

Brookfield Properties

August 08, 2022

BSE Ltd.

Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building, P J Towers,
Dalal Street, Fort, Mumbai – 400 001
corp.relations@bseindia.com

SCRIP CODE: 543261

SCRIP ID: BIRET

National Stock Exchange of India Ltd.

Exchange Plaza, 5th Floor,
Plot no. C/1, G Block
Bandra-Kurla Complex, Bandra(E),
Mumbai-400051
cmli@nse.co.in

SYMBOL: BIRET

Subject: Intimation of newspaper advertisement for financial results for the quarter ended June 30, 2022

Dear Sir/Ma'am,

Please find enclosed copy of the newspaper advertisements published in **The Economic Times** (Editions – Mumbai, Delhi, Bangalore, Kolkata, Hyderabad, Chennai, Ahmedabad, Lucknow, Pune, Chandigarh, Jaipur), **Business Line – Hindu** (Editions – Bengaluru, Mumbai, Kolkata, Kozhikode, Kochi, Coimbatore, Hubli, Hyderabad, Chennai, Madurai, Mangalore, Delhi, Thiruvananthapuram, Tiruchirappalli, Vijayawada, Visakhapatnam, Tirupati) on August 08, 2022 in respect of the condensed consolidated financial statements for the quarter ended June 30, 2022 of Brookfield India Real Estate Trust.

You are requested to take the above information on record.

Thanking You.
Yours Faithfully,

**For Brookprop Management Services Private Limited
(as manager of Brookfield India Real Estate Trust)**



Saurabh Jain
Company Secretary & Compliance Officer
CC:

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

Quality Assets. Imaginative Workspaces.
Fostering Cultures.

89% EFFECTIVE ECONOMIC OCCUPANCY

~99% RENTALS COLLECTED

₹ 2,346 MILLION ADJUSTED NET OPERATING INCOME (NOI)

6% QOQ INCREASE IN ADJUSTED NOI RUN RATE

₹ 5.10 PER UNIT DISTRIBUTION

31% LTV STRONG BALANCE SHEET WITH AMPLE LIQUIDITY

FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2022

PART I: Condensed Consolidated Statement of Profit and Loss

₹ in Millions

Particulars	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 31 March 2022 (Unaudited)	For the quarter ended 30 June 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
Income and gains				
Revenue from operations	2,910.40	2,509.13	2,190.81	8,767.91
Other income	97.29	104.78	35.94	224.23
Total income	3,007.69	2,613.91	2,226.75	8,992.14
Expenses and losses				
Cost of material consumed	7.03	4.94	8.88	24.02
Employee benefits expenses	84.05	42.20	51.08	196.85
Finance costs	958.61	800.86	419.14	2,080.69
Depreciation and amortization expenses	690.98	665.42	456.15	2,084.77
Investment management fees	20.32	18.34	20.99	81.21
Valuation Expenses	1.67	6.47	0.94	11.60
Trustee Fees	0.74	0.73	0.74	2.95
Other expenses	786.35	689.15	557.58	2,268.06
Total expenses	2,549.75	2,228.11	1,515.50	6,750.15
Profit before income tax	457.94	385.80	711.25	2,241.99
Tax expense:				
Current tax				
- for current period	11.87	12.92	0.65	27.96
- for earlier years	(11.38)	(3.81)	-	(3.81)
Deferred tax charge/ (credit)	(13.98)	(68.14)	(27.74)	(245.01)
Tax expense for the quarter/ year	(13.49)	(59.03)	(27.09)	(220.86)
Profit for the quarter/ year after income tax	471.43	444.83	738.34	2,462.85
Other comprehensive income				
Items that will not be reclassified to profit or loss				
- Remeasurement of defined benefit obligations	0.77	(0.50)	0.71	1.19
- Income tax related to items that will not be reclassified to profit or loss	(0.18)	0.17	(0.10)	(0.20)
Other comprehensive income / (Loss) for the quarter/year, net of tax	0.59	(0.33)	0.61	0.99
Total comprehensive income for the quarter/ year	472.02	444.50	738.95	2,463.84
Earnings per unit				
Basic	1.41	1.36	2.44	7.97
Diluted	1.41	1.36	2.44	7.97

Condensed Consolidated Financial Statements

Part II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter ended 30 June 2022

- The above is an extract of the detailed format of quarter results filed with the Stock Exchanges vide Circular no: CIR/ MID/ DF/ 146/2016 issued by SEBI (SEBI Circular). The full format of the quarter results are available on the websites of the BSE and NSE and is also available on the Brookfield India REIT's website www.brookfieldindiareit.in.
- The Unaudited Condensed Consolidated Financial Statements ("the Statement") of Brookfield India REIT and its subsidiaries (together known as 'Brookfield India REIT Portfolio companies' or 'Group') for the quarter ended 30 June 2022 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 03 August 2022.
- The Condensed Consolidated Financial Statements for the quarter ended 30 June 2022 was subjected to review by Statutory Auditors of Brookfield India REIT and they have issued an unmodified opinion. The review report of the Statutory Auditors is filed with Bombay Stock Exchange and National Stock Exchange and is also available on the Brookfield India REIT's website www.brookfieldindiareit.in.
- The Condensed Consolidated Financial Statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended from time to time read with the SEBI circular number CIR/IMD/DF/146/2016 dated 29 December 2016 ("REIT Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 ('Ind AS') to the extent not inconsistent with the REIT Regulations, read with relevant rules issued thereunder and other accounting principles generally accepted in India.

Part III: Net Distributable Cash Flows (NDCF) of Brookfield India REIT pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

₹ in Millions

S.No.	Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the year ended 31 March 2022
1	Net Distributable Cash Flows	1,719.34	1,558.06	6,884.58
2	Distribution payout ratio	99.4%	109.7%	99.6%
3	Distribution	1,708.94	1,708.94	6,856.57*
	- Payment of interest	820.96	958.35	4,509.50
	- Payment of dividend	20.11	23.45	216.66
	- Repayment of SPV debt	857.82	720.44	2,104.50
	- Interest on fixed deposit	10.05	6.70	25.91
4	No of units outstanding	33,50,87,073	33,50,87,073	33,50,87,073
5	Distribution per unit (DPU) in ₹	5.10	5.10	22.10

The Board of Directors of the Manager to Brookfield India REIT, in their meeting held on 03 August 2022, have declared distribution to Unitholders of ₹ 5.10 per unit which aggregates to ₹ 1,708.94 million for the quarter ended 30 June 2022. The distributions of ₹ 5.10 per unit comprises ₹ 2.45 per unit in the form of interest payment on shareholder loan and CCD's, ₹ 0.06 per unit in the form of dividend, ₹ 2.56 per unit in the form of repayment of SPV debt and the balance ₹ 0.03 per unit in the form of interest on fixed deposit and income tax refund.

* The total amount of distribution is based on the amount of distribution declared per unit and total no of units outstanding on the record date for the respective quarter of the distribution.

DISCLAIMER: This publication has been prepared for general information purposes only and not as part of any statutory requirement. The information contained herein is audited/unaudited and should be read together with our condensed consolidated financial results available on the website of the Brookfield India REIT and the stock exchanges. No representation or warranty is made nor any liability accepted with respect to the fairness or completeness of the contents hereof. Readers should conduct their own analysis and form their own view of the market position and business and performance of the Brookfield India REIT.

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India Real Estate Trust

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Fostering Cultures.

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~99%

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