary of proceedings of the fifth Annual Meeting of unitholders of Brookfield India Real Estate Trust held on July 25, 2025
15	July 28, 2025	Intimation of voting results of the Annual Meeting of the unitholders of Brookfield India Real Estate Trust held on Friday, July 25, 2025
16	August 01, 2025	Outcome of meeting of Board of Directors held on Friday, August 01, 2025 – Press release, investor presentation and other matters
17	August 01, 2025	Outcome of meeting of Board of Directors of Brookprop Management Services Private Limited, the Manager to Brookfield India Real Estate Trust, held on August 01, 2025 - Financial Results
18	August 04, 2025	Intimation of newspaper advertisement for financial results for the quarter ended June 30, 2025
19	August 04, 2025	Intimation of Extra-ordinary Meeting of Brookfield India Real Estate Trust
20	August 19, 2025	Corrigendum to the notice of extraordinary meeting dated August 1, 2025, for conducting the Extraordinary Meeting of the unitholders of Brookfield India Real Estate Trust scheduled to be held on Tuesday, August 26, 2025
21	August 27, 2025	Intimation of voting results of the Extraordinary Meeting of the unitholders of Brookfield India Real Estate Trust held on Tuesday, August 26, 2025
22	September 02, 2025	Intimation of allotment of units to various third-party investors through the preferential issue of units of the Brookfield India Real Estate Trust ("Brookfield India REIT"), pursuant to Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended ("SEBI REIT Regulations")
23	September 02, 2025	Intimation under Regulation 23 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 with respect to settlement order
24	September 30, 2025	Intimation of closure of trading window

S. No	Date of Intimation	Details of Information
25	November 04, 2025	Outcome of meeting of Board of Directors of Brookprop Management Services Private Limited, the Manager to Brookfield India Real Estate Trust, held on November 4, 2025 - Financial Results
26	November 04, 2025	Outcome of meeting of Board of Directors held on Tuesday, November 04, 2025 – Press release, investor presentation and other matters
27	November 04, 2025	Valuation Report(s) of Brookfield India Real Estate Trust
28	November 07, 2025	Intimation of Newspaper Advertisement
29	November 14, 2025	Submission of the half yearly report of Brookfield India Real Estate Trust
30	November 28, 2025	Summary of proceedings of the Extraordinary Meeting of unitholders of Brookfield India Real Estate Trust held on November 28, 2025
31	November 28, 2025	Intimation of voting results of the Extraordinary Meeting of the unitholders of Brookfield India Real Estate Trust held on Friday, November 28, 2025
32	December 04, 2025	Submission of unaudited condensed combined pro forma financial information and audit report.
33	December 04, 2025	Outcome of the meeting of the Issue Committee of the Board of Directors of Brookprop Management Services Private Limited, the manager of Brookfield India Real Estate Trust held on December 4, 2025
34	December 09, 2025	Outcome of the meeting of the Issue Committee of the Board of Directors of Brookprop Management Services Private Limited, the manager of Brookfield India Real Estate Trust held on December 9, 2025
35	December 10, 2025	Disclosure of Credit Rating of Brookfield India Real Estate Trust in terms of Regulation 23®(d) of SEBI (Real Estate Investment Trusts) Regulations, 2014
36	December 10, 2025	Intimation of allotment of units to institutional investors through the institutional placement of units of the Brookfield India Real Estate Trust ("Brookfield India REIT"), pursuant to Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended ("SEBI REIT Regulations")
37	December 11, 2025	Disclosure of Credit Rating of Brookfield India Real Estate Trust in terms of Regulation 23(5)(d) of SEBI (Real Estate Investment Trusts) Regulations, 2014
38	December 22, 2025	Intimation of Record Date for Interest Payment of NCDs
39	December 22, 2025	Intimation pursuant to regulation 23 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 for allotment of 2,00,000 Sustainability Linked, Listed, Rated, Secured, Redeemable, Transferable, NonCumulative, Non-Convertible Debentures by Brookfield India Real Estate Trust (represented by Brookprop Management Services Private Limited ("Manager"))
40	December 24, 2025	Intimation of Completion of Acquisition of Arliga Ecoworld Business Parks Private Limited.
41	December 31, 2025	Intimation of closure of trading window
42	January 29, 2026	Outcome of Board Meeting - Press Release and Investor Presentation
43	January 29, 2026	Outcome of Board Meeting Financial Results December 31, 2025
44	January 29, 2026	Compliances in relation to Non-Convertible Debentures
45	March 12, 2026	Outcome of meeting of Board of Directors of Brookprop Management Services Private Limited, the Manager to Brookfield India Real Estate Trust, held on March 12, 2026.
46	March 17, 2026	Reporting of violations of the policy on unpublished price sensitive information and dealing in units of the Brookfield India Real Estate Trust ("the Policy")
47	March 30, 2026	Intimation of Closure of Trading Window
48	March 31, 2026	Outcome of meeting of Board of Directors of Brookprop Management Services Private Limited, the Manager to Brookfield India Real Estate Trust, held on March 31, 2026.

The other disclosures to the stock exchanges during the year ended March 31, 2026, which are not material and price sensitive are as follows:

S.No	Date of Intimation	Details of Information
1	April 03, 2025	Update on institutional investor meeting(s)
2	April 17, 2025	Quarterly certificate for the quarter ended March 31, 2025, for Commercial Papers
3	April 17, 2025	Disclosure of investor grievance report for Q4 FY2024-25
4	April 17, 2025	Disclosure of unitholding pattern for the quarter ended March 31, 2025
5	April 17, 2025	Submission of Compliance Report on Corporate Governance for the quarter and year ended March 31, 2025
6	April 29, 2025	Intimation of meeting of Board of Directors scheduled to be held on May 5, 2025
7	May 02, 2025	Intimation of Earnings Conference Call for update on Q4 FY 2025 Financial Results (s)

S.No	Date of Intimation	Details of Information
8	May 05, 2025	Statement of utilization of issue proceed of Commercial Papers
9	May 05, 2025	Quarterly statement of deviation(s) or variation(s) in use of proceeds of Institutional Placement
10	May 05, 2025	Quarterly statement of deviation(s) or variation(s) in use of proceeds of Institutional Placement
11	May 06, 2025	Earnings Conference Call on Q4 FY 2025 Financial Results
12	May 07, 2025	Intimation of newspaper advertisement for financial results for the quarter and year ended March 31, 2025
13	May 08, 2025	Submission of Environment, Social and Governance Report and Business Responsibility and Sustainability Report for the year ended March 31, 2024
14	May 28, 2025	Submission of Annual Secretarial Compliance Report for the year ended March 31, 2025
15	June 04, 2025	Update on institutional investor meeting(s)
16	June 18, 2025	Update on institutional investor meeting(s)
17	June 18, 2025	Submission of Part C of Compliance Report on Corporate Governance for the period ended March 31, 2025
18	June 19, 2025	Update on institutional investor meeting(s)
19	June 20, 2025	Intimation of change in shareholding of Sponsor of Brookfield India Real Estate Trust, pursuant to internal restructuring
20	June 20, 2025	Update on institutional investor meeting(s)
21	June 23, 2025	Update on institutional investor meeting(s)
22	June 27, 2025	Update on institutional investor meeting(s)
23	July 04, 2025	Update on institutional investor meeting(s)
24	July 11, 2025	Update on institutional investor meeting(s)
25	July 15, 2025	Update on institutional investor meeting(s)
26	July 18, 2025	Disclosure of investor grievance report for Q1 FY2025-26
27	July 18, 2025	Disclosure of unitholding pattern for the quarter ended June 30, 2025
28	July 18, 2025	Update on institutional investor meeting(s)
29	July 21, 2025	Submission of Compliance Report on Corporate Governance for the quarter ended June 30, 2025
30	July 29, 2025	Intimation of meeting of Board of Directors scheduled to be held on August 01, 2025
31	July 30, 2025	Intimation of Earnings Conference Call for update on Q1 FY 2026 Financial Results
32	August 01, 2025	Quarterly statement of deviation(s) or variation(s) in use of proceeds of Institutional Placement
33	August 01, 2025	Quarterly statement of deviation(s) or variation(s) in use of proceeds of Institutional Placement
34	August 04, 2025	Earnings Conference Call on Q1 FY 2026 Financial Results
35	August 12, 2025	Update on institutional investor meeting(s)
36	August 14, 2025	Update on institutional investor meeting(s)
37	August 25, 2025	Update on institutional investor meeting(s)
38	August 25, 2025	Update on institutional investor meeting(s)
39	September 04, 2025	Unitholding Pattern with respect to issuance of preferential units
40	September 22, 2025	Update on institutional investor meeting(s)
41	October 07, 2025	Update on institutional investor meeting(s)
42	October 15, 2025	Disclosure of unitholding pattern for the quarter ended September 30, 2025
43	October 15, 2025	Disclosure of investor grievance report for Q2 FY2025-26
44	October 17, 2025	Submission of Compliance Report on Corporate Governance for the quarter ended September 30, 2025.
45	October 30, 2025	Intimation of meeting of Board of Directors scheduled to be held on November 04, 2025.
46	November 03, 2025	Intimation of Earnings Conference Call for update on Q2 FY 2026 Financial Results
47	November 04, 2025	Quarterly statement of deviation(s) or variation(s) in use of proceeds of Institutional Placement (QIP2023)
48	November 04, 2025	Quarterly statement of deviation(s) or variation(s) in use of proceeds of Institutional Placement (QIP2024)
49	November 04, 2025	Quarterly statement of deviation(s) or variation(s) in use of proceeds of Preferential Issue - 2025.
50	November 05, 2025	Earnings Conference Call on Q2 FY 2026 Financial Results
51	November 06, 2025	Intimation of unitholders meeting and transaction document

S.No	Date of Intimation	Details of Information
52	November 07, 2025	Update on institutional investor meeting(s)
53	November 11, 2025	Intimation of Investor Meeting(s)
54	November 17, 2025	Update on institutional investor meeting(s)
55	November 24, 2025	Update on institutional investor meeting(s)
56	December 01, 2025	Update on institutional investor meeting(s)
57	December 10, 2025	Intimation of Press Release
58	December 15, 2025	Unitholding Pattern
59	December 23, 2025	Intimation of Press Release
60	December 31, 2025	Intimation for Payment of Interest on Non-Convertible debentures
61	January 20, 2026	Unitholding Pattern for the quarter ended December 31, 2025
62	January 20, 2026	Statement of Investor Complaints for the quarter ended December 31, 2025
63	January 21, 2026	Submission of Compliance Report on Corporate Governance for the quarter ended December 31, 2025
64	January 26, 2026	Intimation of meeting of Board of Directors scheduled to be held on January 29, 2026.
65	January 27, 2026	Intimation of Earnings Conference Call for update on Q3 FY 2026 Financial Results
66	January 29, 2026	Quarterly statement of deviation(s) or variation(s) in use of proceeds of QIP and Preferential Issue
67	January 30, 2026	Intimation of Upload of transcript and recording of Earnings Call
68	February 02, 2026	Intimation of Newspaper Advertisement
69	February 11, 2026	Update on institutional investor meeting(s)
70	February 27, 2026	Update on institutional investor meeting(s)
71	March 09, 2026	Intimation of meeting of Board of Directors scheduled to be held on March 12, 2026.
72	March 19, 2026	Update on institutional investor meeting(s)
73	March 24, 2026	Update on institutional investor meeting(s)
74	March 27, 2026	Intimation of Investor Meeting
75	March 30, 2026	Intimation for Payment of Interest on Non-Convertible Debentures

14. BRIEF DETAILS OF MATERIAL LITIGATIONS AND REGULATORY ACTIONS WHICH ARE PENDING, AGAINST BROOKFIELD INDIA REIT, SPONSOR(S), MANAGER OR ANY OF THEIR ASSOCIATES AND SPONSOR GROUP(S) AND THE TRUSTEE, IF ANY, AS AT THE END OF THE YEAR

This section of the Report contains disclosures, as on March 31, 2026, on all:

- pending title litigation and irregularities pertaining to the Portfolio and pending criminal matters, regulatory actions and material (as set out below) civil/ commercial matters against Brookfield India REIT, the Sponsor, the Manager or any of their Associates, Asset SPVs, CIOP, MIOP, the Sponsor Group and the Trustee (collectively, "Required Parties"); and
- pending direct tax, indirect tax and property tax matters against the Required Parties in a consolidated manner.

For the purposes of identifying "associates" with respect to disclosures to be made in the report under the REIT Regulations, the definition of 'associates' as set out in the REIT Regulations have been relied on except sub-regulation (ii) of Regulation 2(1)(b) of the REIT Regulations, which requires any person who controls, directly or indirectly, the said person to be identified as an associate. With respect to the aforesaid, only entities which directly control Brookfield India REIT, Sponsor or Manager, as applicable, have been considered.

All disclosures with respect to pending civil/ commercial matters, regulatory actions, criminal litigation and tax matters against Brookfield Corporation have been made in accordance with the materiality threshold separately disclosed below.

Except as disclosed below, there is no pending title litigation or irregularity, criminal litigation, regulatory action and civil/ commercial matter (subject to the materiality thresholds set out below) or pending direct tax, indirect tax and property tax matters against the Required Parties:

I. Title irregularities (including title litigation) pertaining to the Portfolio

Nil

II. Material litigation, criminal litigation and regulatory actions pending against Brookfield India REIT, its Associates, the Asset SPVs, HoldCo, CIOP and MIOP

For the purpose of disclosure of pending civil/ commercial litigation against Brookfield India REIT, its Associates, the Asset SPVs, CIOP and MIOP, such matters exceeding ₹ 307.13 M (being 1% of the consolidated income of Brookfield India REIT as of March 31, 2026) have been considered material and proceedings where the amount is not determinable but the proceeding is considered material by the Manager from the perspective of Brookfield India REIT, have also been disclosed.

As of March 31, 2026, Brookfield India REIT, its Associates, the Asset SPVs, HoldCo, CIOP and MIOP do not have any criminal litigation, regulatory actions or material civil/ commercial litigation pending against them.

III. Material litigation, criminal litigation and regulatory actions pending against the Sponsor and its Associates

For the purpose of disclosure of pending civil/ commercial litigation against the Sponsor and its Associates, such matters exceeding ₹ 255.72 M (being 5% of the net worth of the Sponsor as of March 31, 2026) have been considered material and proceedings where the amount is not determinable but the proceeding is considered material by the Manager from the perspective of Brookfield India REIT have also been disclosed.

As of March 31, 2026, the Sponsor and its Associates do not have any criminal litigation, regulatory action or any material civil/ commercial litigation pending against them.

IV. Material litigation, criminal litigation and regulatory actions pending against the Sponsor Group

For the purpose of disclosure of pending civil/ commercial litigation against the Sponsor Group (excluding the Sponsor and Brookfield Corporation), such matters exceeding ₹ 307.13 M (being 1% of the consolidated income of Brookfield India REIT as of March 31, 2026) have been considered material and proceedings where the amount is not determinable but the proceeding is considered material by the Manager have been disclosed.

As of March 31, 2026, the Sponsor Group (excluding the Sponsor and Brookfield Corporation) do not have any criminal litigation, regulatory action or material civil/ commercial litigation pending against them.

With respect to pending civil/ commercial, regulatory actions, criminal litigation and tax litigation against Brookfield Corporation (which is currently listed on NYSE and TSX), the disclosure below has been made on the basis of the public filings an d periodic disclosures made by Brookfield Corporation in accordance with applicable securities law and stock exchange rules. The threshold for identifying material matters in such disclosures is based on periodically reviewed thresholds applied by the independent auditors of Brookfield Corporation in expressing their opinion on the financial statements and is generally linked to various financial metrics of Brookfield Corporation, including total equity, materiality for revenue and operating expenses which is based on funds from operations. The latest audit plan, prepared by the independent auditors of Brookfield Corporation, comprising such threshold has been approved by the audit committee and board of directors of Brookfield Corporation and set such threshold at USD 1.7B.

As of March 31, 2026, Brookfield Corporation is contingently liable with respect to litigation and claims that arise in the normal course of business. It is not reasonably possible that any of the ongoing litigation could result in a material settlement liability

V. Material litigation, criminal litigation and regulatory actions pending against the Manager and its Associates

For the purpose of disclosure of pending civil/ commercial litigation against the Manager and its Associates, such matters exceeding ₹9.26M (being 5% of the total income of the Manager as of March 31, 2026) have been considered material and proceedings where the amount is not determinable but the proceeding is considered material by the Manager from the perspective of Brookfield India REIT, have also been disclosed.

As of March 31, 2026, the Manager and its Associates do not have any criminal litigation, regulatory action or material civil/ commercial litigation pending against them other than as disclosed in II.

VI. Material litigation, criminal litigation and regulatory actions pending against the Trustee

For the purpose of pending civil/ commercial litigation against the Trustee, matters involving amounts exceeding ₹20.33 M (being 5% of the profit after tax of the Trustee for FY2026) have been considered material.

As of March 31 , 2026, the Trustee does not have any criminal litigation, regulatory action or material civil/ commercial litigation pending against them, except as below:

1. a criminal application has been filed by Ganesh Benzoplast Limited, the security provider to certain NCDs praying for quashing of an FIR filed by the Axis Trustee Services Limited, on behalf of the debenture holders. The FIR was filed by the Trustee in its capacity as a debenture trustee, upon default and on instruction and on behalf debenture holders, before the DCP, Economic Offence Wing, New Delhi for alleged fraud and forgery by promoter, security provider and issuer of NCDs. The matter is currently pending.
2. a criminal application has been filed by Ganesh Benzoplast Limited, the security provider to certain NCDs praying for quashing of an FIR filed by the Axis Trustee Services Limited, on behalf of the debenture holders. The FIR was filed by the Trustee in its capacity as a debenture trustee, upon default and on instruction and on behalf debenture holders, before the DCP, Economic Offence Wing, New Delhi for alleged fraud and forgery by promoter, security provider and issuer of NCDs. The matter is currently pending.

Further, please refer the Annual Secretarial Compliance Report issued by Practicing Company Secretary for regulatory matters against the Trustee. Please refer the page no. 302 to 304 of this Report.

VII. Tax Matters

Details of all direct tax, indirect tax and property tax matters as of March 31, 2026 is set forth:

For the purposes of disclosure of tax matters against Brookfield Corporation, see the disclosure under "Material litigation, criminal litigation and regulatory actions pending against the Sponsor Group", on this page above

Nature	Number	Amount Involved (in ₹ M)
Brookfield India REIT, Asset SPVs, CIOP and MIOP		
Direct tax	86	2,571.54
Indirect tax	19	1,461.76
Sponsor Group		
Direct tax	Nil	Nil

Notes:

The direct tax matters are primarily in the nature of demand notices and/ or orders issued by the income tax authorities alleging computation of taxable income on account of certain additions/ disallowances, deduction of tax incentive and classifications of income resulting in additional demand of TDS/ income tax. Such matters are pending before the relevant tax authorities including income tax appellate tribunal. These also include matters where the income- tax authorities have initiated penalty proceedings but not issued any penalty order / concluded the proceedings.

The indirect tax matters are primarily in the nature of demand notices and/ or orders (excluding show cause notices where no demand has been raised yet and the order is pending) issued by the indirect tax authorities alleging non-payment of correct amount of value added tax or in the nature of ex-parte order. Such matters are pending before the indirect tax authorities, including indirect tax appellate tribunals.

15. RISK FACTORS

The risks and uncertainties described below are not the only risks that we face or may face or not the only ones relevant to Brookfield India REIT, the Asset SPVs, Holdco, CIOP and MIOP or in the industry we operate. Additional risks and uncertainties not presently known to us or that we currently believe to be immaterial may also have an adverse effect on our business, results of operations and financial condition.

Risks Related to our Organization and Structure

1. The Manager does not provide any assurance or guarantee of any distributions to the Unitholders. The ability of our Manager to make distributions to the Unitholders may be affected by several factors including among other things:
   - The cash flows from operations generated by the HoldCo, Asset SPVs, CIOP and MIOP (being proportionate to the interest held by Brookfield India REIT, as applicable);
   - The debt service costs and other liabilities of the HoldCo and Asset SPVs, including terms of the financing and agreements;
   - The working capital needs of the HoldCo and Asset SPVs;
   - The extent of lease concessions, rent free periods, and incentives given to tenants to attract new tenants and retain existing tenants;
   - The terms of and any payments under any agreements governing land leased or codeveloped by the HoldCo and Asset SPVs, as may be applicable;
   - Business, results of operations and financial condition of the HoldCo and Asset SPVs, CIOP and MIOP;
   - Applicable laws and regulations, which may restrict the payment of dividends by the HoldCo and Asset SPVs or distributions by us.
2. The ability of the Manager to acquire or dispose of assets or explore new investment opportunities or avail additional debt is subject to conditions provided in the REIT Regulations which may restrict our ability to make further investments and raise additional funds.
3. We have incurred a significant amount of debt in the operation of our business, and our cash flows and results of operations could be adversely affected by required repayments or related interest and other risks assumed in connection with procuring debt financing. Our inability to service debt may adversely affect distributions to Unitholders.

Risks Related to our Business and Industry

4. Our business and profitability are dependent on the performance of the commercial real estate market in India as well as the general economic, demographic and political conditions. Fluctuations in the general economic, market and other conditions may affect the commercial real estate market in India and in turn, our ability to lease office parks to tenants on favorable terms. The commercial real estate market in India may particularly be dependent on market prices for developable land and the demand for leasing of finished offices, both of which will continue to have a significant impact on our business, results of operations and financial condition
5. Our business may be adversely affected by the illiquidity of real estate investments.
6. We are dependent on a limited number of tenants and sectors for significant portion of our revenue and any adverse developments affecting such tenants or sectors may have an adverse effect on our business, results of operations and financial condition. On account of a majority of our assets being registered as SEZ for IT and IT enabled services, the tenants in the technology sector account for majority of the leased area of our assets. Our Portfolio is primarily located in five key geographies/ officemarkets and select micro markets within these markets resulting in market and micro market concentration
7. A significant portion of our revenue is derived from leasing activities in the NCR, Mumbai and Bengaluru. Any adverse development in the NCR, Mumbai or Bengaluru may adversely affect our business, results of operations and financial condition.
8. The review report of the Statutory auditor on the Financial Statements includes certain matters of emphasis.
9. Our dependence on rental income may adversely affect our profitability, ability to meet debt and other financial obligations and the Manager's ability to make distributions to Unitholders.
10. The Manager cannot assure you that it will be able to successfully complete future acquisitions or efficiently manage the assets that we may acquire in the future. Further, any future acquisitions may be subject to acquisition related risks.
11. If we are not successful in integrating Ecoworld or other acquisitions that we undertake, our business, and results of operations and financial condition may be adversely impacted and we may incur exceptional expenses, impairment or write-offs
12. There can be no assurance that the Under Construction Area or Future Development Potential will be completed in its entirety in accordance with anticipated timelines or cost, or that we will achieve the results expected from such projects, which may adversely affect our reputation, business, results of operations and financial condition.
13. The Manager may be unable to renew lease agreements or lease vacant area on favorable terms or at all, which could adversely affect our business, results of operations and cash flows.
14. Disruptions in the financial markets and current economic conditions could adversely affect the ability of the Manager to service existing indebtedness. We may also require additional debt financing in order to continue to grow our business or refinance our existing debt, which may not be available on acceptable terms, or at all.
15. The actual rent received for the assets may be less than the leasing rent or the market rent and we may experience a decline in realized rent rates from time to time, which may adversely affect our business, results of operations, cash flows and distributions.

16. Brookfield India REIT, the HoldCo, Asset SPVs, CIOP, MIOP and the Manager and the Sponsor may have entered into several related party transactions, which could potentially pose a conflict of interest. Certain of our service providers or their affiliates (including accountants, consultants, property managers and investment or commercial banking firms) may also provide goods or services to or have business or other relationships with Brookfield and payments by us to such service providers may indirectly benefit Brookfield. The Manager may hire employees from Brookfield and such employees may also work on other projects of Brookfield, and therefore, conflicts may arise in the allocation of the employees and the employees' time.
17. The valuation report on the assets in our Portfolio is only indicative in nature as it is based on a set of assumptions and may not be representative of the true value of the Portfolio. The valuation report is based on certain assumptions relating to the nature of the property, its location, lease rental forecasts and valuation methodologies and these assumptions add an element of subjectivity to these valuations and hence may not be accurate.
18. We may be subject to certain restrictive covenants under the financing agreements that could limit our flexibility in managing our business or to use cash or other assets, in the event of occurrence or declaration of an event of default under the respective facilities, or to make distributions to Unitholders.
19. We have a limited operating history and may not be able to operate our business successfully, achieve our investment objectives or generate sufficient cash flows to make or sustain distributions.
20. The Manager may not be able to successfully meet working capital or capital expenditure requirements of the Portfolio.
21. We have certain contingent liabilities as given in Financial Statements, which if the materialized, may adversely affect our results of operations, financial condition and cash flows.
22. Non-compliance with, and changes in laws and regulations including, environmental, health and safety laws and regulations could adversely affect the development of the Portfolio and our financial condition.
23. Our business and operations are subject to compliance with various laws, and any change in law or non-compliance in the future may adversely affect our business and results of operations.
24. The laws governing REITs in India, including REIT Regulations, comprise an evolving set of regulations and their interpretation and enforcement by regulators and courts is relatively untested. Such uncertainty in the applicability, interpretation or implementation of applicable laws and regulations to us, the Units, or debt and other securities issued by us may increase our compliance and legal costs in the future, thus adversely affecting our business and results of operations and consequently the ability of our Manager to make distributions to the Unitholders.
25. In addition to compliance with the REIT Regulations, we are also subject to compliance with applicable foreign exchange regulations due to the Sponsor and Manager not being Indian owned and controlled.
26. Any change in such laws or non-compliance or our inability to obtain, maintain or renew required regulatory approvals and permits by our HoldCo, Assets SPVs, CIOP or MIOP, in a timely manner or at all may adversely affect our business, financial condition and results of operations.

    Our HoldCo, Asset SPVs, CIOP and MIOP are subject to ongoing compliance requirements under various laws, and there have been certain past instances of non-compliance, any change in law or non-compliance in the future may adversely affect our business and results of operations
27. Candor TechSpace N1 and Candor TechSpace N2 are located on land leased from NOIDA, Worldmark Delhi Aerocity is located on land leased from DIAL, Downtown Powai is located on land leased from MHRDA, BMRDA and an individual, and a portion of Ecoworld is located on land leased from certain individuals, and are required to comply with the terms and conditions provided in the lease deeds, failing which the leases may be terminated or the premises may be taken over. Also, the relevant Asset SPVs may not be able to renew their leases with NOIDA, DIAL, MHRDA, BMRDA, the individual owner of a portion of land leased at Downtown Powai or the individual owners of a portion of Ecoworld, as applicable, upon their expiry or premature termination.
28. Majority of the assets in the Portfolio are located on land notified as SEZs and a few are registered as private IT parks and the relevant Asset SPVs are required to comply with the SEZ Act and the rules made thereunder along with their respective conditions of registration as private IT parks. Changes to government policy or rules concerning SEZs could adversely affect our business, financial condition, and results of operations.
29. The title and development rights or other interests over land on which the Portfolio is located may be subject to legal uncertainties and defects which may have an adverse effect on our ability to own the assets and result in us incurring costs to remedy and cure such defects.
30. The Manager may not be able to control our operating costs, or the direct expenses may remain constant or increase, even if income from the portfolio decreases, resulting in an adverse effect on our business and results of operation.
31. The Manager, CIOP and MIOP utilize the services of certain third party operators to manage and operate the Portfolio. Any deficiency or interruption in their services may adversely affect our business.
32. We are exposed to a variety of risks associated with technology, safety, security and crisis management which may disrupt our business, result in losses or limit our growth. We are also exposed to risk of lower or no revenue arising out of part / considerable damage or destruction of our properties due to fire, earthquake, or others unforeseen events beyond the control of the Manager, Holdco or Asset SPVs.
33. We face various risks and uncertainties due to events (including pandemics, terrorist activities, natural calamities). The future impact of these events is hard to measure, but may have a significant impact on our business, results of operations and financial condition.
34. We may be subject to the Competition Act, 2002, which may require us to receive approvals from the CCI and any adverse application or interpretation of the law could adversely affect our business.
35. We do not own the trademark or logo for the "Brookfield India Real Estate Trust" or "Brookfield India REIT" and hence our inability to use or protect these intellectual property rights may have an adverse effect on our business and results of operations.
36. We may be required to record significant charges to earnings in the future upon review of the Portfolio for potential impairment.
37. We operate in a competitive environment and increased competitive pressure could adversely affect our business and the ability of the Manager to execute our growth strategy.
38. CIOP and MIOP is not an SPV under the REIT Regulations and therefore it is not required to comply with the mandatory distribution requirements under the REIT Regulations.
39. There are outstanding litigation proceedings involving us, our Asset SPVs and our Sponsor Group, which may adversely affect our financial condition.
40. The Manager may not be able to maintain adequate insurance to cover all losses that we may incur.
41. Lease agreements with some of the tenants in the Portfolio may not be adequately stamped or registered, and consequently, the Manager may be unable to successfully litigate over such deeds in the future and penalties may be imposed on us.
42. If the Manager is unable to maintain relationships with other stakeholders in the Portfolio, our results of operation and financial condition may be adversely affected.
43. Land is subject to compulsory acquisition by the Government and compensation in lieu of such acquisition may be inadequate.

Risks Related to the Relationships with the Sponsor and the Manager

44. Our Sponsor may cease to act as our sponsor in the future as per REIT Regulations. Our Manager cannot assure you that we will be able to identify and designate an eligible sponsor group entity for the Brookfield REIT, which may result in regulatory action against our Sponsor, our Manager or us under the REIT Regulations. Further, we may no longer be able to benefit from the relevant Sponsor's industry expertise and local knowledge in the real estate market, investment and asset management in our business.
45. We and parties associated with us are required to adhere to the eligibility conditions specified under Regulation 4 of the REIT Regulations as well as the certificate of registration on an ongoing basis. We may not be able to ensure such ongoing compliance by the Sponsor, the Manager and the Trustee, which could result in the cancellation of our registration.
46. We, our Manager, Trustee and all Portfolios are located in India. Where investors wish to enforce foreign judgements in India, where the assets are or will be located, they may face difficulties in enforcing such judgments.

47. The Sponsor and Sponsor Group will be able to exercise significant influence over certain activities and the interests of the Sponsor and Sponsor Group may conflict with the interests of other Unitholders.
48. Conflicts of interest may arise out of common business objectives shared by the Manager, the Sponsor, the Sponsor Group and us. Further, we may be subject to potential conflicts of interest arising out of our relationship with the Sponsor, Sponsor Group and their affiliates and the Manager, and may enter into transactions with related parties in the future and the Manager cannot assure you that such potential conflicts of interest will always be resolved in favour of Brookfield India REIT and the Unitholders. Our Manager has adopted the policy on related party transactions and conflicts of interest to mitigate such potential conflicts of interest instances. While our strategy will be to pursue substantially stabilized real estate investment opportunities, there can be no assurance that all potentially suitable investment opportunities that come to the attention of Brookfield will be made available to us.
49. We depend on the Manager and its personnel for our success and to manage our business and assets. Any failure by the Manager to perform satisfactorily could adversely affect our results of operations and financial condition. Further, we may not find a suitable replacement for the Manager if the Investment Management Agreement is terminated or if key personnel cease to be employed by the Manager or otherwise become unavailable.

Risks Related to ownership of Units and investments in India

50. Any downgrading of India's sovereign debt rating by a domestic or international rating agency could adversely affect our ability to obtain financing and, in turn, adversely affect our business.

    The reporting and corporate governance requirements and other obligations of real estate investment trusts post-listing are still evolving. Accordingly, the level of ongoing disclosures made and the protections granted to the Unitholders may be more limited than those made to or available to the shareholders of a company that has listed its equity shares upon a recognized stock exchange in India.
51. Our business is dependent on economic growth in India and financial stability in Indian markets, and any slowdown in the Indian economy or in Indian financial markets could have an adverse effect on our business, results of operations, financial condition and the price of our Units.
52. Fluctuations in the exchange rate of the Indian Rupee with respect to other currencies will affect the foreign currency equivalent of the value of the Units and any distributions.
53. Trusts such as the Brookfield India REIT may be dissolved, and the proceeds from the dissolution thereof may be less than the amount invested by the Unitholders.
54. Tax laws are subject to changes and differing interpretations, which may adversely affect our operations and growth prospects.
55. Investors may be subject to Indian taxes arising out of capital gains on the sale of Units.
56. Unitholders will not have the right to redeem their Units.
57. The Units may also experience price and volume fluctuations and there may not be an active or liquid market for the Units.
58. NAV per Unit may be diluted if further issues are priced below the current NAV per Unit.
59. Any future issuance of Units by us or sales of Units by the Sponsor Group or any of the other significant Unitholders may adversely affect the trading price of the Units.
60. Our rights and the rights of our Unitholders to recover claims against the Manager or the Trustee are limited.

16. INFORMATION OF THE CONTACT PERSON OF BROOKFIELD INDIA REIT

Mr. Saurabh Jain

Company Secretary and Compliance Officer of Brookfield India REIT
Email Id: reit.compliance@brookfield.com

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051
T: 022-45832450

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037
T: +91 11 4929 5555

17. DETAILS OF TRUSTEE

Trustee to Brookfield India Real Estate Trust
Axis Trustee Services Limited
Address: Axis House, P B Marg, Worli, Mumbai, Maharashtra, India, 400025
T: +91 22 6230 0451
Email: debenturetrustee@axistrustee.com

Trustee to NCD Holders
IDBI Trusteeship Services Limited
Address: Gr Flr, Universal Insurance Bldg, Sir Phirozshah Mehta Rd., Fort, Bazargate, Mumbai, Maharashtra, India, 400001
T: +91 22 4080 7000
Email: itsl@idbitrustee.com