

BROOKFIELD INDIA REAL ESTATE TRUST RAISES ₹3,500 CRORE THROUGH QUALIFIED INSTITUTIONAL PLACEMENT (QIP) OF UNITS

Strong demand from domestic and foreign investors with subscription more than 3x the issuance

Proceeds will be used for expansion of the portfolio, debt repayment and general corporate purposes

Mumbai, December 10, 2025: Brookfield India Real Estate Trust (“Brookfield India REIT”), India’s only 100% institutionally managed office REIT, today announced that it has successfully raised **₹3,500 crore** (c. US \$390 million) through a Qualified Institutional Placement (QIP) of units.

The placement witnessed robust demand from a diverse set of marquee long-term institutional investors and was oversubscribed by more than 3 times. It received strong participation from existing and new investors like SBI Mutual Fund, PPFAS, Kotak Mutual Fund, Birla Mutual Fund, Nippon Mutual Fund, UTI Mutual Fund, White Oak, LIC, IFC, HDFC Life, Max Life, Kotak Life and 360 One. The total demand secured from investors was over **Rs 10,900 crore, of which Rs 3,500 crore was allotted**. Cumulatively, Brookfield India REIT has raised Rs 8,000 crore (US \$900 million) in the last 12 months, the highest ever by an Indian REIT.

This placement is amongst the most widely distributed offerings in the Indian REIT space. The proceeds of this transaction will be used to acquire Ecoworld, a Grade A, 48 acre, 7.7 million square feet office campus on Outer Ring Road (ORR), Bengaluru: one of India’s strongest office micro-markets. Post this acquisition, the operating portfolio will exceed 32 million square feet with a gross asset value of more than 53,000 crores (c. US \$6 billion) making Brookfield India Real Estate Trust one of the largest REITs in India and Asia.

The Issue Committee of the Board of Brookprop Management Services Private Limited, the manager of Brookfield India REIT, approved the issuance and allotment of 10.94 crore new units through this QIP on **December 10, 2025**.

This is the third institutional placement by Brookfield India REIT since its Initial Public Offering. Kotak Mahindra Capital Company Limited, JM Financial Limited, Jefferies India Private Limited, Elara Capital (India) Private Limited and 360 ONE WAM Limited served as lead managers for the issue and Shardul Amarchand Mangaldas & Co and Sidley Austin Singapore Pte. Ltd. advised Brookfield India REIT on the issue.

ABOUT BROOKFIELD INDIA REAL ESTATE TRUST

Brookfield India REIT is India's only 100% institutionally managed office REIT, managing 10 Grade A assets located in key gateway markets of India - Delhi, Mumbai, Gurugram, Noida, Kolkata. Brookfield India REIT portfolio consists of 29.1M sf of total leasable area, comprising 24.6M sf of operating area, 0.6M sf of under construction area and 3.9M sf of future development potential. Brookfield India REIT is sponsored by an affiliate of Brookfield whose asset management business is one of the world’s leading alternative asset managers with over US\$1 trillion of assets under management across infrastructure, real estate, renewable power, private equity and credit strategies and a global presence across more than 50 countries. The quality of assets owned by Brookfield India REIT, together with the sponsor group’s expertise in owning and operating assets over several years, makes it the preferred “landlord of choice” for tenants.

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