

| Name of the issue | Brookfield India Real Estate Trust REIT | | |
|---|---|---------------|---------------|
| 1 Type of issue (IPO/ FPO/InvIT/REIT) | REIT IPO | | |
| 2 Issue size (Rs crore) <i>Source: Final Offer Document 09-Feb-21</i> | 3,800.00 | | |
| 3 Grade of issue alongwith name of the rating agency | NA | | |
| 4 Subscription level (number of times) <i>post technical rejections.</i> <i>Source: Basis of allotment</i> | 7.70x | | |
| 5 QIB holding (as a % of total outstanding capital) as disclosed to stock exchanges | | | |
| <i>(i) on allotment</i> | 31.46% | | |
| <i>(ii) at the end of the 1st Quarter immediately after the listing of the issue (March 31, 2021)</i> | 29.94% | | |
| <i>(iii) at the end of 1st FY (31 March 2021)</i> | 29.94% | | |
| <i>(iv) at the end of 2nd FY (31 March 2022)</i> | 26.12% | | |
| <i>(v) at the end of 3rd FY (31 March 2023)</i> <i>Source: Stock Exchange website</i> | 26.75% | | |
| 6 Financials of the issuer | <i>(Rs. in crores)</i> | | |
| <i>Parameters</i> | <i>FY2021</i> | <i>FY2022</i> | <i>FY2023</i> |
| <i>Income from operations</i> | 130.94 | 876.79 | 1,197.00 |
| <i>Net Profit for the period</i> | 25.30 | 246.29 | 131.30 |
| <i>Paid-up unit capital</i> | 8,177.48 | 8,986.73 | 8,655.67 |
| <i>Reserves</i> | 25.28 | -104.64 | -321.93 |
| 7 Trading status in the scrip of the issuer | | | |
| <i>(i) at the end of 1st FY (31 March 2021)</i> | Frequently traded | | |
| <i>(ii) at the end of 2nd FY (31 March 2022)</i> | Frequently traded | | |
| <i>(iii) at the end of 3rd FY (31 March 2023)</i> | Not Frequently traded | | |
| 8 Change, if any, in directors of issuer from the disclosures in the offer document | | | |
| (i) at the end of 1st FY (During FY21) | | | |

Names of directors**(ii) at the end of 2nd FY (During FY22)****Names of directors****(iii) at the end of 3rd FY (During FY23)****Names of directors**

Appointment of Mr. Rajnish Kumar (additional non-executive independent director on the board of directors of the Manager, with effect from March 30, 2023)

Mr. Jan Sucharda (additional non-executive director, on the board of directors of the Manager, with effect from March 30, 2023)

Details of Change

None

Details of Change

None

Details of Change**9 Status of implementation of project/ commencement of commercial production***(i) as disclosed in the offer document*

NA

(ii) Actual implementation

NA

(iii) Reasons for delay in implementation, if any

NA

10 Status of utilization of issue proceeds*(i) as disclosed in the offer document*

| Particulars | Amount (Rs cr) |
|---|---------------------------|
| Partial or full pre-payment or scheduled repayment of the existing indebtedness of Asset SPVs | 3,575.00 |
| General purposes | 35.00 |
| Issue Expenses | 190.00 |
| | 3,800.00 |

(ii) Actual utilization

Funds fully utilised towards Partial or full pre-payment or scheduled repayment of the existing indebtedness of Asset SPVs. GCP utilised Rs. 67.2 Cr.

As disclosed in the FOD, in the event the actual Issue expenses differ from the estimated Issue expenses, the manager of Brookfield India REIT will have the flexibility to utilize such a difference, subject to applicable law. Accordingly, ₹ 32.245 crore has been utilized towards general corporate purposes and the entire amount of ₹190 crore now stands utilized

*(iii) Reasons for deviation, if any***11 Comments of monitoring agency, if applicable***(a) Comments on use of funds*

None

(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document

None

(c) Any other reservations expressed by the monitoring agency about the end use of funds

None

12 Price-related data

Issue price: INR275/unit

| Price parameters | At close of listing day (16 Feb 2021) | At close of 30th calendar day from listing day (18 Mar 2021) | At close of 90th calendar day from listing day (17 May 21) | As at the end of FY2021* | | | As at the end of FY2022 | | | As at the end of FY2023 | | |
|-------------------------------|---------------------------------------|--|--|-------------------------------|----------------------|---------------------|-----------------------------|----------------------|---------------------|-----------------------------|----------------------|---------------------|
| | | | | Closing price (31 March 2021) | High (during the FY) | Low (during the FY) | Closing price (31 Mar 2022) | High (during the FY) | Low (during the FY) | Closing price (31 Mar 2023) | High (during the FY) | Low (during the FY) |
| Market Price ⁽¹⁾ | 269.96 | 224.01 | 250.25 | 223.20 | 269.96 | 219.36 | 312.60 | 316.00 | 309.95 | 279.29 | 341.63 | 253.60 |
| Index (SENSEX) ⁽²⁾ | 52,104.17 | 49,216.52 | 49,580.73 | 49,509.15 | 52,154.13 | 27,590.95 | 58,568.51 | 58,890.92 | 58,485.79 | 58,991.52 | 63,284.19 | 51,360.42 |

(1) As of BSE (Designated Stock Exchange)

(2) The REIT is not part of any Sectoral Index

* Source: Financial results

13 Basis for Issue Price and Comparison with Peer Group & Industry Average

| Accounting Ratio | Name of company | As disclosed in the offer document ⁽¹⁾ | As at the end of FY2021 ⁽²⁾ | As at the end of FY2022 ⁽²⁾ | As at the end of FY2023 ⁽²⁾ |
|--------------------------------------|---|---|--|--|--|
| Premium / (Discount to NAV) % | Issuer: | -11.6% | -29.5% | -6.4% | -15.9% |
| | Peer Group : Embassy Office Parks REIT | -5.3% | -16.0% | -5.6% | -20.9% |
| | Mindspace Business Parks REIT | -3.0% | -14.6% | -5.1% | -11.8% |

(1) Sourced from the Final Offer Document dated 09-Feb-21

(2) Sourced from the stock exchanges filings

14 Any other material information

| Announcement | Date |
|--|-----------|
| Results- Financial Results For Period Ended March 2021 | 20-May-21 |
| Fixes Record Date for Income Distribution RITES | 5-Aug-21 |
| Confirmation Of Payment Of Distribution Amount | 24-Aug-21 |
| Disclosure To Stock Exchange Pursuant To Paragraph 6 Of The SEBI Circular No. SEBI/HO/DDHS/DDHS/CIR/P/2020/44 Dated March 23, 2020 On Encumbrance On Units Of Real Estate Investment Trusts ('REIT Encumbrance Circular') And 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 | 7-Sep-21 |
| Fixes Record Date for Income Distribution RITES | 4-Nov-21 |
| Valuation Report Of Brookfield India Real Estate Trust For The Half Year Ended September 30, 2021 | 9-Nov-21 |
| Submission Of The Half-Yearly Report Of Brookfield India Real Estate Trust ('Brookfield India REIT') | 11-Nov-21 |
| Call On The Acquisition Of Candor Techspace N2 | 22-Dec-21 |
| Investor Call On The Acquisition Of Candor Techspace N2 | 30-Dec-21 |
| Announcement under Regulation 30 (LODR)-Allotment to HDFC Life Insurance Co. Ltd., Housing Development Finance Corporation Limit | 17-Jan-22 |

ed and State Bank of India

| | |
|---|-----------|
| Results - Financial Results as at Quarter and 9 months ended December 31, <u>2021</u> | 11-Feb-22 |
| Brookfield India Real Estate Trust has informed the Exchange about Quarterly statement of deviation(s) or variation(s) in use of <u>proceeds</u> | 21-Apr-22 |
| Board Meeting Intimation for Considering Various <u>Fund Raising</u> Options And Approve The Raising Of Funds And Issue Of Units Of Brookfield India Real Estate Trust, Subject To Applicable Law | 24-Apr-22 |
| Results - Financial Results as at Quarter and <u>Financial</u> year ended March 31, <u>2022</u> | 18-May-22 |
| Brookfield India Real Estate Trust has informed the Exchange that Record date for the purpose of Distribution is 12-Aug-2022 | 08-Aug-22 |
| Brookfield India Real Estate Trust has informed the Exchange about Earnings Conference Call on Q1 FY 2023 Financial Result | 12-Aug-22 |
| Brookfield India Real Estate Trust has informed the Exchange about the intimation from Sponsor Group in connection to the ROFO Assets. - Powai Business District, Units in Godrej BKC and Waterstones, the composite scheme of amalgamation and arrangement under Sections 230 to 232 and other applicable provisions of the Companies Act, 2013, has been approved by the National Company Law Tribunal, Mumbai Bench, on April 24, 2023. | 06-May-23 |
| Brookfield India REIT Trust has informed the Exchange about intimation to unitholders on the EM, to seek approval of acquisition of Candor G1 and MIOP; Acquisition of <u>Kairos</u> ; Fund raising through an institutional placement and authority to increase aggregate consolidated borrowings and deferred payments of Brookfield India REIT up to 40% of the value of all the <u>asses</u> of the REIT | 19-May-23 |
| Brookfield informed exchange that they have entered into a partnership with GIC to acquire two large commercial assets (totaling 6.5 million square feet) from Brookfield Asset Management's private real estate funds in an equal partnership. The acquisition includes commercial properties in Brookfield's Downtown Powai, Mumbai and Candor TechSpace, Sector 48, Gurugram (G1), for a combined enterprise value of c.US\$1.4 billion | 19-May-23 |
| Scheduling of extraordinary meeting of unitholders on June 12, 2023 for approval of acquisitions approved in the last board meeting | 19-May-23 |
| Intimated the exchange about the voting results of the Third Extraordinary Meeting of unitholders of Brookfield India REIT held on June 12, 2023: (i) Approved the acquisition of Downtown Powai owned by Kairos Property Managers Private Limited (ii) Approved the acquisition of Candor Techspace G1 owned by Candor Gurgaon One Realty Projects Private Limited and in connection with it, the acquisition of Mountainstar India Office Parks Private Limited (iii) Approved the raising of funds through an institutional placement of units not exceeding Rs. 35,000 million in one or more placements (iv) Approved the aggregate consolidated borrowings and deferred payments of Brookfield India Real Estate Trust up to 40% of the value of all the assets of the Brookfield India Real Estate Trust and matters related thereto | 13-Jun-23 |
| Informed the exchange about the 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 July 27, 2023: (i) Took note of the letter dated July 27, 2023, from BSREP II India Office Holdings II Pte. Ltd. (a member of the Sponsor Group) expressing their support towards the closure of the acquisitions of Kairos Property Managers Private Limited and Candor Gurgaon One Realty Projects Private Limited ("Acquisitions"), pursuant to which its affiliates are willing to subscribe to further units of Brookfield India REIT for an aggregate amount ranging from Rs. 8,000 million to Rs. 11,000 million, in accordance with applicable law (as part of the funding for the Acquisitions) (ii) Approved the opening of the issue on July 27, 2023 for receiving bids (iii) Approved and adopted the Preliminary Placement Document dated July 27, 2023 and the application form in connection with the Issue (iv) Approved the floor price of Rs. 265.79 per unit and the relevant date for the Issue as July 27, 2023 | 27-Jul-23 |

| | |
|---|-----------|
| Informed the exchange about the outcome of the Third Annual Meeting of the unitholders held on July 27, 2023 : | |
| (i) Approved the audited standalone financial statements and audited consolidated financial statements for the financial year ended March 31, 2023 | |
| (ii) Approved the report of the auditors for the financial year ended March 31, 2023 | 29-Jul-23 |
| (iii) Approved the annual report on activities and performance of Brookfield India REIT | |
| (iv) Approved the valuation report issued by Ms. L Anuradha, the valuer, for the valuation of the portfolio as at March 31, 2023 | |
| (v) Approved the appointment of valuer | |
| Informed the exchange about the outcome of the Fourth Annual Meeting of the unitholders held on August 26, 2023 : | 26-Aug-23 |
| (i) Approved preferential issue of 12,696,800 units of Brookfield India Real Estate Trust to Project Diamond Holdings (DIFC) Limited | |
| Informed the exchange that ICRA assigned AAA (Stable) credit rating to the REIT | 22-Dec-23 |
| Intimated the exchange about the voting results and the scrutinizer report on the resolution passed through Postal Ballot by unitholders of Brookfield India Real Estate Trust ("Brookfield India REIT") on January 19, 2024: | 23-Jan-24 |
| (i) Received 99.99% votes in favor to consider and approve the amendments to the trust deed and investment management agreement | |
| 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 | 21-Mar-24 |

Source: Stock exchange filings

For further updates and information, please refer stock exchange websites i.e. www.bseindia.com and www.nseindia.com