



ANNUAL SECRETARIAL COMPLIANCE REPORT

of

BROOKFIELD INDIA REAL ESTATE TRUST

for the financial year ended March 31, 2025

[Pursuant to Circular SEBI/HO/DDHS-PoD-2/P/CIR/2023/103 for the purpose of compliance with Regulation 26D of SEBI (Real Estate Investment Trusts) Regulations, 2014

I, Maneesh Gupta, Practicing Company Secretary have examined:

- (a) all the documents and records made available to us and explanation provided by Brookprop Management Services Private Limited ("**the Manager**") acting as an Manager to BROOKFIELD INDIA REAL ESTATE TRUST ("**the Listed Entity**"),
- (b) the filings/ submissions made by the Manager to the stock exchanges,
- (c) website of the Listed Entity,
- (d) any other document/ filing, as may be relevant, which has been relied upon to make this certification, for the year ended March 31, 2025 ("**Review Period**") in respect of compliance with the provisions of :
- (i) the Securities and Exchange Board of India Act, 1992 ("**SEBI Act**") and the Regulations, circulars, guidelines issued thereunder; and
- (ii) the Securities Contracts (Regulation) Act, 1956 ("SCRA"), rules made thereunder and the Regulations, circulars, guidelines issued thereunder by the Securities and Exchange Board of India ("**SEBI**") (**complied to the extent applicable during the Review period**);

The specific Regulations, whose provisions and the circulars/ guidelines issued thereunder, have been examined, includes:-

- (a) Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 ("**REIT Regulations**")
- (b) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015; (**complied to the extent applicable during the Review period**);
- (c) Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021; (**complied to the extent applicable during the Review period**);
- (d) Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
- (e) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers)

Regulations, 2011 (**Not Applicable during the Review period**)

- (f) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; (**Not Applicable during the Review period**)
- (g) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; (**Not Applicable during the Review period**)
- (h) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 (**Not Applicable during the Review period**);
- (i) Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices relating to Securities Market) Regulations, 2003 (**Not Applicable during the Review period**) and circulars/ guidelines issued thereunder;

Based on the above examination, I hereby report that, during the Review Period:

- (a) The Manager of the REIT has complied with the provisions of the above Regulations and circulars/ guidelines issued thereunder, except in respect of matters specified below:-

Sr. No.	Compliance Requirement (Regulations/ circulars/ guidelines including specific clause)	Deviations	Observations/ remarks of the Practicing Company Secretary, if any.
NA	NA	NA	NA

- (b) The Manager of the REIT has maintained proper records under the provisions of the above Regulations and circulars/ guidelines issued thereunder insofar as it appears from my examination of those records.
- (c) The following are the details of actions taken against the REIT, parties to the REIT, its promoters, directors either by SEBI or by Stock Exchanges (including under the Standard Operating Procedures issued by SEBI through various circulars) under the aforesaid Acts/ Regulations and circulars/ guidelines issued thereunder:



S. No.	Action taken by	Details of violation	Details of action taken E.g. fines, warning letter, debarment, etc.	Observations/ remarks of the Practicing Company Secretary, if any.
1	Securities and Exchange Board of India (“SEBI”)	“Notice” in terms of Rule 4 of SEBI (Procedure for Holding Inquiry and Imposing Penalties) Rules, 1995, read with Section 15- I and 15HB of the SEBI Act pertaining to regulation 7(d) read with clause 5 and 7 of schedule VI of SEBI REIT Regulations	A show-cause notice dated June 11, 2024	The manager of the Listed Entity has responded and also filed a settlement application with SEBI, which is currently pending.
2	Securities and Exchange Board of India (“SEBI”)	Pursuant to the inspection of the Listed Entity for the period July 01, 2022 and April 30, 2024, SEBI has vide its letter dated March 28, 2025, highlighted certain matters amongst others, including in relation to certain disclosures made/ to be made in the annual/ half-yearly reports.	In its letter dated March 28, 2025, SEBI has advised the Listed Entity to, among other things, ensure compliance with the provisions of the SEBI REIT Regulations with respect to the disclosure related to material and price sensitive information in the annual/ half-yearly reports.	The manager to the Listed Entity replied that the details of material and price sensitive information were provided in the annual and half yearly report by referring to the disclosures already made to the stock exchanges, however, the manager has taken note of the matters pointed out by SEBI and going forward, in the interest of full and clear disclosure, will give the details of material events and price sensitive information and of highlighted matters in the Annual/Half-yearly reports, instead of referring it to the stock exchange disclosures. Further, on the other advisory manager has replied to SEBI, that the same will be complied.
3	Securities and Exchange Board of India (“SEBI”)	Pursuant to the thematic inspection of the Listed Entity with respect to disclosures in the valuation report, SEBI has vide its letter dated March 25, 2025, highlighted certain matters regarding inadequate/ incomplete disclosures in the valuation report prepared by the Listed Entity.	In its letter dated March 25, 2025, SEBI has advised the Listed Entity to make certain disclosures in its valuation reports.	The manager replied to SEBI that all the disclosures as advised by SEBI will be disclosed in in the appropriate and adequate manner in all the subsequent valuation reports of assets/SPVs of the Brookfield India REIT, as applicable.
Actions against Trustee				
4	Securities and Exchange Board of India (“SEBI”)	Inspection of Axis Trustee Services Limited for the inspection period from July 01, 2021 to August 30, 2023 dated June 28, 2024	Administrative warning, Deficiency Letter, Advisory vide letter dated June 28, 2024	The Trustee have responded to the letter and have taken corrective steps.
5	Securities and Exchange Board of India (“SEBI”)	Examination with respect to recording and verification of Cash flow information in the Securities and Covenant Monitoring (SCM) system by Axis Trustee Services Limited, (ATSL) for the secured listed ISINs.	Administrative warning vide letter dated November 14, 2024	The Trustee has responded to the letter and has taken corrective steps.
6	Securities and Exchange Board of India (“SEBI”)	Inspection of Axis Trustee Services Limited for the inspection period from September 01, 2023 to April 30, 2024 dated March 17, 2025	Administrative warning, Deficiency, Advisory vide letter dated March 17, 2025	The Trustee has responded to the letter and has taken corrective steps.
7	Securities and Exchange Board of India (“SEBI”)	Administrative Warning with respect to thematic inspection for Event of Defaults.	Administrative warning vide letter dated March 18, 2025	The Trustee has responded to the letter and has taken corrective steps.
8	Securities and Exchange Board of India (“SEBI”)	Administrative Warning in relation to Inspection of REIT Client of Axis Trustee Services Limited	Administrative warning and advisory dated March 24, 2025	The Trustee has responded to the letter and has taken corrective steps.
9	Securities and Exchange Board of India (“SEBI”)	Advisory in relation to Inspection of InvIT Client of Axis Trustee Services Limited	Advisory vide letter dated March 25, 2025	The Trustee has responded to the letter and has taken corrective steps.
10	Securities and Exchange Board of India (“SEBI”)	Advisory in relation to Inspection of InvIT Client of Axis Trustee Services Limited	Advisory issued by SEBI vide letter dated March 28, 2025	The Trustee has responded to the letter and has taken corrective steps.
11	Securities and Exchange Board of India (“SEBI”)	Advisory in relation to Inspection of InvIT Client of Axis Trustee Services Limited	Advisory vide letter dated March 28, 2025	The Trustee has responded to the letter and has taken corrective steps.

S. No.	Action taken by	Details of violation	Details of action taken E.g. fines, warning letter, debarment, etc.	Observations/ remarks of the Practicing Company Secretary, if any.
12	Securities and Exchange Board of India (“SEBI”)	Advisory in relation to Inspection of InvIT Client of Axis Trustee Services Limited	Advisory vide letter dated March 28, 2025	The Trustee has responded to the letter and has taken corrective steps.
13	Securities and Exchange Board of India (“SEBI”)	Deficiency and Advisory in relation to Inspection of REIT Client of Axis Trustee Services Limited	Deficiencies and advisory vide letter dated March 28, 2025	The Trustee has responded to the letter and has taken corrective steps.
14	Securities and Exchange Board of India (“SEBI”)	Administrative Warning and Advisory in relation to inspection of InvIT Client of Axis Trustee Services Limited	Administrative Warning and Advisory issued by SEBI vide letter dated March 28, 2025	The Trustee has responded to the letter and has taken corrective steps.
15	Securities and Exchange Board of India (“SEBI”)	Administrative, Deficiency and Advisory issued by SEBI vide letter dated March 28, 2025, in relation to inspection of InvIT Client of Axis Trustee Services Limited	Administrative Warning Deficiency and Advisory issued by SEBI vide letter dated March 28, 2025	The Trustee has responded to the letter and has taken corrective steps.
16	Securities and Exchange Board of India (“SEBI”)	Advisory in relation to Inspection of REIT Client of Axis Trustee Services Limited	Advisory issued by SEBI vide letter dated March 28, 2025	The Trustee has responded to the letter and has taken corrective steps.
17	Securities and Exchange Board of India (“SEBI”)	Deficiency and Advisory in relation to inspection of REIT Client of Axis Trustee	Deficiency and Advisory issued by SEBI vide letter dated March 28, 2025	The Trustee has responded to the letter and has taken corrective steps.
18	Securities and Exchange Board of India (“SEBI”)	Administrative Warning in relation to inspection of InvIT Client of Axis Trustee	Administrative Warning issued by SEBI vide letter dated March 28, 2025	The Trustee has responded to the letter and has taken corrective steps.
19	Securities and Exchange Board of India (“SEBI”)	Advisory issued by SEBI vide letter dated March 28, 2025, in relation to inspection of InvIT Client of Axis Trustee Services Limited	Advisory issued by SEBI vide letter dated March 28, 2025	The Trustee has responded to the letter and has taken corrective steps.

(d) The Manager of the REIT has taken the following actions to comply with the observations made in previous reports:

Sr. No	Compliance Requirement (Regulations/ circulars / guidelines including specific clause)	Deviations	Observations/ Remarks of the Practicing Company Secretary
NA	NA	NA	NA

Signature

Maneesh Gupta
FCS No.: 4982
CP No.: 2945
PR No: 2314/2022

Place: New Delhi
Date: 27th May, 2025
UDIN: F004982G000448293

Assumptions & Limitation of scope and Review:

- Compliance with the applicable laws and ensuring the authenticity of documents and information furnished are the responsibilities of the management of the listed entity.
- My responsibility is to certify based upon our examination of relevant documents and information. This is neither an audit nor an expression of opinion.
- I have not verified the correctness and appropriateness of the financial Records and Books of Accounts of the listed entity.
- This Report is solely for the intended purpose of compliance in terms of Regulation 26D of SEBI (Real Estate Investment Trusts) Regulations, 2014 is neither an assurance as to the future viability of the listed entity nor of the efficacy or effectiveness with which the management has conducted the affairs of the listed entity.



ANNEXURE I OF REPORT ON GOVERNANCE TO BE SUBMITTED BY THE MANAGER ON QUARTERLY BASIS

ANNEXURE I
PART A

1. Name of REIT
2. Name of the Manager
3. Quarter ending
- Brookfield India Real Estate Trust
Brookprop Management Services Private Limited
June 30, 2024

I. Composition of Board of Directors of the Manager

Title (Mr./ Ms.)	Name of the Director	PAN ^s & DIN	Category (Chairperson/ Non- Independent / Nominee) &	Initial Date of Appointment	Date of Reappointment	Tenure* Date of Cessation	No. of directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	No. of Independent directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	Number of memberships in Audit/ Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations)	Number of posts of Chairperson in Audit / Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations)
Mr.	Ankur Gupta	PAN- AETPG8871Q DIN- 08687570	Chairman, Non-Executive Director/Non- Independent Director	March 2, 2020	-	-	1	Nil	2	Nil
Mr.	Alok Aggarwal	PAN- ACSPA9693D DIN- 00009964	Chief Executive Officer and Managing Director/ Non- Independent Director	February 12, 2024	-	-	1	Nil	1	Nil
Mr.	Jan Sucharda Thomas	PAN- NA* DIN- 10084995 *He does not have PAN as he is non -resident in India	Non-Executive Director/Non- Independent Director	March 30, 2023	-	-	1	Nil	Nil	Nil
Mr.	Shailesh Vishnubhai Haribhakti	PAN- AAAPH0574L DIN- 00007347	Non-Executive Independent Director	August 31, 2020	August 31, 2022	- 46 months	5	4	5	4
Ms.	Akila Krishnakumar	PAN- AAUPK1138R DIN- 06629992	Non-Executive Independent Director	August 31, 2020	August 31, 2022	- 46 months	5	5	4	1
Mr.	Rajnish Kumar	PAN- AIJPK9858M DIN- 05328267	Non-Executive Independent Director	March 30, 2023	-	- 15 months	4	4	3	2

Whether Regular chairperson appointed - **Yes**

Whether Chairperson is related to managing director or CEO - **No**

[§]PAN of any director would not be displayed on the website of Stock Exchange.

^{*}Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.
^{*}to be filled only for Independent Director. Tenure would mean total period from which Independent director is serving on Board of directors of the Manager in continuity without any cooling off period.

II. *Composition of Committees

Name of Committee	Whether Regular chairperson appointed	Name of Committee members	Category (Chairperson/Non-Independent/Independent /Nominee) [*]	Date of Appointment	Date of Cessation
1. Audit Committee	Yes	1. Mr. Shailesh Vishnubhai Haribhakti 2. Ms. Akila Krishnakumar 3. Mr. Rajnish Kumar 4. Mr. Ankur Gupta	Chairperson – Non-Executive Independent Director Member - Non-Executive Independent Director Member – Non-Executive Independent Director Member - Non-Executive/Non-Independent Director	September 26, 2020 September 26, 2020 March 30, 2023 September 26, 2020	- - - -
2. Nomination & Remuneration Committee	Yes	1. Ms. Akila Krishnakumar 2. Mr. Shailesh Vishnubhai Haribhakti 3. Mr. Rajnish Kumar	Chairperson - Non-Executive Independent Director Member - Non-Executive Independent Director Member – Non-Executive Independent Director	September 26, 2020 September 26, 2020 March 31, 2023	- - -
3. Risk Management Committee	Yes	1. Mr. Ankur Gupta 2. Mr. Shailesh Vishnubhai Haribhakti 3. Ms. Akila Krishnakumar 4. Mr. Alok Aggarwal	Chairman - Non-Executive/Non-Independent Director Member - Non-Executive Independent Director Member - Non-Executive Independent Director Member - Chief Executive Officer and Managing Director / Non-Independent Director	March 30, 2023 March 30, 2023 March 30, 2023 March 30, 2023	- - - -
4. Stakeholders Relationship Committee	Yes	5. Mr. Amit Jain 6. Mr. Ankit Gupta 7. Mr. Sanjeev Kumar Sharma 1. Ms. Akila Krishnakumar 2. Mr. Ankur Gupta 3. Mr. Alok Aggarwal	Member - Chief Financial Officer Member - President Member - Chief Financial Officer Chairperson - Non-Executive Independent Director Member – Non-Executive /Non-Independent Director Member – Chief Executive Officer and Managing Director / Non-Independent Director	May 9, 2024 May 9, 2024 March 30, 2023 March 30, 2023 September 26, 2020 February 12, 2024	- - May 9, 2024 - -
5. CSR & Sustainability Committee Meeting	Yes	1. Ms. Akila Krishnakumar 2. Mr. Ankur Gupta 3. Mr. Alok Aggarwal	Chairperson - Non-Executive Independent Director Member – Non-Executive/Non- Independent Director Member – Chief Executive Officer and Managing Director / Non-Independent Director	September 26, 2020 September 26, 2020 February 12, 2024	- - -

[§]Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

^{*} The details of only permanent committees of the board are given above.

III. Meetings of Board of Directors

Date(s) of Meeting (if any) in the previous quarter	Date(s) of Meeting (if any) in the relevant quarter	Whether requirement of Quorum met [*] Yes / No	Number of Directors present [*]	Number of independent directors present [*]	Maximum gap between any two consecutive meetings (in number of days)
12.02.2024	09.05.2024	Yes	6	3	The gap between the board meetings held on 12.02.2024 and 09.05.2024 was 87 days
	15.05.2024	Yes	6	3	The gap between the board meetings held on 09.05.2024 and 15.05.2024 was 6 days
	24.06.2024	Yes	6	3	The gap between the board meetings held on 15.05.2024 and 24.06.2024 was 40 days

^{*} to be filled in only for the current quarter meetings



IV. Meetings of Committees

Date(s) of meeting of the committee in the relevant quarter	Whether requirement of Quorum met (details)* Yes / No	Number of Directors present*	Number of independent directors present*	Date(s) of meeting of the committee in the previous quarter	Maximum gap between any two consecutive meetings (in number of days) **
Audit Committee					
09.05.2024	Yes	4	3	12.02.2024	The gap between the two committee meetings held on 12.02.2024 and 09.05.2024 was 87 days
15.05.2024	Yes	4	3		The gap between the two committee meetings held on 09.05.2024 and 15.05.2024 was 6 days
24.06.2024	Yes	4	3		The gap between the two committee meetings held on 15.05.2024 and 24.06.2024 was 40 days
Stakeholder Relationship Committee Meeting					
15.05.2024	Yes	2	1	No meeting held during this quarter	The gap between the two committee meetings held on 06.11.2023 and 15.05.2024 was 191 days
24.06.2024	Yes	3	1		The gap between the two committee meetings held on 15.05.2024 and 24.06.2024 was 40 days
Nomination And Remuneration Committee Meeting					
09.05.2024	Yes	3	3	12.02.2024	The gap between the two committee meetings held on 12.02.2024 and 09.05.2024 was 87 days
Risk Management Committee Meeting					
No meeting held during this quarter	Yes	-	-	12.02.2024	Not Applicable, as there is no Risk Management Committee Meeting during this quarter and 210 days has not lapsed since the last Risk Management Committee Meeting held on February 12, 2024.

* to be filled in only for the current quarter meetings.

**This information has to be mandatorily given for audit committee and risk management committee. For rest of the committees, giving this information is optional.

V. Affirmations

1. The composition of Board of Directors is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
2. The composition of the following committees is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014

a. Audit Committee - **Yes**

b. Nomination & Remuneration Committee - **Yes**

c. Stakeholders Relationship Committee - **Yes**

d. Risk management committee - **Yes**
3. The committee members have been made aware of their powers, role and responsibilities as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
4. The meetings of the board of directors and the above committees have been conducted in the manner as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**

This report and/or the report submitted in the previous quarter has been placed before the Board of Directors of the Manager. Any comments/observations/advice of the board of directors may be mentioned here – **Yes, the previous report, filed for the quarter ended March 31, 2024, was placed before the Board of Directors of the Manager, at their meeting held on May 15, 2024. No comments/observations were received on the same. The current report filed for the quarter ended June 30, 2024, will be placed before the Board of Directors of the Manager in the upcoming Board Meeting.**

Name & Designation

Sd/-
Saurabh Jain
Company Secretary and Compliance Officer

Note:

Information at Table I and II above need to be necessarily given in 1st quarter of each financial year. However, if there is no change of information in subsequent quarter(s) of that financial year, this information may not be given by the Manager and instead a statement “same as previous quarter” may be given.

ANNEXURE I OF REPORT ON GOVERNANCE TO BE SUBMITTED BY THE MANAGER ON QUARTERLY BASIS

1. Name of REIT
Brookfield India Real Estate Trust
2. Name of the Manager
Brookprop Management Services Private Limited
3. Quarter ending
September 30, 2024

I. Composition of Board of Directors of the Manager

Title (Mr./ Ms.)	Name of the Director	PAN ^s & DIN	Category (Chairperson/ Non- Independent / Independent / Nominee) & Nominee)	Initial Date of Appointment	Date of Reappointment	Date of Cessation	Tenure*	No. of directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	No. of Independent directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	Memberships in Audit/ Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1	Number of posts of Chairperson in Audit / Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1
Mr.	Ankur Gupta	PAN- AETPG8871Q DIN- 08687570	Chairman, Non-Executive Director/Non- Independent Director	March 2, 2020	-	-	-	1	Nil	2	Nil
Mr.	Alok Aggarwal	PAN- ACSPA9693D DIN- 00009964	Chief Executive Officer and Managing Director/ Non- Independent Director	February 12, 2024	-	-	-	1	Nil	1	Nil
Mr.	Thomas Jan Sucharda	PAN- NA DIN- 10084995	Non-Executive Director/Non- Independent Director	March 30, 2023	-	-	-	1	Nil	Nil	Nil
Mr.	Shailesh Vishnubhai Haribhakti	PAN- AAAPH0574L DIN- 00007347	Non-Executive Independent Director	August 31, 2020	August 31, 2022	-	49 months	5	4	4	4
Ms.	Akila Krishnakumar	PAN- AAUPK1138R DIN- 06629992	Non-Executive Independent Director	August 31, 2020	August 31, 2022	-	49 months	5	5	4	1
Mr.	Rajnish Kumar	PAN- AIJPK9858M DIN- 05328267	Non-Executive Independent Director	March 30, 2023	-	-	18 months	4	4	4	2

Whether Regular chairperson appointed - **Yes**

Whether Chairperson is related to managing director or CEO - **No**

[§]PAN of any director would not be displayed on the website of Stock Exchange.

^{*}Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

^{*}to be filled only for Independent Director. Tenure would mean total period from which Independent director is serving on Board of directors of the Manager in continuity without any cooling off period.

Note 1- As per Regulation 26(1) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 (**“SEBI Listing Regulations”**) read with FAQs no. 8 issued by SEBI on September 20, 2021, a director shall act as a member in maximum ten (10) Audit Committee(s) and/ or Stakeholders Relationship Committee(s) (**“Committee”**) and chairperson of more than five (5) Committees of listed entities and unlisted public limited companies put together. However, as per this format, the company has to report membership and/ or chairpersonship in Committee of all Managers / Investment Managers of REIT / InvIT and listed entities and not the unlisted public companies. Accordingly, the membership and chairpersonship in the Committee of Managers / Investment Managers of REIT / InvIT and listed entities is considered.

However, please note that one of the independent directors of Manager – Mr. Shailesh Vishnubhai Haribhakti also holds position of membership in three (3) unlisted public companies. Accordingly, the total number of membership held by said independent director across all public companies whether listed or not and in Managers/Investment Manager of REIT/ InvIT is eight (8).

II. *Composition of Committees

Name of Committee	Whether Regular chairperson appointed	Name of Committee members	Category (Chairperson/Non-Independent/Independent /Nominee) [*]	Date of Appointment	Date of Cessation
1. Audit Committee	Yes	1. Mr. Shailesh Vishnubhai Haribhakti 2. Ms. Akila Krishnakumar 3. Mr. Rajnish Kumar 4. Mr. Ankur Gupta	Chairperson – Non-Executive Independent Director Member - Non-Executive Independent Director Member – Non-Executive Independent Director Member - Non-Executive/Non-Independent Director	September 26, 2020 September 26, 2020 March 30, 2023 September 26, 2020	- - - -
2. Nomination & Remuneration Committee	Yes	1. Ms. Akila Krishnakumar 2. Mr. Shailesh Vishnubhai Haribhakti 3. Mr. Rajnish Kumar	Chairperson - Non-Executive Independent Director Member - Non-Executive Independent Director Member – Non-Executive Independent Director	September 26, 2020 September 26, 2020 March 31, 2023	- - -
3. Risk Management Committee	Yes	1. Mr. Ankur Gupta 2. Mr. Shailesh Vishnubhai Haribhakti 3. Ms. Akila Krishnakumar 4. Mr. Alok Aggarwal	Chairman - Non-Executive/Non-Independent Director Member - Non-Executive Independent Director Member - Non-Executive Independent Director Member - Chief Executive Officer and Managing Director / Non-Independent Director	March 30, 2023 March 30, 2023 March 30, 2023 March 30, 2023	- - - -
		5. Mr. Amit Jain 6. Mr. Ankit Gupta	Member - Chief Financial Officer Member - President	May 9, 2024 May 9, 2024	- -
4. Stakeholders Relationship Committee	Yes	1. Ms. Akila Krishnakumar 2. Mr. Ankur Gupta 3. Mr. Alok Aggarwal	Chairperson - Non-Executive Independent Director Member – Non-Executive /Non-Independent Director Member – Chief Executive Officer and Managing Director / Non-Independent Director	March 30, 2023 September 26, 2020 February 12, 2024	- - -
5. CSR & Sustainability Committee Meeting	Yes	1. Ms. Akila Krishnakumar 2. Mr. Ankur Gupta 3. Mr. Alok Aggarwal	Chairperson - Non-Executive Independent Director Member – Non-Executive/Non- Independent Director Member – Chief Executive Officer and Managing Director / Non-Independent Director	September 26, 2020 September 26, 2020 February 12, 2024	- - -

^{*}Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

^{*}The details of only permanent committees of the board are given above.



III. Meetings of Board of Directors

Date(s) of Meeting (if any) in the previous quarter	Date(s) of Meeting (if any) in the relevant quarter	Whether requirement of Quorum met* Yes / No	Number of Directors present*	Number of independent directors present*	Maximum gap between any two consecutive meetings (in number of days)
09.05.2024	07.08.2024	Yes	6	3	The gap between the board meetings held on 09.05.2024 and 15.05.2024 was 6 days
15.05.2024					The gap between the board meetings held on 15.05.2024 and 24.06.2024 was 40 days
24.06.2024					The gap between the board meetings held on 24.06.2024 and 07.08.2024 was 44 days

* to be filled in only for the current quarter meetings

IV. Meetings of Committees

Date(s) of meeting of the committee in the relevant quarter	Whether requirement of Quorum met (details)* Yes / No	Number of Directors present*	Number of independent directors present*	Date(s) of meeting of the committee in the previous quarter	Maximum gap between any two consecutive meetings (in number of days) **
Audit Committee					
07.08.2024	Yes	4	3	09.05.2024	The gap between the two committee meetings held on 09.05.2024 and 15.05.2024 was 6 days
				15.05.2024	The gap between the two committee meetings held on 15.05.2024 and 24.06.2024 was 40 days
				24.06.2024	The gap between the two committee meetings held on 09.05.2024 and 07.08.2024 was 44 days
Stakeholder Relationship Committee Meeting					
No meeting held during this quarter	-	-	-	15.05.2024	Not Applicable, as there was no Stakeholder Relationship Committee Meeting during this quarter.
				24.06.2024	
Nomination And Remuneration Committee Meeting					
07.08.2024	Yes	3	3	09.05.2024	The gap between the two committee meetings held on 09.05.2024 and 07.08.2024 was 90 days
Risk Management Committee Meeting					
07.08.2024	Yes	4 Refer Note 2	2	No meeting held during the last quarter	Not Applicable, as there was no Risk Management Committee Meeting during the last quarter and 210 days have not lapsed since the last Risk Management Committee Meeting was held on February 12, 2024.

* to be filled in only for the current quarter meetings.

**This information has to be mandatorily given for audit committee and risk management committee. For rest of the committees, giving this information is optional.

Note 2: Composition of Risk Management Committee includes 4 (four) directors (including 2 Independent Directors) and 2 (two) Senior Management, as mentioned in point no. 3 of **Table II – Composition of Committee**. Further, the **Table IV – Meeting of Committee**, requires to mention the no. of directors present in the committee meeting, therefore, in risk management committee meeting held on August 7, 2024, we have only considered the directors and have excluded the senior management for the purpose of above table. However, all the members were present throughout the meeting held on August 7, 2024.

V. Affirmations

- The composition of Board of Directors is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
- The composition of the following committees is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014
 - Audit Committee - **Yes**
 - Nomination & Remuneration Committee - **Yes**
 - Stakeholders Relationship Committee - **Yes**
 - Risk management committee - **Yes**
- The committee members have been made aware of their powers, role and responsibilities as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
- The meetings of the board of directors and the above committees have been conducted in the manner as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
- This report and/or the report submitted in the previous quarter has been placed before the Board of Directors of the Manager. Any comments/observations/advice of the board of directors may be mentioned here – **Yes, the previous report, filed for the quarter ended June 30, 2024, was placed before the Board of Directors of the Manager, at their meeting held on August 7, 2024. No comments/observations were received on the same. The current report filed for the quarter ended September 30, 2024, will be placed before the Board of Directors of the Manager in the upcoming Board Meeting.**

Name & Designation

Sd/-
Saurabh Jain
Company Secretary and Compliance Officer

Note: Information at Table I and II above need to be necessarily given in 1st quarter of each financial year. However, if there is no change of information in subsequent quarter(s) of that financial year, this information may not be given by the Manager and instead a statement “same as previous quarter” may be given.



ANNEXURE I OF REPORT ON GOVERNANCE TO BE SUBMITTED BY THE MANAGER ON QUARTERLY BASIS

1. Name of REIT
Brookfield India Real Estate Trust
2. Name of the Manager
Brookprop Management Services Private Limited
3. Quarter ending
December 31, 2024

I. Composition of Board of Directors of the Manager

Title (Mr./ Ms.)	PANs & DIN	Category (Chairperson/ Non- Independent / Independent / Nominee) *	Initial Date of Appointment	Date of Reappointment	Date of Cessation	Tenure*	No. of directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	No. of Independent directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	Number of memberships in Audit/ Stakeholder Committee(s) / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1	Number of posts of Chairperson in Audit / Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1
Mr. Ankur Gupta	PAN- AETPG8871Q DIN- 08687570	Chairman, Non-Executive Director/Non- Independent Director	March 2, 2020	-	-	-	1	Nil	2	Nil
Mr. Alok Aggarwal	PAN- ACSPA9693D DIN- 00009964	Chief Executive Officer and Managing Director/ Non- Independent Director	February 12, 2024	-	-	-	1	Nil	1	Nil
Mr. Thomas Jan Sucharda	PAN- NA DIN- 10084995	Non-Executive Director/Non- Independent Director	March 30, 2023	-	-	-	1	Nil	Nil	Nil
Mr. Shailesh Vishnubhai Haribhakti	PAN- AAAPH0574L DIN- 00007347	Non-Executive Independent Director	August 31, 2020	August 31, 2022	-	52 months	6	5	5	5
Ms. Akila Krishnakumar	PAN- AAUPK1138R DIN- 06629992	Non-Executive Independent Director	August 31, 2020	August 31, 2022	-	52 months	5	5	4	1
Mr. Rajnish Kumar	PAN- AIJPK9858M DIN- 05328267	Non-Executive Independent Director	March 30, 2023	-	-	21 months	4	4	4	2

Whether Regular chairperson appointed - **Yes**

Whether Chairperson is related to managing director or CEO - **No**

*PAN of any director would not be displayed on the website of Stock Exchange.

*Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

*to be filled only for Independent Director. Tenure would mean total period from which Independent director is serving on Board of directors of the Manager in continuity without any cooling off period.

Note 1- As per Regulation 26(1) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 (“SEBI Listing Regulations”) read with FAQs no. 8 issued by SEBI on September 20, 2021, a director shall act as a member in maximum ten (10) Audit Committee(s) and/ or Stakeholders Relationship Committee(s) (“Committee”) and chairperson of more than five (5) Committees of listed entities and unlisted public limited companies put together. However, as per this format, the company has to report membership and/ or chairpersonship in Committee of all Managers / Investment Managers of REIT / InvIT and listed entities and not the unlisted public companies. Accordingly, the membership and chairpersonship in the Committee of Managers / Investment Managers of REIT / InvIT and listed entities is considered.

However, please note that one of the independent directors of Manager – Mr. Shailesh Vishnubhai Haribhakti also holds position of membership in four (4) committees of unlisted public companies including one position of chairmanship. Accordingly, the total number of membership held by said independent director across all public companies whether listed or not and in Managers/Investment Manager of REIT/ InvIT is nine (9) and chairmanship in six (6).

Mr. Ankur Gupta also holds position of membership in two (2) committees of unlisted public company.

II. *Composition of Committees

Name of Committee	Whether Regular chairperson appointed	Name of Committee members	Category (Chairperson/Non-Independent/Independent /Nominee) &	Date of Appointment	Date of Cessation
1. Audit Committee	Yes	1. Mr. Shailesh Vishnubhai Haribhakti 2. Ms. Akila Krishnakumar 3. Mr. Rajnish Kumar 4. Mr. Ankur Gupta	Chairperson – Non-Executive Independent Director Member - Non-Executive Independent Director Member – Non-Executive Independent Director Member - Non-Executive/Non-Independent Director	September 26, 2020 September 26, 2020 March 30, 2023 September 26, 2020	- - - -
2. Nomination & Remuneration Committee	Yes	1. Ms. Akila Krishnakumar 2. Mr. Shailesh Vishnubhai Haribhakti 3. Mr. Rajnish Kumar	Chairperson - Non-Executive Independent Director Member - Non-Executive Independent Director Member – Non-Executive Independent Director	September 26, 2020 September 26, 2020 March 31, 2023	- - -
3. Risk Management Committee	Yes	1. Mr. Ankur Gupta 2. Mr. Shailesh Vishnubhai Haribhakti 3. Ms. Akila Krishnakumar 4. Mr. Alok Aggarwal	Chairman - Non-Executive/Non-Independent Director Member - Non-Executive Independent Director Member - Non-Executive Independent Director Member - Chief Executive Officer and Managing Director / Non-Independent Director	March 30, 2023 March 30, 2023 March 30, 2023 March 30, 2023	- - - -
		5. Mr. Amit Jain 6. Mr. Ankit Gupta	Member - Chief Financial Officer Member - President	May 9, 2024 May 9, 2024	- -
4. Stakeholders Relationship Committee	Yes	1. Ms. Akila Krishnakumar 2. Mr. Ankur Gupta 3. Mr. Alok Aggarwal	Chairperson - Non-Executive Independent Director Member – Non-Executive /Non-Independent Director Member – Chief Executive Officer and Managing Director / Non-Independent Director	March 30, 2023 September 26, 2020 February 12, 2024	- - -
5. CSR & Sustainability Committee Meeting	Yes	1. Ms. Akila Krishnakumar 2. Mr. Ankur Gupta 3. Mr. Alok Aggarwal	Chairperson - Non-Executive Independent Director Member – Non-Executive/Non- Independent Director Member – Chief Executive Officer and Managing Director / Non-Independent Director	September 26, 2020 September 26, 2020 February 12, 2024	- - -

*Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

*The details of only permanent committees of the board are given above.



III. Meetings of Board of Directors

Date(s) of Meeting (if any) in the previous quarter	Date(s) of Meeting (if any) in the relevant quarter	Whether requirement of Quorum met* Yes / No	Number of Directors present*	Number of independent directors present*	Maximum gap between any two consecutive meetings (in number of days)
07.08.2024	06.11.2024	Yes	5	3	The gap between the board meetings held on 07.08.2024 and 06.11.2024 was 91 days

* to be filled in only for the current quarter meetings

IV. Meetings of Committees

Date(s) of meeting of the committee in the relevant quarter	Whether requirement of Quorum met (details)* Yes / No	Number of Directors present*	Number of independent directors present*	Date(s) of meeting of the committee in the previous quarter	Maximum gap between any two consecutive meetings (in number of days) **
Audit Committee					
09.10.2024	Yes	4	3	07.08.2024	The gap between the two committee meetings held on 07.08.2024 and 09.10.2024 was 63 days
06.11.2024	Yes	4	3		The gap between the two committee meetings held on 09.10.2024 and 06.11.2024 was 28 days
Stakeholder Relationship Committee Meeting					
06.11.2024	Yes	3	1	No meeting was held during the previous quarter	Not Applicable, as there was no Stakeholder Relationship Committee Meeting during the previous quarter.
Nomination And Remuneration Committee Meeting					
No meeting was held during this quarter	-	-	-	07.08.2024	Not Applicable, as there was no Nomination and Remuneration Committee Meeting during this quarter.
CSR & Sustainability Committee Meeting					
06.11.2024	Yes	3	1	No meeting was held during the previous quarter	Not Applicable, as there was no CSR & Sustainability Committee Meeting during the previous quarter.
Risk Management Committee Meeting					
09.10.2024	Yes	4	2	07.08.2024	The gap between the two committee meetings held on 07.08.2024 and 09.10.2024 was 61 days
Issue Committee Meeting					
09.12.2024	Yes	2	-	The committee was only formed for the purpose of Institutional Placement of units of Brookfield India Real Estate Trust, therefore no meeting was held during the previous quarter.	The gap between the committee meetings held on 09.12.2024 and 12.12.2024 was 3 days
12.12.2024	Yes	2	-		

* to be filled in only for the current quarter meetings.

**This information has to be mandatorily given for audit committee and risk management committee. For rest of the committees, giving this information is optional.

Note 2: Composition of Risk Management Committee includes 4 (four) directors (including 2 Independent Directors) and 2 (two) Senior Management, as mentioned in point no. 3 of **Table II – Composition of Committee**. Further, the **Table IV – Meeting of Committee**, requires to mention the no. of directors present in the committee meeting, therefore, in risk management committee meeting held on October 9, 2024, we have only considered the directors and have excluded the senior management for the purpose of above table. However, all the members were present throughout the meeting held on October 9, 2024.

V. Affirmations

- The composition of Board of Directors is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
- The composition of the following committees is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014
 - Audit Committee - **Yes**
 - Nomination & Remuneration Committee - **Yes**
 - Stakeholders Relationship Committee - **Yes**
 - Risk management committee - **Yes**
- The committee members have been made aware of their powers, role and responsibilities as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
- The meetings of the board of directors and the above committees have been conducted in the manner as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
- This report and/or the report submitted in the previous quarter has been placed before the Board of Directors of the Manager. Any comments/observations/advice of the board of directors may be mentioned here – **Yes, the previous report, filed for the quarter ended September 30, 2024, was placed before the Board of Directors of the Manager, at their meeting held on November 6, 2024. No comments/observations were received on the same. The current report filed for the quarter ended December 31, 2024, will be placed before the Board of Directors of the Manager in the upcoming Board Meeting.**

Name & Designation

Sd/-
Saurabh Jain
Company Secretary and Compliance Officer

Note: Information at Table I and II above need to be necessarily given in 1st quarter of each financial year. However, if there is no change of information in subsequent quarter(s) of that financial year, this information may not be given by the Manager and instead a statement “same as previous quarter” may be given.



ANNEXURE I OF REPORT ON GOVERNANCE TO BE SUBMITTED BY THE MANAGER ON QUARTERLY BASIS

1. Name of REIT
Brookfield India Real Estate Trust
2. Name of the Manager
Brookprop Management Services Private Limited
3. Quarter ending
March 31, 2025

I. Composition of Board of Directors of the Manager

Title (Mr./ Ms.)	Name of the Director	PAN\$ & DIN	Category (Chairperson/ Non- Independent / Nominee)*	Initial Date of Appointment	Date of Reappointment	Date of Cessation	Tenure*	No. of directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	No. of Independent directorships in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager	memberships in Audit/ Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1	Number of posts of Chairperson in Audit / Stakeholder Committee(s) in all Managers / Investment Managers of REIT / InvIT and listed entities, including this Manager (Refer Regulation 26A of REIT Regulations) Refer Note 1
Mr.	Ankur Gupta	PAN- AETPG8871Q DIN- 08687570	Chairman, Non-Executive Director/Non- Independent Director	March 2, 2020	-	-	-	1	Nil	2	Nil
Mr.	Alok Aggarwal	PAN- ACSPA9693D DIN- 00009964	Chief Executive Officer and Managing Director/ Non- Independent Director	February 12, 2024	-	-	-	1	Nil	1	Nil
Mr.	Thomas Jan Sucharda	PAN- NA DIN- 10084995	Non-Executive Director/Non- Independent Director	March 30, 2023	-	-	-	1	Nil	Nil	Nil
Mr.	Shailesh Vishnubhai Haribhakti	PAN- AAAPH0574L DIN- 00007347	Non-Executive Independent Director	August 31, 2020	August 31, 2022	-	55 months	6	5	5	5
Ms.	Akila Krishnakumar	PAN- AAUPK1138R DIN- 06629992	Non-Executive Independent Director	August 31, 2020	August 31, 2022	-	55 months	5	5	4	1
Mr.	Rajnish Kumar	PAN- AIJPK9858M DIN- 05328267	Non-Executive Independent Director	March 30, 2023	March 30, 2025	-	24 months	4	4	4	2

Whether Regular chairperson appointed - **Yes**

Whether Chairperson is related to managing director or CEO - **No**

*PAN of any director would not be displayed on the website of Stock Exchange.

*Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

*to be filled only for Independent Director. Tenure would mean total period from which Independent director is serving on Board of directors of the Manager in continuity without any cooling off period.

Note 1- As per Regulation 26(1) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 (“SEBI Listing Regulations”) read with FAQs no. 8 issued by SEBI on September 20, 2021, a director shall act as a member in maximum ten (10) Audit Committee(s) and/ or Stakeholders Relationship Committee(s) (“Committee”) and chairperson of more than five (5) Committees of listed entities and unlisted public limited companies put together. However, as per this format, the company has to report membership and/ or chairpersonship in Committee of all Managers / Investment Managers of REIT / InvIT and listed entities and not the unlisted public companies. Accordingly, the membership and chairpersonship in the Committee of Managers / Investment Managers of REIT / InvIT and listed entities is considered.

However, please note that one of the independent directors of Manager – Mr. Shailesh Vishnubhai Haribhakti also holds position of membership in four (4) committees of unlisted public companies including one position of chairmanship. Accordingly, the total number of membership held by said independent director across all public companies whether listed or not and in Managers/Investment Manager of REIT/ InvIT is nine (9) and chairmanship in six (6).

Mr. Ankur Gupta also holds positions of membership in two (2) committees of unlisted public company.

II. *Composition of Committees

Name of Committee	Whether Regular chairperson appointed	Name of Committee members	Category (Chairperson/Non-Independent/Independent /Nominee) *	Date of Appointment	Date of Cessation
1. Audit Committee	Yes	1. Mr. Shailesh Vishnubhai Haribhakti 2. Ms. Akila Krishnakumar 3. Mr. Rajnish Kumar 4. Mr. Ankur Gupta	Chairperson – Non-Executive Independent Director Member - Non-Executive Independent Director Member – Non-Executive Independent Director Member - Non-Executive/Non-Independent Director	September 26, 2020 September 26, 2020 March 30, 2023 September 26, 2020	- - - -
2. Nomination & Remuneration Committee	Yes	1. Ms. Akila Krishnakumar 2. Mr. Shailesh Vishnubhai Haribhakti 3. Mr. Rajnish Kumar	Chairperson - Non-Executive Independent Director Member - Non-Executive Independent Director Member – Non-Executive Independent Director	September 26, 2020 September 26, 2020 September 26, 2020	- - -
3. Risk Management Committee	Yes	1. Mr. Ankur Gupta 2. Mr. Shailesh Vishnubhai Haribhakti 3. Ms. Akila Krishnakumar 4. Mr. Alok Aggarwal	Chairman - Non-Executive/Non-Independent Director Member - Non-Executive Independent Director Member - Non-Executive Independent Director Member - Chief Executive Officer and Managing Director / Non-Independent Director	March 31, 2023 March 30, 2023 March 30, 2023 March 30, 2023	- - - -
4. Stakeholders Relationship Committee	Yes	1. Ms. Akila Krishnakumar 2. Mr. Ankur Gupta 3. Mr. Alok Aggarwal	Member - President Chairperson - Non-Executive Independent Director Member – Non-Executive /Non-Independent Director Member – Chief Executive Officer and Managing Director / Non-Independent Director	May 9, 2024 May 9, 2024 March 30, 2023 September 26, 2020	- - - -
5. CSR & Sustainability Committee Meeting	Yes	1. Ms. Akila Krishnakumar 2. Mr. Ankur Gupta 3. Mr. Alok Aggarwal	Chairperson - Non-Executive Independent Director Member – Non-Executive/Non- Independent Director Member – Chief Executive Officer and Managing Director / Non-Independent Director	September 26, 2020 September 26, 2020 February 12, 2024	- - -

*Category of directors means non-independent/independent/Nominee. If a director fits into more than one category write all categories separating them with hyphen.

*The details of only permanent committees of the board are given above.



III. Meetings of Board of Directors

Date(s) of Meeting (if any) in the previous quarter	Date(s) of Meeting (if any) in the relevant quarter	Whether requirement of Quorum met** Yes / No	Number of Directors present*	Number of independent directors present*	Maximum gap between any two consecutive meetings (in number of days) (excluding the date of meetings)
06.11.2024	30.01.2025	Yes	6	3	The gap between the board meetings held on 06.11.2024 and 30.01.2025 was 84 days (excluding the date of meetings)
	26.03.2025	Yes	5	3	The gap between the board meetings held on 30.01.2025 and 26.03.2025 was 54 days (excluding the date of meetings)

* to be filled in only for the current quarter meetings

IV. Meetings of Committees

Date(s) of meeting of the committee in the relevant quarter	Whether requirement of Quorum met (details)* Yes / No	Number of Directors present*	Number of independent directors present*	Date(s) of meeting of the committee in the previous quarter	Maximum gap between any two consecutive meetings (in number of days) **
Audit Committee					
30.01.2025	Yes	4	3	06.11.2024	The gap between the two committee meetings held on 06.11.2024 and 30.01.2025 was 84 days (excluding the date of meetings)
Stakeholder Relationship Committee Meeting					
30.01.2025	Yes	3	1	06.11.2024	The gap between the two committee meetings held on 06.11.2024 and 30.01.2025 was 84 days (excluding the date of meetings)
Nomination And Remuneration Committee Meeting					
30.01.2025	Yes	3	3	No meeting was held during the previous quarter	The gap between the two committee meetings held on 30.01.2025 and 26.03.2025 was 54 days (excluding the date of meetings)
26.03.2025	Yes	3	3		
CSR & Sustainability Committee Meeting					
No meeting held during this quarter	-	-	-	06.11.2024	Not Applicable, as there was no CSR & Sustainability Committee Meeting during the quarter ending March 31, 2025 (excluding the date of meetings)
Risk Management Committee Meeting					
30.01.2025	Yes	4	2	09.10.2024	The gap between the two committee meetings held on 09.10.2024 and 30.01.2025 was 112 days (excluding the date of meetings)

* to be filled in only for the current quarter meetings.

**This information has to be mandatorily given for audit committee and risk management committee. For rest of the committees, giving this information is optional.

Note 2: Composition of Risk Management Committee includes 4 (four) directors (including 2 Independent Directors) and 2 (two) Senior Management, as mentioned in point no. 3 of **Table II – Composition of Committee**. Further, the **Table IV – Meeting of Committee**, requires to mention the no. of directors present in the committee meeting, therefore, in risk management committee meeting held on January 30, 2025, we have only considered the directors and have excluded the senior management for the purpose of above table. However, all the members were present throughout the meeting held on January 30, 2025.

V. Affirmations

1. The composition of Board of Directors is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
2. The composition of the following committees is in terms of SEBI (Real Estate Investment Trusts) Regulations, 2014

a. Audit Committee - **Yes**

a. Nomination & Remuneration Committee - **Yes**

b. Stakeholders Relationship Committee - **Yes**

c. Risk management committee - **Yes**
3. The committee members have been made aware of their powers, role and responsibilities as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
4. The meetings of the board of directors and the above committees have been conducted in the manner as specified in SEBI (Real Estate Investment Trusts) Regulations, 2014. - **Yes**
5. This report and/or the report submitted in the previous quarter has been placed before the Board of Directors of the Manager. Any comments/observations/advice of the board of directors may be mentioned here – **Yes, the previous report, filed for the quarter ended December 31, 2024, was placed before the Board of Directors of the Manager, at their meeting held on January 30, 2025. No comments/observations were received on the same. The current report filed for the quarter ended March 31, 2025, will be placed before the Board of Directors of the Manager in the upcoming Board Meeting.**

Name & Designation

Sd/-
Saurabh Jain
Company Secretary and Compliance Officer

Note: Information at Table I and II above need to be necessarily given in 1st quarter of each financial year. However, if there is no change of information in subsequent quarter(s) of that financial year, this information may not be given by the Manager and instead a statement “same as previous quarter” may be given.



ANNEXURE I
PART B

I. Disclosure on website of REIT.

Item	Compliance status (Yes/No/NA) refer note below	If Yes provide link to website. If No / NA provide reasons
a) Details of business	Yes	https://www.brookfieldindiareit.in/about-us https://www.brookfieldindiareit.in/portfolio.php
b) Financial information including complete copy of the Annual Report including Balance Sheet, Profit and Loss Account, etc.	Yes	Financial Information – https://www.brookfieldindiareit.in/results#Results Annual/Half Yearly report - https://www.brookfieldindiareit.in/annual-report#Annual-Report
c) Contact information of the designated officials of the company who are responsible for assisting and handling investor grievances	Yes	https://www.brookfieldindiareit.in/investor-contacts#Investor-Contacts
d) Email ID for grievance redressal and other relevant details	Yes	https://www.brookfieldindiareit.in/investor-contacts#Investor-Contacts
e) Information, report, notices, call letters, circulars, proceedings, etc. concerning units	Yes	https://www.brookfieldindiareit.in/investors
f) All information and reports including compliance reports filed by REIT with respect to units	Yes	https://www.brookfieldindiareit.in/investors https://www.brookfieldindiareit.in/compliance-reports.php#Compliance-Reports
g) All intimations and announcements made by REIT to the stock exchanges	Yes	https://www.brookfieldindiareit.in/stock-exchange-filings#Stock-Exchange-Filings
h) All complaints including SCORES complaints received by the REIT	Yes	https://www.brookfieldindiareit.in/grievance-management.php#grievance-management
i) Any other information which may be relevant for the investors	Yes	https://www.brookfieldindiareit.in/
It is certified that these contents on the website of the REIT are correct.		

II Annual Affirmations

Particulars	Regulation Number	Compliance status (Yes/No/NA) refer note below
Independent director(s) have been appointed in terms of specified criteria of ‘independence’ and / or ‘eligibility’	2(1)(qb)	Yes
Board composition	4(2)(e)(iv), 26A, 26B(1)	Yes
Meeting of board of directors	26A	Yes
Quorum of board meeting	26B(2)	Yes
Review of Compliance Reports	26B(3)	Yes
Plans for orderly succession for Appointments	26A	Yes
Code of Conduct	26A	Yes
Minimum Information	26B(4)	Yes
Compliance Certificate	26B(5)	Please note that the Compliance Certificate will be submitted at the time of approval of the financial statements for the year ended March 31, 2025. Compliance Certificate for the financial year ended March 31, 2024, was placed before the Board of Directors on May 15, 2024
Risk Assessment & Management	26A	Yes
Performance Evaluation of Independent Directors	26A	Yes
Recommendation of Board	26B(6)	Yes
Composition of Audit Committee	26A	Yes
Meeting of Audit Committee	26A	Yes
Composition of Nomination & Remuneration Committee	26A	Yes
Quorum of Nomination and Remuneration Committee meeting	26A	Yes
Meeting of Nomination & Remuneration Committee	26A	Yes

Particulars	Regulation Number	Compliance status (Yes/No/NA) refer note below
Composition of Stakeholder Relationship Committee	26A	Yes
Meeting of Stakeholder Relationship Committee	26A	Yes
Composition and role of Risk Management Committee	26A	Yes
Meeting of Risk Management Committee	26A	Yes
Vigil Mechanism	26C	Yes
Approval for related party Transactions	19(5), 19(7), 22(5)(a)	Yes
Disclosure of related party transactions	19(1)	Yes
Annual Secretarial Compliance Report	26D	As per SEBI REIT Regulations, the Manager shall submit a secretarial compliance report given by a practicing company secretary to the stock exchanges within sixty days from the end of each financial year. Please note that the secretarial compliance report for FY2024-25 will be submitted with stock exchanges within the prescribed timelines. The secretarial compliance report for FY 2023-24 was submitted with stock exchange on May 23, 2024
Alternate Director to Independent Director	26A	NA
Maximum Tenure of Independent Director	26A	5 years
Meeting of independent directors	26A	Yes
Familiarization of independent directors	26A	Yes
Declaration from Independent Director	26A	Yes
Directors and Officers insurance	26A	Yes
Memberships in Committees	26A	Yes
Affirmation with compliance to code of conduct from members of Board of Directors and Senior management Personnel	26A	Yes
Policy with respect to Obligations of directors and senior management	26A	Yes

- Note 1 In the column “Compliance Status”, compliance or non-compliance may be indicated by Yes/No/N.A. For example, if the Board has been composed in accordance with the requirements of REIT Regulations, “Yes” may be indicated. Similarly, in case the REIT has no related party transactions, the words “N.A.” may be indicated.
- 2 If status is “No” details of non-compliance may be given here.
- 3 If the Manager would like to provide any other information the same may be indicated here.

Name & Designation

Sd/-
Saurabh Jain
Company Secretary and Compliance Officer



ANNEXURE I

PART C

Affirmations

Broad heading	Regulation Number	Compliance status (Yes/No /NA) refer note below
Copy of annual report of the REIT including balance sheet, profit and loss account, governance report, secretarial compliance report displayed on Website	26D, 26E and Circular dated December 29, 2016	Yes (Refer note 3A below)
Presence of Chairperson of Audit Committee at the Annual Meeting of Unitholders	26A	Yes (Refer note 3B below)
Presence of Chairperson of the nomination and remuneration committee at the Annual Meeting of Unitholders	26A	Yes (Refer note 3B below)
Presence of Chairperson of the Stakeholder Relationship committee at the Annual Meeting of Unitholders	26A	Yes (Refer note 3B below)
Whether “Governance Report” and “Secretarial Compliance Report” disclosed in Annual Report of the REIT	26D and 26E	Yes for March 31, 2025 Annual report (Refer note 3C below)

Note

- 1

In the column “Compliance Status”, compliance or non-compliance may be indicated by Yes/No/N.A.
- 2

If status is “No” details of non-compliance may be given here.
- 3

If the Manager would like to provide any other information the same may be indicated here.
- 3A.

The above affirmation on the status of compliance with regard to copy of annual report on the website of the Brookfield India REIT is provided for the year ended March 31, 2024. The Annual Report of March 31, 2025 is under preparation and the same will be displayed on the website, once it is sent to the unitholders and stock exchanges with in the timelines provided under SEBI (Real Estate Investment Trust) Regulations 2014 (“**REIT Regulation**”). Further, the balance sheet, profit and loss account, compliance on governance report, secretarial compliance report is already displayed on Website, separately, however, the same will also be displayed as part of the Annual Report of March 31, 2025, once the same is circulated to the unitholders and stock exchanges within the timelines provided under the REIT Regulations.
- 3B.

The above affirmations on the status of compliance with regard to presence of chairperson of audit committee, nomination and remuneration and stakeholder relationship committee in the annual meeting of Brookfield India Real Estate Trust (“**Brookfield India REIT**”),is given with respect to the fourth annual meeting of Unitholders of Brookfield India REIT held on July 23, 2024. As pursuant to the provisions of REIT Regulation, Annual Meeting of unitholders of REIT should be conducted within 120 days from the end of financial year and the timeline for submission of this Part C of Compliance Report on Corporate Governance is within three months from the end of financial year. The affirmation on compliance upto June 30, 2025 cannot be given for any compliance which will be done in the month of July, 2025, as in our case, Brookfield India REIT is proposing to convene the annual meeting of its unitholders in the month of July, 2025. Since, we have to file the Part C of Compliance report on Corporate Governance on or before June 30, 2025, we are giving the above affirmation based on the previous year ended March 31, 2025.
- 3C.

As per the provisions of SEBI (Real Estate Investment Trust) Regulations 2014 (“**REIT Regulation**”), the Brookprop Management Services Private Limited (acting as Manager of Brookfield India REIT) is required to submit the Annual Report to the unitholders of REIT within three months from end of financial year and the timeline for submission of this Part C of Compliance Report on Corporate Governance is within three months from the end of financial year and moreover, the same is also to be attached with the Annual Report. So, it is not possible to attach the Part C of Compliance Report on Corporate Governance with the Annual Report of March 31, 2025, without filing it with the stock exchanges on or before June 30, 2025.

Since, pursuant to the applicability of the provisions, Manager is required to annex the Compliance Report on Corporate Governance and Secretarial Compliance Report in the Annual Report for the financial year ended March 31, 2025, and we are in the process of finalizing the Annual Report of March 31, 2025 the Corporate Governance and Secretarial Compliance Report will be attached and submitted to the unitholders on or before June 30, 2025 as part of the Annual Report of March 31, 2025, accordingly, the affirmation as required above in respect of Compliance Report on Corporate Governance and Secretarial Compliance Report for financial year 2025 is provided.

Name & Designation

Sd/-
Saurabh Jain
Company Secretary and Compliance Officer



ANNEXURE II

DISTRIBUTION POLICY

1. Overview

In accordance with the provisions of Regulation 18 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, this Distribution Policy aims to outline the distribution framework in relation to the Brookfield India REIT to be adopted by board of directors of the Manager (“**Board**”).

2. Applicability

This Distribution Policy is applicable to the Manager, the Brookfield India REIT, the Asset SPVs and CIOP in connection with the distributions of the Brookfield India REIT.

3. Definitions

“**Applicable Law**” means any statute, law, regulation, ordinance, rule, judgement, order, decree, bye-law, approval of any governmental agency, directive, guideline, policy, requirement or other government restriction or any similar form of decision of or determination by, or any interpretation having the force of law of any of the foregoing governmental agency having jurisdiction, applicable to any party, in force from time to time, including but not limited to the REIT Regulations.

“**Asset SPVs**” shall collectively mean, Candor Kolkata One Hi-Tech Structures Private Limited, Shantiniketan Properties Private Limited, Festus Properties Private Limited and any other special purpose vehicles which may form part of the Brookfield India REIT.

“**Board**” shall mean the board of directors of the Manager.

“**Brookfield India REIT**” / “**REIT**” shall mean the Brookfield India Real Estate Trust.

“**CIOP**” shall mean Candor India Office Parks Private Limited.

“**Distribution Policy**” / “**Policy**” shall mean this policy on distribution, as amended from time to time.

“**HoldCo**” shall mean a holdco/ holding company as defined under the Regulation 2(1)(qa) of the REIT Regulations.

“**Manager**” shall mean Brookprop Management Services Private Limited.

“**REIT Regulations**” shall mean SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended from time to time and circulars, notifications or guidelines issued by SEBI from time to time.

“**SEBI**” shall mean Securities and Exchange Board of India.

“**Unit**” shall mean an undivided beneficial interest in the Brookfield India REIT, and such Units together represent the entire beneficial interest in the Brookfield India REIT.

“**Unitholders**” shall mean any person who holds any Unit of the Brookfield India REIT.

4. Distribution Mechanism

- a. The net distributable cash flows of Brookfield India REIT are based on the cash flows generated from Brookfield India REIT’s assets.
- b. All REIT Distributions shall be made in accordance with Regulation 18(16) of the REIT Regulations.
- c. In terms of the REIT Regulations, not less than 90% of the net distributable cash flows of the Asset SPVs are required to be distributed to Brookfield India REIT, in proportion of its shareholding in the Asset SPV, subject to applicable provisions of the Companies Act, 2013. Presently, cash flows receivable by Brookfield India REIT may be in the form of dividends, interest income, principal loan repayment, proceeds of any capital reduction or buyback from the Asset SPVs/ CIOP, sale proceeds out of disposal of investments of any or assets directly/indirectly held by Brookfield India REIT or as specifically permitted under the Trust Deed or in such other form as may be permissible under the Applicable Laws.
- d. The Manager shall declare and distribute at least 90% of the net distributable cash flows of Brookfield India REIT as distributions (“REIT Distributions”) to the Unitholders. Such REIT Distributions shall be declared and made once every quarter of a financial year. Further, in accordance with the REIT Regulations, REIT Distributions shall be made no later than 15 days from the date of such declarations.
- e. The REIT Distributions, when made, shall be made in Indian Rupees.
- f. The REIT Distributions shall be made by electronic fund transfer or by such other manner of payment in accordance with Applicable Law;
- g. The form, frequency and amount of future REIT Distributions on the Units will depend on the earnings, financial position and results of operations of the Brookfield India REIT, as well as contractual restrictions, provisions of

Applicable Law, or any other force majeure events.

- h. Presently, the net distributable cash flows shall be calculated as per Annexure A of this Policy, as may be amended by the Manager from time to time in accordance with Applicable Laws.
- i. The Manager shall maintain records for at least seven years, pertaining to distribution declared and made to the Unitholders.
- j. If any property is sold by the Brookfield India REIT or its Asset SPVs or if the equity shares or interest in the Asset SPVs is sold by the Brookfield India REIT, and the Brookfield India REIT proposes not to invest the sales proceeds made into any other property, within a period of one year, it shall be required to distribute not less than 90% of the sales proceeds in accordance with the REIT Regulations.
- k. If any property is sold by the Brookfield India REIT or its Asset SPVs or if the equity shares or interest in the Asset SPVs is sold by the Brookfield India REIT, and if the Brookfield India REIT proposes to invest the sales proceeds made into any other property, it shall not be required to distribute proceeds from such sale to the Unitholders of the Brookfield India REIT.
- l. In terms of the REIT Regulations, if the distribution is not made within 5 working days from the record date¹, the Manager shall be liable to pay an interest to the Unitholders at the rate of 15% per annum until the distribution is made. Such interest shall not be recovered in the form of fees or any other form payable to the Manager by Brookfield India REIT.
- m. In the event of dissolution of the Brookfield India REIT, all of the assets of the Brookfield India REIT or the proceeds therefrom shall be distributed or used as follows and in the following order of priority:
 - (i) First, towards the payment of the debts and liabilities of the Brookfield India REIT, including without limitation of any statutory dues of the Brookfield India REIT and also any statutory dues and amounts due to the Trustee (including but not limited to trustee remuneration), the Manager, or a service provider to the Brookfield India REIT and any expenses incurred for the dissolution of the Brookfield India REIT;

- (ii) Second, towards the setting up of any reserves which the Trustee (on the advice of the Manager) or the authority in-charge of winding up of the affairs of the Brookfield India REIT may deem reasonably necessary for any contingent or unforeseen liabilities or obligations of the Brookfield India REIT; and
- (iii) Third, to the Unitholders in ratio of their Unitholding.

n. Deduction of taxes:

- (i) The Trustee shall, subject to advice of the Manager, make any deductions of taxes, cess, fees, charges, assessments and duties that may be required to be deducted or withheld under Applicable Law before making any payment to any Unitholder, whether by way of distribution, redemption of any Units or otherwise. However, the Manager shall be responsible for deducting all types of taxes and deposit with the relevant governmental agency as per the Applicable Law.
- (ii) The Trustee or the Manager, as the case may be, shall not be liable to account to any Unitholder or otherwise for any payment made or suffered by the Trustee or the Manager in good faith to any duly empowered revenue authority for taxes or other charges in any way arising out of or relating to any transactions of whatsoever nature under these presents, notwithstanding that any such payment ought not to be or need not have been made or suffered.

- o. In the event of formulation and adoption of a HoldCo structure by the Brookfield India REIT, the distribution of net distributable cash flows by the Holdco to the Brookfield India REIT shall be undertaken in accordance with the terms of the REIT Regulations and will be subject to applicable provisions of the Companies Act, 2013.

5. Amendment of the Policy

Notwithstanding the above, this Policy will stand amended to the extent of any change in Applicable Laws without any action of the Manager or approval of the Unitholders. The Board reserves the right to amend or modify this Policy, in whole or in part, from time to time, in accordance with Applicable Law.

¹Pursuant to the clause 5 of the policy, the above clause 4.l is substituted in accordance with the amendment made under regulation 18(16)(c) of REIT Regulations vide Securities and Exchange Board of India (Real Estate Investment Trusts) (Third Amendment) Regulations, 2024 dated September 26, 2024 by SEBI.



ANNEXURE A

Calculation of net distributable cash flows at each Asset SPVs level & CIOP

Particulars
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV
(+) Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (refer note 1 and 9 below) (relevant in case of HoldCos)
(+) Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following
■ Applicable capital gains and other taxes
■ Related debts settled or due to be settled from sale proceeds
■ Directly attributable transaction costs
■ Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of
REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust
(-) Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through
new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement,
and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or – (refer note 2)
(-) any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years (refer note 10)
NDCF for HoldCo/SPV's

Calculation of net distributable cash flows at the Brookfield India REIT level

Particulars
Cashflows from operating activities of the Trust
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework (refer note 1 and 9 below)
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc.,
excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following
■ Applicable capital gains and other taxes
■ Related debts settled or due to be settled from sale proceeds
■ Directly attributable transaction costs
■ Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such
proceeds are not intended to be invested subsequently
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss account of the Trust
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt
refinanced through new debt in any form or funds raised through issuance of units)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos,
(iv). agreement pursuant to which the Trust operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or – (refer note 2)
(-) any capital expenditure on existing assets owned / leased by the REIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years (refer note 10)
NDCF at Trust Level

Brookprop Management Services Private Limited

Financial Statements

(All amounts are in INR million unless otherwise stated)

ANNEXURE III

BALANCE SHEET AS AT 31 MARCH 2025

Particulars	As at 31 March 2025	As at 31 March 2024
ASSETS		
Non-current assets		
Property, plant and equipment	1.02	397.75
Non current tax assets (net)	15.27	54.80
Financial assets		
- Other financial assets	-	40.42
Deferred tax assets (net)	2.43	24.48
Total non-current assets	18.72	517.45
Current assets		
Financial assets		
- Trade receivables	32.85	20.45
- Cash and cash equivalents	110.82	479.17
- Other bank balances	332.34	54.64
- Other financial assets	189.92	54.70
Other current assets	5.26	2.64
Total current assets	671.19	611.60
TOTAL ASSETS	689.91	1,129.05
EQUITY AND LIABILITIES		
Equity		
Equity share capital	10.70	10.70
Other equity	607.11	772.83
Total equity	617.81	783.53
LIABILITIES		
Non-current liabilities		
Financial liabilities		
- Lease liabilities	-	228.84
Provisions	2.20	3.98
Total non-current liabilities	2.20	232.82
Current liabilities		
Financial liabilities		
- Lease liabilities	-	89.49
- Trade payables		
a) Total outstanding dues of micro enterprises and small enterprises	0.39	0.50
b) Total outstanding dues of creditors other than micro enterprises and small enterprises	16.50	5.65
- Other financial liabilities	12.66	11.24
Other current liabilities	38.88	4.99
Provisions	1.47	0.83
Total current liabilities	69.90	112.70
Total liabilities	72.10	345.52
TOTAL EQUITY AND LIABILITIES	689.91	1,129.05

Material accounting policies

The accompanying notes from note 1 to 36 form an integral part of these financial statements.

As per our report of even date attached

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
Firm Registration No. 117366W/W-100018

Anand Subramanian

Partner
Membership No: 110815
Place: Bengaluru
Date: 05 May 2025

For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited
(as Manager to the Brookfield India REIT)

Ankur Gupta

Director
DIN No. 08687570
Place: Mumbai
Date: 05 May 2025

Saurabh Jain

Company Secretary
Place: Mumbai
Date: 05 May 2025

Alok Aggarwal

CEO and Managing Director
DIN No. 00009964
Place: Mumbai
Date: 05 May 2025

Amit Jain

Chief Financial Officer
Place: Mumbai
Date: 05 May 2025



Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2025

Particulars	Note	For the year ended 31 March 2025	For the year ended 31 March 2024
Income			
Revenue from operations	15	106.55	77.05
Other income	16	239.80	183.67
Total income		346.35	260.72
Expenses			
Finance costs	17	25.04	41.63
Employee benefits expense	18	51.91	39.62
Depreciation expense	19	95.92	127.18
Other expenses	20	59.53	41.88
Total expenses		232.40	250.31
Profit before tax		113.95	10.41
Tax expense:	21		
Current tax			
-for current year	9	17.11	-
-for earlier years	9	-	5.53
Deferred tax	9	22.15	9.34
Profit / (Loss) for the year		74.69	(4.46)
Other comprehensive income			
Items that will not be reclassified to profit or loss			
- Remeasurement of defined benefit obligations		(0.37)	0.77
- Income tax related to items that will not be reclassified to profit or loss		0.09	(0.19)
Other comprehensive (loss)/income for the year		-0.28	0.58
Total comprehensive income/(loss) for the year		74.41	(3.88)
Earnings/(loss) per equity share (Face value INR 10)	26		
Basic (in ₹)		69.81	-4.17
Diluted (in ₹)		69.81	-4.17

Material accounting policies

2

The accompanying notes from note 1 to 36 form an integral part of these financial statements.

As per our report of even date attached

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
Firm Registration No. 117366W/W-100018

Anand Subramanian

Partner
Membership No: 110815
Place: Bengaluru
Date: 05 May 2025

For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited
(as Manager to the Brookfield India REIT)

Ankur Gupta

Director
DIN No. 08687570
Place: Mumbai
Date: 05 May 2025

Saurabh Jain

Company Secretary
Place: Mumbai
Date: 05 May 2025

Alok Aggarwal

CEO and Managing Director
DIN No. 00009964
Place: Mumbai
Date: 05 May 2025

Amit Jain

Chief Financial Officer
Place: Mumbai
Date: 05 May 2025