

INDEPENDENT AUDITOR'S REPORT

To
The Board of Directors
Brookprop Management Services Private Limited (the "Investment Manager")
(Acting in capacity as the Investment Manager of Brookfield India Real Estate Trust)

Qualified Opinion

We have audited the accompanying condensed consolidated financial statements of Brookfield India Real Estate Trust (the "REIT") and its subsidiaries (together referred to as "Group"), which comprise the condensed consolidated Balance Sheet as at March 31, 2021, the condensed consolidated Statement of Profit and Loss, including other comprehensive income, the condensed consolidated Statement of Cash flow, the condensed consolidated Statement of Changes in Unitholders' Equity for the period from July 17, 2020 to March 31, 2021, the statement of Net Assets at Fair Value as at March 31, 2021, the statement of Total Returns at Fair Value for the period from July 17, 2020 to March 31, 2021, and summary of the significant accounting policies and select explanatory notes.

In our opinion and to the best of our information and according to the explanations given to us, except for the possible effects of the matter described in the Basis for Qualified Opinion paragraph below, the aforesaid condensed consolidated financial statements

- (i) includes the financial information of the following entities:
 - i. Shantiniketan Properties Private Limited
 - ii. Candor Kolkata One Hi-Tech Structures Private Limited
 - iii. Festus Properties Private Limited
 - iv. Candor India Office Parks Private Limited

- (ii) gives the information required by Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with SEBI Circular No. CIR/IMD/DF/146/2016 dated December 29, 2016 (the "REIT regulations") in the manner so required; and gives a true and fair view in conformity with the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34") and other accounting principles generally accepted in India to the extent not inconsistent with the REIT Regulations, of the consolidated state of affairs as at March 31, 2021, its consolidated profit including other comprehensive income, consolidated cash flows, its changes in Unitholders' equity for the period from July 17, 2020 to March 31, 2021, its net assets at fair value as at March 31, 2021 and total returns at fair value of the Group for the period from July 17, 2020 to March 31, 2021 and other financial information of the Group.



Basis for Qualified Opinion

The following matter relates to certain subsidiaries of the REIT:

Paragraph 8(4) of the Unlisted Public Companies (Preferential Allotment) Amendment Rules, 2011 (the Rules), require that any allotment of securities against share application money received by a Company, shall be completed within sixty days from the receipt of application money and in case the company is not able to allot the securities within the said period of sixty days, it shall repay the application money within fifteen days thereafter, failing which it will be required to be re-paid with interest at the rate of twelve percent per annum. The monies received on such application shall be kept in a separate bank account and shall not be utilised for any purpose other than (i) for adjustment against allotment of securities; or (ii) for the repayment of monies where the company is unable to allot securities.

Prior to 31 March 2014, Shantiniketan Properties Private Limited (SPPL Noida), subsidiary of the REIT had received certain amounts as share application money ("Share Application Money"), against which SPPL Noida had neither allotted shares nor refunded such Share Application Money. The segregation and maintenance of such Share Application Money in a separate bank account, and the utilization of such Share Application Money for general corporate purposes, was not in accordance with the Rules. Prior to 31 March 2014, (i) SPPL Noida had accrued interest on the Share Application Money in accordance with the requirements of the said Rules; and (ii) the Share Application Money (including accrued interest) was converted in full, to inter corporate deposits, based on legal advice obtained by SPPL Noida. As of date, all such inter corporate deposits have been repaid in full, and there are no outstanding dues payable by SPPL Noida in lieu of having received the Share Application Money. During the half year ended March 31, 2021, SPPL Noida has filed petition under Companies Act, 2013 for compounding of offence. The impact, if any, of such non-compliances cannot be ascertained.

Prior to 31 March 2014, Candor Kolkata One Hi-Tech Structures Private Limited ("Candor Kolkata"), subsidiary of the REIT had received certain amounts as Share Application Money, against which Candor Kolkata had not allotted shares. The segregation and maintenance of such Share Application Money in a separate bank account, and the utilization of such Share Application Money for general corporate purposes, was not in accordance with the Rules. Prior to 31 March 2014, (i) Candor Kolkata had accrued interest on the Share Application Money in accordance with the requirements of the said Rules and refunded the share application money; and (ii) the accrued interest on share application money was converted in full, to inter corporate deposits, based on legal advice obtained by Candor Kolkata. As of date, all such inter corporate deposits have been repaid in full, and there are no outstanding dues payable by Candor Kolkata in lieu of having received the Share Application Money. During the half year ended March 31, 2021, Candor Kolkata has filed petition under Companies Act, 2013 for compounding of offence. The impact, if any, of such non-compliances cannot be ascertained.

We conducted our audit of condensed consolidated financial statements in accordance with the Standards on Auditing (the "SAs"), issued by Institute of Chartered Accountants of India (the "ICAI"). Our responsibilities under those Standards are further described in Auditor's Responsibilities for the Condensed Consolidated Financial Statements section of our report.



We are independent of the Group in accordance with the Code of Ethics issued by the ICAI and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit qualified opinion on the consolidated financial statements.

Emphasis of Matter

We draw attention to Note 16(a)(i) which describes the presentation of "Unit Capital" as "Equity" to comply with REIT Regulations. Our opinion is not modified in respect of this matter.

Management's Responsibility for the Condensed Consolidated Financial Statements

The condensed consolidated financial statements are the responsibility of the REIT's Investment Manager (the "Management") and has been approved by the Board of Directors of Investment Manager for the issuance. The condensed consolidated financial statements have been compiled from the related audited consolidated financial statements. This responsibility includes the preparation and presentation of the condensed consolidated financial statements for the half year ended March 31, 2021 and period from July 17, 2020 to March 31, 2021 that give a true and fair view of the state of affairs as at March 31, 2021, its consolidated profit including other comprehensive income, its consolidated cash flows for the half year ended March 31, 2021 and period from July 17, 2020 to March 31, 2021, its consolidated statement of changes in Unitholders' equity for the period from July 17, 2020 to March 31, 2021, net assets at fair value as at March 31, 2021, total returns at fair value for the period from July 17, 2020 to March 31, 2021 of the Group and other financial information of the Group in conformity with the REIT Regulations, Ind AS 34 and other accounting principles generally accepted in India, to the extent not inconsistent with REIT Regulations.

The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the respective financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of this condensed consolidated financial statements by the Board of Directors of the Investment Manager of the REIT, as aforesaid.

In preparing the condensed consolidated financial statements, the Board of Directors of the Investment Manager and the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the respective entities to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors of Investment Manager along with respective Board of Directors either intends to liquidate their respective entities or to cease operations, or has no realistic alternative but to do so.



The Board of Directors of the Investment Manager and respective Board of Directors of the companies included in the Group are responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Condensed Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the condensed consolidated financial statements for the period from July 17, 2020 to March 31, 2021 as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this condensed consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the condensed consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Management.
- Evaluate the appropriateness and reasonableness of disclosures made by the Management.
- Conclude on the appropriateness of the Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the condensed consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the condensed consolidated financial statements, including the disclosures, and whether the condensed consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities within the Group to express an opinion on the condensed consolidated financial statements. We are responsible for the direction, supervision and



performance of the audit of financial information of such entities included in the condensed consolidated financial statements of which we are the independent auditors.

Materiality is the magnitude of misstatements in the condensed consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the condensed consolidated financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the condensed consolidated financial statements.

We communicate with those charged with governance of the REIT and such other entities included in the condensed consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

The condensed consolidated financial statements includes the financial information for the half year ended March 31, 2021 being the balancing figure between audited figures in respect of the period from July 17, 2020 to March 31, 2021 and the unaudited figures from July 17, 2020 to September 30, 2020 of the current financial period. Our report is not modified in respect of this matter.

For **DELOITTE HASKINS & SELLS**
Chartered Accountants
(Firm's Reg. No. 015125N)



Anand Subramanian
Partner

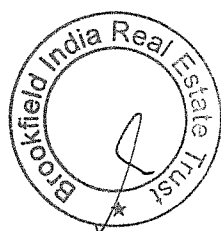
(Membership No. 110815)
(UDIN: 21110815AAAABU8806)

Bengaluru, May 20, 2021

Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements
(All amounts are in Rupees millions unless otherwise stated)

Condensed Consolidated Balance Sheet

Particulars	Note	As at 31 March 2021
ASSETS		
Non-Current assets		
Property, plant and equipment	3	101.17
Investment property	4	100,179.76
Investment property under development	4	791.74
Intangible assets	3	0.42
Financial assets		
-Loans	5	517.38
-Other financial assets	6	281.83
Deferred tax assets (net)	7	2,641.23
Non-current tax assets (net)	8	1,407.42
Other non-current assets	9	38.04
Total non-current assets		105,958.99
Current assets		
Financial assets		
-Trade receivables	10	204.35
-Cash and cash equivalents	11	3,155.19
-Other bank balances	12	150.65
-Loans	13	0.01
-Other financial assets	14	163.13
Other current assets	15	157.31
Total current assets		3,830.64
TOTAL ASSETS		109,789.63
EQUITY AND LIABILITIES		
Equity		
Unit Capital	16	81,774.78
Other equity	17	252.75
Total equity		82,027.53
LIABILITIES		
Non current liabilities		
Financial liabilities		
-Borrowings	18	21,015.17
-Other financial liabilities (including lease liabilities)	19	1,499.39
Long term provisions	20	10.86
Other non-current liabilities	21	386.47
Total non-current liabilities		22,911.89



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements
 (All amounts are in Rupees millions unless otherwise stated)

Condensed Consolidated Balance Sheet

Particulars	Note	As at 31 March 2021
Current liabilities		
Financial liabilities		
-Trade payables	22	
Total outstanding dues to micro enterprises and small enterprises		1.09
Total outstanding dues to creditors other than micro enterprises and small enterprises		444.41
-Other financial liabilities (including lease liabilities)	23	4,004.21
Short term provisions	24	4.49
Other current liabilities	25	396.01
Total current liabilities		4,850.21
Total liabilities		27,762.10
TOTAL EQUITY AND LIABILITIES		109,789.63

Since Brookfield India REIT was registered pursuant to a trust deed dated 17 July 2020, the management has provided the information in Condensed Consolidated Balance Sheet as at 31 March 2021. Consequently, the information for corresponding year have not been presented.

Significant accounting policies

2

The accompanying notes from 1 to 48 form an integral part of these Condensed Consolidated financial statements.

As per our report of even date attached

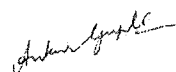
For **DELOITTE HASKINS & SELLS**
 Chartered Accountants
 Firm Registration No.: 015125N



Anand Subramanian
 Partner
 Membership No: 110815

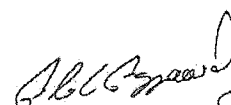
Place: Bengaluru
 Date: 20 May 2021

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



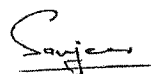
Ankur Gupta
 Director
 DIN No. 08687570

Place: Mumbai
 Date: 20 May 2021



Alok Aggarwal
 Chief executive officer
 DIN No. 00009964

Place: Gurugram
 Date: 20 May 2021



Sanjeev Kumar Sharma
 Chief financial officer
 DIN No. 00211963

Place: Gurugram
 Date: 20 May 2021

Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements
(All amounts are in Rupees millions unless otherwise stated)

Condensed Consolidated Statement of Profit and Loss

Particulars	Note	For the half year ended 31 March 2021**	From 17 July 2020 to 30 September 2020*	From 17 July 2020 to 31 March 2021*
Income and gains				
Revenue from operations	26	1,309.42	-	1,309.42
Other income	27	51.65	-	51.65
Total income		1,361.07	-	1,361.07
Expenses and losses				
Cost of material consumed	28	2.48	-	2.48
Employee benefits expenses	29	28.10	-	28.10
Finance costs	30	410.77	-	410.77
Depreciation and amortization expenses	31	316.75	-	316.75
Valuation Expenses		5.78	-	5.78
Trustee Fees		1.56	0.65	2.21
Other expenses	32	444.00	1.55	445.55
Total expenses		1,209.44	2.20	1,211.64
Profit/(Loss) before income tax		151.63	(2.20)	149.43
Tax expense:				
Current tax	33			
-for current period		0.44	-	0.44
-for earlier years		18.89	-	18.89
Deferred tax charge/ (credit)		(122.93)	-	(122.93)
Tax expense for the period		(103.60)	-	(103.60)
Profit/(Loss) for the period after income tax		255.23	(2.20)	253.03
Other comprehensive income				
Items that will not be reclassified to profit or loss				
- Remeasurement of defined benefit obligations		(0.35)	-	(0.35)
- Income tax related to items that will not be reclassified to profit or loss		0.07	-	0.07
Other comprehensive income for the period, net of tax		(0.28)	-	(0.28)
Total comprehensive income/(loss) for the period		254.95	(2.20)	252.75
Earnings per unit				
Basic	39	3.03	Not Applicable	4.26
Diluted		3.03	Not Applicable	4.26
Significant accounting policies	2			

The accompanying notes from 1 to 48 form an integral part of these Condensed Consolidated financial statements.

* Since Brookfield India REIT was registered pursuant to a trust deed dated 17 July 2020, the management has provided the information in Condensed Consolidated Statement of Profit and Loss with effect from said period i.e. 17 July 2020 for period ended 30 September 2020 and 31 March 2021. Consequently, the information for corresponding half year and previous year ended 31 March 2020 have not been presented.

**Refer note 47

As per our report of even date attached

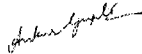
For **DELOITTE HASKINS & SELLS**
Chartered Accountants
Firm Registration No.: 015125N



Anand Subramanian
Partner
Membership No: 110815

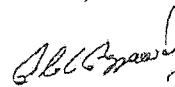
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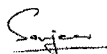
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Chief executive officer
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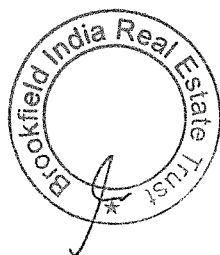


Sanjeev Kumar Sharma
Chief financial officer
DIN No. 00211963
Place: Gurugram
Date: 20 May 2021

Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements
(All amounts are in Rupees Millions unless otherwise stated)

Condensed Consolidated statement of cash flows

Particulars	For the half year ended 31 March 2021**	From 17 July 2020 to 30 September 2020*	From 17 July 2020 to 31 March 2021*
Cash flows from operating activities :			
Profit/(Loss) before tax	151.63	(2.20)	149.43
<i>Adjustments for :</i>			
Depreciation and amortization expense	316.75	-	316.75
Gratuity expense	1.08	-	1.08
Compensated absences	0.29	-	0.29
Allowance for credit loss	0.05	-	0.05
Interest income on fixed deposit	(3.21)	-	(3.21)
Deferred Income amortization	(21.01)	-	(21.01)
Advances written off	1.27	-	1.27
Credit impaired	23.32	-	23.32
Property, plant and equipment written off	0.15	-	0.15
Finance cost	410.77	-	410.77
Other interest	(2.49)	-	(2.49)
Operating cash flow before working capital changes	878.60	(2.20)	876.40
Movement in working capital:			
Decrease in other current and non current assets	55.20	-	55.20
Decrease in current and non current financial assets	302.32	-	302.32
Increase/(Decrease) in current and non current financial liabilities	(120.55)	2.20	(118.35)
(Decrease) in other current and non current liabilities	(292.85)	-	(292.85)
Cash flows generated from operating activities	822.72	-	822.72
Income tax refund received (net)	573.50	-	573.50
Net cash flows generated from operating activities (A)	1,396.22	-	1,396.22
Cash flow from investing activities :			
Expenditure incurred on investment property	(132.59)	-	(132.59)
Purchase of property, plant and equipment	(4.52)	-	(4.52)
Fixed deposits made #	(347.40)	-	(347.40)
Interest received on fixed deposits	1.11	-	1.11
Interest received	2.49	-	2.49
Net cash flow generated from / (used in) investing activities (B)	(480.91)	-	(480.91)
Cash flow from financing activities :##			
Finance costs paid	(592.85)	-	(592.85)
Proceeds from long-term borrowings	21,200.00	-	21,200.00
Repayment of non convertible bonds	(256.00)	-	(256.00)
Repayment of long-term borrowings	(56,620.43)	-	(56,620.43)
Proceeds from issue of Units	38,000.00	-	38,000.00
Expense incurred towards Initial public offerings	(268.14)	-	(268.14)
Net cash flow (used in) / generated from financing activities (C)	1,462.58	-	1,462.58
Net increase/(decrease) in cash and cash equivalents (A+B+C)	2,377.89	-	2,377.89



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements
 (All amounts are in Rupees Millions unless otherwise stated)

Condensed Consolidated statement of cash flows

Particulars	For the half year ended 31 March 2021**	From 17 July 2020 to 30 September 2020*	From 17 July 2020 to 31 March 2021*
Cash and cash equivalents at the beginning of the period	-	-	-
Cash and cash equivalents acquired due to asset acquisition:			
Bank balance			
-in current account	447.30	-	447.30
-in deposit account	330.00	-	330.00
	777.30	-	777.30
Cash and cash equivalents at the end of the period (refer note 11)	3,155.19	-	3,155.19
Components of cash and cash equivalents at the end of the period			
Balances with banks			
- in current account	1,132.32	-	1,132.32
- in deposit account	590.00	-	590.00
- in escrow account	1,432.87	-	1,432.87
	3,155.19	-	3,155.19

Represents fixed deposits with original maturity of more than 3 months.
 ## Refer note 18(a) for changes in liabilities arising from financing activities.

Notes:

- The cash flow statement has been prepared in accordance with "Indirect Method" as set out in Indian Accounting Standard -7 : "Statement on Cash Flows".
- The Trust has issued Units in exchange for investments in SPVs during the year ended 31 March 2021. The same has not been reflected in Condensed Consolidated Statement of Cash Flows since these were non-cash transactions.

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 48 form an integral part of these Condensed Consolidated financial statements.

* Since Brookfield India REIT was registered pursuant to a trust deed dated 17 July 2020, the management has provided the information in Condensed Consolidated Statement of cash flows with effect from said period i.e. 17 July 2020 for period ended 30 September 2020 and 31 March 2021. Consequently, the information for corresponding half year and previous year ended 31 March 2020 have not been presented.

**Refer note 47

As per our report of even date attached

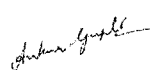
For **DELOITTE HASKINS & SELLS**
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 Membership No: 110815

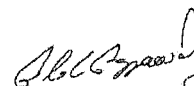
Place: Bengaluru
 Date: 20 May 2021

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



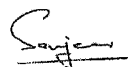
Ankur Gupta
 Director
 DIN No. 08687570

Place: Mumbai
 Date: 20 May 2021



Alok Aggarwal
 Chief executive officer
 DIN No. 00009964

Place: Gurugram
 Date: 20 May 2021



Sanjeev Kumar Sharma
 Chief financial officer
 DIN No. 00211963

Place: Gurugram
 Date: 20 May 2021

Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements
 (All amounts are in Rupees million unless otherwise stated)

Condensed Consolidated Statement of changes in Unitholder's Equity

	Unit in Nos.	Amount
(a) Unit Capital		
Balance as on 17 July 2020*	-	-
Add: Units issued during the year (refer note 16)	302,801,601	83,270.44
Less: Issue expenses		(1,495.66)
Balance as at 31 March 2021	302,801,601	81,774.78

(b) Other equity

Particulars	Retained earnings
Balance at 17 July 2020*	-
Profit for the period ended 31 March 2021	253.03
Other comprehensive income for the period ended 31 March 2021	(0.28)
Balance as at 31 March 2021	252.75

* Since Brookfield India REIT was registered pursuant to a trust deed dated 17 July 2020, the management has provided the information in Condensed Consolidated Statement of changes in Unitholder's Equity with effect from said period i.e. 17 July 2020 for period ended 31 March 2021. Consequently, the information for corresponding period have not been presented.

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 48 form an integral part of these Condensed Consolidated financial statements.

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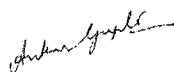
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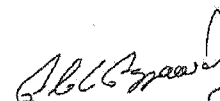
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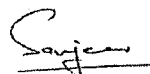
Ankur Gupta
 Director
 DIN No. 08687570

Place: Mumbai
 Date: 20 May 2021



Alok Aggarwal
 Chief executive officer
 DIN No. 00009964

Place: Gurugram
 Date: 20 May 2021



Sanjeev Kumar Sharma
 Chief financial officer
 DIN No. 00211963

Place: Gurugram
 Date: 20 May 2021

Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements
(All amounts are in Rupees millions unless otherwise stated)

Statement of Net Assets at Fair Value as on 31 March 2021

S.No	Particulars	Book Value	Fair value
A	Assets	109,789.63	123,626.13 (refer note 2 below)
B	Liabilities	(27,762.10)	(27,762.10)
C	Net Assets (A-B)	82,027.53	95,864.03
D	No. of units	302,801,601	302,801,601
E	NAV per unit (C/D)	270.90	316.59

Measurement of fair values

The fair value of investment properties and investment property under development has been determined by independent external property valuers, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued.

Valuation technique

The fair value measurement of the investment properties and investment property under development has been categorized as a Level 3 fair value based on the inputs to the valuation technique used.

The valuers have followed a Discounted Cash Flow method. The discounted cash flow method considers the present value of net cash flows to be generated from the respective properties, taking into account the expected rental growth rate, vacancy period, occupancy rate, average sq. ft. rent and lease incentive costs. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality, lease terms and investors expected return.

For fair valuation of financial assets and financial liabilities refer note 36.

Notes

1. Candor Kolkata has plans to de-notify a portion of its SEZ into non SEZ. The denotification will be taken up prior to the construction commencement and is procedural in nature. Hence, the fair valuation of such SEZ portion has been computed by the valuers assuming non IT use.

2. Project wise break up of Fair value of Assets as at 31 March 2021 is as follows:

Entity and Property name	Fair value of Investment property and Investment property under development	Other assets at book value	Total assets
Candor Kolkata One Hi-Tech Structures Private Limited	69,195.00	4,245.24	73,440.24
Shantiniketan Properties Private Limited	20,121.00	787.97	20,908.97
Festus Properties Private Limited	25,492.00	1,907.93	27,399.93
Candor India Office Parks Private Limited	-	211.78	211.78
Brookfield India Real Estate Trust	-	1,665.21	1,665.21
	114,808.00	8,818.13	123,626.13

- Fair values of assets as disclosed above are the fair values of the total assets of all SPVs as included in the Condensed Consolidated Financial Statements.
- Fair values of investment property and investment property under development as at 31 March 2021 as disclosed above are solely based on the fair valuation report of the independent valuer appointed under the REIT Regulations.

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 48 form an integral part of these Condensed Consolidated financial statements.

As per our report of even date attached

For DELOITTE HASKINS & SELLS

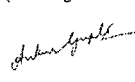
Chartered Accountants
Firm Registration No.: 015125N



Anand Subramanian
Partner
Membership No: 110815

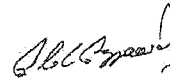
Place: Bengaluru
Date: 20 May 2021

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



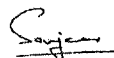
Ankur Gupta
Director
DIN No. 08687570

Place: Mumbai
Date: 20 May 2021



Alok Aggarwal
Chief executive officer
DIN No. 00009964

Place: Gurugram
Date: 20 May 2021



Sanjeev Kumar Sharma
Chief financial officer
DIN No. 00211963

Place: Gurugram
Date: 20 May 2021

Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements
(All amounts are in Rupees millions unless otherwise stated)

Statement of Total Return at Fair Value

S.No	Particulars	From 17 July 2020 to 31 March 2021
A	Total comprehensive Income	252.75
B	Add/(Less) : Changes in fair value not recognized -Investment Property	521.82
C (A+B)	Total Return	774.57

In the above statement, changes in fair value for the period ended 31 March 2021 has been computed based on the difference in fair values of investment properties and investment property under development as at 31 March 2021 and 08 February 2021 after adjusting change in book value of investment properties and investment property under development. The fair values of the aforementioned assets as at 31 March 2021 and 08 February 2021 are solely based on the valuation report of the independent valuer appointed under the REIT Regulations.

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 48 form an integral part of these Condensed Consolidated financial statements.

As per our report of even date attached

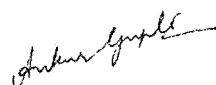
For **DELOITTE HASKINS & SELLS**
Chartered Accountants
Firm Registration No.: 015125N



Anand Subramanian
Partner
Membership No: 110815

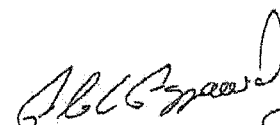
Place: Bengaluru
Date: 20 May 2021

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



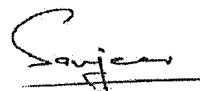
Ankur Gupta
Director
DIN No. 08687570

Place: Mumbai
Date: 20 May 2021



Alok Aggarwal
Chief executive officer
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Place: Gurugram
Date: 20 May 2021



Sanjeev Kumar Sharma
Chief financial officer
DIN No. 00211963

Place: Gurugram
Date: 20 May 2021

Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements
(All amounts are in Rupees millions unless otherwise stated)

1 Organization structure

The Condensed Consolidated financial statements ('Condensed Consolidated Financial Statements') comprise financial statements of Brookfield India Real Estate Trust ('Brookfield India REIT' or 'Trust') and its subsidiaries namely Shantiniketan Properties Private Limited ('SPPL Noida'), Candor Kolkata One Hi-Tech Structures Private Limited ('Candor Kolkata'), Festus Properties Private Limited ('Festus') and Candor India Office Parks Private Limited ('CIOP') (individually referred to as 'Special Purpose Vehicle' or 'SPV' and together referred to as 'Brookfield India REIT Portfolio companies' or 'Group'). The SPVs are companies domiciled in India.

Brookprop Management Services Private Limited (the 'Settlor') has set up the Brookfield India Real Estate Trust on 17 July 2020, as an irrevocable trust, pursuant to the Trust Deed, under the provisions of the Indian Trusts Act, 1882 and the Trust has been registered with SEBI as a Real Estate Investment Trust on 14 September 2020 under Regulation 6 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014. The Trustee to Brookfield India Real Estate Trust is Axis Trustee Services Limited (the 'Trustee') and the Manager for Brookfield India Real Estate Trust is Brookprop Management Services Private Limited (the 'Manager').

The objectives of Brookfield India REIT are to undertake activities in accordance with the provisions of the SEBI REIT Regulations and the Trust Deed. The principal activity of Brookfield India REIT is to own and invest in rent or income generating real estate and related assets in India with the objective of producing stable and sustainable distributions to Unitholders.

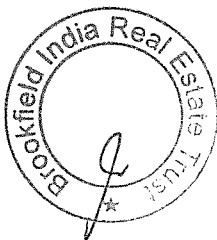
Brookfield India REIT acquired the following SPVs by acquiring all the equity interest held by the Sponsor and certain members of Sponsor Group (refer note 41) on 08 February 2021. In exchange for these equity interests, the above shareholders have been allotted 127,892,403 Units of Brookfield India REIT valued at Rs. 275/- each.

Brookfield India REIT went public as per its plan for Initial Public Offer of Units after obtaining the required approvals from the relevant authorities. The Units were allotted to the successful applicants on 08 February 2021 and 11 February 2021.

All these Units were subsequently listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on 16 February 2021.

The brief activities and shareholding pattern of the SPVs are provided below:

<u>Name of SPV</u>	<u>Activities</u>	<u>Shareholding up to 08 February 2021 (in percentage)</u>	<u>Shareholding from 08 February 2021 (in percentage)</u>
SPPL Noida	Developing and leasing of commercial real estate property in India, primarily in IT/ITeS sector in Sector 62, Noida, Uttar Pradesh.	BSREP India Office Holdings Pte. Ltd.: 100% BSREP Moon C1 L.P.: 0.00% (10 Shares)	Brookfield India REIT : 100% Candor India Office Parks Private Limited : 0.00% (1 shares) (as nominee of Brookfield India REIT)
Candor Kolkata	Developing and leasing of commercial real estate property in India, primarily in IT/ITeS Special Economic Zone (SEZ) in New Town, Rajarhat, Kolkata and Sector 21, Dundaheera Gurugram	BSREP India Office Holdings V Pte. Ltd.: 99.97% BSREP India Office Holdings Pte. Ltd.: 0.03%	Brookfield India REIT : 100% Candor India Office Parks Private Limited : 0.00% (1 shares) (as nominee of Brookfield India REIT)
CIOP	Providing management related service including facilities management service and property management services.	BSREP Moon C1 L.P.: 99.99% BSREP Moon C2 L.P. : 0.01%	Brookfield India REIT : 100% Candor Kolkata One Hi-Tech Structures Private Limited : 0.00% (1 shares) (as nominee of Brookfield India REIT)
Festus	Developing and leasing of commercial real estate property in India, primarily in IT/ITeS Special Economic Zone (SEZ) in Powai, Mumbai.	Kairos Property Managers Pvt. Ltd.:10.76% BSREP II India Office Holdings II Pte. Ltd.:89.24%	Brookfield India REIT : 100% Candor India Office Parks Private Limited : 0.00% (1 shares) (as nominee of Brookfield India REIT)



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

2. Basis of preparation and significant accounting policies

2.1 Basis of preparation of Condensed Consolidated financial statements

The Condensed Consolidated Financial Statements of Brookfield India REIT comprises the Condensed Consolidated Balance Sheet as at 31 March 2021; the Condensed Consolidated Statement of Profit and Loss, the Condensed Consolidated Statement of Cash Flows and the Condensed Consolidated Statement of Changes in Unitholders' Equity for the period 17 July 2020 to 31 March 2021 and a summary of significant accounting policies and other explanatory information. Additionally, it includes the Statement of Net Assets at Fair Value as at 31 March 2021, the Statement of Total Returns at Fair Value for the period then ended and other additional financial disclosures as required under the SEBI (Real Estate Investment Trusts) Regulations, 2014. The Condensed Consolidated Financial Statements were authorized for issue in accordance with resolutions passed by the Board of Directors of the Manager on behalf of the Brookfield India REIT on 20 May 2021. The Condensed Consolidated Financial Statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended from time to time read with the SEBI circular number CIR/IMD/DF/146/2016 dated 29 December 2016 ("REIT Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 ('Ind AS') to the extent not inconsistent with the REIT Regulations (refer note 16(a)(i) on presentation of "Unit Capital" as "Equity" instead of compound instruments under Ind AS 32 – Financial Instruments: Presentation), read with relevant rules issued thereunder and other accounting principles generally accepted in India.

The Condensed Consolidated Financial Statements are presented in Indian Rupees in Millions, except when otherwise indicated.

Statement of compliance to Ind AS:

These Condensed Consolidated financial statements for the period ended 31 March 2021 have been prepared in accordance with Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 ('Ind AS'), to the extent not inconsistent with the REIT regulations as more fully described above and in Note 16(a)(i) to the Condensed Consolidated financial statements.

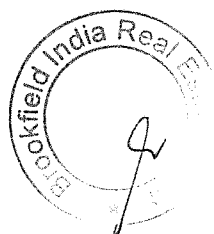
2.2 Significant accounting policies

a) Basis of Consolidation

The Brookfield India REIT consolidates entities which it owns or controls. The Condensed Consolidated Financial Statements comprise the financial statements of the Brookfield India REIT and its subsidiary SPVs as disclosed in Note 1. Control exists when the parent has power over the entity, is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns by using its power over the entity. Power is demonstrated through existing rights that give the ability to direct relevant activities, those which significantly affect the entity's returns. Subsidiaries are consolidated from the date control commences until the date control ceases.

The procedure adopted for preparing Condensed Consolidated Financial Statements of Brookfield India REIT are stated below:

- i) The Condensed Consolidated Financial Statements have been prepared using the principles of consolidation as per Ind AS 110 - Consolidated Financial Statements.



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

ii) The financial statements of the Group were Consolidated by combining/adding like items of assets, liabilities, equity, income, expenses and cash flows.

iii) Intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities of Brookfield India REIT are eliminated in full;

iv) The figures in the notes to accounts and disclosures have been Consolidated line by line and Inter-company transactions and balances including unrealized profit are eliminated in full on consolidation.

b) Functional and presentation currency

The Condensed Consolidated Financial Statements are presented in Indian rupees, which is Brookfield India REIT's functional currency and the currency of the primary economic environment in which Brookfield India REIT operates. All financial information presented in Indian rupees has been rounded off to nearest million except unit and per unit data.

c) Basis of measurement

The Condensed Consolidated Financial Statements have been prepared on historical cost basis except for certain financial instruments measured at fair value at the end of each reporting period as explained in the accounting policies below.

The Condensed Consolidated Financial Statements have been prepared on a going concern basis.

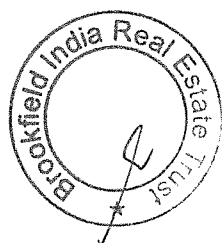
d) Use of judgments and estimates

The preparation of Condensed Consolidated Financial Statements in conformity with generally accepted accounting principles in India (Ind AS), to the extent not inconsistent with the REIT regulations, requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. Actual results could differ from those estimates.

Estimated and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

Information about significant areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognized in the Condensed Consolidated Financial Statements is included in the following notes:

- (i) Presentation of "Unit Capital" as "Equity" in accordance with the REIT Regulations instead of compound instrument (Note 16)
- (ii) determination of useful life and residual values of investment property and property, plant and equipment (Note 2.2 (g) and (h))
- (iii) classification of assets as investment property or as property, plant and equipment (Note 2.2 (g) and (h))
- (iv) determination of recoverable amount / fair value of investment property (Note 2.2 (g), Statement of Net Assets at Fair Value, Statement of Total Return at Fair Value and Note 42)
- (v) impairment of financial assets, property, plant and equipment and intangible assets (Note 2.2 (i) and (l))
- (vi) recognition and measurement of provisions for contingencies and disclosure of contingent liabilities (Note 2.2 (q) and Note 34)
- (vii) determination of lease term (Note 2.2 (n))
- (viii) recognition / recoverability of deferred tax assets (Note 2.2 (p))



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

e) Current versus non-current classification

Brookfield India REIT presents assets and liabilities in the Condensed Consolidated Balance Sheet based on current/ non-current classification:

An asset is classified as current when it satisfies any of the following criteria:

- it is expected to be realized in, or is intended for sale or consumption in, the normal operating cycle.
- it is held primarily for the purpose of being traded;
- it is expected to be realized within 12 months after the reporting date; or
- it is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date.

Brookfield India REIT classifies all other assets as non-current.

A liability is classified as current when it satisfies any of the following criteria:

- it is expected to be settled in normal operating cycle of Brookfield India REIT;
- it is held primarily for the purpose of being traded;
- it is due to be settled within 12 months after the reporting date; or
- the Brookfield India REIT does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date. Terms of a liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Brookfield India REIT classifies all other liabilities as non-current.

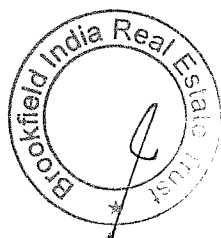
Current assets/liabilities include current portion of non-current financial assets/ liabilities respectively. Deferred tax assets and liabilities are classified as non-current assets and liabilities.

f) Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, Brookfield India REIT takes into account the characteristics of the asset or liability and how market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

Inputs to fair value measurement techniques are disaggregated into three hierarchical levels, which are directly based on the degree to which inputs to fair value measurement techniques are observable by market participants:

- Level 1: Inputs are unadjusted, quoted prices in active markets for identical assets or liabilities at the measurement date.
- Level 2: Inputs (other than quoted prices included in Level 1) are either directly or indirectly observable for the asset or liability through correlation with market data at the measurement date and for the duration of the asset's or liability's anticipated life.
- Level 3: Inputs are unobservable and reflect management's best estimate of what market participants would use in pricing the asset or liability at the measurement date. Consideration is given to the risk inherent in the valuation technique and the risk inherent in the inputs in determining the estimate.



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

Fair value measurements are adopted by Brookfield India REIT to calculate the carrying amounts of various assets and liabilities.

g) Investment properties

Recognition and measurement

Investment property consists of commercial properties which are primarily held to earn rental income and commercial developments that are being constructed or developed for future use as commercial properties. The cost of commercial development properties includes direct development costs, realty taxes and borrowing costs directly attributable to the development. Subsequent to initial recognition, investment property is measured at cost less accumulated depreciation and impairment losses, if any.

Equipment and furnishings physically attached and integral to a building are considered to be part of the investment property.

Subsequent expenditure and disposal

Subsequent expenditure is capitalized to the investment property's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Brookfield India REIT and the cost of the item can be measured reliably. The cost of the assets not ready for its intended use before such date, are disclosed as investment property under development. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognized.

Any gain or loss from disposal of an investment property is recognized in Statement of profit and loss.

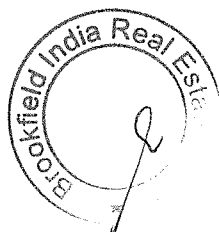
Depreciation

Investment property are depreciated using the straight-line method over their estimated useful lives. The useful lives of the assets have been determined by management after considering nature of assets, the estimated usage of the assets, the operating conditions of the assets, past history of replacement and maintenance support.

The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

The useful lives of the investment property are tabulated as below:

Particulars	Useful Life (Years)
Buildings	60
Plant and Machinery	4 – 15
Furniture and Fixtures	10 – 12
Electrical fittings	4 – 15
Diesel generator sets	15 – 25
Air conditioners	5 – 15
Office Equipment	5 – 12
Kitchen Equipment	5
Computers	3 – 6
Right of Use (Leasehold Land)	As per lease term



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

The fair value of investment property is disclosed in the statement of net assets at fair value. Fair values are determined by an independent valuer who holds a recognized and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

h) Property, plant and equipment and intangible assets

Recognition and measurement

Property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses, if any.

Cost of an item of property, plant and equipment comprises the purchase price, including import duties and other non-refundable purchase taxes and any directly attributable cost of bringing the asset to its working condition for its intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment. Likewise, on initial recognition expenditure to be incurred towards major inspections and overhauls are required to be identified as a separate component and depreciated over the expected period till the next overhaul expenditure.

Subsequent expenditure and disposal

Subsequent expenditure is capitalized to the property, plant and equipment's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Brookfield India REIT and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of a property, plant and equipment is replaced, the carrying amount of the replaced part is derecognized.

Any gain or loss from disposal of a property, plant and equipment is recognized in Statement of profit and loss.

Depreciation

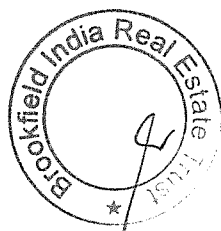
Property, plant and equipment are depreciated using the straight-line method over their estimated useful lives. The useful lives of the assets have been determined by management after considering nature of assets, the estimated usage of the assets, the operating conditions of the assets, past history of replacement and maintenance support.

The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Depreciation on additions (disposals) is provided on pro-rata basis i.e. from (up to) the date on which asset is ready for use (disposed off).

Leasehold improvements are depreciated over primary period of lease or the useful life of the asset, whichever is lower.

Estimated useful lives of items of property, plant and equipment are tabulated as follows: -



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

Particulars	Useful Life (Years)
Buildings	60
Plant and Machinery	5 – 20
Furniture and Fixtures	5 – 14
Electrical fittings	10
Air conditioners	5 – 15
Office Equipment	4 – 15
Kitchen Equipment	5
Vehicle	8
Computers	3 – 14
Computer Software	5

Intangible assets comprise purchase of software. Intangible assets are carried at cost and amortized over a period of 5 years, which represents the period over which the Brookfield India REIT expects to derive economic benefits from the use of the assets.

The estimated useful life of the intangible assets and the amortization period are reviewed at the end of each reporting period and the amortization period is revised to reflect the changed pattern, if any.

i) Impairment of non-financial assets

Brookfield India REIT assesses, at each reporting date, whether there is an indication that a non-financial asset other than deferred tax assets may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Brookfield India REIT estimates the asset's recoverable amount. Goodwill is tested annually for impairment.

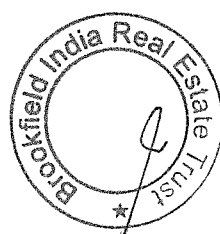
An impairment loss is recognized in the Condensed Consolidated Statement of Profit and Loss if the carrying amount of an asset or its cash-generating unit (CGU) exceeds its recoverable amount. Impairment loss recognized in respect of a CGU is allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets of the CGU on a pro rata basis. A CGU is the smallest identifiable asset group that generates cash flows that are largely independent from other assets and groups.

Impairment losses are recognized in the Condensed Consolidated Statement of Profit and Loss, unless it reverses previous revaluation credited to equity, in which case it is charged to equity.

Goodwill (if any) arising from a business combination is allocated to CGUs or group of CGUs that are expected to benefit from the synergies of the combination.

An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs of disposal and its value in use. In estimating value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGU.

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss in respect of goodwill



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

is not subsequently reversed. In respect of other assets, such a reversal is made only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation, if no impairment loss had been recognized.

j) Foreign currency transactions

Items included in the financial statements of the Brookfield India REIT are measured using the currency of the primary economic environment in which the Brookfield India REIT operates ('the functional currency'). The financial statements are presented in Indian rupee (INR), which is the Brookfield India REIT functional and presentation currency.

Foreign currency transactions in currencies other than the functional currency are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains or losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at reporting period end exchange rates are generally recognized in the Statement of profit and loss.

k) Errors ,estimates and change in accounting policies

The Brookfield India REIT revises its accounting policies if the change is required due to a change in Ind AS or if the change will provide more relevant and reliable information to the users of the Condensed Consolidated Financial Statements. Changes in accounting policies are applied retrospectively, wherever applicable.

A change in an accounting estimate that results in changes in the carrying amounts of recognised assets or liabilities or to profit or loss is applied prospectively in the period(s) of change. Discovery of errors results in revisions retrospectively by restating the comparative amounts of assets, liabilities and equity of the earliest prior period in which the error is discovered. The opening balances of the earliest period presented are also restated.

l) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

(i) Financial Assets - Recognition

All financial assets are recognized initially at fair value (except for trade receivables which are initially measured at transaction price) plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

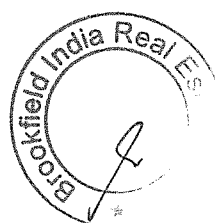
Classification and subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

• Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and



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b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in interest income in the statement of profit and loss. The losses arising from impairment are recognized in the statement of profit and loss.

• Debt instruments at fair value through other comprehensive income (FVOCI)

A 'debt instrument' is classified as at the FVOCI if both of the following criteria are met:

a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and

b) The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, interest income, impairment losses and reversals and foreign exchange gain or loss is recognized in statement of profit and loss. On derecognition of the asset, cumulative gains or losses previously recognized in OCI is reclassified from the equity to statement of profit and loss. Interest earned whilst holding FVOCI debt instrument is reported as interest income using the EIR method.

• Debt instruments at fair value through profit or loss (FVTPL)

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVOCI, is classified as at FVTPL.

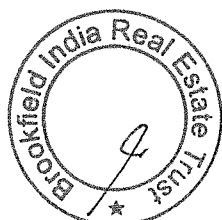
In addition, the Brookfield India REIT may elect to designate a debt instrument, which otherwise meets amortized cost or FVOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). The Brookfield India REIT has not designated any debt instrument as at FVTPL.

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in Statement of profit or loss.

• Equity instruments measured at fair value through other comprehensive income (FVOCI)

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Brookfield India REIT may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Brookfield India REIT makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Brookfield India REIT decides to classify an equity instrument as at FVOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to statement of profit and loss, even on sale of investment. However, the Brookfield India REIT may transfer the cumulative gain or loss within equity.



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Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in Statement of profit and loss.

(ii) Financial Assets - Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognized (i.e., removed from the Brookfield India REIT balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Brookfield India REIT has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Brookfield India REIT has transferred substantially all the risks and rewards of the asset, or (b) the Brookfield India REIT has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

(iii) Impairment of financial assets

Brookfield India REIT recognizes loss allowance using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component and lease receivables is measured at an amount equal to lifetime ECL. For all financial assets with contractual cash flows other than trade receivable and lease receivables, ECLs are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of ECLs (or reversal) that is required to adjust the loss allowance at the reporting date, is recognized as an impairment gain or loss in the Statement of Profit and Loss.

(iv) Financial liabilities – Recognition and Subsequent measurement

Brookfield India REIT financial liabilities are initially measured at fair value less any attributable transaction costs. Subsequent to initial measurement, these are measured at amortized cost using the effective interest rate ('EIR') method or at fair value through profit or loss (FVTPL).

Brookfield India REIT financial liabilities include trade and other payables, Loans and borrowings including bank overdrafts.

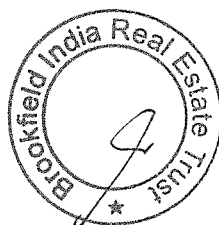
The measurement of financial liabilities depends on their classification, as described below:

• Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through Statement of profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through Statement of profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Brookfield India REIT that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognized in Statement of profit and loss.

Financial liabilities designated upon initial recognition at fair value through Statement of profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own



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credit risk are recognized in OCI. These gains or losses are not subsequently transferred to statement of profit and loss. However, the Brookfield India REIT may transfer the cumulative gains or losses within equity. All other changes in fair value of such liability are recognized in Statement of profit and loss. The Brookfield India REIT has not designated any financial liability as at fair value through profit or loss.

• **Financial liabilities at amortized cost**

Financial liabilities that are not held for trading, or designated as at FVTPL, are measured subsequently at amortized cost using the effective interest method.

The effective interest method is a method of calculating the amortized cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the amortized cost of a financial liability.

(v) **Financial liabilities - Derecognition**

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognized in the Statement of profit and loss as other gains/(losses).

(vi) **Income/loss recognition**

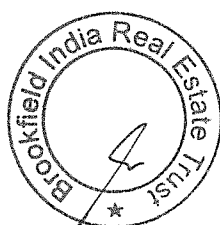
• **Interest income**

Interest income from debt instruments is recognized using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. While calculating the effective interest rate, the Brookfield India REIT estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

• **Borrowing costs**

Borrowing cost includes interest expense as per effective interest rate (EIR) and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost.

Borrowing costs associated with direct expenditures on properties under development or redevelopment or property, plant and equipment are capitalized. The amount of borrowing costs capitalized is determined first by borrowings specific to a property where relevant, and then by a weighted average cost of borrowings to eligible expenditures after adjusting for borrowings associated with other specific developments. Where borrowings are associated with specific developments, the amount capitalized is the gross borrowing costs incurred less any incidental investment income. Borrowing costs are



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capitalized from the commencement of the development until the date of practical completion. The Brookfield India REIT considers practical completion to have occurred when the physical construction of property is completed and the property is substantially ready for its intended use and is capable of operating in the manner intended by management. Capitalization of borrowing costs is suspended and charged to the Statement of profit and loss during the extended periods when the active development on the qualifying assets is interrupted.

(vii) Embedded derivatives

Derivatives embedded in a host contract that is an asset within the scope of Ind AS 109 are not separated. Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Embedded derivatives closely related to the host contracts are not separated. Derivatives embedded in all other host contract are separated only if the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the host and are measured at fair value through profit or loss.

m) Leases

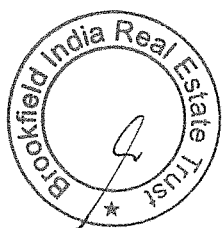
At inception of a contract, the Brookfield India REIT assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Brookfield India REIT assesses whether:

- the contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capacity of a physically distinct asset. If the supplier has a substantive substitution right, then the asset is not identified;
- the Brookfield India REIT has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- the Brookfield India REIT has the right to direct the use of the asset. The Brookfield India REIT has this right when it has the decision making rights that are most relevant to changing how and for what purpose the asset is used. In rare cases where the decision about how and for what purpose the asset is used is predetermined, the Brookfield India REIT has the right to direct the use of the asset if either:
 - the Brookfield India REIT has the right to operate the asset; or
 - the Brookfield India REIT designed the asset in a way that predetermines how and for what purpose it will be used.

As a lessee

The Brookfield India REIT recognizes a right-of-use asset and a lease liability at the lease commencement date. The right of use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those



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of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Brookfield India REIT incremental borrowing rate. Generally, the Brookfield India REIT uses its incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Brookfield India REIT is reasonably certain to exercise, lease payments in an optional renewal period if the Brookfield India REIT is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Brookfield India REIT is reasonably certain not to terminate early.

The lease liability is measured at amortized cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Brookfield India REIT estimate of the amount expected to be payable under a residual value guarantee, or if the Brookfield India REIT changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The Brookfield India REIT presents right-of-use assets that do not meet the definition of investment property in 'property, plant and equipment' and lease liabilities in 'other financial liabilities (current and non-current)' in the statement of financial position.

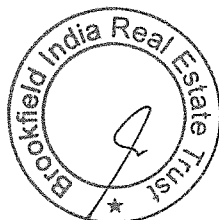
The Brookfield India REIT has elected not to recognize right-of-use assets and lease liabilities for short-term leases of machinery that have a lease term of 12 months or less and leases of low-value assets. The Brookfield India REIT recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

As a Lessor

The Brookfield India REIT enters into lease agreements as a lessor with respect to its investment properties.

Leases for which the Brookfield India REIT is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Brookfield India REIT is an intermediate lessor, it accounts for the head lease and the sub-lease as two separate contracts. The sub-lease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.



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Rental income from operating leases is recognized on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized on a straight-line basis over the lease term.

Amounts due from lessees under finance leases are recognized as receivables at the amount of the Brookfield India REIT net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Brookfield India REIT net investment outstanding in respect of the leases.

When a contract includes both lease and non-lease components, the Brookfield India REIT applies Ind AS 115 to allocate the consideration under the contract to each component.

n) Revenue recognition

Revenues are measured based on the transaction price, which is the consideration, net of tax collected from customers and remitted to government authorities such as Goods and services tax, and applicable service level credits, discounts or price concessions. The computation of these estimates involves significant judgment based on various factors including contractual terms, historical experience, expense incurred etc.

i. Income from Operating Lease Rentals

Assets given under operating lease are included in investment property. Revenue recognition under a lease commences when the tenant has a right to use the leased asset. Generally, this occurs on the lease commencement date. Rental income from operating leases is recognized on a straight-line basis over the term of the relevant lease. In determining the lease term, management considers all facts and circumstances including renewal, termination and market conditions.

Income from Operating Lease Rentals also includes percentage participating rents. Percentage participating rents are recognized when tenants' specified sales targets have been met.

ii. Income from maintenance services

Income from maintenance services consists of revenue earned from the provision of daily maintenance, security and administration services, and is charged to tenants based on the occupied lettable area of the properties. Income from maintenance services is recognized when the entity has satisfied its performance obligation by delivering services as per terms of contract entered into with tenants.

o) Employee benefits

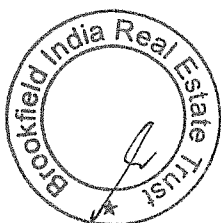
Employee benefits include provident fund, gratuity and compensated absences.

Provident fund

The Brookfield India REIT's contribution to provident fund is considered as defined contribution plans and is charged as an expense in statement of profit and loss based on the amount of contribution required to be made as and when services are rendered by the employees.

Gratuity

Brookfield India REIT have an obligation towards gratuity, a defined post-employment benefits plan covering eligible employees. The present value of the defined benefit liability and the related current



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service cost and past service cost are measured using projected unit credit method; with actuarial valuations being carried out at each balance sheet date. Remeasurements comprising actuarial gains and losses are recognized immediately in the balance sheet with a charge or credit to other comprehensive income in the period in which they occur. Remeasurements recognized in other comprehensive income are not reclassified. Past service cost is recognized in profit or loss when the plan amendment or curtailment occurs, or when the Brookfield India REIT recognizes related restructuring costs or termination benefits, whichever is earlier.

Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognized during the period when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under:

- (a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
- (b) in case of non-accumulating compensated absences, when the absences occur.

Other Long-term employee benefits

The employees of the Brookfield India REIT are entitled to other long term benefit by way of accumulating compensated absences. Cost of long-term benefit by way of accumulating compensated absences arising during the tenure of the service is calculated taking into account the pattern of availment of leave. Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of the defined benefit obligation based on actuarial valuations as at the balance sheet date by an independent actuary using the Projected Unit Credit method. Actuarial gains and losses relating to long-term employee benefits are recognised in the statement of Profit and Loss in the period in which they arise.

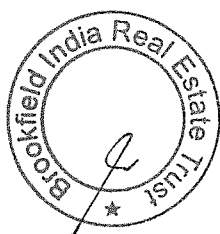
p) Taxation

Income tax expense comprises current and deferred tax. It is recognized in Statement of profit and loss except to the extent that it relates to items recognized directly in equity or other comprehensive income, in which case it is recognized in equity or in other comprehensive income.

(i) *Current tax*

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date.

Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.



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Minimum Alternative Tax ("MAT") under the provisions of the Income Tax, 1961 is recognised as current tax in the Condensed Consolidated Statement of Profit and Loss. The credit available under the Act in respect of MAT paid is recognised as a deferred tax asset only when and to the extent there is convincing evidence that the Brookfield India REIT will pay normal income tax during the period for which MAT credit can be carried forward for set-off against normal tax liability. MAT credit recognised as an asset is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

(ii) *Deferred tax*

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits. Deferred tax is not recognised for:

- Temporary differences arising on the initial recognition of assets and liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction;
- Temporary differences related to investments in subsidiaries, associates, and joint arrangements to the extent that the Brookfield India REIT is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- Taxable temporary differences arising on initial recognition of goodwill.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available. Therefore, in case of a history of recent losses, Brookfield India REIT recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets—unrecognised or recognised, are reviewed at each reporting date and are recognised/reduced to the extent that it is probable/no longer probable respectively that the related tax benefit will be realised. Further, no deferred tax asset/liabilities are recognized in respect of temporary differences that reverse within tax holiday period.

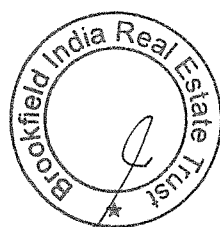
Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on the laws that have been enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Brookfield India REIT expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets and liabilities, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

q) Provisions and contingencies

A provision is recognized when the Brookfield India REIT has a present obligation as a result of past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, in respect of which a reliable estimate can be made of the amount of the obligation.



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A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Brookfield India REIT or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Brookfield India REIT does not recognize a contingent liability but discloses its existence in the financial statements.

r) Operating segments

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.

Identification of segments:

In accordance with Ind AS 108- Operating Segment, the operating segments used to present segment information are identified on the basis of information reviewed by the Chief Operating Decision Maker ('CODM') to allocate resources to the segments and assess their performance. An operating segment is a component of the Brookfield India REIT that engages in business activities from which it earns revenues and incurs expenses, including revenues and expenses that relate to transactions with any of the Brookfield India REIT other components.

Based on an analysis of Brookfield India REIT structure and powers conferred to the Manager to Brookfield India REIT, the Governing Board of the Manager (Brookprop Management Services Private Limited) has been identified as the Chief Operating Decision Maker ('CODM'), since they are empowered for all major decisions w.r.t. the management, administration, investment, disinvestment, etc.

As the Brookfield India REIT is primarily engaged in the business of developing and maintaining commercial real estate properties in India, CODM reviews the entire business as a single operating segment and accordingly disclosure requirements of Ind AS 108 "Operating Segments" in respect of reportable segments are not applicable.

s) Subsequent events

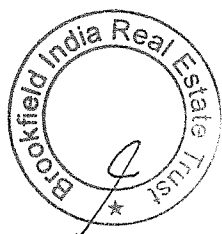
The Condensed Consolidated Financial Statements are prepared after reflecting adjusting and non-adjusting events that occur after the reporting period but before the Condensed Consolidated Financial Statements are authorized for issue.

t) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand and short-term money market deposits with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

u) Earnings per unit

Basic earnings per unit are calculated by dividing the net profit / (loss) for the period attributable to unit holders of the Brookfield India REIT by the weighted average number of units outstanding during the period.



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For the purpose of calculating diluted earnings per unit, the profit or loss for the period attributable to unit holders of the Brookfield India REIT and the weighted average number of units outstanding during the period are adjusted for the effects of all dilutive potential units.

Dilutive potential units are deemed converted as of the beginning of the reporting date, unless they have been issued at a later date. In computing diluted earnings per unit, only potential equity units that are dilutive and which either reduces earnings per unit or increase loss per units are included.

v) Business Combination/Asset Acquisition

The amendment to Ind AS 103 Business Combinations clarifies that while businesses usually have outputs, outputs are not required for an integrated set of activities and assets to qualify as a business. To be considered a business an acquired set of activities and assets must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create outputs.

The amendments remove the assessment of whether market participants are capable of replacing any missing inputs or processes and continuing to produce outputs. The amendments also introduce additional guidance that helps to determine whether a substantive process has been acquired.

The amendments introduce an optional concentration test that permits a simplified assessment of whether an acquired set of activities and assets is not a business. Under the optional concentration test, the acquired set of activities and assets is not a business if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar assets.

Brookfield India REIT has opted to apply optional concentration test in respect of acquisition of SPVs. Refer Note 43 of the financial statements for details.

w) Condensed Consolidated Statement of Cash flows

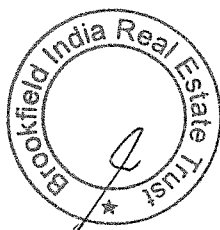
Condensed Consolidated Cash flows are reported using the indirect method, whereby Profit/ (loss) before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Group are segregated. For the purpose of the Condensed Consolidated Statement of Cash Flow, cash and cash equivalents consist of cash and short-term deposits.

x) Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the Condensed Consolidated Balance Sheet when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realize the asset and settle the liability simultaneously.

y) Cash distribution to Unitholders

The Brookfield India REIT recognizes a liability to make cash distributions to Unitholders when the distribution is authorized and a legal obligation has been created. As per the REIT Regulations, a distribution is authorized when it is approved by the Board of Directors of the Manager. A corresponding amount is recognized directly in equity (Refer note 16 (a)(i)).

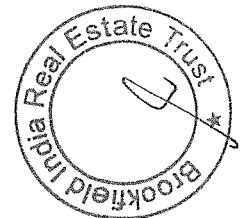


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(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Consolidated financial statements

3 Property, plant and equipment and Intangible assets

Particulars	Gross block				Accumulated depreciation			Net block		
	Balance as at 18 July 2020	Additions due to assets acquisition*	Additions during the period	Deletions/ Adjustments	Balance as at 31 March 2021	Balance as at 18 July 2020	Charge for the period	Deletions/ Adjustments	Balance as at 31 March 2021	Balance as at 31 March 2020
Assets (site)										
Air conditioner	-	0.07	-	-	0.07	-	-	-	-	-
Building	-	-	-	-	-	-	-	-	-	-
Computers	-	0.08	-	-	0.08	-	-	-	0.08	-
Plant and machinery	-	0.02	-	-	0.02	-	-	-	0.02	-
Furniture and fixtures	-	1.45	-	(0.02)	1.43	-	0.09	-	1.34	-
Office equipment	-	0.28	-	-	0.28	-	0.00	-	0.28	-
Vehicle	-	-	-	-	-	-	-	-	-	-
Sub total	-	1.90	-	(0.02)	1.88	-	0.09	-	0.09	1.79
Assets (maintenance)										
Air conditioner	-	1.04	2.07	-	3.11	-	0.07	-	0.07	3.04
Plant and machinery	-	63.19	3.47	(0.12)	66.54	-	1.02	-	1.02	65.52
Furniture and fixtures	-	26.53	0.16	-	26.69	-	0.89	-	0.89	25.80
Office equipment	-	4.87	-	-	4.87	-	0.52	-	0.52	4.35
Electrical fittings	-	0.60	-	-	0.60	-	0.01	-	0.01	0.59
Kitchen Equipments	-	0.08	-	-	0.08	-	0.00	-	0.00	0.08
Sub total	-	96.31	5.70	(0.12)	101.89	-	2.51	-	2.51	99.38
TOTAL	-	98.21	5.70	(0.14)	103.77	-	2.60	-	2.60	101.17
Intangible Assets										
Softwares	-	0.46	-	-	0.46	-	0.04	-	0.04	0.42
GRAND TOTAL	-	98.67	5.70	(0.14)	104.23	-	2.64	-	2.64	101.59

* Above assets have been acquired as part of assets acquisition. Refer note 2.1 Basis for consolidation and note 43.



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4 Investment property

Particulars	Gross block					Accumulated depreciation			Net block	
	Balance As at 18 July 2020	Additions due to assets acquisition*	Additions during the period	Deletions/ Adjustments	Balance As at 31 March 2021	Charges for the period	Deletions/ Adjustments	Balance As at 31 March 2021	Balance As at 31 March 2021	As at 31 March 2020
Assets (constructed), given/expected to be given on operating lease										
Freehold land	-	25,580.44	-	-	25,580.44	-	-	-	25,580.44	-
Buildings	-	70,466.26	112.55	-	70,578.81	205.04	-	205.04	70,373.77	-
Air conditioners	-	1,210.61	(0.63)	-	1,209.98	22.77	-	22.77	1,187.21	-
Electrical fittings & equipment	-	805.03	0.97	-	806.00	30.92	-	30.92	775.08	-
Plant and machinery	-	877.38	3.28	-	880.66	17.91	-	17.91	862.75	-
Diesel generator sets	-	651.23	-	-	651.23	12.98	-	12.98	638.25	-
Furniture and fixtures	-	262.99	-	(0.01)	262.98	21.22	-	21.22	241.76	-
Right of use (leasehold land)	-	459.96	-	-	459.96	0.87	-	0.87	459.09	-
Office Equipment	-	16.87	-	-	16.87	1.01	-	1.01	15.86	-
Computers	-	0.88	0.26	-	1.14	0.06	-	0.06	1.08	-
Sub total	-	100,331.65	116.43	(0.01)	100,448.07	312.78	-	312.78	100,135.29	-
Assets (food court), given/expected to be given on operating lease										
Air conditioner	-	7.05	-	-	7.05	0.13	-	0.13	6.92	-
Furniture & fixtures	-	29.67	-	-	29.67	1.43	-	1.43	28.24	-
Plant and machinery	-	4.81	-	-	4.81	0.09	-	0.09	4.72	-
Office equipment	-	2.12	-	-	2.12	0.08	-	0.08	2.04	-
Kitchen equipment	-	2.52	-	-	2.52	0.17	-	0.17	2.35	-
Computers	-	0.20	-	-	0.20	-	-	-	0.20	-
Sub total	-	46.37	-	-	46.37	1.90	-	1.90	44.47	-
Sub total - Investment Property	-	100,378.02	116.43	(0.01)	100,494.44	314.68	-	314.68	100,179.76	-
Investment property - under development										
Work in progress	-	723.34	172.02	(103.62)	791.74	-	-	-	791.74	-
Sub total - Investment Property under development	-	723.34	172.02	(103.62)	791.74	-	-	-	791.74	-
Total	-	101,101.36	288.45	(103.63)	101,286.18	314.68	-	314.68	100,971.50	-

*Above assets have been acquired as part of assets acquisition. Refer note 2.1 Basis for consolidation and note 43.

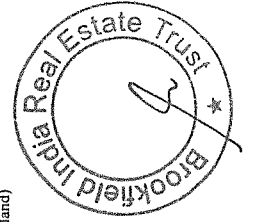
Reconciliation for total depreciation expense:

Total depreciation on property, plant and equipment for the period	2.64
Total depreciation on investment property for the period	314.68
Less:- Depreciation during the construction period on site assets - capitalised	(0.09)
Less:- Depreciation during the construction period on Right of use (leasehold land)	(0.48)
Depreciation expense for the period	316.75

For the half year ended
31 March 2021

From 17 July 2020 to
30 September 2020

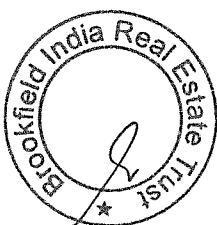
From 17 July 2020 to
31 March 2021



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	As at 31 March 2021
5 Non current financial assets - Loans (Unsecured and considered good)	
Security deposits	<u>517.38</u>
	<u>517.38</u>
Loans receivables considered good - Secured	-
Loans receivables considered good - Unsecured	517.38
Loans receivables which have significant increase in credit risk	-
Loans receivables - credit impaired	-
	As at 31 March 2021
6 Non current financial assets - Other (Unsecured and considered good)	
Fixed deposits with banks*	257.53
Interest accrued but not due on fixed deposits with banks	1.50
Lease rent equalization**	<u>22.80</u>
	<u>281.83</u>
* These fixed deposits are of restricted use being lien against debt service reserve account, bank guarantees given to various authorities and given as security for sales tax registration.	
**Lease rent equalization are classified as Financial assets as right to consideration is unconditional and is due only after passage of time.	
	As at 31 March 2021
7 Deferred tax asset (net)	
Deferred tax asset (net)	2,641.23
	<u>2,641.23</u>
The Group has recognised deferred tax asset of Rs. 1,729.06 million on unabsorbed depreciation and Rs. 964.86 million on MAT credit entitlement, considering the deferred tax liability on temporary differences that will reverse in the future and estimated taxable income for future years.	
	As at 31 March 2021
8 Non-current tax assets (net)	
Advance income tax	1,407.42
	<u>1,407.42</u>
	As at 31 March 2021
9 Other non-current assets (Unsecured and considered good)	
Capital advances	21.14
Prepaid expenses	5.96
Balance recoverable from government authorities	10.94
	<u>38.04</u>
	As at 31 March 2021
10 Current financial assets - Trade receivables	
Trade receivables considered good - unsecured	204.35
Trade receivables - credit impaired	49.10
Less: loss allowance	<u>(49.10)</u>
	<u>204.35</u>
	As at 31 March 2021
11 Current financial assets - Cash and cash equivalents	
Balance with banks :	
- in current account	1,132.32
- in deposit account (with original maturity of 3 months or less)	590.00
- in escrow account*	<u>1,432.87</u>
	<u>3,155.19</u>

* Represents the balance Rs. 1432.87 million from proceeds of initial public offer of Brookfield India REIT Units (Total proceeds Rs. 38,000.00 million). These amounts are held in the escrow account can be withdrawn for certain specific purposes.



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	As at 31 March 2021
12 Other bank balances	
Deposit account with original maturity of more than 3 months and upto 12 months*	150.65
	<u>150.65</u>

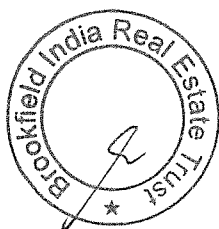
* These fixed deposits includes Rs. 31.04 million are of restricted use being lien against bank guarantees given to various authorities and Rs.29.60 million being lien marked in favor of lender for existing loan facility for DSR A requirement.

	As at 31 March 2021
13 Current financial assets - Loans	
(Unsecured and considered good)	
To parties other than related parties	
Security deposits	0.01
(Unsecured and considered doubtful)	
Advances to vendors	0.36
Less: loss allowance	(0.36)
	<u>0.01</u>
Loans receivables considered good - secured	-
Loans receivables considered good - unsecured	0.01
Loans receivables which have significant increase in credit risk	0.36
Loans receivables - credit impaired	-
Less: loss allowance	(0.36)
	<u>0.01</u>

	As at 31 March 2021
14 Current financial assets - Other	
(Unsecured and considered good)	
To parties other than related parties	
Unbilled revenue*	79.63
Interest accrued but not due on fixed deposits with banks	1.94
Lease rent equalization*	1.64
Other receivables	77.93
To related parties (refer note 41)	
Other receivables	1.99
	<u>163.13</u>

*Classified as financial assets as right to consideration is unconditional and is due only after passage of time.

	As at 31 March 2021
15 Other current assets	
(Unsecured and considered good)	
Advances to vendors	31.36
Prepaid expenses	32.02
Balance recoverable from government authorities	93.93
	<u>157.31</u>



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16 Unit Capital

Particulars	No. of Units	Amount
As at 17 July 2020		
Units issued during the period		
- pursuant to the initial public offer, issued, subscribed and fully paid-up in cash (refer note ii below)	138,181,800	38,000.00
- in exchange for equity interest in SPVs (refer note iii below)	127,892,403	35,170.41
- in exchange for 12% Compulsorily Convertible Debenture in Candor Kolkata	36,727,398	10,100.03
Less: Issue expenses (refer note below)	-	(1,495.66)
Closing balance as at 31 March 2021	302,801,601	81,774.78

Note: Issue expenses pertaining to the Initial Public Offering (IPO) of the Units on the National Stock Exchange and Bombay Stock Exchange have been reduced from the Unitholders capital as at 31 March 2021 in accordance with Ind AS 32 - Financial Instruments: Presentation.

(a) Terms/ rights attached to Units and accounting thereof

(i) The Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of Units is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust at least once in every six months in each financial year in accordance with the REIT Regulations. The Board of Directors of the Investment Manager approves dividend distributions. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays dividends in Indian Rupees.

Under the provisions of the REIT Regulations, Brookfield India REIT is required to distribute to Unitholders not less than 90% of the net distributable cash flows of Brookfield India REIT for each financial year. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Brookfield India REIT to pay to its Unitholders cash distributions. Hence, the Unit Capital is a compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Circulars (No. CIR/IMD/DF/146/2016 dated 29 December 2016 and No. CIR/IMD/DF/141/2016 dated 26 December 2016) issued under the REIT Regulations, the Unit Capital have been presented as "Equity" in order to comply with the requirements of Section H of Annexure A to the SEBI Circular dated 26 December 2016 dealing with the minimum presentation and disclosure requirements for key financial statements. Consistent with Unit Capital being classified as equity, the distributions to Unitholders is also presented in Statement of Changes in Unitholders' Equity when the distributions are approved by the Board of Directors of Investment Manager.

(ii) Initial Public Offering of 138,181,800 Units for cash at price of Rs. 275 per Unit aggregating to Rs. 38,000.00 million.

(iii) Brookfield India REIT acquired the SPVs by acquiring all the equity interest held by our Sponsor and certain members of our Sponsor Group. The acquisition of equity interest in the SPVs has been done by issue of 127,892,403 Units of Rs. 275 each as per the table below.

Name of SPV	Number of Units allotted for acquiring all the equity interest held in the SPVs		
	Sponsor	Sponsor Group (excluding Sponsor)	Total
Candor Kolkata	54,117,888	16,364	54,134,252
Festus	-	31,474,412	31,474,412
SPPL Noida	-	41,483,012	41,483,012
CIOP	-	800,727	800,727
Total number of Units issued	54,117,888	73,774,515	127,892,403

(b) Unitholders holding more than 5 percent Units in the Trust

Name of Unitholders	No. of Units	% of holdings
BSREP India office Holdings V Pte. Ltd.	54,117,888	17.87%
BSREP India Office Holdings Pte Ltd.	41,499,373	13.71%
BSREP India Office Holdings III Pte. Ltd.	36,727,398	12.13%
BSREP II India Office Holdings II Pte. Ltd.	28,086,775	9.28%

(c) The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units from the date of registration till the balance sheet date. Further, the Trust has not issued any units for consideration other than cash from the date of registration till the balance sheet date, except as disclosed above.

17 Other Equity*

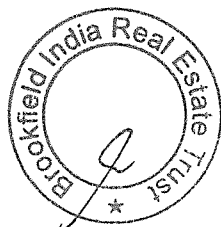
As at
31 March 2021

Particulars	
<i>Reserves and Surplus</i>	
Retained earnings	252.75
	252.75

*Refer Condensed Consolidated Statement of Changes in Unitholders' Equity for detailed movement in other equity balances.

Retained earnings

The cumulative gain or loss arising from the operations which is retained by the Brookfield India REIT is recognized and accumulated under the heading of retained earnings. At the end of the year, the profit/(loss) after tax is transferred from the Statement of Profit and Loss to the retained earnings account.



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As at
 31 March 2021

18 Non-current financial liabilities - Borrowings	
Secured	
Term loan from financial institutions	21,015.17
Total Borrowings	21,015.17

(a) Changes in liabilities arising from financing activities

Particulars	For the half year ended 31 March 2021	From 17 July 2020 to 30 September 2020	From 17 July 2020 to 31 March 2021
Opening balance (Debts & Lease liability)	-	-	-
Acquired on assets acquisition	56,987.28		56,987.28
Cash movement			
Additional borrowing during the period	21,200.00	-	21,200.00
Repayment during the period	(56,876.43)	-	(56,876.43)
Finance cost paid during the period	(592.85)	-	(592.85)
Non cash movement			
Finance cost (accrued) refer note 30	414.02	-	414.02
Other non cash changes in finance cost	(19.31)	-	(19.31)
Closing balance (Debts & Lease liability)	21,112.71	-	21,112.71

As at
 31 March 2021

19 Non-current financial liabilities - others	
Security deposit from lessee	1,393.07
Retention money	19.20
Lease liabilities	87.12
	1,499.39

As at
 31 March 2021

20 Long-term provisions	
Provision for gratuity	10.86
	10.86

As at
 31 March 2021

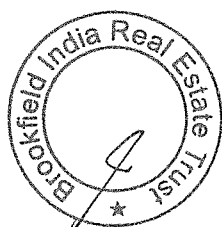
21 Other non-current liabilities	
Deferred income	318.67
Contract liability*	67.80
	386.47

* During the half year ended 31 March 2021, Candor Kolkata One Hi-Tech Structures Private Limited entered into a Joint Development Agreement with Gurgaon Infospace Limited (GIL) by which GIL will pay Rs. 1,000 million in various tranches commencing January 2021 to October 2023 for the development/construction of building used for commercial and retail purposes on certain land parcels, the title of which is held by Candor Kolkata One Hi-Tech Structures Private Limited. Under the said agreement, Candor Kolkata One Hi-Tech Structures Private Limited is entitled to 72% of the gross sale receipts and deposits from the tenants arising out of the lease of the developed areas and GIL is entitled to receive balance 28%. The amount received during the period ended 31 March 2021 of Rs. 80 million (inclusive GST of Rs. 12.20 million) is presented as contract liability.

As at
 31 March 2021

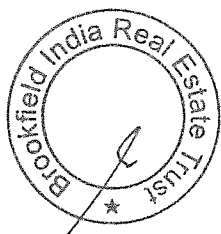
22 Current financial liabilities - Trade payables	
Total outstanding dues to micro enterprises and small enterprises	1.09
Total outstanding dues to creditors other than micro enterprises and small enterprises*	444.41
	445.50

*For balance payable to related parties, refer note 41



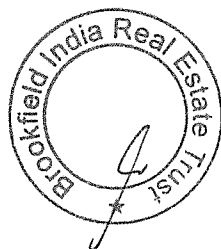
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	As at 31 March 2021
23 Current - Other financial liabilities	
Security deposit from lessee	2,337.00
Retention money	136.30
Capital creditors	293.37
Employee related payables	11.51
Lease liabilities	10.42
Other payables	1,215.61
	<u>4,004.21</u>
	As at 31 March 2021
24 Short term provisions	
Provision for gratuity	0.08
Provision for compensated absences	4.41
	<u>4.49</u>
	As at 31 March 2021
25 Other current liabilities	
Advance from customers	42.49
Statutory dues payable	177.66
Deferred income	168.29
Other payables	7.57
	<u>396.01</u>



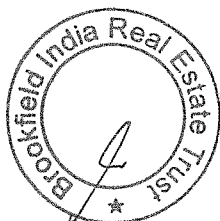
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Particulars	For the half year ended 31 March 2021	From 17 July 2020 to 30 September 2020	From 17 July 2020 to 31 March 2021
26 Revenue from operations			
Sale of services			
Income from operating lease rentals *	943.40	-	943.40
Income from maintenance services	362.88	-	362.88
	<u>1,306.28</u>	<u>-</u>	<u>1,306.28</u>
Sale of products			
Sale of food and beverages	2.90	-	2.90
Others	0.24	-	0.24
Total revenue from operations	<u>1,309.42</u>	<u>-</u>	<u>1,309.42</u>
* Assets given on operating lease			
27 Other Income			
Interest income from financial assets at amortized cost			
Interest income on fixed deposits with banks	3.21	-	3.21
Other interest	2.49	-	2.49
Others			
Income from scrap sale	1.64	-	1.64
Interest on income tax refund	7.55	-	7.55
Liabilities/provisions no longer required written back	0.02	-	0.02
Miscellaneous income	36.74	-	36.74
	<u>51.65</u>	<u>-</u>	<u>51.65</u>
28 Cost of materials consumed			
Opening stock	-	-	-
Add: purchases during the period	2.24	-	2.24
Add: Others	0.24	-	0.24
Less: Closing stock	-	-	-
	<u>2.48</u>	<u>-</u>	<u>2.48</u>
29 Employee benefits expense			
Salaries, wages and bonus	25.32	-	25.32
Contributions to provident fund	1.41	-	1.41
Gratuity expense	1.08	-	1.08
Compensated absences	0.29	-	0.29
	<u>28.10</u>	<u>-</u>	<u>28.10</u>
30 Finance Costs			
Interest and finance charges on financial liabilities at amortized cost			
Interest on term loan	289.04	-	289.04
Interest on non-convertible bonds	0.76	-	0.76
Interest on lease liability	1.57	-	1.57
Others			
Other borrowing costs	122.65	-	122.65
	<u>414.02</u>	<u>-</u>	<u>414.02</u>
Less: Transferred to investment property under development	<u>(3.25)</u>	<u>-</u>	<u>(3.25)</u>
	<u>410.77</u>	<u>-</u>	<u>410.77</u>
31 Depreciation and amortization expenses			
- on property plant and equipment and intangible assets	2.55	-	2.55
- on investment property	314.20	-	314.20
	<u>316.75</u>	<u>-</u>	<u>316.75</u>



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Particulars	For the half year ended 31 March 2021	From 17 July 2020 to 30 September 2020	From 17 July 2020 to 31 March 2021
32 Other expenses			
Property management fees	55.01	-	55.01
Power and fuel	92.48	-	92.48
Repair and maintenance	99.31	-	99.31
Insurance	4.64	-	4.64
Legal and professional expense	53.64	1.52	55.16
Audit fees (refer note "a" below)	17.64	-	17.64
Rates and taxes	20.00	-	20.00
Brokerage	0.05	-	0.05
Facility usage fees	5.46	-	5.46
Lease rent	0.90	-	0.90
Credit Impaired	23.32	-	23.32
Allowance for credit loss	0.05	-	0.05
Advances written off	1.27	-	1.27
Corporate social responsibility expenses	1.97	-	1.97
Property, plant and equipment written off	0.15	-	0.15
Miscellaneous expenses	68.11	0.03	68.14
	444.00	1.55	445.55
a) Details of remuneration to auditors			
As auditor (on accrual basis, excluding applicable taxes)			
- for statutory audit	17.64	-	17.64
- for reimbursement of expenses	-	-	-
	17.64	-	17.64
33 Tax expense			
Current tax			
-for current period	0.44	-	0.44
-for earlier years	18.89	-	18.89
Deferred tax charge / (credit)	(122.93)	-	(122.93)
	(103.60)	-	(103.60)



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34 Contingent liabilities

Particulars	As at 31 March 2021
Claims against the SPVs not acknowledged as debt in respect of Income-Tax matters (Refer note 1 below)	776.80
Claims against the SPVs not acknowledged as debt in respect of Indirect tax {VAT/Work contract/Entry tax} (Refer note 2 below)	2.67
Grand Total	779.47

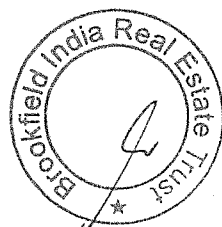
Note 1	As at 31 March 2021
Candor Kolkata One Hi-Tech Structures Private Limited	762.54
Shantiniketan Properties Private Limited	14.26
Total	776.80

Contingent liabilities as at 31 March 2021 includes penalty amounting to Rs. 485.38 million in relation to disallowance of settlement fees paid in earlier years for termination of contract. Other contingencies include Rs. 291.42 million relating to other disallowances under the Income Tax Act, 1961.

The tax officer has set-off certain tax refund claimed in Income tax returns against these demands.

Note 2	As at 31 March 2021
Shantiniketan Properties Private Limited *	2.67
Total	2.67

* The Company has given a bank guarantee of Rs. 1 million to Member Secretary UP Pollution Control Board.



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35 Commitments

Particulars	As at 31 March 2021
Capital commitments (net of advances)	327.47

The SPV wise details of capital commitments are as follows:

Candor Kolkata One Hi-Tech Structures Private Limited	59.19
Shantiniketan Properties Private Limited	268.28
	<u>327.47</u>

Other commitments

Candor Kolkata One Hi-Tech Structures Private Limited (formerly known as "Candor Gurgaon Two Developers & Projects Private Limited"; now amalgamated in Candor Kolkata One Hi-Tech Structures Private Limited w.e.f. 01 April 2017) has an agreement with Gurgaon Infospace Limited (GIL). The title to the land is held by Gurgaon Infospace Limited, a third party and is not affiliated to the Candor Kolkata One Hi-Tech Structures Private Limited. Candor Kolkata One Hi-Tech Structures Private Limited has developmental rights with respect to the property pursuant to a Joint Development Agreement (JDA) with GIL entered on 16 November 2006 as amended from time to time. Under the said agreement Candor Kolkata One Hi-Tech Structures Private Limited is entitled to 72% of the gross sale receipts and deposits from the tenants arising out of the lease of the developed areas and GIL is entitled to receive balance 28%.

In supplement to earlier JDA, a new co-development agreement was entered into between GIL (the developer) and Candor Kolkata One Hi-Tech Structures Private Limited (the co-developer) on 17 September 2007 as amended from time to time under which the developer and co-developer will jointly carry out the process of installation of fit-outs & fixtures and the cost of such installation shall be shared by the developer and co-developer in the same ratio as to sharing of gross proceeds i.e. 28% and 72% respectively. This agreement is accounted as joint operations as per Ind AS 111.



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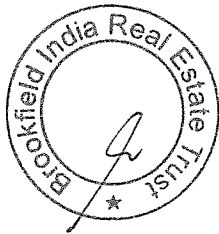
36 Financial instruments – Fair values and risk management
i) Financial instruments by category and fair value

The below table summarizes the judgements and estimates made in determining the fair values of the financial instruments that are measured at amortized cost and for which fair values are disclosed in the financial statements. There are no financial instruments, which are subsequently measured at fair value.

	Carrying value	Fair value
	As at 31 March 2021	As at 31 March 2021
<i>At Amortized Cost</i>		
Financial assets		
Trade receivables #	204.35	204.35
Cash and cash equivalents #	3,155.19	3,155.19
Other bank balances #	150.65	150.65
Loans #	517.39	517.39
Other financial assets #	444.96	444.96
Total financial assets	4,472.54	4,472.54
<i>At Amortized Cost</i>		
Financial liabilities		
Borrowings #	21,015.17	21,015.17
Trade payables #	445.50	445.50
Other financial liabilities # @	5,406.06	5,406.06
Total financial liabilities	26,866.73	26,866.73

fair value of financial assets and financial liabilities which are recognized at amortized cost has been disclosed to be same as carrying value as the carrying value approximately equals to their fair value.

@ other financial liabilities exclude Rs. 97.54 million as of 31 March 2021 , towards lease liabilities.



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37 Segment reporting

a) Ind AS 108 establishes requirements to identify the operating segment and related disclosures, basis how the Chief Operating Decision Maker ('CODM') evaluates the performance and allocates resources to different segments. Based on an analysis of Brookfield India REIT structure and powers conferred to the Manager to REIT, the Governing Board of the Manager (Brookprop Management Services Private Limited) has been identified as the Chief Operating Decision Maker ('CODM'), since they are empowered for all major decisions w.r.t. the management, administration, investment, disinvestment, etc.

As the Group is primarily engaged in the business of developing and maintaining commercial real estate properties in India, CODM reviews the entire business as a single operating segment and accordingly disclosure requirements of Ind AS 108 "Operating Segments" in respect of reportable segments are not applicable.

b) Customer A represented 17.18%, Customer B represented 16.18% and Customer C represented 10.71% of revenues for the period ended 31 March 2021.

Additional financial disclosures as required under para 4 of SEBI circular CIR/IMD/DF/141/2016 dated 26 December 2016

38 Statement of Property wise rental/Operating income

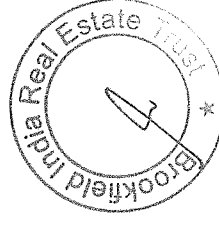
S.No	Entity and Property name	Property Address	Location	Nature of Income	For the half year ended 31 March 2021	From 17 July 2020 to 30 September 2020	From 17 July 2020 to 31 March 2021
1	Candor Kolkata One Hi-Tech Structures Private Limited	Candor TechSpace IT/ITES SEZ, Dundaheera, Sector-21 Gurgaon, Haryana-122016	Gurgaon	Rental income and other operating income	555.41	-	555.41
2	Candor Kolkata One Hi-Tech Structures Private Limited	IT/ITES SEZ, Candor TechSpace, Action Area- 1 D, New Town, Rajathat, Kolkata-700156	Kolkata	Rental income and other operating income	306.70	-	306.70
3	Shantiniketan Properties Private Limited	IT/ITES Park, Candor, TechSpace, Institutional Plot No B/2 - 62, Sector 62, NOIDA, Uttar Pradesh- 201309	Noida	Rental income and other operating income	175.68	-	175.68
4	Festus Properties Private Limited	Kensington A and B, IT / ITES, Kensington SEZ Building, Hiranandani Business Park, Powai Mumbai, Mumbai City, Maharashtra-400076	Mumbai	Rental income and other operating income	271.63	-	271.63
5	Candor India Office Parks Private Limited	F-83, Profit Centre, Gate No. 1, Mahavir Nagar, Near Pizza Hut, Kandivali (W), Mumbai-400067	Mumbai	Property management fees	-	-	-
		Total			1,309.42	-	1,309.42

39 Earnings Per Unit (EPU)

Basic EPU amounts are calculated by dividing the profit for the period/ year attributable to Unitholders by the weighted average number of units outstanding during the period/ year. Diluted EPU amounts are calculated by dividing the profit attributable to Unitholders by the weighted average number of units outstanding during the period/ year plus the weighted average number of units that would be issued on conversion of all the dilutive potential units into unit capital. The Units of the Trust were allotted on 08 February 2021 and 11 February 2021.

Particulars	For the half year ended		For the half year ended	
	31 March 2021	30 September 2020	31 March 2021	30 September 2020
Profit/(Loss) after tax for calculating basic and diluted EPU	255.23	(2.20)	253.03	253.03
Weighted average number of Units (Nos.)	84,237,021	Not Applicable	84,237,021	59,423,015
Earnings Per Unit	3.03	Not Applicable	3.03	4.26
-Basic (Rupees/unit)	3.03	Not Applicable	3.03	4.26
-Diluted (Rupees/unit)*				

* The Trust does not have any outstanding dilutive units.



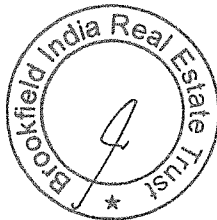
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40 Capitalization Statement

The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Group's capital structure mainly constitutes equity in the form of unit capital and debt. The projects of SPVs are initially funded through construction financing arrangements. On completion, these loans are restructured into lease-rental discounting arrangements or debentures. The Group's capital structure is influenced by the changes in regulatory framework, government policies, available options of financing and the impact of the same on the liquidity position.

The Group monitors Capital using ratio of 'Net debt' to 'Gross asset value (GAV)' of all SPVs. For this purpose, Net debt is defined as Long-term borrowings + Short-term borrowings + current maturities of long-term borrowings. The Group's adjusted Net debt to GAV ratio as at March 31, 2021 is as follows:

Particulars	As at 31 March 2021
Borrowings	21,015.17
Lease Liability	97.54
Gross debt	<u>21,112.71</u>
Less : Cash and cash equivalents	<u>(3,155.19)</u>
Adjusted Net debt	<u>17,957.52</u>
Unitholders' Funds	
-Unit capital	81,774.78
-Other equity	252.75
Total Shareholder's funds	<u>82,027.53</u>
Debt/Equity Ratio	0.22



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41 Related Party Disclosures

A. Parties to Brookfield India REIT as at 31 March 2021

BSREP India Office Holdings V Pte Ltd- Sponsor
Brookprop Management Services Private Limited - Investment Manager
Axis Trustee Services Limited—Trustee

The Ultimate parent entity and sponsor groups, with whom the group has related party transactions during the period, consist of the below entities:

BSREP India Office Holdings V Pte Ltd- Sponsor

- a) BSREP II India Office Holdings II Pte. Ltd. (BSREP II India)
- b) Brookfield Asset Management Inc. (BAM) , ultimate parent entity and controlling party
- c) Kairos Property Managers Private Limited (Kairos)
- d) BSREP Moon C1 L.P
- e) BSREP Moon C2 L.P
- f) BSREP India Office Holdings III Pte Ltd. (BSREP India Office III)
- g) BSREP India Office Holdings Pte. Ltd. (BSREP India Holdings)

Brookfield India REIT's interests in subsidiaries are set out in note 1"- Organization structure.

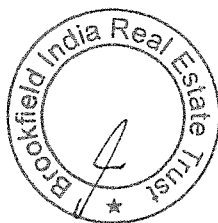
Directors & Key personnel of the Investment Manager (Brookprop Management Services Private Limited)

Directors

Akila Krishnakumar (Independent Director)
Shailesh Vishnubhai Haribhakti (Independent Director)
Anuj Ranjan (Non-Executive Director)
Ankur Gupta (Non-Executive Director)

Key personnel

Alok Aggarwal - Managing director and chief executive officer – India office business
Sanjeev Kumar Sharma - Executive vice president and chief financial officer – India office business



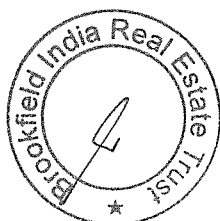
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41 B. Related party transactions:

Nature of transaction/ Entity's Name	For the half year ended 31 March 2021	From 17 July 2020 to 30 September 2020	From 17 July 2020 to 31 March 2021
Trustee Fee Expense			
- Axis Trustee Services Limited	1.56	0.65	2.21
Total	1.56	0.65	2.21
Reimbursement of expense incurred by (excluding GST)			
- Brookprop Management Services Private Limited	252.87	0.38	253.25
- BSREP India Office Holdings V Pte Ltd	166.90	1.17	168.07
- Kairos Property Managers Pvt Ltd	0.05	-	0.05
Total	419.82	1.55	421.37
Reimbursement of expense incurred on behalf of (excluding GST)			
- Mountainstar India Office Parks Private Limited	1.24	-	1.24
Total	1.24	-	1.24
Issue of Unit Capital			
- BSREP India office Holdings V Pte. Ltd.	14,882.42	-	14,882.42
- BSREP India Office Holdings Pte Ltd.	11,412.33	-	11,412.33
- BSREP India Office Holdings III Pte. Ltd.	10,100.03	-	10,100.03
- BSREP II India Office Holdings II Pte. Ltd.	7,723.86	-	7,723.86
- Kairos Property Managers Pvt Ltd	931.60	-	931.60
- BSREP Moon C1 LP	220.18	-	220.18
- BSREP Moon C2 LP	0.02	-	0.02
Total	45,270.44	-	45,270.44
12% Unsecured Non convertible debentures repaid			
- BSREP II India Office Holdings III Pte. Ltd.	256.00	-	256.00
Total	256.00	-	256.00
Interest expense on Unsecured Non convertible debentures			
- BSREP II India Office Holdings III Pte. Ltd.	0.76	-	0.76
Total	0.76	-	0.76
Internet & Connectivity Charges			
- Technology Service Group LLC	2.52	-	2.52
Total	2.52	-	2.52
Property management fees			
- Brookprop Management Services Private Limited	24.91	-	24.91
- Kairos Property Managers Private Limited	2.69	-	2.69
Total	27.60	-	27.60
Compensation to key management personnel			
- Short-term employee benefits	1.40	-	1.40
- Post-employment benefits*	-	-	-
- Other long-term benefits	0.06	-	0.06
Total	1.46	-	1.46
Provision for Gratuity and compensated absences transfer to			
- Brookprop Management Services Private Limited	3.26	-	3.26
- Arliga India Office Parks Private Limited	0.30	-	0.30
- Equinox Business Parks Pvt Ltd	0.23	-	0.23
- Vrihis Properties Pvt Ltd	0.05	-	0.05
Total	3.84	-	3.84
Provision for Gratuity and compensated absences transfer from			
- Equinox Business Parks Pvt Ltd	0.18	-	0.18
- Kairos Property Managers Pvt Ltd	0.24	-	0.24
- Vrihis Properties Pvt Ltd	0.19	-	0.19
Total	0.61	-	0.61

*As the liabilities for the gratuity and compensated absences are provided on an actuarial basis, and calculated for the respective SPV as a whole, the said liabilities pertaining specifically to KMP are not known for current period and hence, not included here.

Outstanding balances	As at 31 March 2021
Trade Payable (excluding GST)	
- Axis Trustee Services Ltd	1.88
- Brookprop Management Services Private Limited	0.61
Total	2.49
Other Payable (excluding GST)	
- Brookprop Management Services Private Limited	55.35
- BSREP India Office Holdings V Pte Ltd	168.07
Total	223.42
Other receivables	
- Mountainstar India Office Parks Private Limited	1.99
Total	1.99
Vendor Advance-Others (net of withholding tax)	
- Technology Service group LLC	17.23
Total	17.23



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42 Uncertainty relating to the global health pandemic on COVID-19:

Brookfield India REIT has considered possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts and fair value of investment property (including under development). In developing assumptions relating to possible future uncertainties in the Indian economic conditions because of this pandemic; Brookfield India REIT, as at the date of approval of these Condensed Consolidated Financial Statements, has used internal and external sources of information including reports on fair valuation of investment properties from property consultants, economic forecast and other information from market sources on the expected future performance of Brookfield India REIT. Based on this analysis, Brookfield India REIT has concluded that there is no impairment to the carrying amount of investment property and the fair value of investment property disclosed in the Condensed Consolidated Financial Statements represents the best estimate based on internal and external sources of information on the reporting date.

The impact of COVID-19 on Brookfield India REIT Condensed Consolidated Financial Statements may differ from that estimated as at the date of approval of these Condensed Consolidated Financial Statements.

43 Assets Acquisition

On 8 February 2021 (the acquisition date), Brookfield India REIT acquired 100% of the equity interest and compulsorily convertible debentures of four SPVs as described in more detail in Note 1 - Organization structure; in exchange for units of Brookfield India REIT amounting to Rs. 45,270.45 Million (the "Purchase consideration").

The management applied the optional concentration test, under Ind AS 103, and concluded that the acquired set of activities and assets is not a business because substantially all of the fair value of the gross assets acquired is concentrated in investment properties, with similar risk characteristics. Accordingly, this transaction has been accounted for as an asset acquisition.

The management identified and recognised the individual identifiable assets acquired and liabilities assumed; and allocated the purchase consideration to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of acquisition.

The allocated value of the identifiable assets and liabilities of the four SPVs as at the date of acquisition were:

Assets	Amount (in million)
Property, plant and equipment	98.22
Investment property	100,378.03
Investment property under development	723.34
Other assets	6,848.43
Total Assets (A)	108,048.02
Liabilities	
Borrowings (including current maturities of long term borrowings)	56,776.42
Other liabilities	6,001.16
Total Liabilities (B)	62,777.58
Net Assets (A – B)	45,270.44

44 Management fee

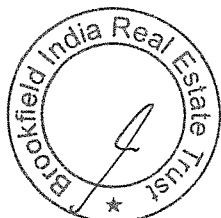
Property Management Fees

Pursuant to the Candor Amended and Restated Service Agreement dated 01 December 2020, Investment Manager is entitled to a yearly fees @ 3% of the income from operating lease rentals as recorded in the books of accounts of SPPL Noida and Candor Kolkata, payable on a monthly basis, exclusive of applicable taxes. The fees has been determined for providing real estate operating services to CIOP in relation to the Operational Services rendered by it with respect to SPPL Noida and Candor Kolkata. The said Management fees for the half year and period ended 31 March 2021 amounts to Rs. 19.04 million.

Pursuant to the Festus Service Agreement dated 01 December 2020, Investment Manager is entitled to a yearly fee of 3% of the income from operating lease rentals as recorded in the books of accounts of Festus, payable on a monthly basis, exclusive of applicable taxes. The fees has been determined for providing real estate operating services to Festus in relation to the management and operation of the Kensington and any other properties developed by Festus from time to time ("Festus Properties"). The said Management Fees for the half year and period ended 31 March 2021 amounts to Rs. 5.87 million.

REIT Management Fees

Pursuant to the Investment Management Agreement dated 17 July 2020, Investment Manager is entitled to fees @ 1% of NDCF, exclusive of applicable taxes (also refer Note 46). The fees has been determined for undertaking management of the REIT and its investments.



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45 Details of utilisation of proceeds of IPO are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 March 2021	Unutilised amount as at 31 March 2021
Partial or full pre-payment or scheduled repayment of the existing indebtedness of our Asset SPVs	35,750.00	35,750.00	-
General purposes	350.00	350.00	-
Issue expenses	1,900.00	288.13	1,611.87
Total	38,000.00	36,388.13	1,611.87

46 Distribution Policy

In terms of the Distribution policy and REIT Regulations, not less than 90% of the NDCFs of our Asset SPVs are required to be distributed to Brookfield REIT, in proportion of its shareholding in our Asset SPVs, subject to applicable provisions of the Companies Act. The cash flows receivable by Brookfield REIT may be in the form of dividends, interest income, principal loan repayment, proceeds of any capital reduction or buyback from our Asset SPVs/ CIOP, sale proceeds out of disposal of investments of any or assets directly/ indirectly held by Brookfield REIT or as specifically permitted under the Trust Deed or in such other form as may be permissible under the applicable laws.

At least 90% of the NDCFs of Brookfield REIT ("REIT Distributions") shall be declared and made once every quarter of a Financial Year by our Manager. The first distribution shall be made upon completion of the first full quarter after the listing of our Units on the Stock Exchanges. Further, in accordance with the REIT Regulations, REIT Distributions shall be made no later than 15 days from the date of such declarations. The REIT Distributions, when made, shall be made in Indian Rupees.

The NDCFs shall be calculated in accordance with the REIT Regulations and any circular, notification or guidelines issued thereunder including the SEBI Guidelines.

Statement of Net Distributable Cash Flows have not been disclosed since the first distribution of the REIT as stated in the Final Offer Document will be made upon completion of the first full quarter after the listing of the Units on the Stock Exchanges i.e. 30 June 2021.

47 The condensed consolidated financial statements includes the financial information for the half year ended March 31, 2021 being the balancing figure between audited figures in respect of the period from July 17, 2020 to March 31, 2021 and the unaudited figures from July 17, 2020 to September 30, 2020 of the current financial period

48 "0" Represents value less than Rs. 0.01 million.



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

Ankur Gupta

Ankur Gupta
 Director
 DIN No. 08687570

Place: Mumbai
 Date: 20 May 2021

Alok Aggarwal

Alok Aggarwal
 Chief executive officer
 DIN No. 00009964

Place: Gurugram
 Date: 20 May 2021

Sanjeev Kumar Sharma

Sanjeev Kumar Sharma
 Chief financial officer
 DIN No. 00211963

Place: Gurugram
 Date: 20 May 2021