

Brookfield Properties

November 7, 2022

BSE Ltd.

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

SCRIP CODE: 543261

SCRIP ID: BIRET

National Stock Exchange of India Ltd.

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

SYMBOL: BIRET

Subject: Outcome of meeting of Board of Directors held on Monday, November 7, 2022

Dear Sir/Ma'am,

We wish to inform you that Board of Directors of Brookprop Management Services Private Limited, the manager of Brookfield India Real Estate Trust ("**Manager**") at its meeting held on Monday, November 7, 2022 has, inter-alia:

- (a) Approved the Unaudited Condensed Standalone Financial Statements and Unaudited Condensed Consolidated Financial Statements of Brookfield India Real Estate Trust ("**Brookfield India REIT**") for the quarter and half year ended September 30, 2022.
- (b) Declared distribution of ₹ 1,708.94 million / ₹ 5.10 per unit for the quarter ended September 30, 2022. The distribution comprises of (i) ₹ 810.91 million/ ₹ 2.42 per unit in the form of interest payment on shareholder loan and CCDs, (ii) ₹ 30.16 million / ₹ 0.09 per unit in the form of dividend; (iii) ₹ 861.17 million / ₹ 2.57 per unit in the form of repayment of SPV debt and (iv) the balance ₹ 6.70 million / ₹ 0.02 per unit in the form of interest on fixed deposit.
- (c) Reviewed the Valuation Report and declared Net Asset Value of ₹ 336.85 per unit for Brookfield India REIT as on September 30, 2022 as per regulation 10(22) of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, based on the Valuation Report dated November 6, 2022, issued by Mr. Shubhendu Saha, the valuer of Brookfield India REIT. (Refer statement of net assets at fair value in the condensed standalone financial statements).

Further, please find enclosed:

1. Copy of the press release to be issued in connection with the Unaudited Condensed Standalone Financial Statements and Unaudited Condensed Consolidated Financial Statements of Brookfield India REIT for the quarter and half year ended September 30, 2022, as **Appendix I**.
2. Copy of the investor presentation on the financial statements for the quarter and half year ended September 30, 2022 as **Appendix II**.
3. Copy of Unaudited Condensed Standalone Financial Statements and Unaudited Condensed Consolidated Financial Statements of Brookfield India REIT for the quarter and half year ended September 30, 2022, and the reports of the Statutory Auditors thereon as **Appendix III**.

The related party transactions during the quarter ended September 30, 2022, are set out in the Unaudited Condensed Standalone Financial Statements (refer note no. 27) and Unaudited Condensed Consolidated Financial Statements of Brookfield India REIT (refer note no. 42).

BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (Formerly known as BPG India Private Limited)

Registered Office and Correspondence Address: Unit 1, 4th Floor, Godrej BKC, Bandra Kurla Complex, Mumbai 400 051

T: +91 22 66000700 **CIN:** U74999MH2018FTC306865 **E-mail:** bpindia.legal@brookfield.com; reit.manager@brookfield.com

Brookfield

Properties

4. Copy of summary valuation report of Brookfield India REIT for half year ended September 30, 2022 dated November 6, 2022, issued by Mr. Shubhendu Saha as **Appendix IV**.
5. Kindly note that registered office address of Brookprop Management Services Private Limited, the Manager of Brookfield India REIT has been changed to “Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400 051”.

The documents referred above are also uploaded on our website at:

<https://www.brookfieldindiareit.in/financial-updates/#results>

We also wish to inform you that the record date for the proposed distribution to unitholders for the quarter ended September 30, 2022, will be Wednesday, November 16, 2022, and the payment of distribution is proposed to be made on or before Tuesday, November 22, 2022.

You are requested to take the above information on record.

Thanking You.
Yours Faithfully,

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

Saurabh Jain
Company Secretary and Compliance Officer
CC: Axis Trustee Services Limited
Axis House, Bombay Dyeing Mills Compound
Pandurang Budhkar Marg, Worli,
Mumbai 400 025, Maharashtra, India

BROOKFIELD INDIA REAL ESTATE TRUST REPORTS Q2 AND H1 FINANCIAL YEAR 2023 RESULTS

All figure references are in Indian Rupees unless noted otherwise.

Brookfield India Real Estate Trust (Tickers: BSE: 543261, NSE: BIRET) ("BIRET"), India's only 100% institutionally managed REIT, today announced financial results for the quarter and half year ended September 30, 2022.

"The office leasing momentum continues to increase steadily with physical occupancy going up on account of expansion plans from global captives and technology players. With over 306,000 SF of leasing and 16,000 SF of expansion options, we continue to attract marquee tenants in Q2 FY2023. While interest rates continue to firm up globally, our long-term growth potential and minimal refinancing requirements ensure that our portfolio is de-risked. We received a 5-star GRESB rating in our first submission underlining our commitment to sustainable business practices aligned to our global ESG framework. Across our properties in India, we are deploying the very best of technologies to achieve our goal of being net zero by 2040." said Alok Aggarwal, Chief Executive Officer, Brookprop Management Services Private Limited.

The key highlights of the business from H1 FY2023 and Q2 FY2023 were as follows:

KEY HIGHLIGHTS: H1 FY2023

- Achieved gross leasing of 0.6M SF in H1 FY2023 with expansion options of 0.1M SF
- Achieved a 9% growth in the net operating income run rate from Q4 FY2022 and have an embedded growth headroom of 18%
- Inorganic growth pipeline of 6.4M SF of fully built properties to further increase our scale and operating income
- Distributions for the half year are INR 10.20 per unit, in line with our guidance
- Delivered an attractive total return of 21% since IPO, with a further 12% headroom to NAV

KEY HIGHLIGHTS: Q2 FY2023

- Recognized as Sector Leader by GRESB for Sustainable Office Development in Asia and received a 5-star rating from GRESB in the first year of submission
- The company received an overall score of 90%, for operational buildings; outperformed global averages across all criteria, scoring 100% in Social and Governance categories
- Advanced our Net Zero target by 10 years to 2040
- Achieved leasing of 306,000 SF in Q2 FY23 of which 127,000 SF is new leasing and 179,000 SF is renewals and signed expansion options of 16 000 SF in N1
- Achieved 9% average escalation on 909,000 SF leased area

FINANCIAL HIGHLIGHTS

- Grew Adjusted Net Operating Income by 48% YoY to Rs 2,413 million, led by the N2 acquisition and increase in O&M margins from higher physical attendance at our campuses
- Increased Operating Lease Rentals by 32% YoY to Rs. 2,056 million

- 4% YoY increase in NAV which stands at Rs 337 per unit as of September 30, 2022
- Announced distribution of Rs 1,709 million (Rs 5.10 per unit) this quarter, with 52% of distributions non-taxable for unit holders

GROWTH HIGHLIGHTS

- Commenced construction of retail led 561,000 SF mixed use development, comprising 174,000 SF retail spaces and 387,000 SF office space
- The 174,000 SF retail development will be a F&B led retail destination with multiple restaurants, cafes, large and small format retail outlets, gaming center and an open terrace area, which will substantially enhance our occupier experience at K1. The 387,000 SF office development will comprise of high quality non SEZ office spaces diversifying our tenant offering

ABOUT BROOKFIELD INDIA REAL ESTATE TRUST

Brookfield India Real Estate Trust is India's only institutionally managed REIT, comprising of five large campus format office parks located in key gateway markets of India – Mumbai, Gurgaon, Noida, and Kolkata. The BIRET portfolio consists of 18.7M SF comprising 14.3M SF of completed area and 4.4M SF of future development potential. BIRET has the rights of the first offer on an additional 6.7M SF, currently owned by members of the Brookfield Group.

BIRET is sponsored by an affiliate of Brookfield Asset Management Inc, one of the world's largest alternative asset managers and investors, with over US\$750 billion of assets under management, across real estate, infrastructure, renewable power, private equity and credit strategies and has a global presence across more than 30 countries.

The quality of assets owned by BIRET together with the sponsor group's expertise in owning and operating assets over several years makes it the preferred "landlord of choice" for tenants.

CONTACT DETAILS

Reema Kundnani

Email: reema.kundnani@brookfieldproperties.com; Mobile No: +91-9967556572

Brookfield India Real Estate Trust

Q2 FY2023 – INVESTOR UPDATE
NOVEMBER 7, 2022

By reading this presentation (the “Presentation”), you agree to be bound by the following limitations:

This Presentation is for information purposes only without regard to specific objectives, financial situations or needs of any particular person, and should not be disclosed, reproduced, retransmitted, summarized, distributed or furnished, in whole or in part, to any other person or persons. The material that follows is a Presentation on the information pertaining to key updates of Brookfield India Real Estate Trust (“Brookfield India REIT”). We don't assume responsibility to publicly amend, modify or revise any statements in the Presentation on the basis of any subsequent development, information or events, or otherwise. This Presentation comprises information given in summary form and does not purport to be complete and it cannot be guaranteed that such information is true and accurate. For ease and simplicity of representation, certain figures may have been rounded. No representation, warranty or undertaking, express or implied, is made or assurance given that such statements, views, projections or forecasts, if any, are correct or that any objectives specified herein will be achieved. Neither we, nor any of our affiliates, as such, make any representation or warranty, express or implied, as to, and do not accept any responsibility or liability with respect to, any loss, howsoever, arising from any use or reliance on this Presentation or its content or otherwise arising in connection therewith. Unless otherwise stated in this Presentation, the information contained herein is based on management information as they exist as of date/date indicated in this Presentation and estimates. The information contained herein is subject to change without notice and past performance is not indicative of future results.

Certain information contained herein constitutes forward-looking statements. Due to various risks and uncertainties, actual events or results or the actual performance of Brookfield India REIT may differ materially from those reflected or contemplated in such forward-looking statements. Although Brookfield India REIT believes that the anticipated future results, performance or achievements expressed or implied by the forward-looking statements and information are based upon reasonable assumptions and expectations in light of the information presently available, you should not place undue reliance on forward-looking statements and information because they involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of Brookfield India REIT to differ materially from anticipated future results, performance or achievement expressed or implied by such forward-looking statements and information. Factors that could cause actual results to differ materially from those set forward in the forward-looking statements or information include but are not limited to: general economic conditions, changes in interest and exchange rates, availability of equity and debt financing and risks particular to underlying portfolio company investments. There is no guarantee that Brookfield India REIT will be able to successfully execute on all or any future deals, projects or exit strategies, achieve leasing plans, secure debt or receive development approvals as set forth in this Presentation. Projected results reflected herein have been prepared based on various estimations and assumptions made by management, including estimations and assumptions about events that have not yet occurred. Projected results are based on underwriting. Due to various risks, uncertainties and changes beyond the control of Brookfield, the actual performance of the Brookfield India REIT could differ materially from the projected results. There is no assurance, representation or warranty being made by any person that any of the projected results will be achieved and undue reliance should not be put on them. Industry experts may disagree with the assumptions used in presenting the projected results.

Any changes to assumptions could have a material impact on projections and actual returns. Actual returns on unrealized investments will depend on, among other factors, future operating results, the value of the assets and market conditions at the time of disposition, legal and contractual restrictions on transfer that may limit liquidity, any related transaction costs and the timing and manner of sale, all of which may differ from the assumptions and circumstances on which the valuations used in the prior performance data contained herein are based. Accordingly, the actual realized returns on unrealized investments may differ materially from the returns indicated herein.

In considering investment performance information contained herein, you should bear in mind that past performance is not necessarily indicative of future results and there can be no assurance that comparable results will be achieved, that an investment will be similar to the historic investments presented herein (because of economic conditions, the availability of investment opportunities or otherwise), that targeted returns, diversification or asset allocations will be met or that an investment strategy or investment objectives will be achieved. Any information regarding prior investment activities and returns contained herein has not been calculated using generally accepted accounting principles and has not been audited or verified by an auditor or any independent party. Nothing contained herein should be deemed to be a prediction or projection of future performance.

Certain of the information contained herein is based on or derived from information provided by independent third party sources. While Brookfield India REIT believes that such information is accurate as of the date it was produced and that the sources from which such information has been obtained are reliable, Brookfield India REIT does not guarantee the accuracy or completeness of such information, and has not independently verified such information or the assumptions on which such information is based. This document is subject to the assumptions (if any) and notes contained herein.

The information in this Presentation does not take into account your investment objectives, financial situation or particular needs and nothing contained herein should be construed as legal, business or tax advice. Each prospective investor should consult its own attorney, business adviser and tax advisor as to legal, business, tax and related matters concerning the information contained herein.

This document is just a Presentation and is not intended to be a “prospectus” or “draft offer document” or “offer document” or “final offer document” or “offer letter” or “offering memorandum” (as defined or referred to, as the case may be, under the Companies Act, 2013 and the rules notified thereunder, and the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008, as amended, or any other applicable law). This Presentation has not been and will not be reviewed or approved by a regulatory authority in India or elsewhere or by any stock exchange in India or elsewhere. None of the information contained herein (or in any future communication (written or oral) regarding an investment) is intended to be investment advice with respect to a proposed investment.

If we should at any time commence an offering of units, debentures, bonds or any other securities/ instruments of Brookfield India REIT, any decision to invest in any such offer to subscribe for or acquire units, debentures, bonds or any other securities/ instruments of Brookfield India REIT, must be based wholly on the information contained in an offer document or offering circular (including the risk factors mentioned therein) issued or to be issued in connection with any such offer and not on the contents hereof. Any prospective investor investing in such invitation, offer or sale of securities by Brookfield India REIT should consult its own advisors before taking any decision in relation thereto.

The securities of Brookfield India REIT have not been and will not be registered under the U.S. Securities Act, 1933, as amended (“U.S. Securities Act”), or the securities laws of any applicable jurisdiction and these materials do not constitute or form a part of any offer to sell or solicitation of an offer to purchase or subscribe for any securities in the United States of America or elsewhere in which such offer, solicitation or sale would be unlawful prior to registration under the U.S. Securities Act or the securities laws of any such jurisdiction.

India's first and only 100% institutionally managed REIT, owning 18.7 MSF of class A office properties

18.7 MSF

TOTAL AREA

14.3 MSF

OPERATING AREA

89%

EFFECTIVE ECONOMIC OCCUPANCY⁽¹⁾

Rs 64 PSF

IN-PLACE RENT

6.9 Yrs.

WALE

72

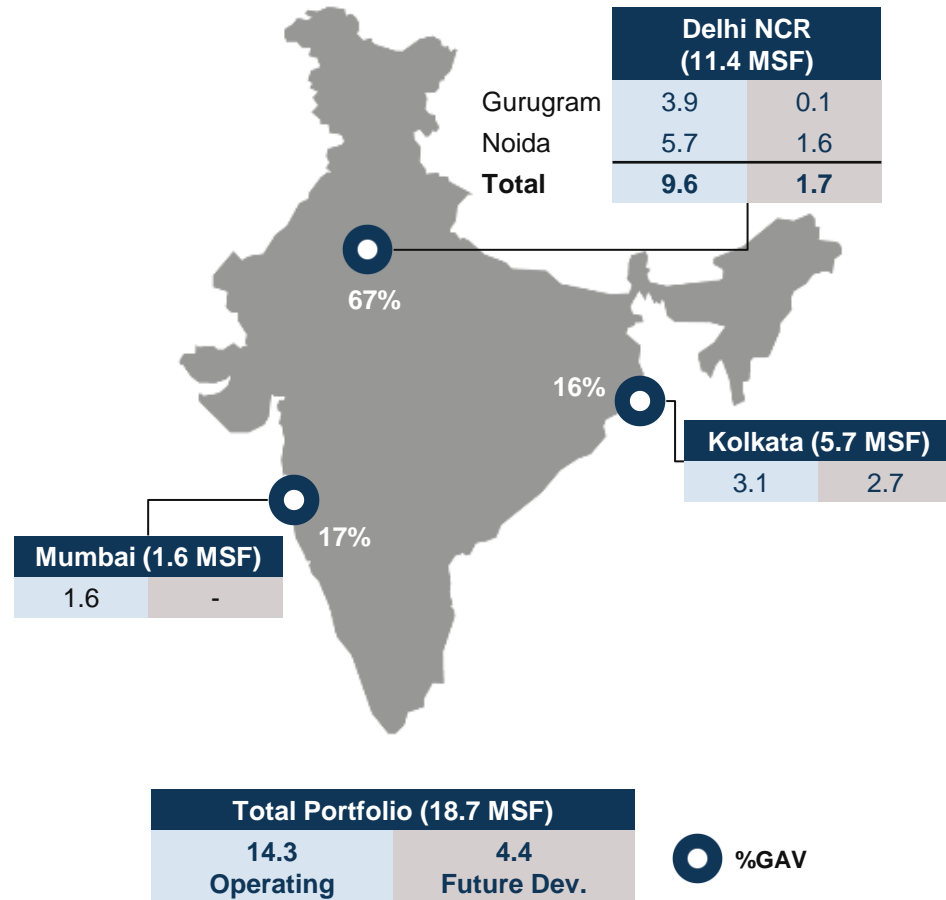
OFFICE TENANTS

Rs 164 B

GROSS ASSET VALUE⁽²⁾

Rs 337

NAV PER UNIT⁽²⁾



(1) Income Support in Candor Techspace N2 is being provided till March 31, 2024 on 805,000 SF of vacant area. The Committed Occupancy of the portfolio is 84%.

(2) As on September 30, 2022.

Note: In-place Rent and WALE are only for the Leased Area and do not consider the impact of Income Support throughout the presentation.

High Quality Properties in Gateway Cities



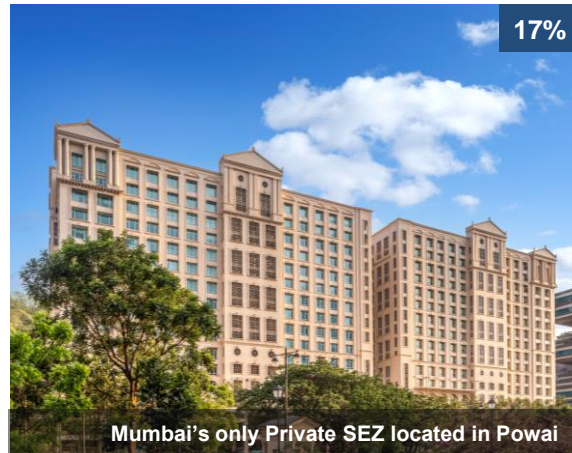
Largest Office SEZ in CBD Gurugram

CANDOR TECHSPACE, SECTOR 21, GURUGRAM (G2)
4.0 MSF | 29 ACRES



Largest Office SEZ in Noida

CANDOR TECHSPACE, SECTOR 135, NOIDA (N2)
4.5 MSF | 30 ACRES



Mumbai's only Private SEZ located in Powai

KENSINGTON, POWAI, MUMBAI
1.6 MSF | 9 ACRES



Largest Office SEZ in Eastern India

CANDOR TECHSPACE, NEWTOWN, KOLKATA (K1)
5.7 MSF | 48 ACRES









Largest IT Park in a key technology hub of Noida

CANDOR TECHSPACE, SECTOR 62, NOIDA (N1)
2.8 MSF | 19 ACRES

H1 FY2023 – Half Year Scorecard

We have executed on our stated strategy and have a robust outlook on our business

Metric	Performance	
1 Stable Distribution	Rs 10.20 DPU	
2 Strong Returns	21% Total Return⁽¹⁾ Further 12% headroom to NAV	
3 Leasing Success	0.6 MSF + 0.1 MSF of Expansion Options 0.4 MSF of new leasing and 0.2 MSF of renewals	
4 Leasing Prospects	2.0 MSF Leasing Pipeline 1.0 MSF of new leasing prospects and 1.0 MSF of expected renewals	
5 Organic Growth	9% increase in NOI Run Rate⁽²⁾ Neutralizing the impact of increase in interest rates	
6 Inorganic Growth	6.4 MSF under evaluation Candor Techspace G1 and Downtown Powai	

(1) Pre-tax return to unitholders since IPO basis the closing unit price of Rs 299.90 on November 4, 2022 on the NSE.

(2) From Q4 FY2022 to Q2 FY2023.

Leader in Asia for Sustainable Office Development

Outperformed GRESB global averages across all criteria, **scoring 100% in Social and Governance** categories⁽¹⁾, reinforcing our ESG credentials

90%

Standing Investments Score

53/62

Environment
Global Average: 40

18/18

Social
Global Average: 16

20/20

Governance
Global Average: 18



G R E S B

★★★★★ 2022

5-star rating

in our first year of submission

96%

Development Score⁽²⁾

49/51

Environment
Global Average: 38

24/26

Social
Global Average: 22

22/24

Governance
Global Average: 21



IGBC
GREEN BUILDING RATING⁽³⁾



BRITISH SAFETY COUNCIL
HEALTH & SAFETY⁽⁴⁾



BEE STAR RATING



TÜV SÜD
ISO 9001, ISO 14001 & ISO 45001 CERTIFICATION



TÜV SÜD
ISO 50001 CERTIFICATION⁽⁵⁾



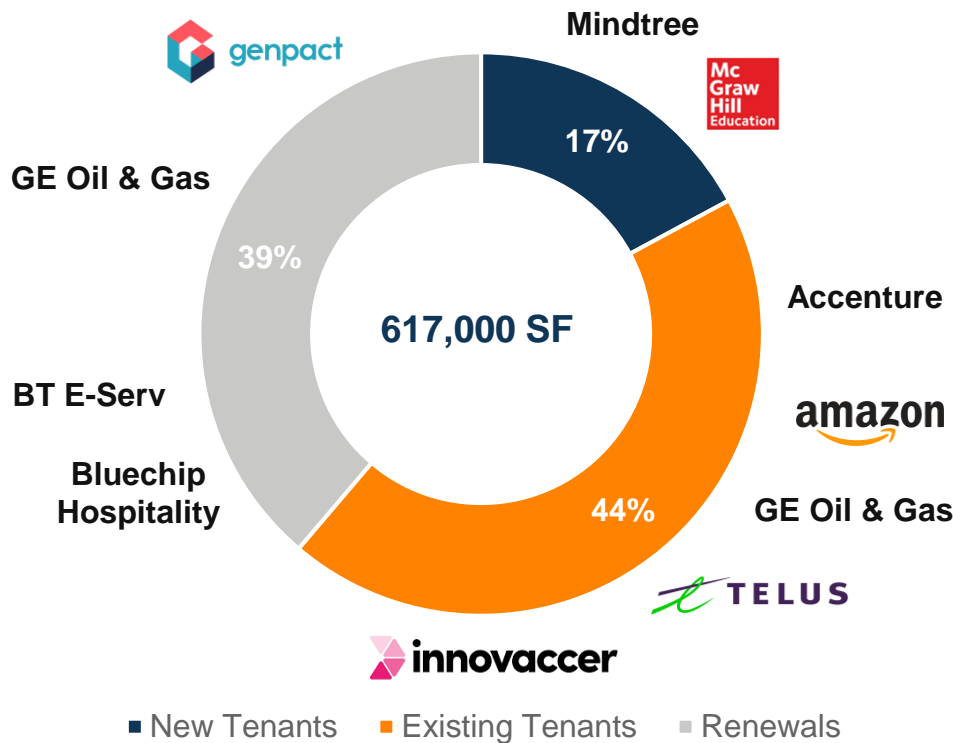
GOLDEN PEACOCK AWARDS
WINNER
Sustainability 2022
GOLDEN PEACOCK AWARD-SUSTAINABILITY

(1) 100% in Social and Governance categories for Standing Investments.
 (2) Score for 1.4 MSF of areas developed or upgraded in 2020 and 2021.
 (3) IGBC Platinum for G2, N1 & N2 and IGBC Gold for K1.
 (4) 5-Star Rating for N1, N2 and K1.
 (5) G2, N1, N2 and K1.

Consistent Leasing Recovery

“Return to office” programs continue to drive renewals and expansion demand

H1 FY2023 LEASING & RENEWALS



+
110,000 SF OF EXPANSION OPTIONS

Rs 80 PSF
AVERAGE RENT ON NEW LEASING⁽¹⁾⁽²⁾

11.0 Yrs.
AVERAGE TERM ON NEW LEASING⁽¹⁾

1.0 MSF
NEW LEASING PROSPECTS

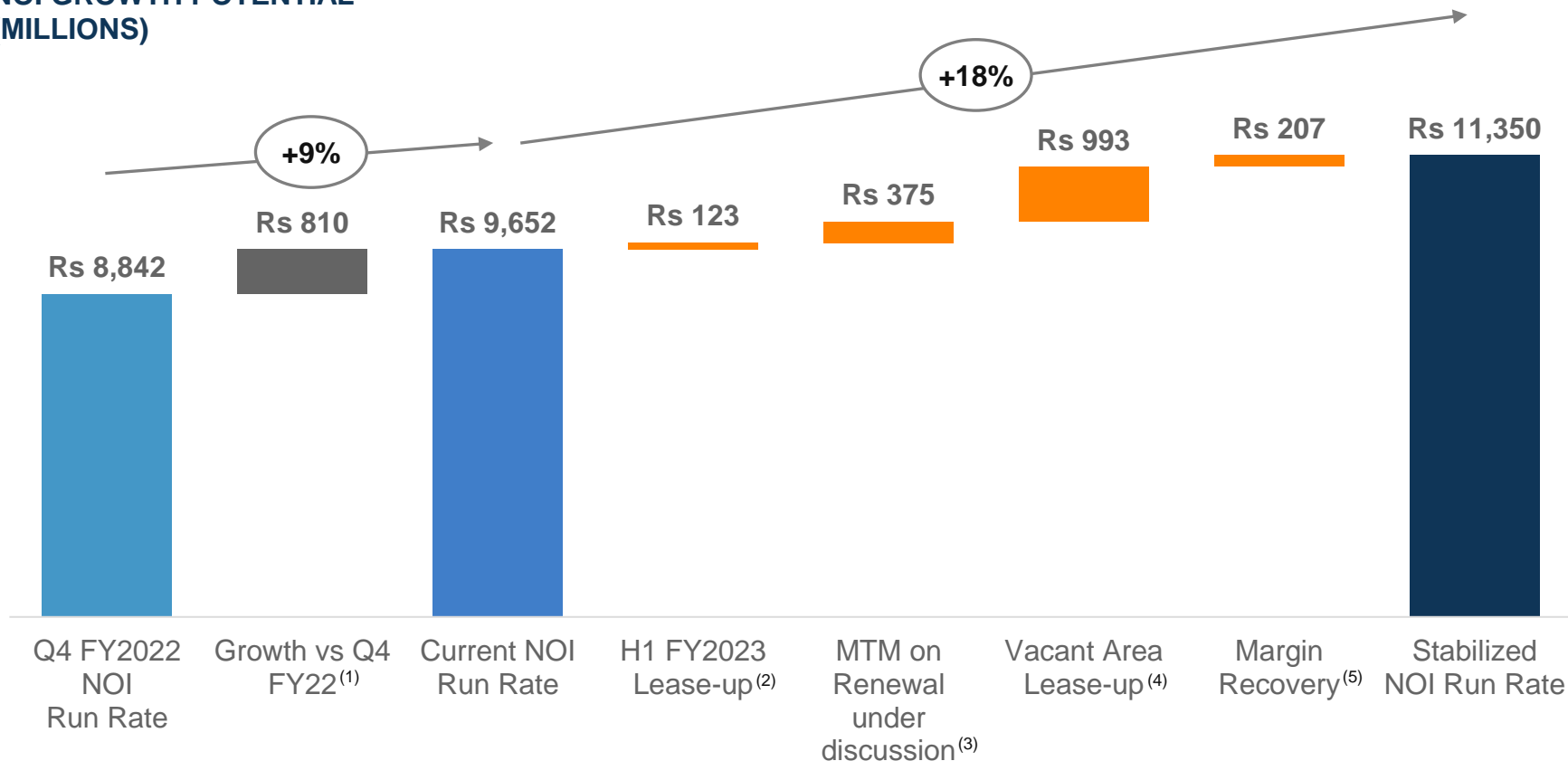
1.0 MSF
EXPECTED RENEWALS

(1) Average leasing rent and lease term are weighted by area and are provided only for office areas.
 (2) Rs 81 PSF including car park rent.

Significant Organic Growth Potential

We achieved a 9% growth in the NOI run rate from Q4 FY2022 and have an embedded growth headroom of 18%

NOI GROWTH POTENTIAL (MILLIONS)



(1) Includes escalations, lease-up and margin recovery during H1 FY2023.

(2) Indicates the contracted NOI for leases signed in H1 FY2023 which will reflect in the NOI in the subsequent quarters.

(3) Mark-to-market increase from expected renewals.

(4) Incremental NOI based on management estimates, net of a) 28% revenue share payable to landowner (GIL) and b) Income Support.

(5) On existing leased areas, we expect NOI Margin to revert to FY2020 levels as occupancy picks up and CAM recovery improves across the properties.

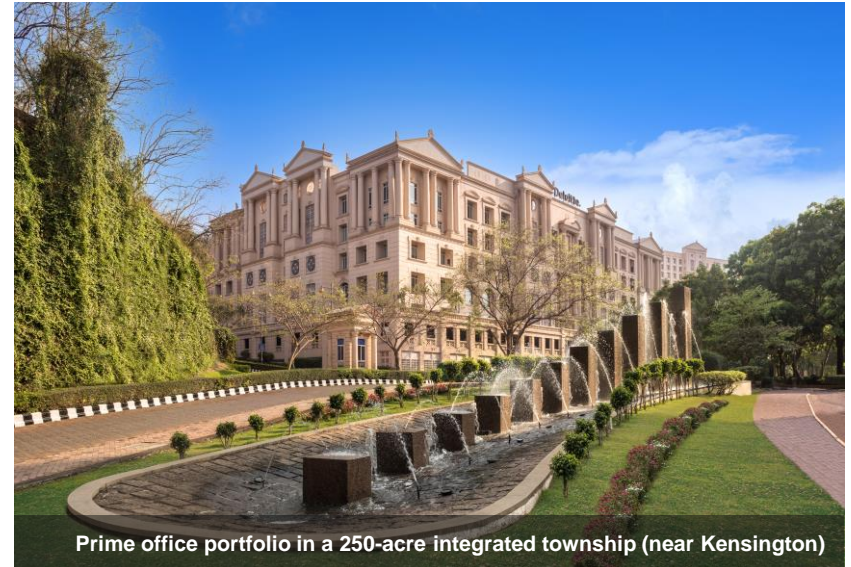
Attractive Inorganic Growth Prospects

Acquisition pipeline of **6.4 MSF** of operating class-A properties, which will further increase scale and operating income



One of the largest high quality office campuses in Gurugram

CANDOR TECHSPACE G1, GURUGRAM



Prime office portfolio in a 250-acre integrated township (near Kensington)

DOWNTOWN POWAI, MUMBAI

Total Area	3.7 MSF
Committed Occupancy	76%
WALE	7.4 Yrs.
In-place Rent	Rs 73 PSF

Total Area	2.7 MSF
Committed Occupancy⁽¹⁾	88%
WALE⁽¹⁾	4.1 Yrs.
In-place Rent⁽¹⁾	Rs 158 PSF

(1) Excludes 88,000 SF of ongoing densification.

Strong Capital Structure

Backed by high quality assets and robust cash flows, our long-duration borrowings maintain a AAA credit rating, attract competitive costs and carry a low refinancing risk

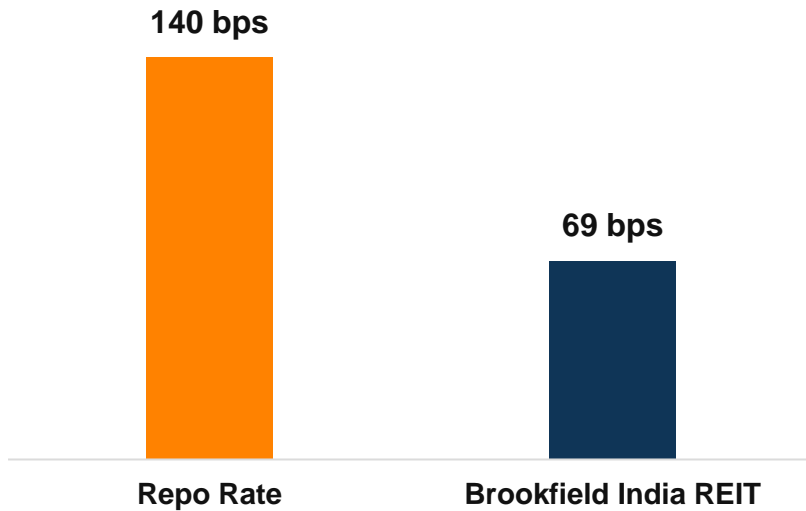
7.45%
AVERAGE INTEREST RATE⁽¹⁾

AAA Stable
CREDIT RATING (CRISIL)

31%
NET DEBT TO
VALUE RATIO

Rs 2.1B
UNDRAWN COMMITTED
FACILITY

INCREASE IN INTEREST RATES⁽²⁾



DEBT MATURITY PROFILE (% OF OUTSTANDING DEBT)



(1) As on September 30, 2022; 100% floating rate loans.

(2) During H1 FY2023.

(3) Weighted average maturity period as on September 30, 2022.

We witnessed continued leasing demand with **306,000 SF** of gross leasing this quarter

Leasing

306,000 SF

Gross Leasing

89%

Effective Economic Occupancy

- Achieved 127,000 SF of new leasing and 179,000 SF of renewals during the quarter, and signed expansion options of 16,000 SF in N1
- Achieved 9% average escalation on 909,000 SF leased area
- Ongoing discussions on 1.0 MSF of new leasing and 1.0 MSF of renewals

Development and Capex

561,000 SF

Commenced construction of mixed-use building in K1

- New tower to offer
 - ~387,000 SF of commercial office space comprising high quality non SEZ offices which will diversify our product mix
 - ~174,000 SF of F&B led retail destination with multiple restaurants, cafes, large and small format retail outlets, gaming center and an open terrace area, which will substantially enhance our occupier experience

ESG, Health and Safety



G R E S B
★★★★★ 2022

5-Star Rating

100%

Score in Social and Governance categories

- Advanced our target to achieve a Net Zero carbon future by 10 years to 2040
- Awarded as the winner at the Golden Peacock Global Awards for our focus on sustainability
- Planted 3,000 trees as part of the Forest of Hope Plantation Drive

(1) Average escalation is weighted by rent; Average escalation in G2, N1, N2 and K1 is ~13.4% (3 year escalations) and in Kensington is 4.4% (annual escalations).

48% increase in operating income versus Q2 FY2022, led by the N2 acquisition

	Q2 FY2023	Growth vs Q2 FY2022	
Operating Lease Rentals (OLR) (Rs million)	Rs 2,056	32%	<ul style="list-style-type: none"> Rs 496 million (31.7%) YoY increase <ul style="list-style-type: none"> Rs 469 million (30.1%) increase due to addition of N2 to the REIT and Rs 26 million (1.7%) primarily due to recent new leasing
Adjusted Net Operating Income (NOI)⁽¹⁾ (Rs million)	Rs 2,413	48%	<ul style="list-style-type: none"> Rs 784 million (48.2%) YoY increase <ul style="list-style-type: none"> Increase in OLR of Rs 496 million (30.4%) Increase in CAM margins of Rs 22 million (1.3%) due to the addition of N2 and of Rs 88 million (5.4%) primarily due to higher physical attendance leading to increase in CAM revenues (cost-plus contracts) Income Support of Rs 179 million (11.0%)
Gross Asset Value (Rs billion)	Rs 164	40%	<ul style="list-style-type: none"> Rs 47 billion (40.3%) YoY increase
Net Asset Value (Rs per unit)	Rs 337	4%	<ul style="list-style-type: none"> Rs 13 per unit (4.1%) YoY increase

(1) Adjusted NOI is the aggregate of reported NOI and the Income Support on N2 in Q2 FY2023.

Our distributions are in line with our guidance at **Rs 5.10 per unit**, of which 52% is non-taxable⁽¹⁾

Rs 1,709 million
DISTRIBUTION (Q2 FY2023)

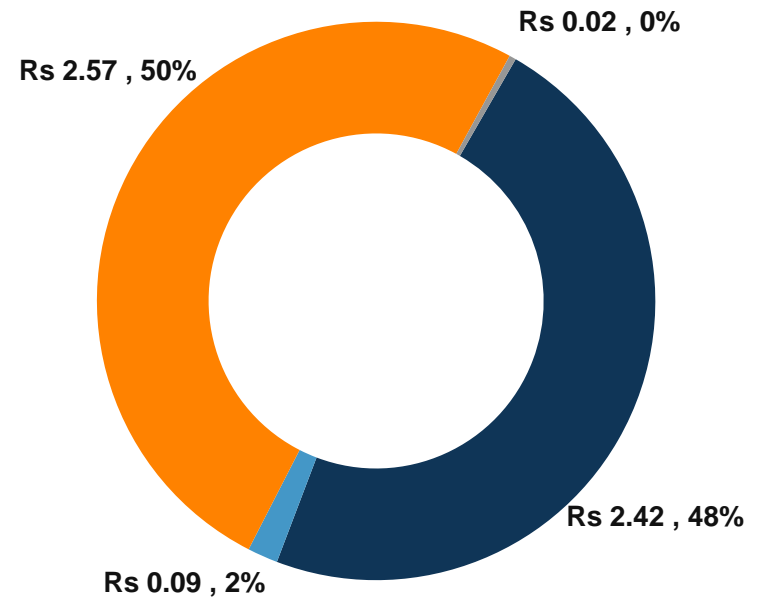
Rs 5.10
DISTRIBUTION PER UNIT (DPU)

NOV 16, 2022
RECORD DATE

By NOV 22, 2022
PAYOUT DATE

Rs 20.25 per unit
FY2023 NDCF GUIDANCE

DISTRIBUTION PER UNIT COMPONENTS



- Interest on Shareholder Loan⁽²⁾
- Dividend
- Repayment of Shareholder Loan
- Interest Income on Fixed Deposits

(1) For tax treatment of distribution, please refer FAQs on the website (<https://www.brookfieldindiareit.in/distribution-history/#overview>).

(2) Includes interest on compulsorily convertible debentures.

Business & Financial Updates

pine labs

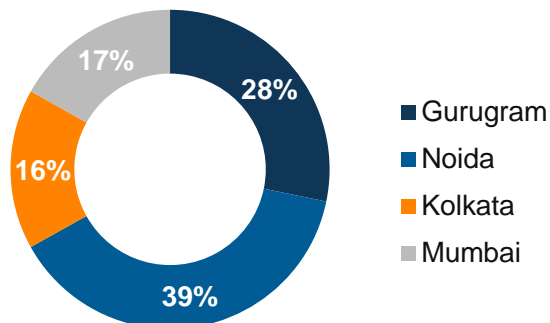
CANDOR TECHSPACE N1, NOIDA

Significantly Complete and Stable Portfolio

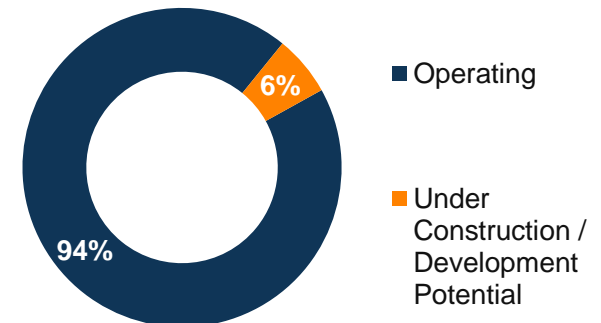
94% of gross asset value is in operating properties, with an Effective Economic Occupancy of 89% and a long-dated WALE of 6.9 years

Asset	Area (in MSF)			Leased Area Metrics					
	Operating	Dev. Potential	Total	Area in MSF	# Office Tenants	Committed / Econ. Occ. %	WALE (Yrs.)	In-place Rent (Rs PSF)	Asset Value ⁽²⁾ (Rs Bn)
Kensington	1.6	-	1.6	1.5	8	95%	2.0	Rs 100	Rs 28
G2	3.9	0.1	4.0	3.3	14	85%	8.2	80	46
N1	2.0	0.9	2.8	1.7	26	86%	7.2	48	22
N2	3.8	0.8	4.5	2.8	21	76%	7.6	54	41
K1	3.1	2.7	5.7	2.6	13	84%	7.1	42	27
Total	14.3	4.4	18.7	11.9	72⁽¹⁾	84% / 89%	6.9	Rs 64	Rs 164

ASSET VALUE BY GEOGRAPHY⁽²⁾



ASSET VALUE BY STATUS⁽²⁾



(1) 7 tenants are present across more than one office park.

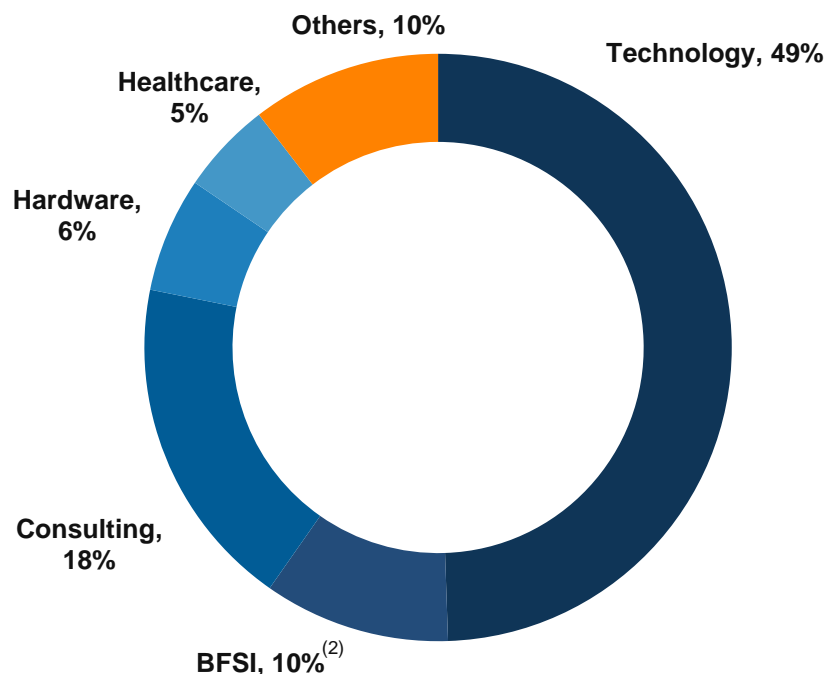
(2) As on September 30, 2022.

Note: Econ. Occ. % denotes Effective Economic Occupancy.

Deep Rooted Tenant Relationships

Technology-led, high credit quality tenant roster, with an established track record of tenant expansion

SECTOR DIVERSIFICATION OF TENANTS



TOP 10 TENANTS BY LEASED AREA

Tenant	# Parks	% Leased Area	Growth since Mar 15 ⁽¹⁾	Tenant since
Accenture	3	14%	+90%	10+ Yrs.
TCS	3	14%	-	10+ Yrs.
Cognizant	3	13%	+126%	10+ Yrs.
Sapient	2	5%	+163%	10+ Yrs.
Genpact	2	4%	+5%	10+ Yrs.
RBS	1	4%	+7%	10+ Yrs.
Barclays	1	3%	+60%	10+ Yrs.
Samsung	1	3%	New	1 Yr.
Steria	1	2%	-	10+ Yrs.
Telus	1	2%	New	4 Yrs.
Total		65%		

(1) Adjusted for areas in Kensington, which were inherited in 2017 when the property management was taken over.

(2) Banking, Financial Services and Insurance.

“Business-critical” Campuses

Our tenants perform specialised and high value-add services from our office parks



Technology

Indian IT behemoth (Kensington)
One of the largest offshore delivery centers

Top 5 European tech company (K1)
Key hub for Artificial Intelligence and software development



Consulting

Fortune 500 consulting company (G2)
Largest delivery center in North India

European consulting giant (N2)
Only office in North India, catering to European clients



BFSI

Fortune 500 British bank (N1)
Largest captive center in North India

UK based banking conglomerate (G2)
Largest off-shore center in India



Healthcare

Leading US healthcare company (G2)
Only Global Capability Center in North India

American management services co (N2)
Providing revenue cycle management solutions to their clients such as hospitals, health systems, physician groups, etc.



Others

World leading e-commerce company (N1)
Largest customer services center in North India

Swiss MNC with Japanese owners (N1)
Captive R&D center, performing testing of product lines of EV technology & Smart infrastructure

New Leasing and Renewals

Achieved gross leasing of **306,000 SF** during the quarter while progressing on a 2.0 MSF leasing pipeline

SELECT NEW LEASES / RENEWALS⁽¹⁾

Tenant / Industry	Industry	Assets	Area (SF)
Innovaccer	Healthcare	N1	36,000
Mindtree	Technology	N1	14,000
McGraw Hill	Others	N1	36,000
Telus	Technology	N2	23,000
New Leasing			127,000 SF
BT E-Serv	Telecom	G2	117,000
GE Oil & Gas	Oil & Gas	Kensington	60,000
Renewals			179,000 SF
Total			306,000 SF



Rs 61 PSF
AVERAGE RENT ON NEW LEASING⁽²⁾

10.3 Yrs.
AVERAGE TERM ON NEW LEASING⁽²⁾

1.0 MSF
NEW LEASING PROSPECTS

1.0 MSF
EXPECTED RENEWALS

(1) Only includes select office leases and renewals.

(2) Average leasing rent and lease term are weighted by area. These metrics are provided only for office areas.

New Leasing and Renewals (Cont'd.)

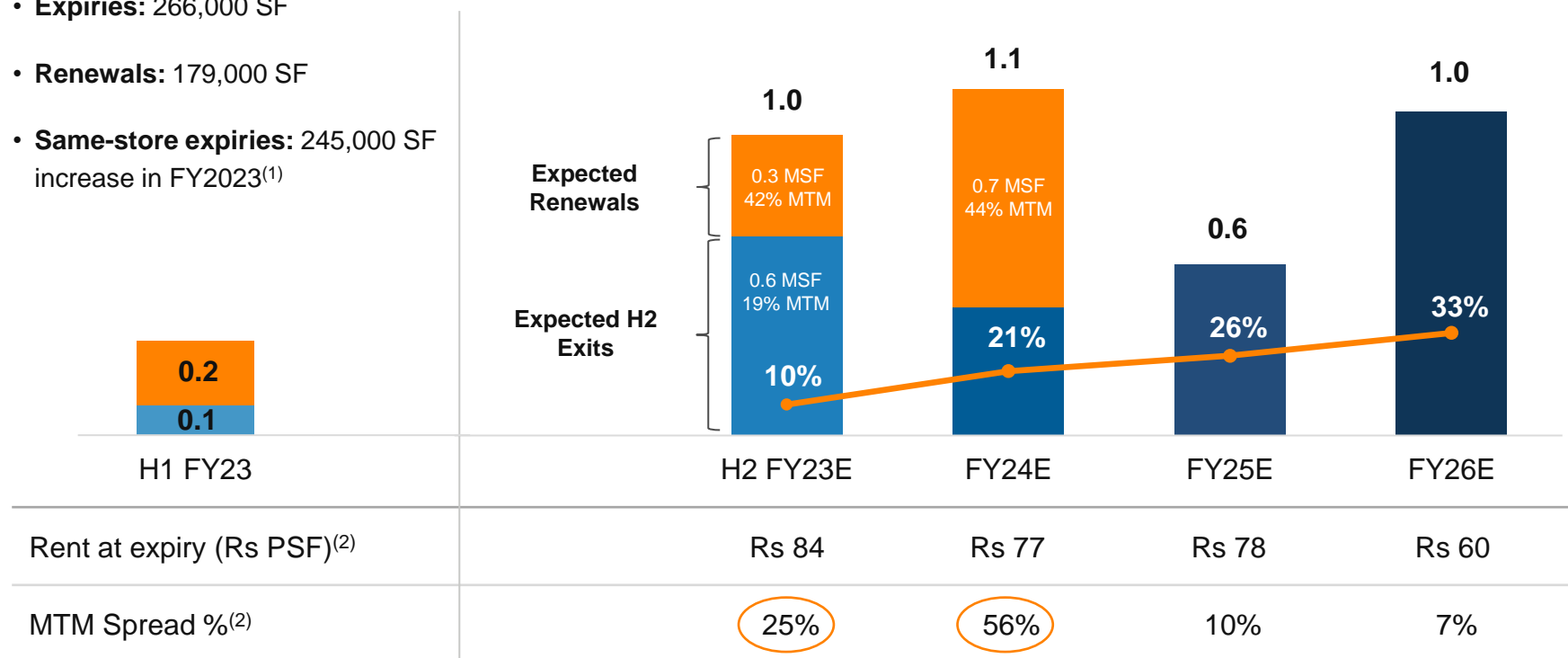
Portfolio has a well staggered lease expiry profile and provides an opportunity to capture an attractive mark-to-market spread in the near term

KEY HIGHLIGHTS (H1 FY2023)

- **Expiries:** 266,000 SF
- **Renewals:** 179,000 SF
- **Same-store expiries:** 245,000 SF increase in FY2023⁽¹⁾

LEASE EXPIRY SCHEDULE

■ Area Expiring (MSF) ■ Achieved/Expected Renewals — Cumulative Expiry (% of Rentals)



(1) Primarily due to down-sizing by a large occupier in G2.
(2) Excludes retail and amenity areas.

Property Income | Walkdown

MILLIONS	Q2 FY2023	Q2 FY2022	KEY DRIVERS
Income from Operating Lease Rentals (OLR)	Rs 2,056	Rs 1,561	<ul style="list-style-type: none"> Rs 496 million (31.7%) YoY increase <ul style="list-style-type: none"> Rs 469 million (30.1%) increase due to addition of N2 to the REIT and Rs 26 million (1.7%) primarily due to recent new leasing
(+) CAM / Other Revenue	980	556	<ul style="list-style-type: none"> Rs 423 million (76.1%) YoY increase <ul style="list-style-type: none"> Rs 262 million (47.0%) increase due to addition of N2 to the REIT Rs 162 million (29.1%) increase primarily due to higher physical attendance leading to increase in CAM revenues (cost-plus contracts) and some occupiers moving to higher hours of operation
Revenue from Operations	Rs 3,036	Rs 2,117	
(-) CAM / Other Direct Expenses	(802)	(489)	<ul style="list-style-type: none"> Rs 314 million (64.2%) YoY increase <ul style="list-style-type: none"> Rs 240 million (49.0%) increase due to addition of N2 to the REIT Rs 74 million (15.1%) increase due to increase in O&M expenses compared to previous year because of higher physical attendance
Net Operating Income (NOI)	Rs 2,234	Rs 1,628	
<i>% Margin on OLR</i>	<i>109%</i>	<i>104%</i>	
(+) Income Support	179	-	
Adjusted NOI	Rs 2,413	Rs 1,628	

NDCF | Walkdown

Millions	Q1 FY2023	Q2 FY2023	H1 FY2023
Income from Operating Lease Rentals	Rs 2,034	Rs 2,056	Rs 4,091
CAM / Other Revenue	876	980	1,856
Revenue from Operations	Rs 2,910	Rs 3,036	Rs 5,946
CAM / Other Direct Expenses	(742)	(802)	(1,545)
Income Support	178	179	357
Adjusted NOI	Rs 2,346	Rs 2,413	Rs 4,759
Property Management Fees	(58)	(60)	(118)
Net Other Income / (Expenses)	30	5	34
Adjusted EBITDA	Rs 2,318	Rs 2,357	Rs 4,675
Cash Taxes (Net of Refund)	95	(33)	62
Working Capital and Ind-AS Adjustments	131	70	201
Addition of Shareholder Debt in N2	335	-	335
Repayment of Tenant Deposits and Brokerage Expense	(131)	(136)	(268)
Cashflow from Operations	Rs 2,748	Rs 2,258	Rs 5,006
Capex	(370)	(284)	(654)
Net Financing Activities ⁽¹⁾	601	649	1,250
Non Refundable Advances	85	68	153
Interest Cost on External Debt	(902)	(1,024)	(1,926)
NDCF (SPV Level)	Rs 2,161	Rs 1,666	Rs 3,827

(1) Including debt drawdown and interest on fixed deposit & security deposit, and netted of investment in fixed deposits, other borrowing cost, repayment of debt and unspent debt drawn during the period.

NDCF | Walkdown

Millions	Q1 FY2023	Q2 FY2023	H1 FY2023
NDCF (SPV Level)⁽¹⁾	Rs 2,161	Rs 1,666	Rs 3,827
<i>Interest on Shareholder Debt</i>	860	825	1,686
<i>Dividends</i>	22	30	52
<i>Repayment of Shareholder Debt</i>	1,196	886	2,082
Investment of Shareholder Debt in N2	(335)	-	(335)
REIT Expenses ⁽²⁾	(24)	(25)	(49)
NDCF (REIT Level)⁽¹⁾	Rs 1,719	Rs 1,717	Rs 3,436
NDCF per Unit (REIT Level)	Rs 5.13	Rs 5.12	Rs 10.25
Distribution per Unit (REIT Level)	Rs 5.10	Rs 5.10	10.20

(1) The variance between SPV level NDCF and REIT level NDCF is primarily on account of the addition of shareholder debt in N2 in Q1 FY2023 and utilization of opening cash at the SPV level in Q2 FY2023.

(2) Includes changes in working capital and net of interest on fixed deposit.

Summary Balance Sheet

Our business is well-capitalized, backed by a strong balance sheet

MILLIONS	SEPTEMBER 30, 2022
Liabilities and Equity	
Total Equity	Rs 86,144
Borrowings ⁽¹⁾	53,182
Security Deposits	5,049
Other Liabilities	3,800
Total	Rs 148,175
Assets	
Investment Property	Rs 134,708
Investment Property Under Development	1,279
Cash & Cash Equivalents	2,297
Other Assets	9,890
Total	Rs 148,175

NOTES:

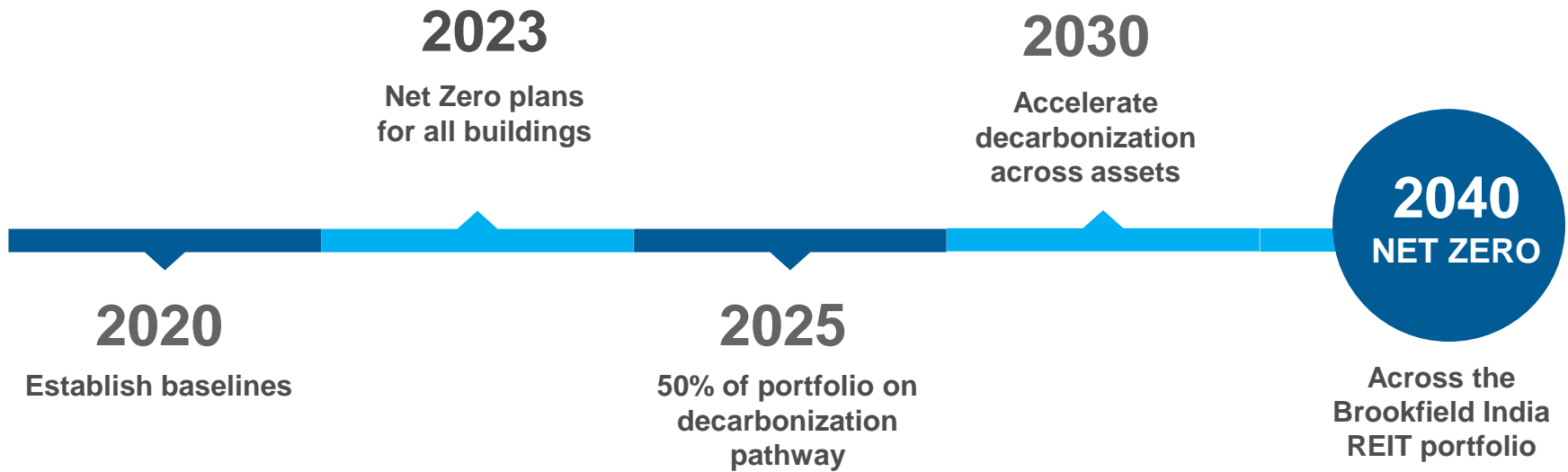
- Other Liabilities include trade & other payables, capital creditors, statutory dues, lease liabilities, deferred income & provisions
- Other Assets include Income Support receivable, income tax advances, security deposits, restricted cash balances, unbilled revenues, trade & other receivables

(1) Outstanding borrowings of Rs 53,511 million adjusted for processing fee of Rs 329 million which has been netted off.

Environmental Social Governance Program Updates

Our Commitment

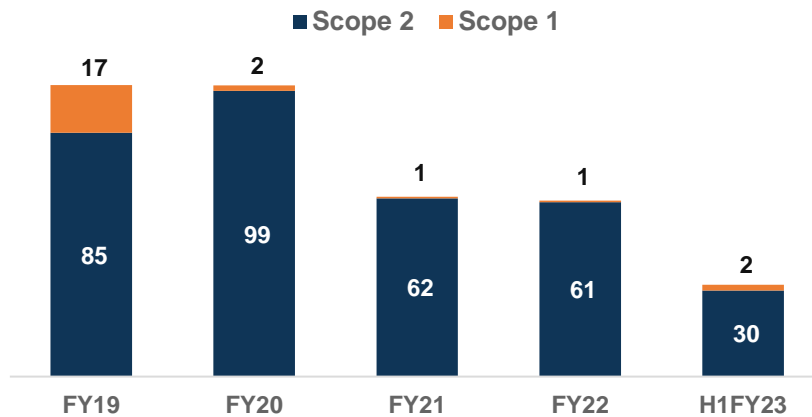
Committed to industry-leading sustainable development to deliver long-term value to our business, partners and communities



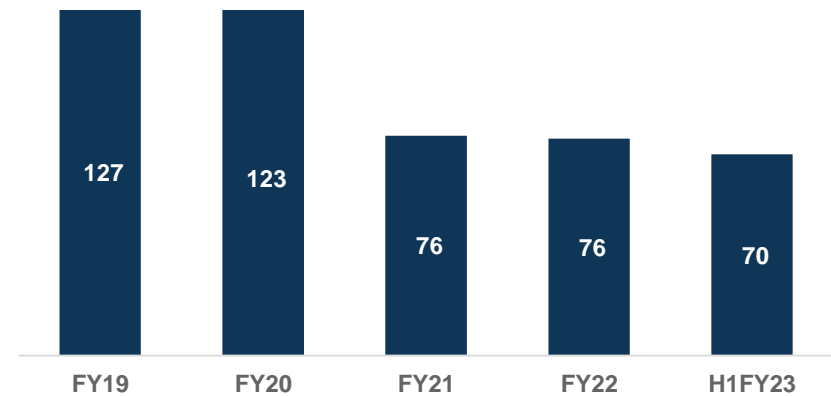
Progress on Net Zero

We are actively tracking our emissions and are closely working with all our stakeholders to achieve a Net Zero carbon future by 2040 or sooner

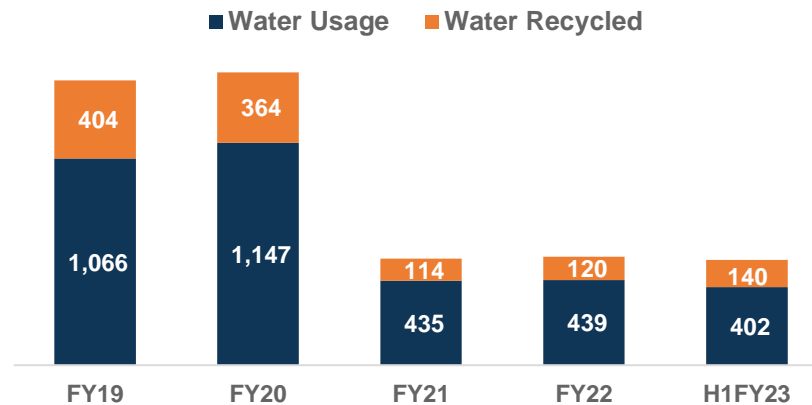
GREENHOUSE GAS EMISSIONS ('000 Mt CO2e)⁽¹⁾



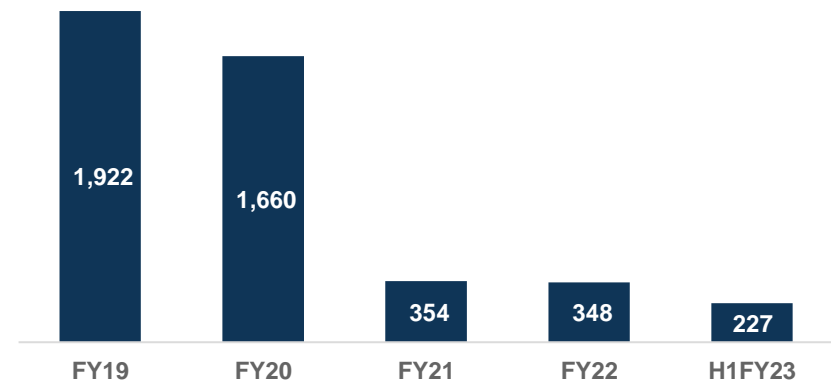
ENERGY CONSUMPTION (MILLION UNITS)⁽¹⁾



WATER USAGE ('000 KILO LITRES)⁽¹⁾



SOLID WASTE GENERATION (TONS)⁽¹⁾



Note: Consumption reductions in FY2021 and FY2022 are primarily attributable to lower physical occupancy on account of restrictions due to covid.

(1) Q1 FY2023 and FY2022 metrics include N2 from its acquisition on January 24, 2022.

Key ESG Initiatives

Through continuous improvements, we ensure efficient, resilient, future-fit assets that support the needs of our tenants and communities

ECOLOGICAL RESILIENCE

3,000
TREES PLANTED

Forest of Hope - Plantation drives conducted with occupants and employees as part of the culmination of the Trees of Hope campaign.



PLANTATION DRIVE, GURUGRAM

CENTRE OF EXCELLENCE

24 x 7
EXCELLENCE CENTRE

Inaugurated state-of-the-art, integrated Building Management Systems.

Key building parameters of all REIT assets can be monitored, controlled and optimized through this Centre.



EXCELLENCE CENTRE, GURUGRAM

HEALTH & WELL-BEING

>90%
IMPROVEMENT IN AIR QUALITY

Installation of indoor air quality monitoring and control has resulted in improvement of workspace air quality.



INDOOR AIR QUALITY DASHBOARDS ACROSS ASSETS

Information Supplement

Sponsor Group's Real Estate Footprint in India

Brookfield Group is one of the largest real estate investors in India with a high-quality office portfolio spanning 50 MSF (including Brookfield India REIT)

BROOKFIELD INDIA REAL ESTATE – KEY FACTS

\$8B

ASSETS UNDER
MANAGEMENT

50 MSF

TOTAL OFFICE AREA

2x

AUM GROWTH
(2020 – 2022)

13 Cities

DIVERSIFIED
PORTFOLIO

10+ Yrs.

INDIA PRESENCE

5,000+

EMPLOYEES



THE LEELA
PALACES HOTELS RESORTS

12 Hotels

3,200+ KEYS



19 Centers

14,000+ DESKS

OTHER INDIA OFFICE PORTFOLIO (OUTSIDE REIT)



ECOWORLD, BANGALORE



G1, GURUGRAM



DOWNTOWN POWAI, MUMBAI



ECOSPACE, BANGALORE



EQUINOX, MUMBAI



MILLENNIA, CHENNAI

Detailed Lease Expiry Schedule

Year / Asset	Area Expiring ('000 SF)	% of Gross Rentals (Asset / Portfolio)	In-place rent at Expiry (Rs PSF) ⁽¹⁾
H2 FY2023E			
Kensington	389	28%	Rs 106
G2	240	7%	82
N1	38	1%	65
N2	191	7%	54
K1	114	3%	54
Total – REIT	972	10%	Rs 84
FY2024E			
Kensington	707	40%	Rs 87
G2	133	4%	95
N1	235	12%	40
N2	47	2%	56
K1	-	-	-
Total – REIT	1,123	11%	Rs 77
FY2025E			
Kensington	109	10%	Rs 148
G2	107	3%	112
N1	288	16%	45
N2	49	1%	63
K1	3	1%	-
Total – REIT	556	5%	Rs 78
FY2026E			
Kensington	-	-	-
G2	186	6%	100
N1	45	2%	48
N2	349	11%	54
K1	468	20%	51
Total – REIT	1,049	7%	Rs 60

(1) Excludes retail and amenity areas.

Q2 FY2023: Occupancy Bridge

ASSET	JUNE 30, 2022						SEPTEMBER 30, 2022		
	AREAS IN '000 SF	OPERATING AREA	LEASED AREA	COMMITTED OCCUPANCY	NEW LEASING	GROSS EXPIRIES	RENEWALS	OPERATING AREA	LEASED AREA
Kensington	1,560	1,483	95%	-	(58)	60	1,563	1,485	95%
G2 ⁽¹⁾	3,881	3,312	85%	0	(125)	117	3,917	3,340	85%
N1	1,952	1,579	81%	104	(2)	2	1,957	1,683	86%
N2	3,764	2,891	77%	23	(72)	0	3,764	2,842	76%
K1	3,061	2,577	84%	-	(9)	-	3,061	2,568	84%
REIT	14,218	11,843	83%	127	(266)	179	14,261	11,918	84%
<i>Existing Towers</i>	12,822	11,101	87%	23	(266)	179	12,860	11,073	86%
<i>Towers Completed during covid⁽²⁾</i>	1,396	742	53%	104	-	-	1,401	846	60%

(1) Amendment in the lease terms of a tenant upon renewal of the break options resulted in increase in leasable area.

(2) Towers completed during covid include Tower 5 and Amenity Block III at N1 and Towers 11 and 11A at N2.

H1 FY2023: Occupancy Bridge

ASSET	MARCH 31, 2022			SEPTEMBER 30, 2022						
	AREAS IN '000 SF	OPERATING AREA	LEASED AREA	COMMITTED OCCUPANCY	NEW LEASING	GROSS EXPIRIES	RENEWALS	OPERATING AREA	LEASED AREA	COMMITTED OCCUPANCY
Kensington		1,558	1,409	90%	74	(58)	60	1,563	1,485	95%
G2 ⁽¹⁾		3,877	3,232	83%	80	(125)	117	3,917	3,340	85%
N1		1,949	1,507	77%	200	(50)	27	1,957	1,683	86%
N2		3,609	2,891	80%	23	(72)	0	3,764	2,842	76%
K1		3,061	2,577	84%	-	(44)	36	3,061	2,568	84%
REIT		14,054	11,616	83%	378	(350)	239	14,261	11,918	84%
<i>Existing Towers</i>		12,813	10,934	85%	214	(350)	239	12,860	11,073	86%
<i>Towers Completed during covid⁽²⁾</i>		1,242	682	55%	164	-	-	1,401	846	60%

(1) Amendment in the lease terms of a tenant upon renewal of the break options resulted in increase in leasable area.

(2) Towers completed during covid include Tower 5 and Amenity Block III at N1 and Towers 11 and 11A at N2.

Q2 FY2023: New leasing & Renewals

ASSET	NEW LEASING		+	RENEWALS		=	GROSS LEASING	
	AREAS IN '000 SF	AREA		RENT PSF PM ⁽¹⁾	AREA		RENT PSF PM ⁽¹⁾	AREA
Kensington	-	-		60	120		60	120
G2	-	-		117	90		117	90
N1	104	55		2	-		106	55
N2	23	60		-	-		23	60
K1	-	-		-	-		-	-
REIT	127	56		179	100		306	83

(1) Rents are given per square foot per month only for office areas and include the car park rent.

H1 FY2023: New leasing & Renewals

ASSET	NEW LEASING		+	RENEWALS		=	GROSS LEASING	
	AREAS IN '000 SF	AREA		RENT PSF PM ⁽¹⁾	AREA		RENT PSF PM ⁽¹⁾	AREA
Kensington	74	120		60	120		135	120
G2	80	80		117	90		197	86
N1	200	56		27	-		227	56
N2	23	60		-	-		23	60
K1	-	-		36	48		36	48
REIT	378	75		239	91		617	81

(1) Rents are given per square foot per month only for office areas and include the car park rent.

Property Income | Consolidation Details (Q2 FY2023)

MILLIONS	INCOME FROM OPERATING LEASE RENTALS (OLR)		REVENUE FROM OPERATIONS		NET OPERATING INCOME (NOI) ⁽¹⁾			
	Q2 FY2023	Q2 FY2022	Q2 FY2023	Q2 FY2022	Q2 FY2023	% OLR	Q2 FY2022	% OLR
Kensington	Rs 447	Rs 415	Rs 482	Rs 441	Rs 420	94%	Rs 379	91%
G2	585	605	869	847	629	108%	627	104%
N1	228	183	446	310	266	117%	194	106%
N2	469	-	731	-	491	105%	-	-
K1	328	358	508	519	339	103%	371	104%
CIOP	-	-	141	94	88	-	57	-
Intercompany Eliminations ⁽²⁾	-	-	(141)	(94)	-	-	-	-
Total	Rs 2,056	Rs 1,561	Rs 3,036	Rs 2,117	Rs 2,234	109%	Rs 1,628	104%
Income Support	-	-	-	-	179	-	-	-
Adjusted Total	Rs 2,056	Rs 1,561	Rs 3,036	Rs 2,117	Rs 2,413	-	Rs 1,628	-

(1) The NOI at SPV level is presented without intercompany eliminations.

(2) Revenue earned by CIOP gets eliminated with corresponding operating and maintenance expenses at SPV level.

Property Income | Consolidation Details (H1 FY2023)

MILLIONS	INCOME FROM OPERATING LEASE RENTALS (OLR)		REVENUE FROM OPERATIONS		NET OPERATING INCOME (NOI) ⁽¹⁾			
	H1 FY2023	H1 FY2022	H1 FY2023	H1 FY2022	H1 FY2023	% OLR	H1 FY2022	% OLR
Kensington	Rs 885	Rs 851	Rs 959	Rs 904	Rs 833	94%	Rs 781	92%
G2	1,161	1,237	1,706	1,736	1,235	106%	1,302	105%
N1	447	367	843	610	504	113%	391	107%
N2	937	-	1,455	-	987	105%	-	-
K1	660	722	984	1,059	673	102%	756	105%
CIOP	-	-	275	167	170	-	94	-
Intercompany Eliminations ⁽²⁾	-	-	(275)	(167)	-	-	-	-
Total	Rs 4,091	Rs 3,177	Rs 5,946	Rs 4,308	Rs 4,402	108%	Rs 3,325	105%
Income Support	-	-	-	-	357	-	-	-
Adjusted Total	Rs 4,091	Rs 3,177	Rs 5,946	Rs 4,308	Rs 4,759	-	Rs 3,325	-

(1) The NOI at SPV level is presented without intercompany eliminations.

(2) Revenue earned by CIOP gets eliminated with corresponding operating and maintenance expenses at SPV level.

Capital Structure and Liquidity

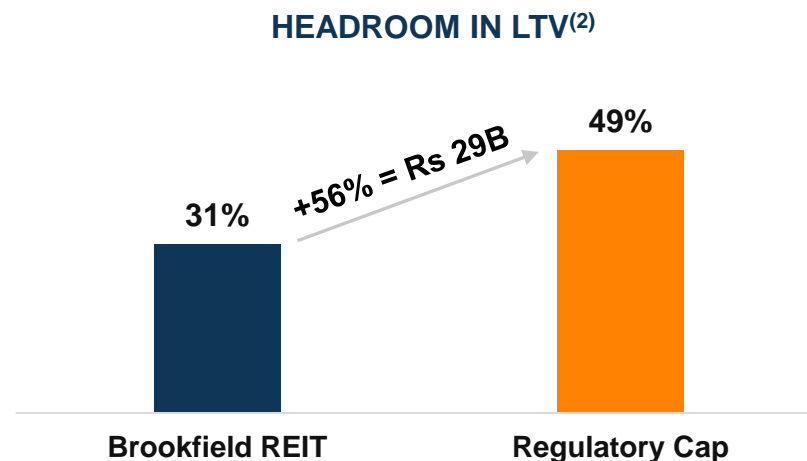
Simple capital structure, low-cost asset level debt and significant debt headroom will continue to be our strengths

Rs 51.2B
NET DEBT⁽¹⁾

Rs 2.1B
UNDRAWN COMMITTED
FACILITY

7.45%
AVERAGE INTEREST RATE⁽²⁾

AAA Stable
CREDIT RATING (CRISIL)



SPV GROSS DEBT SUMMARY (MILLIONS)⁽²⁾

ASSETS	KENSINGTON	G2 + K1	N1	N2	CIOP	TOTAL
Shareholder Debt by REIT (12.5% p.a.p.q.)	Rs 5,815	Rs 10,424	Rs 2,449	Rs 5,456	-	Rs 24,144
External Debt (7.45% p.a.p.m.)	8,610	26,200	3,870	14,831	-	53,511
Total SPV Debt (Gross)	Rs 14,425	Rs 36,624	Rs 6,319	Rs 20,287	-	Rs 77,655
Less: Shareholder Debt by REIT						(24,144)
Consolidated REIT Debt (Gross)						Rs 53,511

(1) Gross Debt of Rs 53,511 million net of Cash and Cash Equivalents of Rs 2,297 million.

(2) As on September 30, 2022.

Ongoing Capex and Upgrades

Rs 3 billion of capex projects underway across new tower developments and upgrades to existing towers. Capex including interest during construction to be financed through debt

ONGOING PROJECTS ⁽¹⁾	ESTIMATED COMPLETION DATE	PENDING COSTS (MILLIONS)
Asset Upgrades/Tenant Improvements		
Kensington	Q4 FY2023	Rs 101
G2	Q3 FY2023	63
N1	Q3 FY2023	138
N2	Q4 FY2023	234
K1	Q3 FY2023	7
Sub Total		Rs 543
New Development		
K1 – Mixed Use Development ⁽²⁾	Q3 FY2026	2,453
Sub Total		Rs 2,453
Total		Rs 2,996

(1) Capex budgets for asset upgrades and tenant improvements:

- Asset Upgrades: Façade and canopy at Kensington; food court and gym at G2; landscaping, external developments and ongoing fitouts at N1; and landscaping and façade upgrades at N2.
- Tenant Improvements: At Kensington, G2, N1 and K1.

(2) The mixed-use tower area has been increased from 524,000 SF to 561,000 SF upon finalisation of the building design, and includes 174,000 SF of F&B led retail destination.

Ongoing Capex and Upgrades (Cont'd.)

Recently completed the upgrade of the lobby at Kensington, with the freshly unveiled double-height entrance lobby enhancing the look and feel of the asset



RESEARCH HOUSE	ANALYST	EMAIL ID
Ambit	Karan Khanna	Karan.Khanna@ambit.co
Axis Capital	Samar Sarda	Samar.Sarda@axiscap.in
BofA Securities	Kunal Tayal	Kunal.Tayal@bofa.com
Citi	Atul Tiwari	Atul.Tiwari@citi.com
HSBC Bank	Puneet Gulati	PuneetGulati@hsbc.co.in
ICICI Securities	Adhidev Chattopadhyay	Adhidev.Chattopadhyay@icicisecurities.com
IIFL	Mohit Agarwal	Mohit.Agrawal@iiflcap.com
Investec	Sri Karthik Velamakanni	Sri.Karthik@investec.com
JM Financial	Manish Agrawal	Manish.Agrawal@jmfl.com
JP Morgan	Saurabh Kumar	Saurabh.S.Kumar@jpmorgan.com
Kotak Institutional Equities	Murtuza Arsiwalla	Murtuza.Arsiwalla@kotak.com
Morgan Stanley	Sameer Baisiwala	Sameer.Baisiwala@morganstanley.com

Gross Asset Value / Asset Value	The market value as determined by the Valuer as of March 31, 2022
Committed Occupancy	$\frac{\text{(Occupied Area + Completed Area under Letters of Intent)}}{\text{Completed Area}} \text{ In \%}$
Same-store Occupancy	Represents Committed Occupancy for areas where the occupancy certificate was received on or before March 31, 2020
WALE	Weighted Average Lease Expiry based on area. Calculated assuming tenants exercise all their renewal options post expiry of their initial lock-in period
In-place Rent	Rental income from leased area for the month excluding fit-out and car parking income on a per square foot basis
Initial Portfolio	Assets comprising of office parks (Kensington, Mumbai; G2, Gurugram; N1, Noida; K1, Kolkata)
G1	Candor Techspace G1 (Candor Techspace, Sector 48, Gurugram)
N2	Candor Techspace N2 (Candor Techspace, Sector 135, Noida)
ROFO Properties	Office assets for which Brookfield India REIT has entered into a right-of-first-offer (ROFO) agreement
Re-leasing Spread	Refers to the realized change in base rent between the leases signed and leases expiring at in-place rents, reflected as a % change
Mark-to-market Headroom / Spread	Refers to the potential change in base rent between new leases signed at market rates and leases expiring at in-place rents, reflected as a % change

Glossary (2/2)

Operating Lease Rentals (OLR)	Revenue from leasing of premises including Warm Shell rent, fit-out rent and car parking Income
Net Operating Income (NOI)	Net Operating Income calculated by subtracting Direct Operating Expenses from Revenue from Operations
REIT Portfolio NOI	Includes the NOI for the Initial Portfolio for the entire financial year and for N2 since its acquisition on January 24, 2022
NDCF	Net distributable cash flows (non-GAAP measure). Please refer to pg. 285-287 of the Offer Document for calculation methodology
Effective Economic Occupancy	$\frac{\text{Sum of Leased Areas and any eligible areas under any income support arrangement (excluding Leased Areas)}}{\text{Operating Area}} \quad \text{In \%}$
Income Support	Monetary support provided by Mountainstar India Office Parks Private Limited (MIOP) to SDPL Noida with respect to eligible areas under the Income Support Agreement
REIT Portfolio	Together, Initial Portfolio and Candor Techspace N2
Brookfield Group	Brookfield Asset Management Inc. and its affiliates
SDPL	Seaview Developers Private Limited
CIOP	Candor India Office Parks Private Limited
Financial Year	Pertains to the period from April 1 of the previous year to March 31 of the stated year, e.g., FY2023 is the period from April 1, 2022 to March 31, 2023

INDEPENDENT AUDITOR'S REPORT ON REVIEW OF CONDENSED STANDALONE INTERIM FINANCIAL STATEMENTS

TO THE BOARD OF DIRECTORS OF

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

Introduction

1. We have reviewed the accompanying unaudited Condensed Standalone Interim Financial Statements of **Brookfield India Real Estate Trust** ("the REIT"), ("the Condensed Standalone Interim Financial Statements") which comprise of the following:
 - the unaudited Condensed Standalone Balance Sheet as at September 30, 2022;
 - the unaudited Condensed Standalone Statement of Profit and Loss (including other comprehensive income) for the quarter and half year ended September 30, 2022;
 - the unaudited Condensed Standalone Statement of Cash flow for the quarter and half year ended September 30, 2022;
 - the unaudited Condensed Standalone Statement of Changes in Unitholders' Equity for the half year ended September 30, 2022;
 - the unaudited Statement of Net Assets at Fair Value as at September 30, 2022;
 - the unaudited Statement of Total Returns at Fair Value for the half year ended September 30, 2022
 - the unaudited Condensed Statement of Net Distributable Cash Flow for the quarter and half year ended September 30, 2022; and
 - summary of the significant accounting policies and select explanatory notes

These Condensed Standalone Interim Financial Statements are being submitted by the REIT pursuant to the requirements of 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").

2. The Condensed Standalone Interim Financial Statements, which is the responsibility of the Investment Manager and approved by the Board of Directors of the Investment Manager, have been prepared in accordance with the requirements of the REIT Regulations; Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations. Our responsibility is to express a conclusion on the Condensed Standalone Interim Financial Statements based on our review.

Scope of Review

3. We conducted our review of the Condensed Standalone Interim Financial Statements in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim



Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Investment Manager's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing issued by ICAI and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

4. Based on our review, nothing has come to our attention that causes us to believe that the accompanying Condensed Standalone Interim Financial Statements, have not been prepared in accordance with the REIT Regulations, Ind AS 34, prescribed under Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations.

Emphasis of matter

5. We draw attention to Note 10(a)(i) which describe the presentation of "Unit Capital" as "Equity" to comply with REIT Regulations. Our conclusion 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:22110815BCIWJB5845)

Place: Bengaluru
Date: November 7, 2022

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

Condensed Standalone Balance Sheet


Particulars	Note	As at 30 September 2022 (Unaudited)	As at 31 March 2022 (Audited)
ASSETS			
Non-Current assets			
Financial assets			
-Investments	3	62,941.15	62,965.85
-Loans	4	24,144.50	25,891.50
-Other financial assets	5	-	30.00
Non-current tax assets (net)	6	0.59	17.51
Total non-current assets		87,086.24	88,904.86
Current assets			
Financial assets			
-Cash and cash equivalents	7	1,718.40	1,755.13
-Other financial assets	8	628.46	645.72
Other current assets	9	138.49	0.12
Total current assets		2,485.35	2,400.97
TOTAL ASSETS		89,571.59	91,305.83
EQUITY AND LIABILITIES			
Equity			
Unit Capital	10	88,289.05	89,867.31
Other equity	11	1,174.02	1,387.46
Total equity		89,463.07	91,254.77
LIABILITIES			
Current liabilities			
Financial liabilities			
-Trade payables	12		
total outstanding dues of micro enterprises and small enterprises		0.11	-
total outstanding dues of creditors other than micro enterprises and small enterprises		33.43	31.72
-Other financial liabilities	13	72.49	6.32
Other current liabilities	14	0.36	13.02
Current tax liabilities (net)	15	2.13	-
Total current liabilities		108.52	51.06
Total liabilities		108.52	51.06
TOTAL EQUITY AND LIABILITIES		89,571.59	91,305.83

Significant accounting policies

2

The accompanying notes from 1 to 33 form an integral part of these Condensed Standalone 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: 07 November 2022



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: 07 November 2022


Alok Aggarwal
Chief Executive Officer
Place: Mumbai
Date: 07 November 2022


Sanjeev Kumar Sharma
Chief Financial Officer
Place: Mumbai
Date: 07 November 2022



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


Condensed Standalone Statement of Profit and Loss

Particulars	Note	For the quarter ended 30 September 2022 (Unaudited)	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 30 September 2021 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the half year ended 31 March 2022 (Unaudited)	For the half year ended 30 September 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
Income and gains								
Dividend		30.00	22.00	30.00	52.00	42.00	180.00	222.00
Interest	16	835.32	855.00	1,154.83	1,690.32	2,061.81	2,297.87	4,359.68
Other income	17	-	-	-	-	126.78	-	126.78
Total income		865.32	877.00	1,184.83	1,742.32	2,230.59	2,477.87	4,708.46
Expenses and losses								
Valuation Expenses		4.39	1.67	2.99	6.06	7.67	3.93	11.60
Audit Fees		4.05	3.44	2.36	7.49	8.26	5.90	14.16
Investment management fees		20.26	20.32	24.92	40.58	35.30	45.91	81.21
Trustee fees		0.74	0.74	0.74	1.48	1.47	1.48	2.95
Legal and professional expense		4.81	8.57	4.35	13.38	12.60	7.17	19.77
Other expenses	18	31.23	8.24	4.86	39.47	11.34	30.41	41.75
Total expenses		65.48	42.98	40.22	108.46	76.64	94.80	171.44
Profit before Income tax		799.84	834.02	1,144.61	1,633.86	2,153.95	2,383.07	4,537.02
Tax expense:	19							
Current tax		3.37	4.30	4.12	7.67	7.50	4.77	12.27
Deferred tax		-	-	-	-	-	-	-
Tax expense for the period/ year		3.37	4.30	4.12	7.67	7.50	4.77	12.27
Profit for the period/ year after income tax		796.47	829.72	1,140.49	1,626.19	2,146.45	2,378.30	4,524.75
Other comprehensive income								
Items that will not be reclassified to profit or loss								
- Remeasurement of defined benefit obligations		-	-	-	-	-	-	-
- Income tax related to items that will not be reclassified to profit or loss		-	-	-	-	-	-	-
Other comprehensive income for the period/ year, net of tax		-	-	-	-	-	-	-
Total comprehensive income for the period/ year		796.47	829.72	1,140.49	1,626.19	2,146.45	2,378.30	4,524.75
Earnings per unit	24							
Basic		2.38	2.48	3.77	4.85	6.81	7.85	14.64
Diluted		2.38	2.48	3.77	4.85	6.81	7.85	14.64
Significant accounting policies	2							

The accompanying notes from 1 to 33 form an integral part of these Condensed Standalone Financial Statements.



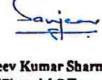
As per our report of even date attached

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


Anand Subramanian
 Partner
 Membership No: 110815
 Place: Bengaluru
 Date: 07 November 2022



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

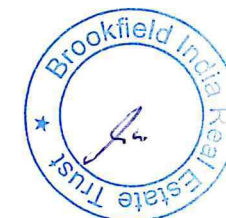
  
Ankur Gupta **Alok Aggarwal** **Sanjeev Kumar Sharma**
 Director Chief Executive Officer Chief Financial Officer
 DIN No. 08687570 Place: Mumbai Place: Mumbai
 Place: Mumbai Date: 07 November 2022 Date: 07 November 2022
 Date: 07 November 2022



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

Condensed Standalone Statement of Cash Flows

Particulars	For the quarter ended 30 September 2022 (Unaudited)	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 30 September 2021 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the half year ended 31 March 2022 (Unaudited)	For the half year ended 30 September 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
Cash flows from operating activities :							
Profit before tax	799.84	834.02	1,144.61	1,633.86	2,153.95	2,383.07	4,537.02
Adjustments for :							
Dividend income	(30.00)	(22.00)	(30.00)	(52.00)	(42.00)	(180.00)	(222.00)
Interest income on loans to subsidiaries	(808.15)	(825.65)	(1,145.21)	(1,633.80)	(2,029.32)	(2,286.72)	(4,316.04)
Interest income on debentures	(19.29)	(19.29)	-	(38.58)	(14.94)	-	(14.94)
Interest income on fixed deposits	(7.88)	(8.88)	(9.62)	(16.76)	(17.55)	(11.15)	(28.70)
Loss/(Gain) on investment in 15% Compulsory Convertible Debentures at fair value through profit or loss	24.70	-	-	24.70	(126.78)	-	(126.78)
Operating cash flows before working capital changes	(40.78)	(41.80)	(40.22)	(82.58)	(76.64)	(94.80)	(171.44)
Movements in working capital:							
(Increase)/Decrease in other current and non current assets	(63.30)	(9.58)	(0.82)	(72.88)	5.26	(5.38)	(0.12)
Decrease in current and non current financial assets -other	30.00	-	-	30.00	-	-	-
Increase/ (Decrease) in current financial liabilities - trade payables	3.03	(1.21)	5.52	1.82	0.22	9.71	9.93
(Decrease)/ Increase in current and non current financial liabilities - others	(2.32)	2.32	(7.57)	-	(3.73)	(79.20)	(82.93)
Increase/(Decrease) in other current and non current liabilities	0.67	1.49	0.63	2.16	(1.97)	(4.71)	(6.68)
Cash used in operating activities	(72.70)	(48.78)	(42.46)	(121.48)	(76.86)	(174.38)	(251.24)
Income taxes (paid)/ refunds received (net)	(2.72)	14.10	(3.83)	11.38	(8.79)	(4.07)	(12.86)
Net cash used in operating activities (A)	(75.42)	(34.68)	(46.29)	(110.10)	(85.65)	(178.45)	(264.10)
Cash flows from investing activities :							
Loan to subsidiaries	-	(335.00)	(188.00)	(335.00)	(5,773.50)	(188.00)	(5,961.50)
Loan repaid by subsidiaries	886.00	1,196.00	605.00	2,082.00	15,268.00	902.00	16,170.00
Investment in equity shares of subsidiary	-	(11.52)	-	(11.52)	(7,946.85)	-	(7,946.85)
Investment in debentures issued by subsidiary	-	-	-	-	(5,311.17)	-	(5,311.17)
Interest received on fixed deposits	8.16	8.77	9.40	16.93	17.83	10.54	28.37
Interest received on investment in debentures	19.29	19.29	-	38.58	42.97	387.08	430.05
Interest received on loan to subsidiaries	807.93	842.96	1,315.26	1,650.89	1,757.42	2,457.21	4,214.63
Dividend received	30.00	22.00	30.00	52.00	42.00	180.00	222.00
Net cash generated from / (used in) investing activities (B)	1,751.38	1,742.50	1,771.66	3,493.88	(1,903.30)	3,748.83	1,845.53
Cash flows from financing activities :							
Proceeds from issue of units	-	-	-	-	4,949.83	-	4,949.83
Expense incurred towards initial public offerings	-	-	(18.08)	-	(225.74)	(976.23)	(1,201.97)
Expense incurred towards preferential allotment	-	(4.00)	-	(4.00)	(44.92)	-	(44.92)
Distribution to unitholders	(1,707.68)	(1,708.83)	(1,816.81)	(3,416.51)	(3,330.72)	(1,816.81)	(5,147.53)
Net cash (used in) / generated from financing activities (C)	(1,707.68)	(1,712.83)	(1,834.89)	(3,420.51)	1,348.45	(2,793.04)	(1,444.59)



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

Condensed Standalone Statement of Cash Flows

Particulars	For the quarter ended 30 September 2022 (Unaudited)	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 30 September 2021 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the half year ended 31 March 2022 (Unaudited)	For the half year ended 30 September 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
Net (decrease) / increase in cash and cash equivalents (A+B+C)	(31.72)	(5.01)	(109.52)	(36.73)	(640.50)	777.34	136.84
Cash and cash equivalents at the beginning of the period/ year	1,750.12	1,755.13	2,505.15	1,755.13	2,395.63	1,618.29	1,618.29
Cash and cash equivalents at the end of the period/ year (refer note 7)	1,718.40	1,750.12	2,395.63	1,718.40	1,755.13	2,395.63	1,755.13
Components of cash and cash equivalents at the end of the period/ year							
Balances with banks							
- in current account	2.40	17.12	24.66	2.40	35.13	24.66	35.13
- in escrow account	-	-	150.97	-	-	150.97	-
- in deposit account	1,716.00	1,733.00	2,220.00	1,716.00	1,720.00	2,220.00	1,720.00
	<u>1,718.40</u>	<u>1,750.12</u>	<u>2,395.63</u>	<u>1,718.40</u>	<u>1,755.13</u>	<u>2,395.63</u>	<u>1,755.13</u>

1. The cash flow statement has been prepared in accordance with "Indirect Method" as set out in Indian Accounting Standard -7: "Statement on Cash Flows".

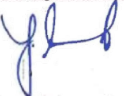
2. The Trust had issued Units in exchange for investments in SPVs during the year ended 31 March 2022. The same has not been reflected in Condensed Standalone Statement of Cash Flows since these were non-cash transactions.

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 33 form an integral part of these Condensed Standalone 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: 07 November 2022



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

  
Ankur Gupta Alok Aggarwal Sanjeev Kumar Sharma
Director Chief Executive Officer Chief Financial Officer
DIN No. 08687570 Place: Mumbai Place: Mumbai
Place: Mumbai Date: 07 November 2022 Date: 07 November 2022
Date: 07 November 2022



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

Condensed Standalone Statement of Changes in Unitholder's Equity

	Unit in Nos.	Amount
(a) Unit Capital		
Balance as on 01 April 2021	302,801,601	81,774.78
Changes in unit capital during the previous year:		
Less: Distribution to Unitholders for the quarter ended 30 June 2021#	-	(297.05)
Less: Distribution to Unitholders for the quarter ended 30 September 2021#	-	(605.60)
Less: Distribution to Unitholders for the quarter ended 31 December 2021#	-	(481.45)
Add: Units issued during the year (refer note 10)	32,285,472	9,500.00
Add: Reversal of issue expenses no longer payable	-	25.55
Less: Expense incurred towards preferential allotment	-	(48.92)
Balance at the end of the previous reporting year 31 March 2022	<u>335,087,073</u>	<u>89,867.31</u>
Balance as on 01 April 2022	335,087,073	89,867.31
Changes in unit capital during the current period:		
Less: Distribution to Unitholders for the quarter ended 31 March 2022#	-	(720.44)
Less: Distribution to Unitholders for the quarter ended 30 June 2022#	-	(857.82)
Balance at the end of the current reporting period 30 September 2022	<u>335,087,073</u>	<u>88,289.05</u>

(b) Other equity

Particulars	Retained earnings
Balance as on 01 April 2021	626.23
Add: Profit for the year ended 31 March 2022	4,524.75
Add: Other comprehensive income for the year ended 31 March 2022	-
Add: Total Comprehensive Income for the previous year	4,524.75
Less: Distribution to Unitholders for the quarter ended 30 June 2021#	(1,519.76)
Less: Distribution to Unitholders for the quarter ended 30 September 2021#	(1,211.21)
Less: Distribution to Unitholders for the quarter ended 31 December 2021#	(1,032.55)
Balance as at 31 March 2022	<u>1,387.46</u>
Balance as on 01 April 2022	1,387.46
Add: Profit for the half year ended 30 September 2022	1,626.19
Add: Other comprehensive income for the half year ended 30 September 2022	-
Add: Total Comprehensive Income for the current half year	1,626.19
Less: Distribution to Unitholders for the quarter ended 31 March 2022#	(988.51)
Less: Distribution to Unitholders for the quarter ended 30 June 2022#	(851.12)
Balance as at 30 September 2022	<u>1,174.02</u>

#The distributions made by Trust to its Unitholders are based on the Net Distributable Cash flows (NDCF) of Brookfield India REIT under the REIT Regulations.

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 33 form an integral part of these Condensed Standalone 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: 07 November 2022

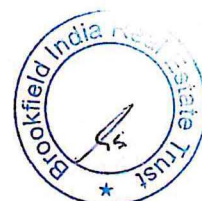


For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited
 (as Manager to the Brookfield India REIT)


Ankur Gupta
 Director
 DIN No. 08687570
 Place: Mumbai
 Date: 07 November 2022


Alok Aggarwal
 Chief Executive Officer
 Place: Mumbai
 Date: 07 November 2022


Sanjeev Kumar Sharma
 Chief Financial Officer
 Place: Mumbai
 Date: 07 November 2022



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

A Statement of Net Assets at Fair Value

S.No	Particulars	As at 30 September 2022		As at 31 March 2022	
		Book Value	Fair value	Book Value	Fair value
A	Assets	89,571.59	112,983.81	91,305.83	111,905.55
B	Liabilities	(108.52)	(108.52)	(51.06)	(51.06)
C	Net Assets (A-B)	89,463.07	112,875.29	91,254.77	111,854.49
D	No. of units	335,087,073	335,087,073	335,087,073	335,087,073
E	NAV per unit (C/D)	266.98	336.85	272.33	333.81

1 Measurement of fair values

The fair value of investments in SPVs is primarily determined basis the fair value of the underlying investment property, along with fair value of other assets and liabilities of the respective SPV's as at 30 September 2022 and 31 March 2022. The fair value of investment properties and investment property under development has been determined by independent external registered property valuer, having appropriately recognized 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.

2 Break up of Net asset value

Particulars	As at	As at
	30 September 2022	31 March 2022
Fair value of investments in SPVs	111,126.16	110,102.45
Add: Other assets	1,857.65	1,803.10
Less: Liabilities	(108.52)	(51.06)
Net Assets	112,875.29	111,854.49

3 The Trust holds investment in SPVs which in turn hold the properties. Hence, the breakup of property wise fair values has been disclosed in the Consolidated financial statements.

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 33 form an integral part of these Condensed Standalone 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: 07 November 2022



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: 07 November 2022



Alok Aggarwal
 Chief Executive Officer
 Place: Mumbai
 Date: 07 November 2022



Sanjeev Kumar Sharma
 Chief Financial Officer
 Place: Mumbai
 Date: 07 November 2022



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

B Statement of Total Return at Fair Value

S.No	Particulars	For the half year ended 30 September 2022	For the half year ended 31 March 2022	For the half year ended 30 September 2021	For the year ended 31 March 2022
A	Total comprehensive Income	1,626.19	2,146.45	2,378.30	4,524.75
B	Add: Changes in fair value not recognized in the other comprehensive income	2,494.40	3,450.73	1,567.94	5,018.67
C (A+B)	Total Return	4,120.59	5,597.18	3,946.24	9,543.42

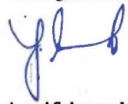
The REIT acquired investments in SPVs on 8 February 2021 and 24 January 2022 as fully described in Note I. The changes in fair value for the half year ended 30 September 2022, 31 March 2022 and 30 September 2021 and year ended 31 March 2022 has been computed based on the changes in fair value of the underlying assets and liabilities of SPVs (including investment properties and investment property under development) as at 30 September 2022, 31 March 2022, 30 September 2021 and 31 March 2022 as compared with the values as at 31 March 2022, 30 September 2021, 31 March 2021 and 31 March 2021 respectively, after adjusting changes in book value of assets and liabilities between these dates. The fair values of the investment properties and investment property under development as at 30 September 2022, 31 March 2022 and 30 September 2021 are solely based on the valuation report of the independent registered valuer appointed under the REIT Regulations.

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 33 form an integral part of these Condensed Standalone Financial Statements.

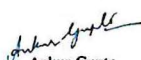
As per our report of even date attached

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




Anand Subramanian
 Partner
 Membership No: 110815
 Place: Bengaluru
 Date: 07 November 2022

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: 07 November 2022



Alok Aggarwal
 Chief Executive Officer
 Place: Mumbai
 Date: 07 November 2022



Sanjeev Kumar Sharma
 Chief Financial Officer
 Place: Mumbai
 Date: 07 November 2022



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

Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

Sr No.	Particulars	For the quarter ended 30 September 2022	For the quarter ended 30 June 2022	For the quarter ended 30 September 2021	For the half year ended 30 September 2022	For the half year ended 31 March 2022	For the half year ended 30 September 2021	For the year ended 31 March 2022
1	Cash flows received from Asset SPVs, CIO/ Operating Service Provider and any investment entity in the form of: • Interest (net of applicable taxes, if any) • Dividends (net of applicable taxes, if any) • Repayment of Shareholder Debt (or debentures and other similar instruments) • Proceeds from buy-backs/ capital reduction/ redemptions (net of applicable taxes)	825.29 30.00 846.00	860.34 22.00 1,196.00	1,315.36 30.00 695.00	1,645.63 52.00 2,082.00	1,796.09 42.00 15,268.00	2,814.29 180.00 902.00	1,640.38 222.00 16,170.00
2	Add: Proceeds from sale, (transfer or liquidation or redemption or otherwise realization) of investments (including cash equivalents), assets or shares of interest in Asset SPVs, or any form of fund raise at Brookfield REIT level, adjusted for the following: • Applicable capital gain and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per REIT Regulations • Investment in shares or debentures or shareholder debt of Asset SPVs and/ or CIO/ Operating Service Provider or other similar investments • Lending to Asset SPVs and/ or CIO/ Operating Service Provider	-	-	-	-	4,949.83	-	4,949.83
3	Add: Proceeds from sale (transfer or liquidation or redemption or otherwise realization) of investments, assets or shares of interest in Asset SPVs not distributed pursuant to an earlier plan to re-invest as per REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-
4	Add: Any other income received at the Brookfield REIT level and not captured herein, or refund/ waiver/ cessation of any expenses liability.	8.15	9.96	9.40	18.11	17.83	10.54	28.37
5	Less: Any other expense (whether in the nature of revenue or capital expenditure) or any liability or other payoffs required at the Brookfield REIT level, and not captured herein.	(40.78)	(42.98)	(40.26)	(83.76)	(73.12)	(72.60)	(145.72)
6	Less: Any payment of fees, including but not limited to: • Trustee fees • REIT Management Fees • Valuer fees • Legal and professional fees • Trademark license fees • Settlement fees	- (20.29) (3.37) (5.29) -	(7.95) (18.39) -	(2.95) (22.95) (0.98) (10.25)	(2.95) (18.68) (3.37) (20.53)	- (39.91) (6.84) (4.78)	(5.16) (32.95) (5.82) (11.97)	(5.16) (62.86) (12.66) (16.23)
7	Add: Cash flow received from Asset SPV and investment entity, if any including to the extent not covered above: • repayment of the debt in case of investments by way of debt • proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-
8	Add: (Less): Debt drawdowns (payment of interest and repayment on external debt (including any loans, bonds, debentures or other form of debt funding) at the Brookfield REIT level.	-	-	-	-	-	-	-
9	Less: Income tax and other taxes (if applicable) at the Standalone Brookfield REIT level (net of any tax refunds).	(0.79)	16.01	(3.83)	15.22	(4.49)	(4.07)	(8.56)
10	Add: (Less): Cash inflows and outflows in relation to any real estate properties held directly by the Brookfield REIT, to the extent not covered above (if any).	-	-	-	-	-	-	-
11	Add: (Less): Other adjustments including but not limited to net change in security deposits, working capital, etc.	37.80	(105.41)	68.83	(767.61)	(14,002.74)	77.78	(13,924.96)
	NDCF	1,716.72	1,719.34	1,947.27	1,436.06	2,992.54	3,892.04	6,884.58

a) The difference between SPV level NDCF and REIT level NDCF is primarily on account of utilization of opening cash at the SPV level for the half year/ year ended 31 March 2022 and quarter/ half year ended 30 September 2021.

b) The difference between REIT level NDCF and distributions to unitholders for the half year ended 31 March 2022 is on account of utilization of surplus NDCF post distribution to unitholders till 30 September 2021.

Notes:

- The Board of Directors of the Manager to the Trust, in their meeting held on 07 November 2022, have declared distribution to Unitholders of Rs. 5.10 per unit which aggregates to Rs. 1,708.94 million for the quarter ended 30 September 2022. The distribution of Rs. 5.10 per unit comprises Rs. 2.42 per unit in the form of interest payment on shareholder loan and CCIVs, Rs. 0.09 per unit in the form of dividend, Rs. 2.57 per unit in the form of repayment of SPV debt and the balance Rs. 0.02 per unit in the form of interest on fixed deposit. Along with distribution of Rs. 1,708.94 million/ Rs. 5.10 per unit for the quarter ended 30 June 2022, the cumulative distribution for the half year ended 30 September 2022 aggregates to Rs. 3,417.88 million/ Rs. 10.20 per unit.

- NDCF for the quarter and half year ended 30 September 2022 is computed in accordance with the NDCF framework under the Distribution Policy as approved in the Offer Document.

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 33 form an integral part of these Condensed Standalone Financial Statements
As per our report of even date attached

For DELOITTE HASKINS & SELLS
Chartered Accountants
Firm Registration No: 013125N

Anand Subramanian
Partner
Membership No. 110815
Place: Bengaluru
Date: 07 November 2022

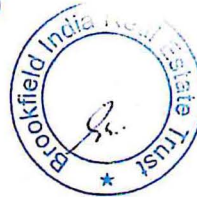


For and on behalf of the Board of Directors of
Brookfield Management Services Private Limited
(as Manager to the Brookfield India REIT)

Ankur Gupta
Director
DIN No. 08687570
Place: Mumbai
Date: 07 November 2022

Alok Agarwal
Chief Executive Officer
Place: Mumbai
Date: 07 November 2022

Sanjeev Kumar Sharma
Chief Financial Officer
Place: Mumbai
Date: 07 November 2022



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

I Trust Information

Brookprop Management Services Private Limited (the 'Settlor') has set up the Brookfield India Real Estate Trust (Brookfield India REIT/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 is 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.

Activities during the period ended 31 March 2021:

Brookfield India REIT acquired the following Special Purpose Vehicles ('SPVs') by acquiring all the equity interest held by the Sponsor and certain members of Sponsor Group (refer note 27) on 08 February 2021. In exchange for these equity interests, the above shareholders have been allotted 164,619,801 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 07 February 2021 (in percentage)</u>	<u>Shareholding from 08 February 2021 (in percentage)</u>
Shantiniketan Properties Private Limited ('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 share) (as nominee of Brookfield India REIT)
Candor Kolkata One Hi-Tech Structures Private Limited ('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	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 share) (as nominee of Brookfield India REIT)
Candor India Office Parks Private Limited ('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 share) (as nominee of Brookfield India REIT)
Festus Properties Private Limited ('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 share) (as nominee of Brookfield India REIT)

Activities during the previous year ended 31 March 2022:

Brookfield India REIT acquired the following Special Purpose Vehicle ('SPV') by acquiring all the equity interest held by certain members of Sponsor Group (refer note 27) on 24 January 2022. In exchange for these equity interests, the above shareholders have been paid cash of Rs. 8,334.57 million and allotted 15,463,616 Units of Brookfield India REIT valued at Rs. 294.25 each. These Units were subsequently listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on 01 February 2022.

<u>Name of SPV</u>	<u>Activities</u>	<u>Shareholding up to 23 January 2022 (in percentage)</u>	<u>Shareholding from 24 January 2022 (in percentage)</u>
Seaview Developers Private Limited ('SDPL Noida')	Developing and leasing of commercial real estate property in India, primarily in IT/ITeS Special Economic Zone (SEZ) in Sector 135, Noida, Uttar Pradesh.	BSREP India Office Holding IV Pte. Ltd.: 99.96% BSREP India Office Holdings Pte. Ltd.: 0.04%	Brookfield India REIT : 100% Candor India Office Parks Private Limited : 0.00% (1 share) (as nominee of Brookfield India REIT)



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements

Notes to the Condensed Standalone financial statements

2. Basis of preparation and significant accounting policies

2.1 Basis of preparation of Condensed Standalone financial statements

The Interim Condensed Standalone Financial Statements (Condensed Standalone Financial Statements) of Brookfield India REIT comprises:

- the Condensed Standalone Balance Sheet,
- the Condensed Standalone Statement of Profit and Loss (including other comprehensive income),
- the Condensed Standalone Statement of Cash Flows,
- the Condensed Standalone Statement of Changes in Unitholders' Equity,
- a summary of significant accounting policies and other explanatory information.

Additionally, it includes the Statement of Net Assets at Fair Value, the Statement of Total Returns at Fair Value, the Statement of Net Distributable Cash Flow of Brookfield India REIT and other additional financial disclosures as required under the SEBI (Real Estate Investment Trusts) Regulations, 2014. The Condensed Standalone 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 07 November 2022. The Condensed Standalone 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 10(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.

Accordingly, these Condensed Standalone Financial Statements do not include all the information required for a complete set of financial statements. These Condensed Standalone Financial Statements should be read in conjunction with the standalone financial statements and related notes included in the Trust's standalone financial statements under IND AS for the year ended 31 March 2022. Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

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

2.2 Significant accounting policies

a) Functional and presentation currency

The Condensed Standalone 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.

b) Basis of measurement

The Condensed Standalone 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.



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements

Notes to the Condensed Standalone financial statements

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

e) Use of judgments and estimates

The preparation of Condensed Standalone 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.

Estimates 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 Standalone 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 10)
- (ii) Estimation of uncertainties relating to the global health pandemic from Covid-19 (Note 25)
- (iii) Impairment of investments and loans in subsidiaries
- (iv) Fair valuation and disclosures
SEBI Circulars issued under the REIT Regulations require disclosures relating to net assets at fair value and total returns at fair value.

d) Current versus non-current classification

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

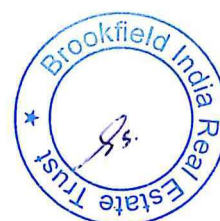
An asset is classified as current when it satisfies any of the following criteria:

- 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 Real Estate Trust
Condensed Standalone Financial Statements

Notes to the Condensed Standalone financial statements

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.

e) 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.

Fair value measurement framework is adopted by Brookfield India REIT to determine the fair value of various assets and liabilities measured or disclosed at fair value.

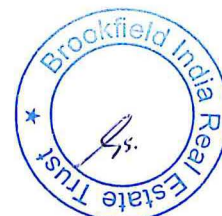
f) Impairment of non-financial assets

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, Brookfield India REIT estimates the asset's recoverable amount. Goodwill is tested annually for impairment.

An impairment loss is recognized in the Condensed Standalone 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 Standalone 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.



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements

Notes to the Condensed Standalone financial statements

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 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.

g) Investment in SPV's

The Trust has elected to recognize its investments in SPVs at cost in accordance with the option available in Ind AS 27, 'Separate Financial Statements.'

The details of such investment are given in note 3.

Assets representing investments in SPVs are reviewed for impairment, whenever events or changes in circumstances indicate that carrying amount may not be recoverable, such circumstances include, though are not limited to, significant or sustained decline in revenues or earnings and material adverse changes in the economic environment.

h) Foreign currency transactions

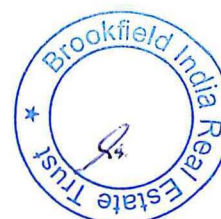
Items included in the financial statements of the Brookfield India REIT are measured using the currency of the primary economic environment in which the Brookfield India REIT operates ('the functional currency'). The financial statements are presented in Indian rupee (INR), which is the Brookfield India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

i) Errors, estimates and change in accounting policy

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 Standalone 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,



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements

Notes to the Condensed Standalone financial statements

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.

j) 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
- 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.

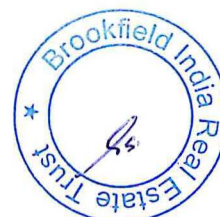
After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization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



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements

Notes to the Condensed Standalone financial statements

• **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.

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

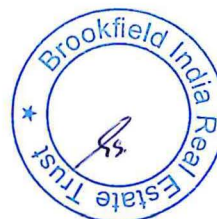
(ii) Financial Assets - Derecognition

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



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements

Notes to the Condensed Standalone financial statements

allowance at the reporting date, is recognized as an impairment gain or loss in the Statement of Profit and Loss.

Trade Receivables are generally written off against the allowance only after all means of collection have been exhausted and the potential for recovery is considered remote.

(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.

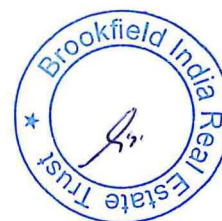
Gains or losses on liabilities held for trading are recognized in Statement of profit and loss.

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 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.



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements

Notes to the Condensed Standalone financial statements

(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.

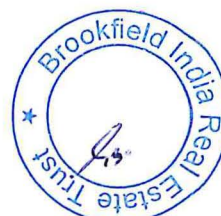
k) Leases

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.



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements

Notes to the Condensed Standalone financial statements

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 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's 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.

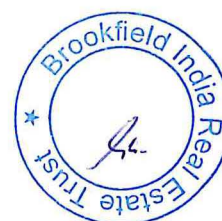
The Brookfield India REIT presents right-of-use assets that do not meet the definition of investment property in 'property, plant and equipment' and lease liabilities (current and non-current) in the statement of financial position.

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.



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements

Notes to the Condensed Standalone financial statements

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.

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's 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's 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.

l) Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. This *inter alia* involves discounting of the consideration due to the present value if payment extends beyond normal credit terms.

Revenue is recognised when recovery of the consideration is probable and the amount of revenue can be measured reliably.

Recognition of dividend income, interest income

Dividend income is recognised in profit or loss on the date on which the Brookfield India REIT's right to receive payment is established.

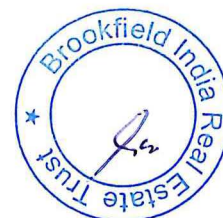
Interest income is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the gross carrying amount of the financial asset. In calculating interest income, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit impaired). However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

m) 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.



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements

Notes to the Condensed Standalone financial statements

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.

(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.

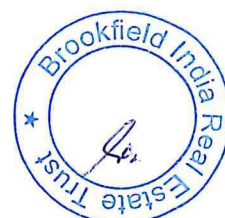
The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Brookfield India REIT expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

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.

n) 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.

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



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements

Notes to the Condensed Standalone financial statements

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.

Provisions for onerous contracts are recognized when the expected benefits to be derived by the Company from a contract are lower than the unavoidable costs of meeting the future obligations under the contract.

o) 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's other components.

Based on an analysis of Brookfield India REIT's 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.

p) Subsequent events

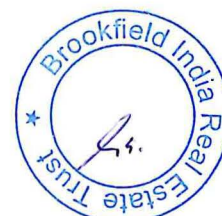
The Condensed Standalone Financial Statements are prepared after reflecting adjusting and non-adjusting events that occur after the reporting period but before the Condensed Standalone Financial Statements are authorized for issue.

q) 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.

r) Earnings per unit

Basic earnings per unit is 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.



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements

Notes to the Condensed Standalone financial statements

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 units that are dilutive and which either reduces earnings per unit or increase loss per units are included.

s) Offsetting

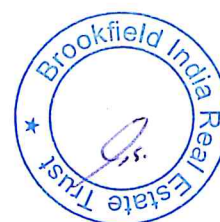
Financial assets and financial liabilities are offset and the net amount presented in the Condensed Standalone Balance Sheet when, and only when, the Brookfield India REIT currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realize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

t) Cash flow statement

Cash flows are reported using the indirect method, whereby net profit 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 Brookfield India REIT are segregated. For the purpose of the Statement of Cash Flow, cash and cash equivalents consist of cash and short-term deposits.

u) 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.



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Standalone Financial Statements

	As at 30 September 2022	As at 31 March 2022
3 Non current financial assets - Investments		
Trade, unquoted, Investments in Subsidiaries (at cost) (refer note below)		
97,526 (31 March 2022: 97,526) Equity shares of Candor Kolkata One Hi-Tech Structures Private Limited of Rs.10 each, fully paid up	24,761.39	24,761.39
143,865,096 (31 March 2022: 143,865,096) Equity shares of Shantiniketan Properties Private Limited of Rs.10 each, fully paid up	11,407.83	11,407.83
464,641,121 (31 March 2022: 464,641,121) Equity shares of Festus Properties Private Limited of Rs.10 each, fully paid up	8,655.46	8,655.46
9,999 (31 March 2022: 9,999) Equity shares of Candor India Office Parks Private Limited of Rs.10 each, fully paid up	220.20	220.20
17,381 (31 March 2022: 17,381) Equity shares of Seaview Developers Private Limited of Rs.10 each, fully paid up	12,482.97	12,482.97
	<u>57,527.85</u>	<u>57,527.85</u>
Investments in 15% Compulsorily Convertible Debentures (Debentures)*	5,413.30	5,438.00
	<u>62,941.15</u>	<u>62,965.85</u>

During the year ended 31 March 2022, The Trust has paid cash of Rs. 13,153.83 million and issued 15,463,616 Units as consideration to acquire SDPL, Noida wherein the tradable REIT Units have been valued at Rs. 294.25 each, aggregating to Rs. 17,704.00 million.

*Issued by Seaview Developers Private Limited

Note:

Details of % shareholding in the subsidiaries, held by Trust is as under:

Name of Subsidiary	As at 30 September 2022	As at 31 March 2022
- Candor Kolkata One Hi-Tech Structures Private Limited	100%	100%
- Festus Properties Private Limited	100%	100%
- Shantiniketan Properties Private Limited	100%	100%
- Candor India Office Parks Private Limited	100%	100%
- Seaview Developers Private Limited	100%	100%

	As at 30 September 2022	As at 31 March 2022
4 Non current financial assets - Loans (Unsecured and considered good) Loan to Subsidiaries - refer note 27	24,144.50	25,891.50
	<u>24,144.50</u>	<u>25,891.50</u>

Terms for Loan to Subsidiaries

Security: Unsecured

Interest: 12.50% per annum (compounded quarterly).

Repayment:

(a) Bullet repayment on the date falling at the end of 15 (fifteen) years from the first disbursement date.

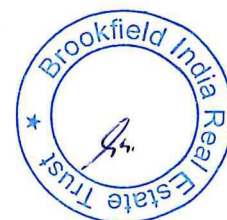
(b) Early repayment option (wholly or partially) is available to the borrower (SPVs).

(c) The interest on these loan to subsidiaries is receivable on the last date of every financial quarter. Notwithstanding anything to the contrary, the interest with respect to the loans under the facility, shall accrue and become due and receivable only on availability of free cash flow on the interest payment date. In the event on any Interest payment date, the free cash flows are lower than the calculated interest (including any shortfall of past interest periods), the shortfall between the free cash flows and the calculated interest shall be accumulated and become due and receivable from and to the extent of free cash flows available on the subsequent interest payment dates.

	As at 30 September 2022	As at 31 March 2022
5 Non current financial assets - Others (Unsecured and considered good) Security deposit	-	30.00
	<u>-</u>	<u>30.00</u>

	As at 30 September 2022	As at 31 March 2022
6 Non-current tax assets (net) Advance income tax	0.59	17.51
	<u>0.59</u>	<u>17.51</u>

	As at 30 September 2022	As at 31 March 2022
7 Current financial assets - Cash and cash equivalents		
Balance with banks :		
- in current account	2.40	35.13
- in deposit account (with original maturity of 3 months or less)	1,716.00	1,720.00
	<u>1,718.40</u>	<u>1,755.13</u>



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Standalone Financial Statements

	As at 30 September 2022	As at 31 March 2022
8 Current financial assets - Other (Unsecured and considered good)		
To parties other than related parties		
Interest accrued but not due on fixed deposits with banks	0.17	0.34
To related parties (refer note 27)		
Interest accrued but not due on Loan to Subsidiaries	628.29	645.38
	628.46	645.72
9 Other current assets (Unsecured and considered good)		
Prepaid expenses*	137.74	-
Advances to vendors	-	0.12
Other advances	0.75	-
	138.49	0.12

* For related parties balance, refer note 27

Particulars	No. of Units	Amount
10 Unit Capital		
As at 01 April 2021	302,801,601	81,774.78
Less: Distribution to Unitholders for the quarter ended 30 June 2021	-	(297.05)
Less: Distribution to Unitholders for the quarter ended 30 September 2021	-	(605.60)
Less: Distribution to Unitholders for the quarter ended 31 December 2021	-	(481.45)
Add: Reversal of issue expenses no longer payable (refer note iv below)	-	25.55
Add: Units issued on preferential basis during the year		
- pursuant to the preferential allotment, issued, subscribed and fully paid-up in cash (refer note ii below)	16,821,856	4,949.83
- in exchange for equity interest in SPVs (refer note iii below)	15,463,616	4,550.17
Less: Expense incurred towards preferential allotment (refer note iv below)	-	(48.92)
Closing balance as at 31 March 2022	335,087,073	89,867.31
As at 01 April 2022	335,087,073	89,867.31
Less: Distribution to Unitholders for the quarter ended 31 March 2022	-	(720.44)
Less: Distribution to Unitholders for the quarter ended 30 June 2022	-	(857.82)
Closing balance as at 30 September 2022	335,087,073	88,289.05

(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 Unit 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 distributions. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays distributions 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 has been presented as "Equity" in order to comply with the requirements of Section II 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. Refer note 28 for utilization of IPO proceeds. Further preferential allotment of 16,821,856 Units for cash at price of Rs. 294.25 per unit aggregating to Rs. 4,949.83 was made during the year ended 31 March 2022. The preferential allotment was mainly used to fund the SDPL Noida acquisition.

(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 and 15,463,616 Units of Rs. 294.25 each during the period ended 31 March 2021 and year ended 31 March 2022 respectively, 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
During the period ended 31 March 2021:			
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
CIOF	-	800,727	800,727
During the previous year ended 31 March 2022:			
SDPL Noida (refer note 1: Trust Information)	-	15,463,616	15,463,616
Total number of Units issued	54,117,888	89,238,131	143,356,019

(iv) Expenses incurred pertaining to the Initial Public Offering (IPO), preferential allotment and listing of the Units on the National Stock Exchange and Bombay Stock Exchange have been reduced from the Unitholders capital in accordance with Ind AS 32 - Financial Instruments: Presentation.

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

Name of Unitholders	As at 30 September 2022		As at 31 March 2022	
	No. of Units	% of holdings	No. of Units	% of holdings
BSREP India Office Holdings V Pte. Ltd.	54,117,888	16.15%	54,117,888	16.15%
BSREP India Office Holdings Pte Ltd.	41,499,453	12.38%	41,499,373	12.38%
BSREP India Office Holdings III Pte. Ltd.	36,727,398	10.96%	36,727,398	10.96%
BSREP II India Office Holdings II Pte. Ltd.	31,474,412	9.39%	28,086,775	8.38%

(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.

(d) Unitholding of sponsor group

Name of Unitholders	As at 30 September 2022		As at 31 March 2022		% Change during the half year ended 30 September 2022
	No. of Units	% of holdings	No. of Units	% of holdings	
BSREP India office Holdings V Pte. Ltd.	54,117,888	16.15%	54,117,888	16.15%	0.00%
BSREP India Office Holdings Pte Ltd.	41,499,453	12.38%	41,499,373	12.38%	0.00%
BSREP India Office Holdings III Pte. Ltd.	36,727,398	10.96%	36,727,398	10.96%	0.00%
BSREP II India Office Holdings II Pte. Ltd.	31,474,412	9.39%	28,086,775	8.38%	1.01%
Kairos Property Managers Private Limited	-	-	3,387,637	1.01%	-1.01%
BSREP Moon C1 L.P.	-	-	800,650	0.24%	-0.24%
BSREP Moon C2 L.P.	-	-	80	0.00%	-0.00%
BSREP India Office Holdings IV Pte. Ltd.	15,463,616	4.61%	15,463,616	4.61%	0.00%
BSREP India Office Holdings VI Pte. Ltd.	800,650	0.24%	-	-	0.24%



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Standalone Financial Statements

	As at 30 September 2022	As at 31 March 2022
11 Other Equity*		
Reserves and Surplus		
Retained earnings	1,174.02	1,387.46
	<u>1,174.02</u>	<u>1,387.46</u>

*Refer Condensed Standalone 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 and is recognized and accumulated under the heading of retained earnings. At the end of the period, the profit/(loss) after tax is transferred from the Statement of Profit and Loss to the retained earnings account.

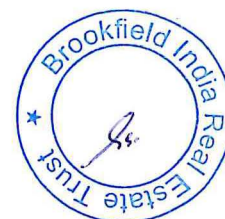
	As at 30 September 2022	As at 31 March 2022
12 Current financial liabilities - Trade payables		
Total outstanding dues of micro enterprises and small enterprises	0.11	-
Total outstanding dues of creditors other than micro enterprises and small enterprises*	33.43	31.72
	<u>33.54</u>	<u>31.72</u>

*For balance payable to related parties, refer note 27

	As at 30 September 2022	As at 31 March 2022
13 Current - Other financial liabilities		
Other payables	72.49	6.32
	<u>72.49</u>	<u>6.32</u>

	As at 30 September 2022	As at 31 March 2022
14 Other current liabilities		
Statutory dues payable	0.36	13.02
	<u>0.36</u>	<u>13.02</u>

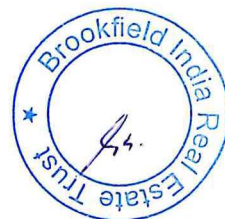
	As at 30 September 2022	As at 31 March 2022
15 Current tax liabilities (Net)		
Provision for income tax	2.13	-
	<u>2.13</u>	<u>-</u>



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Standalone Financial Statements

Particulars	For the quarter ended 30 September 2022	For the quarter ended 30 June 2022	For the quarter ended 30 September 2021	For the half year ended 30 September 2022	For the half year ended 31 March 2022	For the half year ended 30 September 2021	For the year ended 31 March 2022
16 Interest Income							
Interest Income*							
- on 15% Compulsorily Convertible Debentures (refer note 17 for other changes in fair value)	19.29	19.29	-	38.58	14.94	-	14.94
- on Loans to subsidiaries	808.15	825.65	1,145.21	1,633.80	2,029.32	2,286.72	4,316.04
Interest income on fixed deposits with banks	7.88	8.88	9.62	16.76	17.55	11.15	28.70
Interest on income tax refund	-	1.18	-	1.18	-	-	-
	835.32	855.00	1,154.83	1,690.32	2,061.81	2,297.87	4,359.68
* Refer note 27							
17 Other Income							
Gain on investment in 15% Compulsory Convertible Debentures at fair value through profit or loss (refer note 16 for interest income on these CCDs)	-	-	-	-	126.78	-	126.78
	-	-	-	-	126.78	-	126.78
18 Other expenses							
Marketing and advertisement expenses	5.61	7.76	4.85	13.37	8.50	8.04	16.54
Donation	-	-	-	-	-	20.00	20.00
Rates and taxes	0.77	-	-	0.77	-	-	-
Loss on investment in 15% Compulsory Convertible Debentures at fair value through profit or loss (refer note 16 for interest income on these CCDs)	24.70	-	-	24.70	-	-	-
Miscellaneous expenses	0.15	0.48	0.01	0.63	2.84	2.37	5.21
	31.23	8.24	4.86	39.47	11.34	30.41	41.75
19 Tax expense							
Current tax	3.37	4.30	4.12	7.67	7.50	4.77	12.27
Deferred tax	-	-	-	-	-	-	-
	3.37	4.30	4.12	7.67	7.50	4.77	12.27

Brookfield India REIT is a business trust registered under SEBI REIT Regulations, 2014. Hence, the interest and dividend received or receivable by Brookfield India REIT from the SPVs is exempt from tax under section 10(23FC) of the Income Tax Act, 1961 (Act). Further, any expenditure incurred in relation to earning the exempt income is not tax deductible in view of the provisions of section 14A of the Act. The income of Brookfield India REIT, other than exempt income mentioned above, is chargeable to tax at the maximum marginal rates in force (for the quarter and half year ended 30 September 2022 : 42.744%, for the quarter and year ended 31 March 2022: 42.744%), except for the income chargeable to tax on transfer of short term capital assets under section 111A of the Act and long term capital assets under section 112 of the Act



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements
 (All amounts are in Rupees millions unless otherwise stated)
 Notes to the Condensed Standalone Financial Statements

20 Contingent liabilities

There are no contingent liabilities as at 30 September 2022 and 31 March 2022.

21 Capital commitments

There are no capital commitments as at 30 September 2022 and 31 March 2022.

22 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 (a) recognized and measured at fair value and (b) measured at amortized cost and for which fair values are disclosed in the financial statements. The Brookfield India REIT has classified its financial instruments, which are measured at fair value, into three levels in accordance with Ind AS.

	Carrying value		Fair value	
	As at 30 September 2022	As at 31 March 2022	As at 30 September 2022	As at 31 March 2022
<i>At Amortized Cost</i>				
Financial assets				
Cash and cash equivalents #	1,718.40	1,755.13	1,718.40	1,755.13
Loans *	24,144.50	25,891.50	25,493.40	28,680.00
Other financial assets #	628.46	675.72	628.46	675.72
<i>At FVTPL</i>				
Financial Assets				
15% Compulsorily Convertible Debentures [^]	5,413.30	5,438.00	5,413.30	5,438.00
Total financial assets	31,904.66	33,760.35	33,253.56	36,548.85
<i>At Amortized Cost</i>				
Financial liabilities				
Trade payables #	33.54	31.72	33.54	31.72
Other financial liabilities #	72.49	6.32	72.49	6.32
Total financial liabilities	106.03	38.04	106.03	38.04

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.

* Fair value of loans which are recognized at amortized cost, has been calculated at the present value of the future cash flows discounted at the current borrowing rate.

[^] Fair value of 15% Compulsorily Convertible Debentures (15% CCDs) is determined on the basis of Net assets value (NAV) method. These 15% CCDs are classified as level 3 in the fair value hierarchy due to the inclusion of unobservable inputs. The key input to the NAV is fair value of the investment properties.

ii) Measurement of fair values

The different levels of fair value have been defined below:

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices for instance listed equity instruments, traded bonds and mutual funds that have quoted price.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the-counter derivatives) is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

There have been no valuation under Level 1 and Level 2. There has been no transfers into or out of Level 3 of the fair value hierarchy for the quarter/ half year ended 30 September 2022 and year ended 31 March 2022.

The Brookfield India REIT's policy is to recognize transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements
 (All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Standalone Financial Statements

iii) Details of significant unobservable inputs

Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value
Financial assets measured at fair value (15% CCDs)	
Fair value of investment property	The estimated fair value would increase (decrease) if fair value of investment property increases (decreases)

iv) Sensitivity analysis of Level 3 fair values

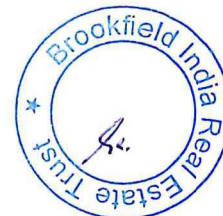
For the fair value of 15% CCDs, reasonably possible changes at the reporting date due to one of the significant unobservable inputs, holding other inputs constant, would have following effects:

30 September 2022	Profit/ (Loss)	
	Increase	Decrease
Fair value of investment property (1% movement)	111.52	(111.52)

31 March 2022	Profit/ (Loss)	
	Increase	Decrease
Fair value of investment property (1% movement)	111.52	(111.52)

(v) Reconciliation of Level 3 fair values

Fair value of 15% CCDs	Amount
Balance as at 24 January 2022	5,311.22
Net change in fair value-unrealized (refer note 17)	126.78
Balance as at 31 March 2022	5,438.00
Balance as at 01 April 2022	5,438.00
Net change in fair value-unrealized (refer note 18)	(24.70)
Balance as at 30 September 2022	5,413.30



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Standalone Financial Statements

23 Segment reporting

The Trust does not have any Operating segments as at 30 September 2022 and 31 March 2022, hence disclosure under Ind AS 108, Operating segments has not been provided in the Condensed Standalone Financial Statements.

24 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 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, 11 February 2021 and 24 January 2022.

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2022	30 June 2022	30 September 2021	30 September 2022	31 March 2022	30 September 2021	31 March 2022
Profit after tax for calculating basic and diluted EPU	796.47	829.72	1,140.49	1,626.19	2,146.45	2,378.30	4,524.75
Weighted average number of Units (Nos.)	335,087,073	335,087,073	302,801,601	335,087,073	315,333,907	302,801,601	309,050,586
Earnings Per Unit							
-Basic (Rupees/unit)	2.38	2.48	3.77	4.85	6.81	7.85	14.64
-Diluted (Rupees/unit)*	2.38	2.48	3.77	4.85	6.81	7.85	14.64

* The Trust does not have any outstanding dilutive units

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

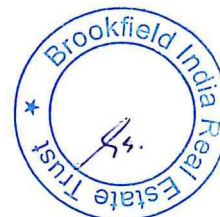
The COVID-19 pandemic has continued to cause disruption to business activities as well as disrupted travel and adversely impacted local, regional, national and international economic conditions. Brookfield India REIT has considered possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts and fair value of investments in subsidiaries. The fair value of investments in subsidiaries is primarily determined basis the fair value of the underlying investment properties as at 30 September 2022. As a result, future revenues and cash flows produced by investment properties could be potentially impacted due to this prevailing uncertainty. In response, Brookfield India REIT has adjusted cash flow assumptions for its estimate of near-term disruption to cash flows to reflect collections, vacancy and assumptions with respect to new leasing activity. In addition, Brookfield India REIT has continued to assess the appropriateness of the discount and terminal capitalization rates giving consideration to changes to property level cash flows and any risk premium inherent in such cash flow changes as well as the current cost of capital and credit spreads. Further, 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 Standalone 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 investments in subsidiaries and the fair value of investments in subsidiaries disclosed in the Condensed Standalone 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 Standalone Financial Statements may differ from that estimated as at the date of approval of these Condensed Standalone Financial Statements.

26 Investment Management fee

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 29). The fees has been determined for undertaking management of the REIT and its investments. The said Management fees for the quarter and half year ended 30 September 2022 amounts to Rs. 20.26 million and Rs. 40.58 million respectively. There are no changes during the period in the methodology for computation of fees paid to the Manager.



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Standalone Financial Statements

27 Related Party Disclosures

A. Related parties to Brookfield India REIT as at 30 September 2022

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:

Ultimate parent entity

Brookfield Asset Management Inc. (BAM) , ultimate parent entity and controlling party

Sponsor

BSREP India Office Holdings V Pte Ltd- Sponsor

Sponsor group

- a) BSREP II India Office Holdings II Pte. Ltd. (BSREP II India)
- b) Kairos Property Managers Private Limited (Kairos)
- c) BSREP Moon C1 L.P
- d) BSREP Moon C2 L.P
- e) BSREP India Office Holdings III Pte Ltd. (BSREP India Office III)
- f) BSREP India Office Holdings Pte. Ltd. (BSREP India Holdings)
- g) BSREP India Office Holdings IV Pte. Ltd. (BSREP India Office IV)
- h) BSREP India Office Holdings VI Pte. Ltd. (BSREP India Office VI)

Fellow subsidiaries

Brookfield Property Group LLC

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

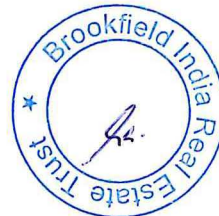
Subsidiary (SPVs) (w.e.f. 08 February 2021)

Candor Kolkata One Hi-Tech Structures Private Limited
Festus Properties Private Limited
Shantiniketan Properties Private Limited

Candor India Office Parks Private Limited

Subsidiary (SPVs) (w.e.f. 24 January 2022)

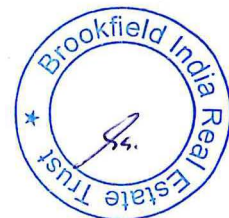
Seaview Developers Private Limited



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Standalone Financial Statements

27 B. Related party transactions:

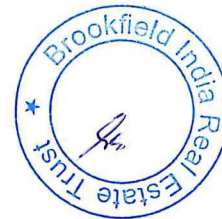
Nature of transaction/ Entity's Name	For the quarter ended 30 September 2022	For the quarter ended 30 June 2022	For the quarter ended 30 September 2021	For the half year ended 30 September 2022	For the half year ended 31 March 2022	For the half year ended 30 September 2021	For the year ended 31 March 2022
Unsecured loan given to							
- Candor Kolkata One Hi-Tech Structures Private Limited	-	-	66.00	-	-	66.00	66.00
- Festus Properties Private Limited	-	-	89.00	-	38.50	89.00	127.50
- Shantiniketan Properties Private Limited	-	-	33.00	-	-	33.00	33.00
- Seaview Developers Private Limited	-	335.00	-	335.00	5,735.00	-	5,735.00
Total	-	335.00	188.00	335.00	5,773.50	188.00	5,961.50
Unsecured loan repaid by							
- Candor Kolkata One Hi-Tech Structures Private Limited	524.00	775.00	359.00	1,299.00	11,785.00	608.00	12,393.00
- Festus Properties Private Limited	158.00	198.00	87.00	356.00	1,769.00	87.00	1,856.00
- Shantiniketan Properties Private Limited	92.00	60.00	159.00	152.00	1,375.00	207.00	1,582.00
- Seaview Developers Private Limited	112.00	163.00	-	275.00	339.00	-	339.00
Total	886.00	1,196.00	605.00	2,082.00	15,268.00	902.00	16,170.00
Investment in Debentures							
- Seaview Developers Private Limited	-	-	-	-	5,438.00	-	5,438.00
Total	-	-	-	-	5,438.00	-	5,438.00
Conversion of Investment in Debentures to Investment in Equity shares							
- Candor Kolkata One Hi-Tech Structures Private Limited	-	-	-	-	-	10,100.03	10,100.03
Total	-	-	-	-	-	10,100.03	10,100.03
Investment in Equity shares of SPV							
- Candor Kolkata One Hi-Tech Structures Private Limited	-	-	-	-	-	10,100.00	10,100.00
- Seaview Developers Private Limited	-	-	-	-	12,482.97	-	12,482.97
Total	-	-	-	-	12,482.97	10,100.00	22,582.97
Trustee Fee Expense							
- Axis Trustee Services Limited	0.74	0.74	0.74	1.48	1.47	1.48	2.95
Total	0.74	0.74	0.74	1.48	1.47	1.48	2.95
Interest Income on Loans to Subsidiaries							
- Candor Kolkata One Hi-Tech Structures Private Limited	354.35	368.75	757.66	723.10	1,217.64	1,518.13	2,735.77
- Festus Properties Private Limited	192.40	198.56	256.94	390.96	460.15	506.77	966.92
- Shantiniketan Properties Private Limited	82.25	83.17	130.61	165.42	224.51	261.83	486.34
- Seaview Developers Private Limited	179.15	175.17	-	354.32	127.03	-	127.03
Total	808.15	825.65	1,145.21	1,633.80	2,029.33	2,286.73	4,316.06
Interest Income on Debentures							
- Seaview Developers Private Limited	19.29	19.29	-	38.58	14.94	-	14.94
Total	19.29	19.29	-	38.58	14.94	-	14.94
Investment management fees							
- Brookprop Management Services Private Limited	20.26	20.32	24.92	40.58	35.30	45.91	81.21
Total	20.26	20.32	24.92	40.58	35.30	45.91	81.21
Dividend Income							
- Candor India Office Parks Private Limited	30.00	22.00	30.00	52.00	42.00	180.00	222.00
Total	30.00	22.00	30.00	52.00	42.00	180.00	222.00
Issue of Unit Capital							
- BSREP India Office Holdings IV Pte. Ltd.	-	-	-	-	4,550.17	-	4,550.17
Total	-	-	-	-	4,550.17	-	4,550.17
Repayment of Unit Capital							
- BSREP India Office Holdings V Pte. Ltd.	138.54	116.35	53.09	254.89	194.29	53.09	247.38
- BSREP India Office Holdings Pte Ltd.	106.24	89.22	40.71	195.46	148.98	40.71	189.69
- Kairos Property Managers Pvt. Ltd.	8.67	7.28	3.32	15.95	12.17	3.32	15.49
- BSREP Moon C1 L.P.	2.05	1.72	0.79	3.77	2.87	0.79	3.66
- BSREP Moon C2 L.P.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
- BSREP II India Office Holdings II Pte. Ltd.	71.90	60.39	27.55	132.29	100.84	27.55	128.39
- BSREP India Office Holdings III Pte. Ltd.	94.02	78.96	36.03	172.98	131.85	36.03	167.88
- BSREP India Office Holdings IV Pte. Ltd.	39.59	33.25	-	72.84	-	-	-
Total	461.01	387.17	161.49	848.18	591.00	161.49	752.49
Interest Distributed							
- BSREP India Office Holdings V Pte. Ltd.	132.59	154.78	247.21	287.37	387.49	247.21	634.70
- BSREP India Office Holdings Pte Ltd.	101.67	118.69	189.57	220.36	297.14	189.57	486.71
- Kairos Property Managers Pvt. Ltd.	8.30	9.69	15.47	17.99	24.25	15.47	39.72
- BSREP Moon C1 L.P.	1.96	2.29	3.66	4.25	5.74	3.66	9.40
- BSREP Moon C2 L.P.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
- BSREP II India Office Holdings II Pte. Ltd.	68.81	80.33	128.30	149.14	201.10	128.30	329.40
- BSREP India Office Holdings III Pte. Ltd.	89.98	105.04	167.77	195.02	262.97	167.77	430.74
- BSREP India Office Holdings IV Pte. Ltd.	37.89	44.23	-	82.12	-	-	-
Total	441.20	515.05	751.98	956.25	1,178.69	751.98	1,930.67
Other Income Distributed							
- BSREP India Office Holdings V Pte. Ltd.	4.87	4.87	24.41	9.74	13.53	24.41	37.94
- BSREP India Office Holdings Pte Ltd.	3.73	3.73	18.72	7.46	10.37	18.72	29.09
- Kairos Property Managers Pvt. Ltd.	0.30	0.30	1.53	0.60	0.85	1.53	2.38
- BSREP Moon C1 L.P.	0.07	0.07	0.36	0.14	0.20	0.36	0.56
- BSREP Moon C2 L.P.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
- BSREP II India Office Holdings II Pte. Ltd.	2.53	2.53	12.67	5.06	7.02	12.67	19.69
- BSREP India Office Holdings III Pte. Ltd.	3.31	3.31	16.56	6.62	9.18	16.56	25.74
- BSREP India Office Holdings IV Pte. Ltd.	1.39	1.39	-	2.78	-	-	-
Total	16.20	16.20	74.25	32.40	41.15	74.25	115.40



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Standalone Financial Statements

27 B. Related party transactions:

Nature of transaction/ Entity's Name	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2022	30 June 2022	30 September 2021	30 September 2022	31 March 2022	30 September 2021	31 March 2022
Reimbursement of expense incurred by (excluding GST)							
- Brookprop Management Services Private Limited	-	-	-	-	(0.06)	-	(0.06)
- Candor India Office Parks Private Limited	-	-	(0.21)	-	0.04	6.03	6.07
- BSREP India Office Holdings V Pte Ltd	-	-	9.26	-	1.22	25.17	26.39
- Brookfield Property Group LLC	-	2.32	-	1.98	-	-	-
Total	(0.34)	2.32	9.05	1.98	1.20	31.20	32.40
Outstanding balances							
						As at	As at
						30 September 2022	31 March 2022
Unsecured loans receivable (Non- Current)							
- Candor Kolkata One Hi-Tech Structures Private Limited						10,424.00	11,723.00
- Festus Properties Private Limited						5,815.50	6,171.50
- Shantiniketan Properties Private Limited						2,449.00	2,601.00
- Seaview Developers Private Limited						5,456.00	5,396.00
Total						24,144.50	25,891.50
Investment in equity shares of SPV							
- Candor Kolkata One Hi-Tech Structures Private Limited						24,761.39	24,761.39
- Festus Properties Private Limited						8,655.46	8,655.46
- Shantiniketan Properties Private Limited						11,407.83	11,407.83
- Candor India Office Parks Private Limited						220.20	220.20
- Seaview Developers Private Limited						12,482.97	12,482.97
Total						57,527.85	57,527.85
Investment in Debentures							
- Seaview Developers Private Limited						5,413.30	5,438.00
Total						5,413.30	5,438.00
Interest accrued but not due on Loan to Subsidiaries							
- Candor Kolkata One Hi-Tech Structures Private Limited						234.86	244.44
- Festus Properties Private Limited						192.40	208.76
- Shantiniketan Properties Private Limited						82.24	78.36
- Seaview Developers Private Limited						118.79	113.82
Total						628.29	645.38
Prepaid expenses							
- Axis Trustee Services Ltd						1.47	-
Total						1.47	-
Trade Payable (net of withholding tax)							
- Brookprop Management Services Private Limited						18.54	16.80
Total						18.54	16.80



Brookfield India Real Estate Trust
Condensed Standalone Financial Statements
 (All amounts are in Rupees millions unless otherwise stated)
 Notes to the Condensed Standalone Financial Statements

28 Details of utilization of proceeds of IPO are as follows:

Objects of the issue as per the prospectus	Proposed utilization	Actual utilization upto 31 March 2022
Partial or full pre-payment or scheduled repayment of the existing indebtedness of our Asset SPVs	35,750.00	35,750.00
General purposes (refer note below)	350.00	672.45
Issue expenses (refer note below)	1,900.00	1,577.55
Total	38,000.00	38,000.00

Note: Amount of Rs. 322.45 million has been used for general corporate purposes from the proposed utilization towards issue expenses.

29 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.

30 Capitalization Statement

The Trust'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 Trust's capital structure mainly constitutes equity in the form of unit capital. The projects of SPVs are initially funded through construction financing arrangements. On completion, these loans are restructured into lease-rental discounting arrangements. The Trust'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 Trust monitors Capital by a careful scrutiny of the cash and bank balances, and a regular assessment of any debt requirements. In the absence of any interest bearing debt, the maintenance of Net debt to GAV ratio may not be of any relevance to the Trust as at 30 September 2022.

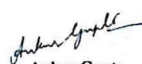
31 On 1 April 2021, 12% Compulsorily Convertible Debentures issued by Candor Kolkata and held by Brookfield India REIT (45,535 numbers of 12% Compulsorily Convertible Debentures) were converted into 37,981 number of equity shares each of Rs.10 at a premium of Rs. 265,912.43.

32 a) The figures for the quarter ended 30 September 2022 are the derived figures between the unaudited figures in respect of the half year ended 30 September 2022 and the unaudited published figures for the quarter ended 30 June 2022, which were both subject to limited review.

b) The figures for the half year ended 31 March 2022 are the derived figures between the audited figures in respect of the year ended 31 March 2022 and the unaudited published year-to-date figures upto 30 September 2021 which were subject to limited review.

33 "0.00" 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
 Director
 DIN No. 08687570
 Place: Mumbai
 Date: 07 November 2022



Alok Aggarwal
 Chief Executive Officer
 Place: Mumbai
 Date: 07 November 2022





Sanjeev Kumar Sharma
 Chief Financial Officer
 Place: Mumbai
 Date: 07 November 2022



INDEPENDENT AUDITOR'S REPORT ON REVIEW OF CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

TO THE BOARD OF DIRECTORS OF

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

Introduction

1. We have reviewed the accompanying unaudited Condensed Consolidated Interim Financial Statements of **Brookfield India Real Estate Trust** ("the REIT"), and its subsidiaries (the REIT and its subsidiaries together referred to as the "Group"), ("the Condensed Consolidated Interim Financial Statements") which comprise of the following:
 - the unaudited Condensed Consolidated Balance Sheet as at September 30, 2022;
 - the unaudited Condensed Consolidated Statement of Profit and Loss (including other comprehensive income) for the quarter and half year ended September 30, 2022;
 - the unaudited Condensed Consolidated Statement of Cash flow for the quarter and half year ended September 30, 2022;
 - the unaudited Condensed Consolidated Statement of Changes in Unitholders' Equity for the half year ended September 30, 2022;
 - the unaudited Statement of Net Assets at Fair Value as at September 30, 2022;
 - the unaudited Statement of Total Returns at Fair Value for the half year ended September 30, 2022;
 - the unaudited Condensed Statement of Net Distributable Cash Flow of the Brookfield India Real Estate Trust and each of the subsidiaries for the quarter and half year ended September 30, 2022; and
 - summary of the significant accounting policies and select explanatory notes

These Condensed Consolidated Interim Financial Statements are being submitted by the REIT pursuant to the requirements of 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").

2. The Condensed Consolidated Interim Financial Statements, which is the responsibility of the Investment Manager and approved by the Board of Directors of the Investment Manager, have been prepared in accordance with the requirements of the REIT Regulations; Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations. Our responsibility is to express a conclusion on the Condensed Consolidated Interim Financial Statements based on our review.

Scope of Review

3. We conducted our review of the Condensed Consolidated Interim Financial Statements in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of Investment Manager's personnel responsible for



financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing issued by ICAI and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. The Condensed Consolidated Interim Financial Statements includes the financial information of the following entities:

Sr. No.	Name of the entities
A	Parent entity
1	Brookfield India Real Estate Trust
B	Subsidiaries
1	Shantiniketan Properties Private Limited
2	Candor Kolkata One Hi-Tech Structures Private Limited
3	Festus Properties Private Limited
4	Seaview Developers Private Limited
5	Candor India Office Parks Private Limited

Conclusion

5. Based on our review, nothing has come to our attention that causes us to believe that the the accompanying Condensed Consolidated Interim Financial Statements, have not been prepared in accordance with the REIT Regulations, Ind AS 34, prescribed under Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations.

Emphasis of matter

6. We draw attention to Note 15(a)(i) which describes the presentation of "Unit Capital" as "Equity" to comply with REIT Regulations. Our conclusion is not modified in respect of this matter.

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



A handwritten signature in blue ink, appearing to read 'Anand Subramanian'.

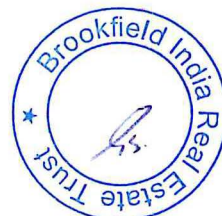
Anand Subramanian
Partner
(Membership No. 110815)
(UDIN:22110815BCIXYM9001)

Place: Bengaluru
Date: November 7, 2022

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 30 September 2022 (Unaudited)	As at 31 March 2022 (Audited)
ASSETS			
Non-Current assets			
Property, plant and equipment	3	166.03	154.90
Investment property	4	134,708.26	134,419.98
Investment property under development	4	1,279.28	1,745.46
Intangible assets	3	0.01	0.13
Financial assets			
-Other financial assets	5	964.24	1,437.33
Deferred tax assets (net)	6	3,620.88	3,755.46
Non-current tax assets (net)	7	2,333.63	2,416.27
Other non-current assets	8	136.98	175.54
Total non-current assets		143,209.31	144,105.07
Current assets			
Financial assets			
-Trade receivables	9	313.07	224.88
-Cash and cash equivalents	10	2,296.90	2,043.65
-Other bank balances	11	500.03	506.49
-Loans	12	-	-
-Other financial assets	13	1,479.54	755.31
Other current assets	14	375.70	222.58
Total current assets		4,965.24	3,752.91
TOTAL ASSETS		148,174.55	147,857.98
EQUITY AND LIABILITIES			
Equity			
Unit Capital	15	88,289.05	89,867.31
Other equity	16	(2,145.12)	(1,046.38)
Total equity		86,143.93	88,820.93
LIABILITIES			
Non current liabilities			
Financial liabilities			
-Borrowings	17	52,566.46	50,993.53
-Lease liabilities		246.39	220.44
-Other financial liabilities	18	1,838.20	1,329.30
Provisions	19	18.28	18.91
Other non-current liabilities	20	782.53	645.93
Total non-current liabilities		55,451.86	53,208.11



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	As at
		30 September 2022 (Unaudited)	31 March 2022 (Audited)
Current liabilities			
Financial liabilities			
-Borrowings	21	615.30	661.81
-Lease liabilities		579.53	27.73
-Trade payables	22		
Total outstanding dues of micro enterprises and small enterprises		0.76	17.34
Total outstanding dues of creditors other than micro enterprises and small enterprises		673.93	620.17
-Other financial liabilities	23	4,198.76	4,061.26
Provisions	24	10.02	7.32
Other current liabilities	25	378.75	312.67
Current tax liabilities (net)	26	121.71	120.64
Total current liabilities		6,578.76	5,828.94
Total liabilities		62,030.62	59,037.05
TOTAL EQUITY AND LIABILITIES		148,174.55	147,857.98

Significant accounting policies

2

The accompanying notes from 1 to 50 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: 07 November 2022



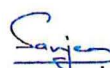
For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited
 (as Manager to the Brookfield India REIT)



Ankur Gupta
 Director
 DIN No. 08687570
 Place: Mumbai
 Date: 07 November 2022



Alok Aggarwal
 Chief Executive Officer
 Place: Mumbai
 Date: 07 November 2022



Sanjeev Kumar Sharma
 Chief Financial Officer
 Place: Mumbai
 Date: 07 November 2022



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

Consolidated Statement of Profit and Loss

Particulars	Note	For the quarter ended 30 September 2022 (Unaudited)	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 30 September 2021 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the half year ended 31 March 2022 (Unaudited)	For the half year ended 30 September 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
Income and gains								
Revenue from operations	27	3,036.02	2,910.40	2,117.08	5,946.42	4,460.02	4,307.89	8,767.91
Other income	28	80.40	97.29	30.93	177.69	157.36	66.87	224.23
Total income		3,116.42	3,007.69	2,148.01	6,124.11	4,617.38	4,374.76	8,992.14
Expenses and losses								
Cost of material consumed	29	11.32	7.03	4.72	18.35	10.42	13.60	24.02
Employee benefits expenses	30	80.00	84.05	52.46	164.05	93.31	103.54	196.85
Finance costs	31	1,082.08	958.61	425.47	2,040.69	1,236.08	844.61	2,080.69
Depreciation and amortization expenses	32	637.57	690.98	471.13	1,328.55	1,157.49	927.28	2,084.77
Investment management fees		20.26	20.32	24.92	40.58	35.30	45.91	81.21
Valuation expenses		4.39	1.67	2.99	6.06	7.67	3.93	11.60
Trustee fees		0.74	0.74	0.74	1.48	1.47	1.48	2.95
Other expenses	33	854.67	786.35	532.23	1,641.02	1,178.25	1,089.81	2,268.06
Total expenses		2,691.03	2,549.75	1,514.66	5,240.78	3,719.99	3,030.16	6,750.15
Profit before income tax		425.39	457.94	633.35	883.33	897.39	1,344.60	2,241.99
Tax expense:								
Current tax	34							
-for current period		9.92	11.87	7.41	21.79	19.90	8.06	27.96
-for earlier years		-	(11.38)	-	(11.38)	(3.81)	-	(3.81)
Deferred tax charge/ (credit)		148.35	(13.98)	(56.88)	134.37	(160.39)	(84.62)	(245.01)
Tax expense for the period/ year		158.27	(13.49)	(49.47)	144.78	(144.30)	(76.56)	(220.86)
Profit for the period/ year after income tax		267.12	471.43	682.82	738.55	1,041.69	1,421.16	2,462.85
Other comprehensive income								
Items that will not be reclassified to profit or loss								
- Remeasurement of defined benefit obligations		0.25	0.77	0.51	1.02	(0.03)	1.22	1.19
- Income tax related to items that will not be reclassified to profit or loss		(0.01)	(0.18)	(0.16)	(0.19)	0.06	(0.26)	(0.20)
Other comprehensive income for the period/ year, net of tax		0.24	0.59	0.35	0.83	0.03	0.96	0.99
Total comprehensive income for the period/ year		267.36	472.02	683.17	739.38	1,041.72	1,422.12	2,463.84
Earnings per unit								
Basic	40							
Diluted		0.80	1.41	2.25	2.20	3.30	4.69	7.97
Significant accounting policies	2							

The accompanying notes from 1 to 50 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: 07 November 2022

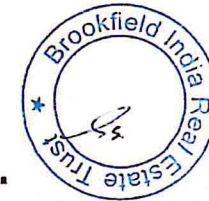


For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited
(as Manager to the Brookfield India REIT)

Ankur Gupta
Director
DIN No. 08687570
Place: Mumbai
Date: 07 November 2022

Alok Aggarwal
Chief Executive Officer
Place: Mumbai
Date: 07 November 2022

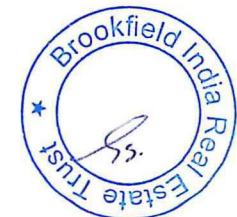
Sanjeev Kumar Sharma
Chief Financial Officer
Place: Mumbai
Date: 07 November 2022



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 quarter ended 30 September 2022 (Unaudited)	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 30 September 2021 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the half year ended 31 March 2022 (Unaudited)	For the half year ended 30 September 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
Cash flows from operating activities :							
Profit before tax	425.39	457.94	633.35	883.33	897.39	1,344.60	2,241.99
<i>Adjustments for :</i>							
Depreciation and amortization expense	637.57	690.98	471.13	1,328.55	1,157.49	927.28	2,084.77
Allowance for expected credit loss	2.43	6.23	0.25	8.66	9.83	0.25	10.08
Interest income on fixed deposit	(23.75)	(20.24)	(20.27)	(43.99)	(35.07)	(35.98)	(71.05)
Deferred income amortization	(45.73)	(53.90)	(38.12)	(99.63)	(84.80)	(76.26)	(161.06)
Credit impaired	8.84	0.58	5.11	9.42	2.95	7.82	10.77
Restricted Stock Units	0.44	1.07	-	1.51	0.55	-	0.55
Finance cost	1,082.08	958.61	425.47	2,040.69	1,236.08	844.61	2,080.69
Interest income on security deposit	(9.55)	(14.09)	(6.26)	(23.64)	(9.19)	(19.19)	(28.38)
Fair value gain on income support	(36.19)	(23.90)	-	(60.09)	(31.58)	-	(31.58)
Operating cash flows before working capital changes	2,041.53	2,003.28	1,470.66	4,044.81	3,143.64	2,993.13	6,136.78
Movement in working capital:							
(Increase)/ Decrease in other current and non current assets	(107.40)	46.69	(14.27)	(60.71)	(31.31)	(3.57)	(34.88)
Decrease/(Increase) in current and non current financial assets	21.08	43.34	41.17	64.42	91.59	(48.70)	42.89
Increase/(Decrease) in current and non current financial liabilities	194.88	163.85	(211.17)	358.73	140.87	(278.92)	(138.05)
Increase in other current and non current liabilities	135.82	96.62	68.26	232.44	66.73	160.58	227.31
Cash generated from operating activities	2,285.91	2,353.78	1,354.65	4,639.69	3,411.52	2,822.52	6,234.05
Income taxes (paid)/ refunds received (net)	(35.69)	108.98	(39.00)	73.29	(24.79)	(150.06)	(174.85)
Net cash generated from operating activities (A)	2,250.22	2,462.76	1,315.65	4,712.98	3,386.73	2,672.46	6,059.20
Cash flows from investing activities :							
Expenditure incurred on investment property	(274.60)	(357.97)	(121.41)	(632.57)	(627.97)	(245.36)	(873.33)
Purchase of property, plant and equipment	(9.55)	(11.92)	(19.45)	(21.47)	(12.36)	(30.06)	(42.42)
Payment for acquisition of subsidiary, including directly attributable expenses	-	(11.52)	-	(11.52)	(13,258.02)	-	(13,258.02)
Fixed deposits matured#	227.56	8.27	82.68	235.83	91.74	181.55	273.29
Fixed deposits made #	(207.92)	(21.52)	(83.19)	(229.44)	(131.09)	(92.47)	(223.56)
Interest received on fixed deposits	40.24	17.22	18.83	57.46	31.04	30.91	61.95
Interest received on security deposit	9.55	14.09	6.26	23.64	9.19	19.19	28.38
Net cash used in investing activities (B)	(214.72)	(363.35)	(116.28)	(578.07)	(13,897.47)	(136.24)	(14,033.71)
Cash flows from financing activities :							
Finance cost paid	(1,031.99)	(918.17)	(388.16)	(1,950.16)	(1,381.87)	(770.73)	(2,152.60)
Proceeds from long-term borrowings	1,070.02	749.99	500.00	1,820.01	15,259.99	650.00	15,909.99
Repayment of Lease liabilities	(11.02)	(17.65)	(11.02)	(28.67)	-	(11.02)	(11.02)
Repayment of long-term borrowings	(141.70)	(160.63)	-	(302.33)	(5,627.38)	-	(5,627.38)
Proceeds from issue of Units	-	-	-	-	4,949.83	-	4,949.83
Expense incurred towards Initial public offerings	-	-	(18.08)	-	(225.74)	(976.23)	(1,201.97)
Expense incurred towards preferential allotment	-	(4.00)	-	(4.00)	(44.92)	-	(44.92)
Distribution to unitholders	(1,707.68)	(1,708.83)	(1,816.81)	(3,416.51)	(3,330.72)	(1,816.81)	(5,147.53)
Net cash (used in) / generated from financing activities (C)	(1,822.37)	(2,059.29)	(1,734.07)	(3,881.66)	9,599.19	(2,924.79)	6,674.40
Net increase/(decrease) in cash and cash equivalents (A+B+C)	213.13	40.12	(534.70)	253.25	(911.54)	(388.57)	(1,300.11)



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 quarter ended 30 September 2022 (Unaudited)	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 30 September 2021 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the half year ended 31 March 2022 (Unaudited)	For the half year ended 30 September 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
Cash and cash equivalents at the beginning of the period/ year	2,083.77	2,043.65	3,301.32	2,043.65	2,766.62	3,155.19	3,155.19
Cash and cash equivalents acquired due to asset acquisition:	-	-	-	-	188.57	-	188.57
Cash and cash equivalents at the end of the period/ year (refer note 10)	2,296.90	2,083.77	2,766.62	2,296.90	2,043.65	2,766.62	2,043.65
Components of cash and cash equivalents at the end of the period/ year							
Balances with banks							
- in current account	128.90	115.76	178.65	128.90	193.65	178.65	193.65
- in deposit account	2,168.00	1,968.01	2,437.00	2,168.00	1,850.00	2,437.00	1,850.00
- in escrow account	-	-	150.97	-	-	150.97	-
	2,296.90	2,083.77	2,766.62	2,296.90	2,043.65	2,766.62	2,043.65

Represents fixed deposits with original maturity of more than 3 months.

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".
- Non-cash investing activities disclosed in other notes is towards partial settlement on assets acquisition of SDPL Noida on 24 January 2022 through the issue of units (refer note 44(ii)).

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 50 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



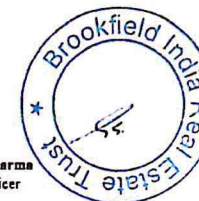

Anand Subramanian
Partner
Membership No: 110815
Place: Bengaluru
Date: 07 November 2022

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: 07 November 2022


Alok Aggarwal
Chief Executive Officer
Place: Mumbai
Date: 07 November 2022


Sanjeev Kumar Sharma
Chief Financial Officer
Place: Mumbai
Date: 07 November 2022



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 01 April 2021	302,801,601	81,774.78
Changes in unit capital during the previous year:		
Less: Distribution to Unitholders for the quarter ended 30 June 2021#	-	(297.05)
Less: Distribution to Unitholders for the quarter ended 30 September 2021#	-	(605.60)
Less: Distribution to Unitholders for the quarter ended 31 December 2021#	-	(481.45)
Add: Reversal of issue expenses no longer payable	-	25.55
Add: Units issued during the year (refer note 15)	32,285,472	9,500.00
Less: Expense incurred towards preferential allotment	-	(48.92)
Balance at the end of the current reporting year 31 March 2022	335,087,073	89,867.31
Balance as on 01 April 2022	335,087,073	89,867.31
Changes in unit capital during the current period:		
Less: Distribution to Unitholders for the quarter ended 31 March 2022#	-	(720.44)
Less: Distribution to Unitholders for the quarter ended 30 June 2022#	-	(857.82)
Balance at the end of the current reporting period 30 September 2022	335,087,073	88,289.05

(b) Other equity

Particulars	Retained earnings
Balance as on 01 April 2021	252.75
Add: Profit for the year ended 31 March 2022	2,462.85
Add: Other comprehensive income for the year ended 31 March 2022	0.99
Add: Total Comprehensive Income for the previous year	2,463.84
Less: Distribution to Unitholders for the quarter ended 30 June 2021#	(1,519.76)
Less: Distribution to Unitholders for the quarter ended 30 September 2021#	(1,211.21)
Less: Distribution to Unitholders for the quarter ended 31 December 2021#	(1,032.55)
Add: Restricted Stock Units	0.55
Balance as at 31 March 2022	(1,046.38)
Balance as on 01 April 2022	(1,046.38)
Add: Profit for the half year ended 30 September 2022	738.55
Add: Other comprehensive income for the half year ended 30 September 2022	0.83
Add: Total Comprehensive Income for the current half year	739.38
Less: Distribution to Unitholders for the quarter ended 31 March 2022#	(988.51)
Less: Distribution to Unitholders for the quarter ended 30 June 2022#	(851.12)
Add: Restricted Stock Units	1.51
Balance as at 30 September 2022	(2,145.12)


#The distributions made by Trust to its Unitholders are based on the Net Distributable Cash flows (NDCF) of Brookfield India REIT under the REIT Regulations.

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 50 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: 07 November 2022



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: 07 November 2022


Alok Aggarwal
Chief Executive Officer
Place: Mumbai
Date: 07 November 2022




Sanjeev Kumar Sharma
Chief Financial Officer
Place: Mumbai
Date: 07 November 2022

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

S.No	Particulars	As at 30 September 2022		As at 31 March 2022	
		Book Value	Fair value	Book Value	Fair value
A	Assets	148,174.55	174,905.91	147,857.98	170,891.54
B	Liabilities	(62,030.62)	(62,030.62)	(59,037.05)	(59,037.05)
C	Net Assets (A-B)	86,143.93	112,875.29	88,820.93	111,854.49
D	No. of units	335,087,073	335,087,073	335,087,073	335,087,073
E	NAV per unit (C/D)	257.08	336.85	265.07	333.81

Measurement of fair values

The fair value of investment properties and investment property under development has been determined by independent external registered property valuers, having appropriately recognized 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 37.

Notes

- 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.
- Project wise break up of Fair value of Assets :

As at 30 September 2022

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	72,750.92	4,475.65	77,226.57
Shantiniketan Properties Private Limited	22,296.31	853.08	23,149.39
Festus Properties Private Limited	27,548.00	1,697.87	29,245.87
Seaview Developers Private Limited	40,969.22	2,358.01	43,327.23
Candor India Office Parks Private Limited	-	99.20	99.20
Brookfield India Real Estate Trust	-	1,857.65	1,857.65
	163,564.45	11,341.46	174,905.91

*Includes Rs. 845.54 millions (net of advance of Rs. 19.90 million) of finance receivable relating to income support and corresponding amount has been reduced from other assets.

As at 31 March 2022

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	70,806.53	3,776.76	74,583.29
Shantiniketan Properties Private Limited	21,329.32	751.69	22,081.01
Festus Properties Private Limited	27,258.00	1,972.85	29,230.85
Seaview Developers Private Limited	40,967.28	2,118.61	43,085.89
Candor India Office Parks Private Limited	-	107.41	107.41
Brookfield India Real Estate Trust	-	1,803.09	1,803.09
	160,361.13	10,530.41	170,891.54

*Includes Rs. 1,162.13 millions of finance receivable relating to income support and corresponding amount has been reduced from other assets.

- 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 30 September 2022 and 31 March 2022 as disclosed above are solely based on the fair valuation report of the independent external registered valuer appointed under the REIT Regulations.

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 50 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: 07 November 2022



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: 07 November 2022

Alok Aggarwal
Chief Executive Officer
Place: Mumbai
Date: 07 November 2022

Sanjeev Kumar Sharma
Chief Financial Officer
Place: Mumbai
Date: 07 November 2022



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	For the half year ended 30 September 2022	For the half year ended 31 March 2022	For the half year ended 30 September 2021	For the year ended 31 March 2022
A	Total comprehensive Income	739.38	1,041.72	1,422.12	2,463.84
B	Add/(Less) : Changes in fair value not recognized -Investment Property	3,381.21	4,555.46	2,524.12	7,079.58
C (A+B)	Total Return	4,120.59	5,597.18	3,946.24	9,543.42

The REIT acquired SPVs on 8 February 2021 and 24 January 2022 as fully described in Note 1. In the above statement, changes in fair value for the half year ended 30 September 2022, 31 March 2022 and 30 September 2021 and year ended 31 March 2022 has been computed based on the difference in fair values of investment properties and investment property under development as at 30 September 2022, 31 March 2022, 30 September 2021 and 31 March 2022 as compared with the values as at 31 March 2022, 30 September 2021, 31 March 2021 and 31 March 2021 respectively after adjusting change in book value of investment properties and investment property under development. The fair values of the aforementioned assets as at 30 September 2022, 31 March 2022 and 30 September 2021 are solely based on the valuation report of the independent registered valuer appointed under the REIT Regulations.

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 50 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

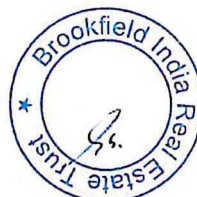



Anand Subramanian
 Partner
 Membership No: 110815
 Place: Bengaluru
 Date: 07 November 2022

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: 07 November 2022


Alok Aggarwal
 Chief Executive Officer
 Place: Mumbai
 Date: 07 November 2022




Sanjeev Kumar Sharma
 Chief Financial Officer
 Place: Mumbai
 Date: 07 November 2022

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

Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(i) Brookfield India REIT - Standalone

Sr No.	Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
		30 September 2022	30 June 2022	30 September 2021	30 September 2022	31 March 2022	30 September 2021	31 March 2022
1	Cash flows received from Asset SPVs, CIO/ Operating Service Provider and any investment entity in the form of:							
	• Interest (net of applicable taxes, if any)	825.29	860.34	1,315.26	1,685.61	1,796.09	2,844.29	4,640.38
	• Dividends (net of applicable taxes, if any)	30.00	22.00	30.00	52.00	42.00	180.00	222.00
	• Repayment of Shareholder Debt (or debentures and other similar instruments)	886.00	1,196.00	605.00	2,082.00	15,268.00	902.00	16,170.00
	• Proceeds from buy-backs/ capital reductions/ redemptions (net of applicable taxes)	-	-	-	-	-	-	-
2	Add: Proceeds from sale, (transfer or liquidation or redemption or otherwise realization) of investments (including cash equivalents), assets or shares of interest in Asset SPVs, or any form of fund raise at Brookfield REIT level, adjusted for the following:					4,949.83	-	4,949.83
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	(168.38)	-	(168.38)
	• Proceeds reinvested or planned to be reinvested as per REIT Regulations	-	-	-	-	(4,781.45)	-	(4,781.45)
	• Investment in shares or debentures or shareholder debt of Asset SPVs and/ or CIO/ Operating Service Provider or other similar investments	-	-	-	-	-	-	-
	• Lending to Asset SPVs and/ or CIO/ Operating Service Provider	-	-	-	-	-	-	-
3	Add: Proceeds from sale (transfer or liquidation or redemption or otherwise realization) of investments, assets or shares of interest in Asset SPVs not distributed pursuant to an earlier plan to re-invest as per REIT Regulations, if such proceeds are not intended to be invested subsequently.							
4	Add: Any other income received at the Brookfield REIT level and not captured herein, or refund/ waiver/ cessation of any expenses liability.	8.15	9.96	9.40	18.11	17.83	10.54	28.37
5	Less: Any other expense (whether in the nature of revenue or capital expenditure) or any liability or other payouts required at the Brookfield REIT level, and not captured herein.	(40.78)	(42.98)	(40.26)	(83.76)	(73.12)	(72.60)	(145.72)
6	Less: Any payment of fees, including but not limited to:							
	• Trustee fees	-	(2.95)	(2.95)	(2.95)	-	(5.16)	(5.16)
	• REIT Management Fees	(20.29)	(18.39)	(22.95)	(38.68)	(39.91)	(22.95)	(62.86)
	• Valuer fees	(3.37)	-	(0.98)	(3.37)	(6.84)	(5.82)	(12.66)
	• Legal and professional fees	(5.29)	(15.24)	(10.25)	(20.53)	(4.28)	(11.97)	(16.23)
	• Trademark license fees	-	-	-	-	-	-	-
	• Securitization fees	-	-	-	-	-	-	-
7	Add: Cash flow received from Asset SPV and investment entity, if any including to the extent not covered above							
	• repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-
	• proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-
8	Add (Less): Debt drawdowns/ (payment) of interest and repayment on external debt (including any loans, bonds, debentures or other form of debt funding) at the Brookfield REIT level.							
9	Less: Income tax and other taxes (if applicable) at the Standalone Brookfield REIT level (net of any tax refunds)	(0.79)	16.01	(3.83)	15.22	(4.49)	(4.07)	(8.56)
10	Add (Less): Cash inflows and outflows in relation to any real estate properties held directly by the Brookfield REIT, to the extent not covered above (if any)							
11	Add (Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	37.80	(105.41)	68.83	(267.61)	(14,002.74)	77.78	(13,924.96)
	NDCF	1,716.72	1,719.34	1,947.37	3,436.06	2,992.54	3,892.04	6,894.58

a) The difference between SPV level NDCF and REIT level NDCF is primarily on account of utilization of opening cash at the SPV level for the half year/ year ended 31 March 2022 and quarter/ half year ended 30 September 2021

b) The difference between REIT level NDCF and distributions to unitholders for the half year ended 31 March 2022 is on account of utilization of surplus NDCF post distribution to unitholders till 30 September 2021.

Notes:

1 The Board of Directors of the Manager to the Trust, in their meeting held on 07 November 2022, have declared distribution to Unitholders of Rs. 5.10 per unit which aggregates to Rs. 1,708.94 million for the quarter ended 30 September 2022. The distributions of Rs. 5.10 per unit comprises Rs. 2.42 per unit in the form of interest payment on shareholder loan and CCDS, Rs. 0.09 per unit in the form of dividend, Rs. 2.57 per unit in the form of repayment of SPV debt and the balance Rs. 0.02 per unit in the form of interest on fixed deposit.

Along with distribution of Rs. 1,708.94 million: Rs. 5.10 per unit for the quarter ended 30 June 2022, the cumulative distribution for the half year ended 30 September 2022 aggregates to Rs. 3,417.88 million: Rs. 10.20 per unit.

2 NDCF for the quarter and half year ended 30 September 2022 is computed in accordance with the NDCF framework under the Distribution Policy as approved in the Offer Document.

Significant accounting policies (refer note 2)

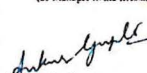
The accompanying notes from 1 to 50 form an integral part of these Condensed Consolidated Financial Statements.
As per our report of even date attached.

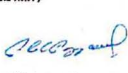
For DELOITTE HASKINS & SELLS
Chartered Accountants
Firm Registration No.: 015125N

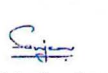

Anand Subramanian
Partner
Membership No. 110815
Place: Bengaluru
Date: 07 November 2022



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


Ankur Gupta
Director
DIN No. 06687570
Place: Mumbai
Date: 07 November 2022


Alok Anzawal
Chief Executive Officer
Place: Mumbai
Date: 07 November 2022


Sanjeev Kumar Sharma
Chief Financial Officer
Place: Mumbai
Date: 07 November 2022



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

Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(ii) Calculation of net distributable cash flows at each Asset SPV


Sr. No. Particulars	For the quarter ended 30 September 2022					Total
	Candor Kolkata	SPPL Noida	CIOP	Festus	SDPL Noida	
1 Profit / (Loss) after tax as per statement of profit and loss (standalone) (A)	(26.84)	17.71	16.85	(89.21)	(72.92)	(154.41)
Adjustment						
2 Add: Depreciation, amortization and impairment as per Statement of profit and loss	102.00	76.60	0.71	61.51	138.20	379.02
3 Add/(Less): Any other item of non-cash expense/ non -cash income (net of actual cash flows for these items), as may be deemed necessary by the Manager. For example, any decrease/ increase in carrying amount of an asset or of a liability recognized in statement of profit and loss/income and expenditure on measurement of the asset or the liability at fair value, interest cost as per effective interest rate method, deferred tax, lease rents recognized on a straight line basis, etc.	(38.56)	(11.41)	2.69	14.72	(67.39)	(99.95)
4 Add/less: Loss/gain on sale, transfer/ disposal/ liquidation of real estate assets, investments (including cash equivalents), other assets or shares of / interest in Asset SPVs.	-	-	-	-	-	-
5 Add: Proceeds from sale / liquidation/transfer/ disposal of real estate assets, investments (including cash equivalents), assets or shares of / interest in Asset SPVs, adjusted for the following:	-	-	-	-	-	-
• Applicable capital gains and other taxes	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-
• Any acquisition	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per REIT Regulations	-	-	-	-	-	-
• Investment in any form as permitted under the REIT Regulations as may be deemed necessary by the Manager	-	-	-	-	-	-
6 Add: Proceeds from sale of real estate assets, investments, assets or sale of shares of Asset SPVs not distributed pursuant to an earlier plan to re-invest as per REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-
7 Add: Interest (or other similar payments) on Shareholder Debt (or on debentures or other instruments held by the Brookfield REIT) charged/ debited to the statement of profit and loss.	353.22	76.69	-	192.39	178.58	800.88
8 Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, deferred/prepaid income or deferred/ prepaid expenditure, etc.	123.19	(42.05)	14.23	106.30	216.87	418.54
9 Less: Any expense in the nature of capital expenditure including capitalized interest thereon (to the parties other than Brookfield REIT), capitalized overheads, etc.	(29.26)	(39.09)	(1.16)	(99.74)	(114.90)	(284.15)
10 Add/(Less): Net debt (repayment)/ drawdown/ (redemption) of preference shares/ debentures/ any other such instrument/ premiums/accrued interest/ any other obligations/ liabilities etc., to parties other than Brookfield REIT, as may be deemed necessary by the Manager.	358.94	100.72	-	104.86	41.28	605.80
11 Add: Cash inflows in relation to equity/ non-refundable advances, etc.	-	-	-	-	-	-
12 Less: Any dividends on or proceeds from repayments or redemptions or buy-backs or capital reduction of shares (including compulsory convertible instruments), held by anyone other than the Brookfield REIT (either directly or indirectly), and any taxes thereon (including any dividend distribution tax or buy back distribution tax, etc., if applicable).	-	-	-	-	-	-
Total adjustments (B)	869.53	161.46	16.47	380.04	392.64	1,820.14
NDCF (C) = (A+B)	842.69	179.17	33.32	290.83	319.72	1,665.73

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 50 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: 07 November 2022



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


Ankur Gupta
Director
DIN No. 08687570
Place: Mumbai
Date: 07 November 2022


Alok Aggarwal
Chief Executive Officer
Place: Mumbai
Date: 07 November 2022




Sanjeev Kumar Sharma
Chief Financial Officer
Place: Mumbai
Date: 07 November 2022

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

Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(ii) Calculation of net distributable cash flows at each Asset SPV

Sr. No.	Particulars	For the quarter ended 30 June 2022					
		Candor Kolkata	SPPL Noida	CIOP	Festus	SDPL Noida	Total
1	Profit / (Loss) after tax as per statement of profit and loss (standalone) (A)	(22.88)	0.58	17.71	(63.77)	(60.31)	(128.67)
	Adjustment						
2	Add: Depreciation, amortization and impairment as per Statement of profit and loss	166.48	78.07	0.66	60.70	133.09	439.00
3	Add/(Less): Any other item of non-cash expense/ non -cash income (net of actual cash flows for these items), as may be deemed necessary by the Manager. For example, any decrease/ increase in carrying amount of an asset or of a liability recognized in statement of profit and loss/income and expenditure on measurement of the asset or the liability at fair value, interest cost as per effective interest rate method, deferred tax, lease rents recognized on a straight line basis, etc.	(62.41)	(32.91)	(0.74)	28.08	(53.61)	(121.59)
4	Add/Less: Loss/gain on sale, transfer/ disposal/ liquidation of real estate assets, investments (including cash equivalents), other assets or shares of /interest in Asset SPVs.	-	-	-	-	-	-
5	Add: Proceeds from sale / liquidation/transfer/ disposal of real estate assets, investments (including cash equivalents), assets or shares of / interest in Asset SPVs, adjusted for the following: • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Any acquisition • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per REIT Regulations • Investment in any form as permitted under the REIT Regulations as may be deemed necessary by the Manager	-	-	-	-	-	-
6	Add: Proceeds from sale of real estate assets, investments, assets or sale of shares of Asset SPVs not distributed pursuant to an earlier plan to re-invest as per REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-
7	Add: Interest (or other similar payments) on Shareholder Debt (or on debentures or other instruments held by the Brookfield REIT) charged/ debited to the statement of profit and loss.	367.71	77.50	-	198.56	168.83	812.60
8	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, deferred/prepaid income or deferred/ prepaid expenditure, etc.	218.97	3.62	(11.39)	270.25	423.16	904.61
9	Less: Any expense in the nature of capital expenditure including capitalized interest thereon (to the parties other than Brookfield REIT), capitalized overheads, etc.	(119.11)	(40.76)	(3.37)	(111.22)	(95.43)	(369.89)
10	Add/(Less): Net debt (repayment)/ drawdown/ (redemption) of preference shares/ debentures/ any other such instrument/ premiums/accrued interest/ any other obligations/ liabilities etc., to parties other than Brookfield REIT, as may be deemed necessary by the Manager.	610.05	76.85	-	99.10	(160.63)	625.37
11	Add: Cash inflows in relation to equity/ non-refundable advances, etc.	-	-	-	-	-	-
12	Less: Any dividends on or proceeds from repayments or redemptions or buy-backs or capital reduction of shares (including compulsory convertible instruments), held by anyone other than the Brookfield REIT (either directly or indirectly), and any taxes thereon (including any dividend distribution tax or buy back distribution tax, etc. if applicable).	-	-	-	-	-	-
	Total adjustments (B)	1,181.69	162.37	(14.84)	545.47	415.41	2,290.10
	NDCF (C) = (A+B)	1,158.81	162.95	2.87	481.70	355.10	2,161.43

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 50 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: 07 November 2022



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: 07 November 2022


Alok Aggarwal
Chief Executive Officer
Place: Mumbai
Date: 07 November 2022




Sanjeev Kumar Sharma
Chief Financial Officer
Place: Mumbai
Date: 07 November 2022

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

Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(ii) Calculation of net distributable cash flows at each Asset SPV


Sr. No.	Particulars	For the quarter ended 30 September 2021				
		Candor Kolkata	SPPL Noida	CIOP	Festus	Total
1	Profit / (Loss) after tax as per statement of profit and loss (standalone) (A)	(129.70)	(35.44)	13.99	(157.60)	(308.75)
	Adjustment					
2	Add: Depreciation, amortization and impairment as per Statement of profit and loss	164.44	71.09	0.22	64.26	300.01
3	Add/(Less): Any other item of non-cash expense/ non-cash income (net of actual cash flows for these items), as may be deemed necessary by the Manager. For example, any decrease/ increase in carrying amount of an asset or of a liability recognised in statement of profit and loss/income and expenditure on measurement of the asset or the liability at fair value, interest cost as per effective interest rate method, deferred tax, lease rents recognised on a straight line basis, etc.	(48.97)	(13.47)	1.45	58.28	(2.71)
4	Add/less: Loss/gain on sale, transfer/ disposal/ liquidation of real estate assets, investments (including cash equivalents), other assets or shares of /interest in Asset SPVs.	-	-	-	-	-
5	Add: Proceeds from sale / liquidation/transfer/ disposal of real estate assets, investments (including cash equivalents), assets or shares of / interest in Asset SPVs, adjusted for the following:	-	-	-	-	-
	• Applicable capital gains and other taxes	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-
	• Any acquisition	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per REIT Regulations	-	-	-	-	-
	• Investment in any form as permitted under the REIT Regulations as may be deemed necessary by the Manager	-	-	-	-	-
6	Add: Proceeds from sale of real estate assets, investments, assets or sale of shares of Asset SPVs not distributed pursuant to an earlier plan to re-invest as per REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-
7	Add: Interest (or other similar payments) on Shareholder Debt (or on debentures or other instruments held by the Brookfield REIT) charged/ debited to the statement of profit and loss.	754.06	116.50	-	256.94	1,127.50
8	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, deferred/prepaid income or deferred/ prepaid expenditure, etc.	(109.18)	69.26	12.55	77.23	49.86
9	Less: Any expense in the nature of capital expenditure including capitalized interest thereon (to the parties other than Brookfield REIT), capitalised overheads, etc.	(84.03)	(56.73)	(0.09)	(0.03)	(140.88)
10	Add/(Less): Net debt (repayment)/ drawdown/ (redemption) of preference shares/ debentures/ any other such instrument/ premiums/accrued interest/ any other obligations/ liabilities etc., to parties other than Brookfield REIT, as may be deemed necessary by the Manager.	229.33	62.34	-	51.08	342.75
11	Add: Cash inflows in relation to equity/ non-refundable advances, etc.	-	-	-	-	-
12	Less: Any dividends on or proceeds from repayments or redemptions or buy-backs or capital reduction of shares (including compulsory convertible instruments), held by anyone other than the Brookfield REIT (either directly or indirectly), and any taxes thereon (including any dividend distribution tax or buy back distribution tax, etc., if applicable).	-	-	-	-	-
	Total adjustments (B)	905.65	248.99	14.13	507.76	1,676.53
	NDCF (C) = (A+B)	775.95	213.55	28.12	350.16	1,367.78

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 50 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: 07 November 2022



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: 07 November 2022


Alok Aggarwal
Chief executive officer
Place: Mumbai
Date: 07 November 2022




Sanjeev Kumar Sharma
Chief financial officer
Place: Mumbai
Date: 07 November 2022

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

Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(ii) Calculation of net distributable cash flows at each Asset SPV

Sr. No.	Particulars	For the half year ended 30 September 2022					Total
		Candor Kolkata	SPPL Noida	CIOF	Festus	SDPL Noida	
1	Profit / (Loss) after tax as per statement of profit and loss (standalone) (A)	(49.72)	18.29	34.56	(152.98)	(133.23)	(283.08)
	Adjustment						
2	Add: Depreciation, amortization and impairment as per Statement of profit and loss	268.48	154.67	1.37	122.21	271.29	818.02
3	Add/(Less): Any other item of non-cash expense/ non -cash income (net of actual cash flows for these items), as may be deemed necessary by the Manager. For example, any decrease/ increase in carrying amount of an asset or of a liability recognized in statement of profit and loss/income and expenditure on measurement of the asset or the liability at fair value, interest cost as per effective interest rate method, deferred tax, lease rents recognized on a straight line basis, etc.	(100.97)	(44.32)	1.95	42.80	(121.00)	(221.54)
4	Add/(Less): Loss/gain on sale, transfer/ disposal/ liquidation of real estate assets, investments (including cash equivalents), other assets or shares of interest in Asset SPVs.	-	-	-	-	-	-
5	Add: Proceeds from sale / liquidation/transfer/ disposal of real estate assets, investments (including cash equivalents), assets or shares of / interest in Asset SPVs, adjusted for the following: • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Any acquisition • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per REIT Regulations • Investment in any form as permitted under the REIT Regulations as may be deemed necessary by the Manager	-	-	-	-	-	-
6	Add: Proceeds from sale of real estate assets, investments, assets or sale of shares of Asset SPVs not distributed pursuant to an earlier plan to re-invest as per REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-
7	Add: Interest (or other similar payments) on Shareholder Debt (or on debentures or other instruments held by the Brookfield REIT) charged/ debited to the statement of profit and loss.	720.93	154.19	-	390.95	347.41	1,613.48
8	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, deferred/prepaid income or deferred/ prepaid expenditure, etc.	342.16	(38.43)	2.84	376.55	640.03	1,323.15
9	Less: Any expense in the nature of capital expenditure including capitalized interest thereon (to the parties other than Brookfield REIT), capitalized overheads, etc.	(148.37)	(79.85)	(4.53)	(210.96)	(210.33)	(654.04)
10	Add/(Less) Net debt (repayment)/ drawdown/ (redemption) of preference shares/ debentures/ any other such instrument/ premiums/accrued interest/ any other obligations/ liabilities etc., to parties other than Brookfield REIT, as may be deemed necessary by the Manager.	968.99	177.57	-	203.96	(119.35)	1,231.17
11	Add: Cash inflows in relation to equity/ non-refundable advances, etc.	-	-	-	-	-	-
12	Less: Any dividends on or proceeds from repayments or redemptions or buy-backs or capital reduction of shares (including compulsory convertible instruments), held by anyone other than the Brookfield REIT (either directly or indirectly), and any taxes thereon (including any dividend distribution tax or buy back distribution tax, etc., if applicable).	-	-	-	-	-	-
	Total adjustments (B)	2,051.22	323.83	1.63	925.51	808.05	4,110.24
	NDCF (C) = (A+B)	2,001.50	342.12	36.19	772.53	674.82	3,827.16

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 50 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: 07 November 2022

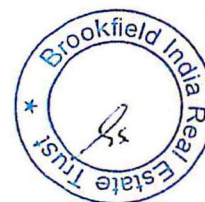


For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited
(as Manager to the Brookfield India REIT)


Ankur Gupta
Director
DIN No. 08687570
Place: Mumbai
Date: 07 November 2022


Alok Aggarwal
Chief Executive Officer
Place: Mumbai
Date: 07 November 2022


Sanjeev Kumar Sharma
Chief Financial Officer
Place: Mumbai
Date: 07 November 2022



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

Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
 Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
 (ii) Calculation of net distributable cash flows at each Asset SPV

Sr. No.	Particulars	For the half year ended 30 September 2021				
		Candor Kolkata	SPPL Noida	CIOF	Festus	Total
1	Profit / (Loss) after tax as per statement of profit and loss (standalone) (A)	(210.78)	(72.62)	5.03	(285.62)	(563.99)
	Adjustment					
2	Add: Depreciation, amortization and impairment as per Statement of profit and loss	330.60	142.38	0.42	128.51	601.91
3	Add/(Less): Any other item of non-cash expense/ non -cash income (net of actual cash flows for these items), as may be deemed necessary by the Manager. For example, any decrease/ increase in carrying amount of an asset or of a liability recognized in statement of profit and loss/income and expenditure on measurement of the asset or the liability at fair value, interest cost as per effective interest rate method, deferred tax, lease rents recognized on a straight line basis, etc.	(82.38)	(16.90)	1.27	112.53	14.52
4	Add/less: Loss/gain on sale, transfer/ disposal/ liquidation of real estate assets, investments (including cash equivalents), other assets or shares of / interest in Asset SPVs.	-	-	-	-	-
5	Add: Proceeds from sale / liquidation/transfer/ disposal of real estate assets, investments (including cash equivalents), assets or shares of / interest in Asset SPVs, adjusted for the following: • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Any acquisition • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per REIT Regulations • Investment in any form as permitted under the REIT Regulations as may be deemed necessary by the Manager	-	-	-	-	-
6	Add: Proceeds from sale of real estate assets, investments, assets or sale of shares of Asset SPVs not distributed pursuant to an earlier plan to re-invest as per REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-
7	Add: Interest (or other similar payments) on Shareholder Debt (or on debentures or other instruments held by the Brookfield REIT) charged/ debited to the statement of profit and loss.	1,511.42	234.67	-	506.77	2,252.86
8	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, deferred/prepaid income or deferred/ prepaid expenditure, etc.*	687.03	121.16	70.22	(38.44)	839.97
9	Less: Any expense in the nature of capital expenditure including capitalized interest thereon (to the parties other than Brookfield REIT), capitalized overheads, etc.	(125.37)	(149.16)	(0.80)	(0.11)	(275.44)
10	Add/(Less): Net debt (repayment)/ drawdown/ (redemption) of preference shares/ debentures/ any other such instrument/ premiums/accrued interest/ any other obligations/ liabilities etc., to parties other than Brookfield REIT, as may be deemed necessary by the Manager.	229.33	150.81	-	51.08	431.22
11	Add: Cash inflows in relation to equity/ non-refundable advances, etc.	-	-	-	-	-
12	Less: Any dividends on or proceeds from repayments or redemptions or buy-backs or capital reduction of shares (including compulsory convertible instruments), held by anyone other than the Brookfield REIT (either directly or indirectly), and any taxes thereon (including any dividend distribution tax or buy back distribution tax, etc., if applicable).	-	-	-	-	-
	Total adjustments (B)	2,550.63	482.96	71.11	760.34	3,865.04
	NDCF (C) = (A+B)	2,339.85	410.34	76.14	474.72	3,301.05

*NDCF for the half year includes NDCF for the period 08 February 2021 to 31 March 2021 amounting to Rs. 759.47 million which has been included in other adjustment.

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 50 form an integral part of these Condensed Consolidated Financial Statements.

As per our report of even date attached

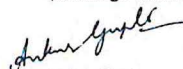
For **DELOITTE HASKINS & SELLS**
 Chartered Accountants
 Firm Registration No.: 015125N


Anand Subramanian
 Partner

Membership No: 110815
 Place: Bengaluru
 Date: 07 November 2022



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



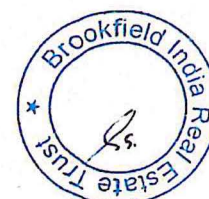
Ankur Gupta
 Director
 DIN No. 08687570
 Place: Mumbai
 Date: 07 November 2022



Alok Aggarwal
 Chief Executive Officer
 Place: Mumbai
 Date: 07 November 2022



Sanjeev Kumar Sharma
 Chief Financial Officer
 Place: Mumbai
 Date: 07 November 2022



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

Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(ii) Calculation of net distributable cash flows at each Asset SPV


Sr. No.	Particulars	For the half year ended 31 March 2022					
		Candor Kolkata	SPPL Noida	CIOP	Festus	SDPL Noida	Total
1	Profit / (Loss) after tax as per statement of profit and loss (standalone) (A)	(304.07)	(46.52)	33.97	(269.04)	(14.88)	(600.54)
	Adjustment						
2	Add: Depreciation, amortization and impairment as per Statement of profit and loss	341.20	148.48	0.67	127.73	97.32	715.40
3	Add/(Less): Any other item of non-cash expense/ non -cash income (net of actual cash flows for these items), as may be deemed necessary by the Manager. For example, any decrease/ increase in carrying amount of an asset or of a liability recognized in statement of profit and loss/income and expenditure on measurement of the asset or the liability at fair value, interest cost as per effective interest rate method, deferred tax, lease rents recognized on a straight line basis, etc.	(172.81)	(34.39)	0.91	84.80	(105.47)	(226.96)
4	Add/less: Loss/gain on sale, transfer/ disposal/ liquidation of real estate assets, investments (including cash equivalents), other assets or shares of /interest in Asset SPVs.	-	-	-	-	-	-
5	Add: Proceeds from sale / liquidation/transfer/ disposal of real estate assets, investments (including cash equivalents), assets or shares of / interest in Asset SPVs, adjusted for the • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Any acquisition • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per REIT Regulations • Investment in any form as permitted under the REIT Regulations as may be deemed necessary by the Manager	-	-	-	-	-	-
6	Add: Proceeds from sale of real estate assets, investments, assets or sale of shares of Asset SPVs not distributed pursuant to an earlier plan to re-invest as per REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-
7	Add: Interest (or other similar payments) on Shareholder Debt (or on debentures or other instruments held by the Brookfield REIT) charged/ debited to the statement of profit and loss.	1,211.22	206.33	-	460.15	122.87	2,000.57
8	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, deferred/prepaid income or deferred/ prepaid expenditure, etc.*	(93.56)	66.35	8.51	(7.70)	5,980.70	5,954.30
9	Less: Any expense in the nature of capital expenditure including capitalized interest thereon (to the parties other than Brookfield REIT), capitalized overheads, etc.	(113.33)	(229.92)	(2.22)	(84.17)	(210.67)	(640.31)
10	Add/(Less): Net debt (repayment)/ drawdown/ (redemption) of preference shares/ debentures/ any other such instrument/ premiums/accrued interest/ any other obligations/ liabilities etc., to parties other than Brookfield REIT, as may be deemed necessary by the Manager.	12,135.73	1,441.34	-	1,757.42	(5,627.38)	9,707.11
11	Add: Cash inflows in relation to equity/ non-refundable advances, etc.	-	-	-	-	-	-
12	Less: Any dividends on or proceeds from repayments or redemptions or buy-backs or capital reduction of shares (including compulsory convertible instruments), held by anyone other than the Brookfield REIT (either directly or indirectly), and any taxes thereon (including any dividend distribution tax or buy back distribution tax, etc., if applicable).	-	-	-	-	-	-
	Total adjustments (B)	13,308.45	1,598.19	7.87	2,338.23	257.37	17,510.11
	NDCF (C) = (A+B)	13,004.38	1,551.67	41.84	2,069.19	242.49	16,909.57

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 50 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: 07 November 2022

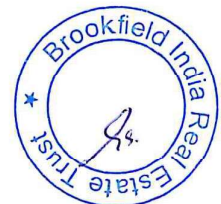


For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited
(as Manager to the Brookfield India REIT)


Ankur Gupta
Director
DIN No. 08687570
Place: Mumbai
Date: 07 November 2022


Alok Aggarwal
Chief Executive Officer
Place: Mumbai
Date: 07 November 2022


Sanjeev Kumar Sharma
Chief Financial Officer
Place: Mumbai
Date: 07 November 2022



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

Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(ii) Calculation of net distributable cash flows at each Asset SPV

Sr. No.	Particulars	For the year ended 31 March 2022					
		Candor Kolkata	SPPL Noida	CIOF	Festus	SDPL Noida	Total
1	Profit / (Loss) after tax as per statement of profit and loss (standalone) (A)	(514.85)	(119.14)	39.00	(554.66)	(14.88)	(1,164.53)
	Adjustment						
2	Add: Depreciation, amortization and impairment as per Statement of profit and loss	671.80	290.86	1.09	256.24	97.32	1,317.31
3	Add/(Less): Any other item of non-cash expense/ non -cash income (net of actual cash flows for these items), as may be deemed necessary by the Manager. For example, any decrease/ increase in carrying amount of an asset or of a liability recognized in statement of profit and loss/income and expenditure on measurement of the asset or the liability at fair value, interest cost as per effective interest rate method, deferred tax, lease rents recognized on a straight line basis, etc.	(255.18)	(51.29)	2.18	197.33	(105.47)	(212.43)
4	Add/Less: Loss/gain on sale, transfer/ disposal/ liquidation of real estate assets, investments (including cash equivalents), other assets or shares of /interest in Asset SPVs	-	-	-	-	-	-
5	Add: Proceeds from sale / liquidation/transfer/ disposal of real estate assets, investments (including cash equivalents), assets or shares of / interest in Asset SPVs, adjusted for the following: • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Any acquisition • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per REIT Regulations • Investment in any form as permitted under the REIT Regulations as may be deemed necessary by the Manager	-	-	-	-	-	-
6	Add: Proceeds from sale of real estate assets, investments, assets or sale of shares of Asset SPVs not distributed pursuant to an earlier plan to re-invest as per REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-
7	Add: Interest (or other similar payments) on Shareholder Debt (or on debentures or other instruments held by the Brookfield REIT) charged/ debited to the statement of profit and loss	2,722.64	440.99	-	966.92	122.87	4,253.42
8	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, deferred/prepaid income or deferred/ prepaid expenditure, etc.*	593.47	187.52	78.73	(46.14)	5,980.70	6,794.28
9	Less: Any expense in the nature of capital expenditure including capitalized interest thereon (to the parties other than Brookfield REIT), capitalized overheads, etc.	(238.70)	(379.08)	(3.02)	(84.28)	(210.67)	(915.75)
10	Add/(Less): Net debt (repayment)/ drawdown/ (redemption) of preference shares/ debentures/ any other such instrument/ premiums/accrued interest/ any other obligations/ liabilities etc., to parties other than Brookfield REIT, as may be deemed necessary by the Manager.	12,365.05	1,592.15	-	1,808.50	(5,627.38)	10,138.32
11	Add: Cash inflows in relation to equity/ non-refundable advances, etc.	-	-	-	-	-	-
12	Less: Any dividends on or proceeds from repayments or redemptions or buy-backs or capital reduction of shares (including compulsory convertible instruments), held by anyone other than the Brookfield REIT (either directly or indirectly), and any taxes thereon (including any dividend distribution tax or buy back distribution tax, etc., if applicable).	-	-	-	-	-	-
	Total adjustments (B)	15,859.08	2,081.15	78.98	3,098.57	257.37	21,375.15
	NDCF (C) = (A+B)	15,344.23	1,962.01	117.98	2,543.91	242.49	20,210.62

*NDCF for the year ending 31 March 2022 includes NDCF for the period 08 February 2021 to 31 March 2021 amounting to Rs. 759.47 million which has been included in other adjustment.

Significant accounting policies (refer note 2)

The accompanying notes from 1 to 50 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: 07 November 2022



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: 07 November 2022


Alok Aggarwal
Chief Executive Officer
Place: Mumbai
Date: 07 November 2022


Sanjeev Kumar Sharma
Chief Financial Officer
Place: Mumbai
Date: 07 November 2022



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

1 Organization structure

The interim 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'), Seaview Developers Private Limited ('SDPL Noida') 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 is 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.

Activities during the period ended 31 March 2021:

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 42) 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.

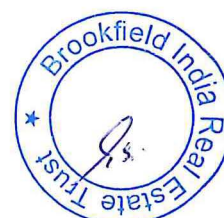
The brief activities and shareholding pattern of the SPVs are provided below:

<u>Name of SPV</u>	<u>Activities</u>	<u>Shareholding up to 07 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 share) (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, Dundahera 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 share) (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 share) (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 share) (as nominee of Brookfield India REIT)

Activities during the previous year ended 31 March 2022:

Brookfield India REIT acquired the following Special Purpose Vehicle ('SPV') by acquiring all the equity interest held by certain members of Sponsor Group (refer note 42) on 24 January 2022. In exchange for these equity interests, the above shareholders have been paid cash of Rs. 8,334.57 million and allotted 15,463,616 Units of Brookfield India REIT valued at Rs. 294.25 each. These Units were subsequently listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on 01 February 2022.

<u>Name of SPV</u>	<u>Activities</u>	<u>Shareholding up to 23 January 2022 (in percentage)</u>	<u>Shareholding from 24 January 2022 (in percentage)</u>
Seaview Developers Private Limited ('SDPL Noida')	Developing and leasing of commercial real estate property in India, primarily in IT/ITeS Special Economic Zone (SEZ) in Sector 135, Noida, Uttar Pradesh.	BSREP India Office Holding IV Pte. Ltd.: 99.96% BSREP India Office Holdings Pte. Ltd.: 0.04%	Brookfield India REIT : 100% Candor India Office Parks Private Limited : 0.00% (1 share) (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 Interim Condensed Consolidated Financial Statements of Brookfield India REIT comprises:

- the Condensed Consolidated Balance Sheet,
- the Condensed Consolidated Statement of Profit and Loss (including other comprehensive income),
- the Condensed Consolidated Statement of Cash Flows,
- the Condensed Consolidated Statement of Changes in Unitholders' Equity,
- a summary of significant accounting policies and other explanatory information.

Additionally, it includes the Statement of Net Assets at Fair Value, the Statement of Total Returns at Fair Value, the Statement of Net Distributable Cash Flow of Brookfield India REIT and each of the SPVs 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 07 November 2022. 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 15(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.

Accordingly, these condensed consolidated financial statements do not include all the information required for a complete set of financial statements. These condensed consolidated financial statements should be read in conjunction with the consolidated financial statements and related notes included in the Company's consolidated financial statements under IND AS for the year ended 31 March 2022. Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

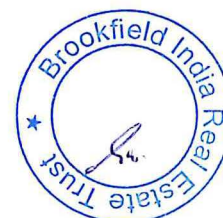
The Condensed Consolidated Financial Statements are presented in Indian Rupees in Millions, except when otherwise indicated.

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 is stated below:



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

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

ii) The financial statements of the Group are 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 intragroup 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.

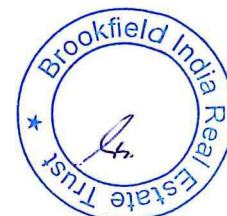
d) Use of judgments and estimates

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.

Estimates 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 15)
- (ii) determination of useful life of investment property (Note 2.2 (g))
- (iii) determination of recoverable amount / fair value of investment property (Note 2.2 (g), and Note 43), Statement of Net Assets at Fair Value, Statement of Total Return at Fair Value
- (iv) determination of lease term (Note 2.2 (n))
- (v) recognition / recoverability of deferred tax assets (Note 2.2 (p) and Note 6



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.

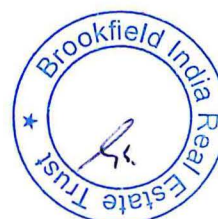
Current assets/liabilities include current portion of non-current financial assets/ liabilities respectively. Deferred tax assets and liabilities are classified as non-current assets and liabilities.

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 measurement framework is adopted by Brookfield India REIT to determine the fair value of various assets and liabilities measured or disclosed at fair value.

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, import duties and other non-refundable purchase taxes, borrowing costs directly attributable to the development and any directly attributable cost of bringing the asset to its working condition for its intended use. 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

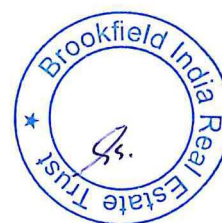
Subsequent expenditure is capitalized to the investment property's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Brookfield India REIT and the cost of the item can be measured reliably. The cost of the assets not ready for its 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 is 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.



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

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	5 – 12
Electrical fittings	4 – 15
Diesel generator sets	15 – 25
Air conditioners	15
Office Equipment	5 – 12
Kitchen Equipment	5
Computers	3 – 6
Right of Use (Leasehold Land)	As per lease term

The fair value of investment property is disclosed in the statement of net assets at fair value. Fair values are determined by an independent registered 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.

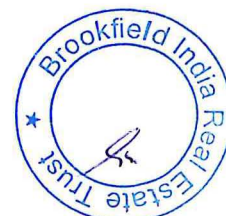
Cost of an item of property, plant and equipment comprises the purchase price, including import duties and other non-refundable purchase taxes and any directly attributable cost of bringing the asset to its working condition for its intended use.

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.



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

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: -

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

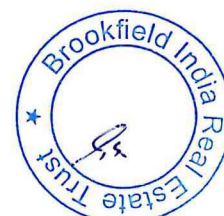
Intangible assets comprise purchase of software. Intangible assets are carried at cost and amortized over a period of 5 years, which represents the period over which the Brookfield India REIT expects to derive economic benefits from the use of the assets.

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, 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.



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

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 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.

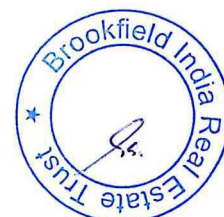
k) Errors, estimates and change in accounting policies

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.



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

(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
- 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.

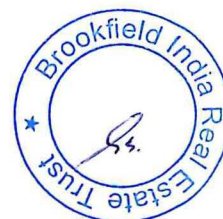
Debt instruments included within the FVOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, interest income, impairment losses and reversals and foreign exchange gain or loss is recognized 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.



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

• 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.

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.

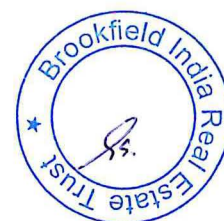
Trade Receivables are generally written off against the allowance only after all means of collection have been exhausted and the potential for recovery is considered remote.

(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:



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

• **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 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.

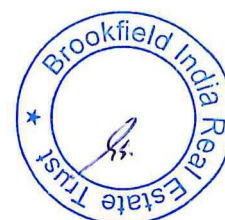
(v) **Financial liabilities - Derecognition**

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



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

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 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

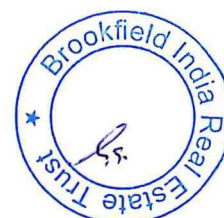
Derivatives embedded in a host contract that is an asset within the scope of Ind AS 109 are not separated. Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

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



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

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 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's incremental borrowing rate. Generally, the Brookfield India REIT uses its incremental borrowing rate as the discount rate.

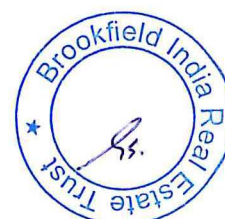
Lease payments included in the measurement of the lease liability comprise the following:

- 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's 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 (current and non-current) in the statement of financial position.



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

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.

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's 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's 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.

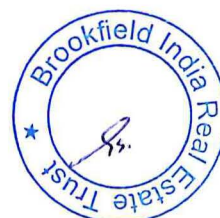
n) Revenue recognition

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.



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

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 has 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 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

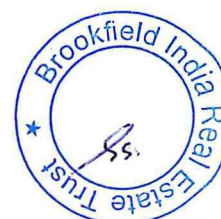
The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognized during the period when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within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



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

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.

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



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

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.

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.

Provisions for onerous contracts are recognized when the expected benefits to be derived by the Company from a contract are lower than the unavoidable costs of meeting the future obligations under the contract.

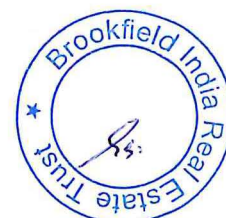
r) Operating segments

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's other components.

Based on an analysis of Brookfield India REIT's 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



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

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.

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.

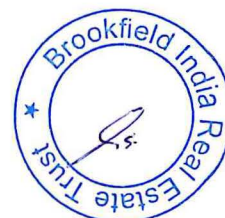
v) Business Combination/Asset Acquisition

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 44 of the financial statements for details.



Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements

Notes to the Condensed Consolidated financial statements

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

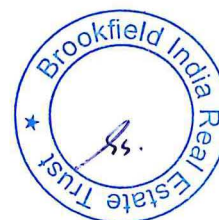
Financial assets and financial liabilities are offset and the net amount presented in the Condensed Consolidated Balance Sheet when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realize the asset and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

z) Income support

The income support that is an integral part of an acquisition transaction is treated as deduction in the acquisition cost of such investment property. Where the right to receive the income support is spread over a period of time, the right to receive the income support is recognized as a financial asset at fair value and subsequently measured at fair value through profit or loss.



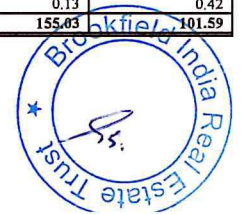
Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Consolidated Financial Statements

3 Property, plant and equipment and Intangible assets

Particulars	Gross block				Accumulated depreciation				Net block	
	Balance as at 01 April 2022	Additions during the period	Deletions/ Adjustments	Balance as at 30 September 2022	Balance as at 01 April 2022	Charge for the period	Deletions/ Adjustments	Balance as at 30 September 2022	Balance as at 30 September 2022	Balance as at 31 March 2022
Assets (site)										
Air conditioner	0.07	-	-	0.07	0.07	-	-	0.07	-	-
Computers	0.09	-	-	0.09	0.08	-	-	0.08	0.01	0.01
Plant and machinery	0.02	-	-	0.02	0.02	-	-	0.02	-	-
Furniture and fixtures	1.47	-	-	1.47	1.21	0.14	-	1.35	0.12	0.26
Office equipment	0.41	-	-	0.41	0.29	0.04	-	0.33	0.08	0.12
Sub total	2.06	-	-	2.06	1.67	0.18	-	1.85	0.21	0.39
Assets (maintenance)										
Air conditioner	4.32	1.51	-	5.83	0.79	0.52	-	1.31	4.52	3.53
Plant and machinery	126.74	15.94	-	142.68	8.98	5.73	-	14.71	127.97	117.76
Furniture and fixtures	33.15	2.38	-	35.53	5.96	2.72	-	8.68	26.85	27.19
Office equipment	8.38	1.64	-	10.02	2.99	1.13	-	4.12	5.90	5.39
Electrical fittings	0.60	-	-	0.60	0.08	0.03	-	0.11	0.49	0.52
Kitchen Equipments	0.16	-	-	0.16	0.04	0.03	-	0.07	0.09	0.12
Sub total	173.35	21.47	-	194.82	18.84	10.16	-	29.00	165.82	154.51
TOTAL	175.41	21.47	-	196.88	20.51	10.34	-	30.85	166.03	154.90
Intangible Assets										
Softwares	0.46	-	-	0.46	0.33	0.12	-	0.45	0.01	0.13
GRAND TOTAL	175.87	21.47	-	197.34	20.84	10.46	-	31.30	166.04	155.03

Particulars	Gross block				Accumulated depreciation				Net block		
	Balance as at 01 April 2021	Additions due to assets acquisition*	Additions during the year	Deletions/ Adjustments	Balance as at 31 March 2022	Balance as at 01 April 2021	Charge for the year	Deletions/ Adjustments	Balance as at 31 March 2022	Balance as at 31 March 2022	Balance as at 31 March 2021
Assets (site)											
Air conditioner	0.07	-	-	-	0.07	-	0.07	-	0.07	-	0.07
Computers	0.08	0.01	-	-	0.09	-	0.08	-	0.08	0.01	0.08
Plant and machinery	0.02	-	-	-	0.02	-	0.02	-	0.02	-	0.02
Furniture and fixtures	1.43	0.04	-	-	1.47	0.09	1.12	-	1.21	0.26	1.34
Office equipment	0.28	0.13	-	-	0.41	0.00	0.29	-	0.29	0.12	0.28
Sub total	1.88	0.18	-	-	2.06	0.09	1.58	-	1.67	0.39	1.79
Assets (maintenance)											
Air conditioner	3.11	1.28	(0.07)	-	4.32	0.07	0.72	-	0.79	3.53	3.04
Plant and machinery	66.54	26.51	33.87	(0.18)	126.74	1.02	7.96	-	8.98	117.76	65.52
Furniture and fixtures	26.69	0.87	5.59	-	33.15	0.89	5.07	-	5.96	27.19	25.80
Office equipment	4.87	0.39	3.12	-	8.38	0.52	2.47	-	2.99	5.39	4.35
Electrical fittings	0.60	-	-	-	0.60	0.01	0.07	-	0.08	0.52	0.59
Kitchen Equipments	0.08	0.08	0.00	-	0.16	0.00	0.04	-	0.04	0.12	0.08
Sub total	101.89	29.13	42.51	(0.18)	173.35	2.51	16.33	-	18.84	154.51	99.38
TOTAL	103.77	29.31	42.51	(0.18)	175.41	2.60	17.91	-	20.51	154.90	101.17
Intangible Assets											
Softwares	0.46	-	-	-	0.46	0.04	0.29	-	0.33	0.13	0.42
GRAND TOTAL	104.23	29.31	42.51	(0.18)	175.87	2.64	18.20	-	20.84	155.03	101.59

*Above assets have been acquired as part of SDPL Noida assets acquisition. Refer note 2.1 basis for consolidation and note 44 (i).



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

4 Investment property

Particulars	Gross block				Accumulated depreciation				Net block	
	Balance As at 01 April 2022	Additions during the period	Deletions/ Adjustments	Balance As at 30 September 2022	Balance As at 01 April 2022	Charge for the period	Deletions/ Adjustments	Balance As at 30 September 2022	Balance As at 30 September 2022	As at 31 March 2022
Assets (constructed), given/expected to be given on operating lease										
Freehold land	25,580.44	-	-	25,580.44	-	-	-	-	25,580.44	25,580.44
Buildings#	104,244.70	1,241.30	(374.11)	105,111.89	1,660.40	997.90	(64.34)	2,593.96	102,517.93	102,584.30
Air conditioners	1,923.86	53.17	-	1,977.03	191.34	113.86	-	305.20	1,671.83	1,732.52
Electrical fittings & equipment	1,262.09	50.57	-	1,312.66	183.98	96.21	-	280.19	1,032.47	1,078.11
Plant and machinery	1,338.51	36.94	-	1,375.45	137.67	71.14	-	208.81	1,166.64	1,200.84
Diesel generator sets	939.39	3.52	-	942.91	107.07	59.67	-	166.74	776.17	832.32
Furniture and fixtures	308.42	2.85	-	311.27	73.78	27.85	-	101.63	209.64	234.64
Right of use (leasehold land)	1,129.49	592.07	-	1,721.56	8.60	7.58	-	16.18	1,705.38	1,120.89
Office Equipment	18.45	1.04	-	19.49	5.62	1.78	-	7.40	12.09	12.83
Computers	1.19	0.97	-	2.16	0.41	0.22	-	0.63	1.53	0.78
Sub total	136,746.54	1,982.43	(374.11)	138,354.86	2,368.87	1,376.21	(64.34)	3,680.74	134,674.12	134,377.67
Assets (food court), given/expected to be given on operating lease										
Air conditioner	7.05	-	-	7.05	1.00	0.44	-	1.44	5.61	6.05
Furniture & fixtures	31.08	-	-	31.08	11.20	5.05	-	16.25	14.83	19.88
Plant and machinery	4.81	-	-	4.81	0.68	0.30	-	0.98	3.83	4.13
Office equipment	2.18	-	-	2.18	0.66	0.27	-	0.93	1.25	1.52
Kitchen equipment	13.45	-	-	13.45	2.72	2.11	-	4.83	8.62	10.73
Computers	0.20	-	-	0.20	0.20	0.00	-	0.20	-	0.00
Sub total	58.77	-	-	58.77	16.46	8.17	-	24.63	34.14	42.31
Sub total - Investment Property	136,805.31	1,982.43	(374.11)	138,413.63	2,385.33	1,384.38	(64.34)	3,705.37	134,708.26	134,419.98
Investment property - under development**										
Capital work in progress	1,745.46	784.43	(1,250.61)	1,279.28	-	-	-	-	1,279.28	1,745.46
Sub total - Investment Property under development	1,745.46	784.43	(1,250.61)	1,279.28	-	-	-	-	1,279.28	1,745.46
Total	138,550.77	2,766.86	(1,624.72)	139,692.91	2,385.33	1,384.38	(64.34)	3,705.37	135,987.54	136,165.44

Buildings net block includes Rs. 35,469.76 millions (31 March 2022: Rs. 36,071.94 million), held under co-development agreement as fully described in Note 36 (Capital Commitments).

** The amount of Rs. 1,250.61 million shown under "Deletions/ Adjustments" represents capitalization during the period.

Reconciliation for total depreciation expense:

	For the quarter ended 30 September 2022	For the quarter ended 30 June 2022	For the half year ended 30 September 2022
Total depreciation on property, plant and equipment for the period	5.34	5.12	10.46
Total depreciation on investment property for the period	633.19	686.85	1,320.04
Less:- Depreciation during the construction period on site assets - capitalized	(0.09)	(0.09)	(0.18)
Less:- Depreciation during the construction period on Right of use (leasehold land)	(0.87)	(0.90)	(1.77)
Depreciation expense for the period	637.57	690.98	1,328.55



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

Particulars	Gross block				Accumulated depreciation				Net block		
	Balance As at 01 April 2021	Additions due to assets acquisition*	Additions during the year	Deletions/ Adjustments	Balance As at 31 March 2022	Balance As at 01 April 2021	Charge for the year	Deletions/ Adjustments	Balance As at 31 March 2022	Balance As at 31 March 2022	As at 31 March 2021
Assets (constructed), given/expected to be given on operating lease											
Freehold land	25,580.44	-	-	-	25,580.44	-	-	-	-	25,580.44	25,580.44
Buildings#	70,578.81	32,927.10	738.79	-	104,244.70	205.04	1,455.36	-	1,660.40	102,584.30	70,373.77
Air conditioners	1,209.98	638.01	75.87	-	1,923.86	22.77	168.57	-	191.34	1,732.52	1,187.21
Electrical fittings & equipment	806.00	378.42	77.67	-	1,262.09	30.92	153.06	-	183.98	1,078.11	775.08
Plant and machinery	880.66	412.69	45.16	-	1,338.51	17.91	119.76	-	137.67	1,200.84	862.75
Diesel generator sets	651.23	285.95	2.21	-	939.39	12.98	94.09	-	107.07	832.32	638.25
Furniture and fixtures	262.98	29.08	16.36	-	308.42	21.22	52.56	-	73.78	234.64	241.76
Right of use (leasehold land)	459.96	669.53	-	-	1,129.49	0.87	7.73	-	8.60	1,120.89	459.09
Office Equipment	16.87	0.60	0.98	-	18.45	1.01	4.61	-	5.62	12.83	15.86
Computers	1.14	0.04	0.01	-	1.19	0.06	0.35	-	0.41	0.78	1.08
Sub total	100,448.07	35,341.42	957.05	-	136,746.54	312.78	2,056.09	-	2,368.87	134,377.67	100,135.29
Assets (food court), given/expected to be given on operating lease											
Air conditioner	7.05	-	-	-	7.05	0.13	0.87	-	1.00	6.05	6.92
Furniture & fixtures	29.67	1.41	-	-	31.08	1.43	9.77	-	11.20	19.88	28.24
Plant and machinery	4.81	-	-	-	4.81	0.09	0.59	-	0.68	4.13	4.72
Office equipment	2.12	0.06	-	-	2.18	0.08	0.58	-	0.66	1.52	2.04
Kitchen equipment	2.52	1.14	9.79	-	13.45	0.17	2.55	-	2.72	10.73	2.35
Computers	0.20	-	-	-	0.20	-	0.20	-	0.20	0.00	0.20
Sub total	46.37	2.61	9.79	-	58.77	1.90	14.56	-	16.46	42.31	44.47
Sub total - Investment Property	100,494.44	35,344.03	966.84	-	136,805.31	314.68	2,070.65	-	2,385.33	134,419.98	100,179.76
Investment property - under development**											
Capital work in progress	791.74	1,110.75	724.77	(881.80)	1,745.46	-	-	-	-	1,745.46	791.74
Sub total - Investment Property under development	791.74	1,110.75	724.77	(881.80)	1,745.46	-	-	-	-	1,745.46	791.74
Total	101,286.18	36,454.78	1,691.61	(881.80)	138,550.77	314.68	2,070.65	-	2,385.33	136,165.44	100,971.50

* Above assets have been acquired as part of SDPL Noida assets acquisition. Refer note 2.1 basis for consolidation and note 44 (ii).

Buildings net block includes Rs. 36,071.94 millions (31 March 2021: Rs. 36,731.01 million), held under co-development agreement as fully described in Note 36 (Capital Commitments).

** The amount of Rs. 881.80 million shown under "Deletions/ Adjustments" represents capitalization during the year.

Reconciliation for total depreciation expense:

	For the quarter ended 30 September 2021	For the half year ended 30 September 2021	For the half year ended 31 March 2022	For the year ended 31 March 2022
Total depreciation on property, plant and equipment for the period	4.62	9.05	9.15	18.20
Total depreciation on investment property for the period	467.42	920.06	1,150.59	2,070.65
Less:- Depreciation during the construction period on site assets - capitalized	(0.09)	(0.20)	(1.38)	(1.58)
Less:- Depreciation during the construction period on Right of use (leasehold land)	(0.82)	(1.63)	(0.87)	(2.50)
Depreciation expense for the period/ year	471.13	927.28	1,157.49	2,084.77



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

	As at 30 September 2022	As at 31 March 2022
5 Non current financial assets - Other (Unsecured and considered good)		
Security deposits	555.27	589.77
Fixed deposits with banks*	2.32	2.23
Interest accrued but not due on fixed deposits with banks	0.04	0.04
Lease rent equalization**	222.39	166.50
To related parties (refer note 42)		
Finance receivables #	184.22	678.79
	<u>964.24</u>	<u>1,437.33</u>

*These fixed deposits are of restricted use being lien against state authority.

**Lease rent equalization are classified as Financial asset as right to consideration is unconditional and is due only after passage of time.

Finance receivables represents income support guarantee received from a related party in respect of tenancy level of investment properties of SDPL Noida in connection with its acquisition by Brookfield India REIT (refer note 44 (ii)), where the right to receive the income support is spread over a period of time starting from 01 January 2022 and ending on 31 March 2024. The income support guarantee is recognized as a financial asset at fair value through profit and loss.

	As at 30 September 2022	As at 31 March 2022
6 Deferred tax asset (net)		
Deferred tax asset (net)	3,620.88	3,755.46
	<u>3,620.88</u>	<u>3,755.46</u>

The Group has recognized deferred tax asset of Rs. 3,230.01 million (31 March 2022: Rs. 2,921.36 million) on unabsorbed depreciation & business losses and Rs. 1,253.92 million (31 March 2022: Rs. 1,253.92 million) on MAT credit entitlement, considering the deferred tax liability on existing taxable temporary differences in respective SPVs that will reverse in the future and estimated taxable income for future years. The amount of deferred tax assets considered realizable, however, could reduce in the near term if estimates of future taxable income during the carry-forward period are reduced.

	As at 30 September 2022	As at 31 March 2022
7 Non-current tax assets (net)		
Advance income tax	2,333.63	2,416.27
	<u>2,333.63</u>	<u>2,416.27</u>

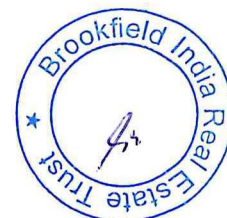
	As at 30 September 2022	As at 31 March 2022
8 Other non-current assets (Unsecured and considered good)		
Capital advances	8.55	19.27
Prepaid expenses	113.97	142.16
Balance recoverable from government authorities	14.46	14.11
	<u>136.98</u>	<u>175.54</u>

	As at 30 September 2022	As at 31 March 2022
9 Current financial assets - Trade receivables		
Trade receivables considered good - unsecured	313.07	224.88
Trade receivables - credit impaired	26.84	68.26
Less: loss allowance	(26.84)	(68.26)
	<u>313.07</u>	<u>224.88</u>

	As at 30 September 2022	As at 31 March 2022
10 Current financial assets - Cash and cash equivalents		
Balance with banks :		
- in current account	128.90	193.65
- in deposit account (with original maturity of 3 months or less)	2,168.00	1,850.00
	<u>2,296.90</u>	<u>2,043.65</u>

	As at 30 September 2022	As at 31 March 2022
11 Other bank balances		
Deposit account with original maturity of more than 3 months and upto 12 months*	500.03	506.49
	<u>500.03</u>	<u>506.49</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.



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

	As at 30 September 2022	As at 31 March 2022
12 Current financial assets - Loans		
To parties other than related parties (Unsecured and considered doubtful)		
Advances to vendors	0.36	0.36
Less: loss allowance	(0.36)	(0.36)
	-	-
Loans receivables - credit impaired	0.36	0.36
Less: loss allowance	(0.36)	(0.36)
	-	-
	1,479.54	755.31
13 Current financial assets - Other (Unsecured and considered good)		
To parties other than related parties		
Security deposits	0.01	0.01
Unbilled revenue*	262.69	159.01
Interest accrued but not due on fixed deposits with banks	0.90	14.37
Lease rent equalization*	118.85	51.18
Other receivables	415.85	47.39
To related parties (refer note 42)		
Other receivables	0.02	0.01
Finance receivables #	681.22	483.34
	-	-

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

Finance receivables represents income support guarantee received from a related party in respect of tenancy level of investment properties of SDPL Noida in connection with its acquisition by Brookfield India REIT (refer note 44 (ii)), where the right to receive the income support is spread over a period of time starting from 01 January 2022 and ending on 31 March 2024. The income support guarantee is recognized as a financial asset at fair value through profit and loss.

	As at 30 September 2022	As at 31 March 2022
14 Other current assets (Unsecured and considered good)		
Advances to vendors*	43.26	33.01
Prepaid expenses*	191.04	54.29
Balance recoverable from government authorities	140.65	135.16
Other Advances	0.75	0.12
	375.70	222.58

* For related parties balance, refer note 42

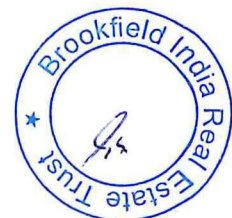
Particulars	No. of Units	Amount
As at 01 April 2021	302,801,601	81,774.78
Less: Distribution to Unitholders for the quarter ended 30 June 2021	-	(297.05)
Less: Distribution to Unitholders for the quarter ended 30 September 2021	-	(605.60)
Less: Distribution to Unitholders for the quarter ended 31 December 2021	-	(481.45)
Add: Reversal of issue expenses no longer payable (refer note iv below)	-	25.55
Add: Units issued on preferential basis during the year		
- pursuant to the preferential allotment, issued, subscribed and fully paid-up in cash (refer note ii below)	16,821,856	4,949.83
- in exchange for equity interest in SPVs (refer note iii below)	15,463,616	4,550.17
Less: Expense incurred towards preferential allotment (refer note iv below)	-	(48.92)
Closing balance as at 31 March 2022	335,087,073	89,867.31
As at 01 April 2022	335,087,073	89,867.31
Less: Distribution to Unitholders for the quarter ended 31 March 2022	-	(720.44)
Less: Distribution to Unitholders for the quarter ended 30 June 2022	-	(857.82)
Closing balance as at 30 September 2022	335,087,073	88,289.05

(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 Unit 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 distributions. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays distributions 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 has 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. Refer note 47 for utilization of IPO proceeds. Further preferential allotment of 16,821,856 Units for cash at price of Rs. 294.25 per unit aggregating to Rs. 4,949.83 was made during the year ended 31 March 2022. The preferential allotment was mainly used to fund the SDPL Noida acquisition, as more fully described in Note 44 (ii) (asset acquisition note).



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

(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 and 15,463,616 Units of Rs. 294.25 each during the period ended 31 March 2021 and year ended 31 March 2022 respectively, 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
During the period ended 31 March 2021:			
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
During the previous year ended 31 March 2022:			
SDPL Noida (refer note 1: Organizational structure)	-	15,463,616	15,463,616
Total number of Units issued	54,117,888	89,238,131	143,356,019

(iv) Expenses incurred pertaining to the Initial Public Offering (IPO), preferential allotment and listing of the Units on the National Stock Exchange and Bombay Stock Exchange have been reduced from the Unitholders capital in accordance with Ind AS 32 - Financial Instruments: Presentation.

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

Name of Unitholders	As at 30 September 2022		As at 31 March 2022	
	No. of Units	% of holdings	No. of Units	% of holdings
BSREP India office Holdings V Pte. Ltd.	54,117,888	16.15%	54,117,888	16.15%
BSREP India Office Holdings Pte Ltd.	41,499,453	12.38%	41,499,373	12.38%
BSREP India Office Holdings III Pte. Ltd.	36,727,398	10.96%	36,727,398	10.96%
BSREP II India Office Holdings II Pte. Ltd.	31,474,412	9.39%	28,086,775	8.38%

(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.

(d) Unitholding of sponsor group

Name of Unitholders	As at 30 September 2022		As at 31 March 2022		% Change during the half year ended 30 September 2022
	No. of Units	% of holdings	No. of Units	% of holdings	
BSREP India office Holdings V Pte. Ltd.	54,117,888	16.15%	54,117,888	16.15%	0.00%
BSREP India Office Holdings Pte Ltd.	41,499,453	12.38%	41,499,373	12.38%	0.00%
BSREP India Office Holdings III Pte. Ltd.	36,727,398	10.96%	36,727,398	10.96%	0.00%
BSREP II India Office Holdings II Pte. Ltd.	31,474,412	9.39%	28,086,775	8.38%	1.01%
Kairos Property Managers Private Limited	-	-	3,387,637	1.01%	-1.01%
BSREP Moon C1 L.P.	-	-	800,650	0.24%	-0.24%
BSREP Moon C2 L.P.	-	-	80	0.00%	-0.00%
BSREP India Office Holdings IV Pte. Ltd.	15,463,616	4.61%	15,463,616	4.61%	0.00%
BSREP India Office Holdings VI Pte. Ltd.	800,650	0.24%	-	-	0.24%

16 Other Equity*

	As at 30 September 2022	As at 31 March 2022
Reserves and Surplus		
Retained earnings	(2,145.12)	(1,046.38)
	(2,145.12)	(1,046.38)

*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 period, the profit/(loss) after tax is transferred from the Statement of Profit and Loss to the retained earnings account.

17 Non-current financial liabilities - Borrowings

	As at 30 September 2022	As at 31 March 2022
Secured		
Term loan from financial institutions	53,181.76	51,655.34
Less:- Current maturities of long term borrowings (refer note 21)	(613.30)	(661.81)
Total Borrowings	52,566.46	50,993.53

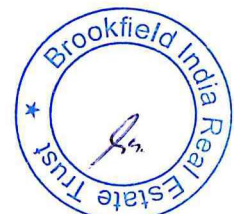
18 Non-current financial liabilities - others

	As at 30 September 2022	As at 31 March 2022
Security deposit from lessee	1,771.50	1,244.85
Retention money	66.70	84.45
	1,838.20	1,329.30



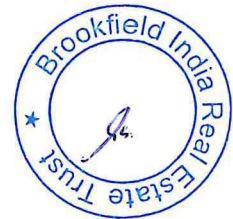
Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Consolidated Financial Statements

	As at 30 September 2022	As at 31 March 2022
19 Provisions		
Provision for gratuity	18.28	18.91
	<u>18.28</u>	<u>18.91</u>
20 Other non-current liabilities		
Deferred income	274.06	290.00
Contract liability*	508.47	355.93
	<u>782.53</u>	<u>645.93</u>
<p>*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 as at 30 September 2022 of Rs. 600.00 million including Goods and Service Tax (31 March 2022 of Rs. 420.00 million) has been presented as contract liability excluding Goods and Service Tax.</p>		
21 Short term borrowings		
Current maturities of long-term borrowings		
Secured		
Term loan from financial institutions	615.30	661.81
	<u>615.30</u>	<u>661.81</u>
22 Current financial liabilities - Trade payables		
Total outstanding dues of micro enterprises and small enterprises	0.76	17.34
Total outstanding dues of creditors other than micro enterprises and small enterprises*	673.93	620.17
	<u>674.69</u>	<u>637.51</u>
<p>*For balance payable to related parties, refer note 42</p>		
23 Current - Other financial liabilities		
Security deposit from lessee	3,277.00	3,401.53
Retention money	159.45	132.89
Capital creditors	546.25	394.94
Employee related payables	32.74	10.93
Other payables	183.32	120.97
	<u>4,198.76</u>	<u>4,061.26</u>
24 Provisions		
Provision for gratuity	2.33	0.18
Provision for compensated absences	7.69	7.14
	<u>10.02</u>	<u>7.32</u>
25 Other current liabilities		
Statutory dues payable	154.99	151.29
Deferred income	203.86	161.38
Other payables*	19.90	-
	<u>378.75</u>	<u>312.67</u>
<p>*For balance payable to related parties, refer note 42</p>		
26 Current tax liabilities (Net)		
Provision for income tax	121.71	120.64
	<u>121.71</u>	<u>120.64</u>



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

Particulars	For the quarter ended 30 September 2022	For the quarter ended 30 June 2022	For the quarter ended 30 September 2021	For the half year ended 30 September 2022	For the half year ended 31 March 2022	For the half year ended 30 September 2021	For the year ended 31 March 2022
27 Revenue from operations							
Sale of services							
Income from operating lease rentals *	2,056.49	2,034.13	1,561.40	4,090.62	3,298.52	3,177.50	6,476.02
Income from maintenance services	963.34	866.32	550.31	1,829.66	1,149.75	1,113.57	2,263.32
	3,019.83	2,900.45	2,111.71	5,920.28	4,448.27	4,291.07	8,739.34
Sale of products							
Sale of food and beverages	14.34	8.84	5.03	23.18	10.75	16.19	26.94
Others	1.85	1.11	0.34	2.96	1.00	0.63	1.63
Total revenue from operations	3,036.02	2,910.40	2,117.08	5,946.42	4,460.02	4,307.89	8,767.91
* Assets given on operating lease							
28 Other Income							
Interest income from financial assets at amortized cost							
Interest income on fixed deposits with banks	23.75	20.24	20.27	43.99	35.07	35.98	71.05
Interest income on security deposit	9.55	14.09	6.26	23.64	9.19	19.19	28.38
Others							
Income from scrap sale	2.01	8.90	0.95	10.91	3.03	3.77	6.80
Interest on income tax refund	3.72	28.95	0.77	32.67	29.36	4.85	34.21
Liabilities/provisions no longer required written back	4.82	1.20	0.34	6.02	1.10	0.74	1.84
Fair value gain on income support	36.19	23.90	-	60.09	31.58	-	31.58
Miscellaneous income	0.36	0.01	2.34	0.37	48.03	2.34	50.37
	80.40	97.29	30.93	177.69	157.36	66.87	224.23
29 Cost of materials consumed							
Opening stock	-	-	-	-	-	-	-
Add: purchases during the period	9.71	6.05	4.44	15.76	9.58	13.11	22.69
Add: Others	1.61	0.98	0.28	2.59	0.84	0.49	1.33
Less: Closing stock	-	-	-	-	-	-	-
	11.32	7.03	4.72	18.35	10.42	13.60	24.02
30 Employee benefits expense							
Salaries, wages and bonus	71.71	78.77	48.39	150.48	83.75	95.95	179.70
Contributions to provident fund	4.10	3.75	2.41	7.85	5.62	4.82	10.44
Gratuity expense	2.86	1.17	1.16	4.03	2.89	2.27	5.16
Compensated absences	1.33	0.36	0.50	1.69	1.05	0.50	1.55
	80.00	84.05	52.46	164.05	93.31	103.54	196.85
31 Finance Costs							
Interest and finance charges on financial liabilities at amortized cost							
Interest on term loan	1,023.77	902.37	387.16	1,926.14	1,162.72	767.42	1,930.14
Interest on lease liability	7.22	7.14	2.77	14.36	8.73	5.52	14.25
Others							
Other borrowing costs	59.30	64.56	41.44	123.86	83.64	82.79	166.43
	1,090.29	974.07	431.37	2,064.36	1,255.09	855.73	2,110.82
Less: Transferred to investment property under development	(8.21)	(15.46)	(5.90)	(23.67)	(19.01)	(11.12)	(30.13)
	1,082.08	958.61	425.47	2,040.69	1,236.08	844.61	2,080.69
32 Depreciation and amortization expenses							
- on property plant and equipment and intangible assets	5.25	5.03	4.53	10.28	7.77	8.85	16.62
- on investment property	632.32	685.95	466.60	1,318.27	1,149.72	918.43	2,068.15
	637.57	690.98	471.13	1,328.55	1,157.49	927.28	2,084.77

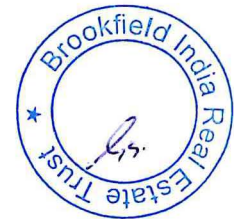


Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Consolidated Financial Statements

Particulars	For the quarter ended 30 September 2022	For the quarter ended 30 June 2022	For the quarter ended 30 September 2021	For the half year ended 30 September 2022	For the half year ended 31 March 2022	For the half year ended 30 September 2021	For the year ended 31 March 2022
33 Other expenses							
Property management fees	120.30	114.84	81.84	235.14	188.66	163.54	352.20
Power and fuel	357.55	275.28	184.27	632.83	326.39	364.52	690.91
Repair and maintenance	229.01	242.18	153.24	471.19	391.27	316.92	708.19
Insurance	12.75	11.42	8.11	24.17	18.17	16.19	34.36
Legal and professional expense	55.27	49.97	37.01	105.24	96.43	81.15	177.58
Audit fees (refer note "a" below)	6.60	6.47	4.54	13.07	12.35	10.17	22.52
Rates and taxes	20.86	33.81	26.39	54.67	58.24	46.18	104.42
Facility usage fees	7.50	7.49	7.25	14.99	14.98	16.61	31.59
Rental towards short term leases	3.20	3.06	2.49	6.26	5.64	4.59	10.23
Credit Impairal	8.84	0.58	5.11	9.42	2.95	7.82	10.77
Allowance for expected credit loss	2.43	6.23	0.25	8.66	9.83	0.25	10.08
Corporate social responsibility expenses	1.64	0.63	1.78	2.27	2.80	2.81	5.61
Donation	-	-	-	-	-	20.00	20.00
Miscellaneous expenses	28.72	34.39	19.95	63.11	50.54	39.06	89.60
	854.67	786.35	532.23	1,641.02	1,178.25	1,089.81	2,268.06
a) Details of remuneration to auditors							
As auditor (on accrual basis, excluding applicable taxes)							
- for statutory audit	6.57	5.11	4.54	11.68	11.49	10.08	21.57
- for other services	0.03	0.18	-	0.21	0.19	-	0.19
- for reimbursement of expenses	-	1.18	-	1.18	0.67	0.09	0.76
	6.60	6.47	4.54	13.07	12.35	10.17	22.52
34 Tax expense							
Current tax							
-for current period	9.92	11.87	7.41	21.79	19.90	8.06	27.96
-for earlier years	-	(11.38)	-	(11.38)	(3.81)	-	(3.81)
Deferred tax charge / (credit)	148.35	(13.98)	(56.88)	134.37	(160.38)	(84.62)	(245.01)
	158.27	(13.49)	(49.47)	144.78	(144.29)	(76.56)	(220.86)

Brookfield India REIT is a business trust registered under SEBI REIT Regulations, 2014. Hence, the interest and dividend received or receivable by Brookfield India REIT from the SPVs is exempt from tax under section 10(23FC) of the Income Tax Act, 1961 (Act). Further, any expenditure incurred in relation to earning the exempt income is not tax deductible in view of the provisions of section 14A of the Act.

The income of Brookfield India REIT, other than exempt income mentioned above, is chargeable to tax at the maximum marginal rates in force (for the quarter ended 30 June 2022 : 42.744%, for the quarter and year ended 31 March 2022: 42.744%), except for the income chargeable to tax on transfer of short term capital assets under section 111A of the Act and long term capital assets under section 112 of the Act.
SPVs are the Indian companies incorporated under the Companies Act. The total income of the SPVs is chargeable to tax in accordance with the provisions of the Act.



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

35 Contingent liabilities

Particulars	As at 30 September 2022	As at 31 March 2022
Claims against the SPVs not acknowledged as debt in respect of Income-Tax matters (Refer note 1 below)	1,158.86	1,158.86
Claims against the SPVs not acknowledged as debt in respect of Indirect tax {VAT/Work contract/Entry tax} (Refer note 2 below)	7.52	12.43
Grand Total	1,166.38	1,171.29

Note 1	As at 30 September 2022	As at 31 March 2022
Candor Kolkata One Hi-Tech Structures Private Limited	807.04	807.04
Shantiniketan Properties Private Limited	15.30	15.30
Seaview Developers Private Limited	336.52	336.52
Total	1,158.86	1,158.86

Contingent liabilities as at 30 September 2022 includes penalty amounting to Rs. 552.23 million (31 March 2022 Rs. 552.23 million) in relation to disallowance of settlement fees paid in earlier years for termination of contract. Other contingencies include Rs. 606.63 million (31 March 2022 : Rs. 606.63 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 30 September 2022	As at 31 March 2022
Shantiniketan Properties Private Limited *	2.67	2.67
Seaview Developers Private Limited	4.85	9.76
Total	7.52	12.43

* The Company has given a bank guarantee of Rs. 1.00 million (31 March 2022: Rs. 1.00 million) to Member Secretary UP Pollution Control Board.



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

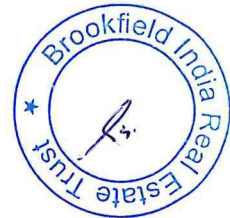
36 Commitments

Particulars	As at 30 September 2022	As at 31 March 2022
Capital commitments (net of advances)	630.47	902.92
The SPV wise details of capital commitments are as follows:		
Candor Kolkata One Hi-Tech Structures Private Limited	249.98	199.37
Shantiniketan Properties Private Limited	60.03	135.80
Festus Properties Private Limited	8.32	161.48
Seaview Developers Private Limited	312.14	406.27
	630.47	902.92

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.



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

37 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 30 September 2022	As at 31 March 2022	As at 30 September 2022	As at 31 March 2022
At Amortized Cost				
Financial assets				
Trade receivables #	313.07	224.88	313.07	224.88
Cash and cash equivalents #	2,296.90	2,043.65	2,296.90	2,043.65
Other bank balances #	500.03	506.49	500.03	506.49
Other financial assets #	1,578.34	1,030.52	1,578.34	1,030.52
At FVTPL				
Financial Assets				
Other financial Assets [^]	865.44	1,162.13	865.44	1,162.13
Total financial assets	5,553.78	4,967.67	5,553.78	4,967.67
At Amortized Cost				
Financial liabilities				
Borrowings #	53,181.76	51,655.34	53,181.76	51,655.34
Trade payables #	674.69	637.51	674.69	637.51
Other financial liabilities #	6,036.96	5,390.56	6,036.96	5,390.56
Total financial liabilities	59,893.41	57,683.41	59,893.41	57,683.41

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.

[^] Fair value of Receivable for income support is determined on the basis of present value of expected future cash flows. These are classified as level 3 in the fair value hierarchy due to the inclusion of unobservable inputs. The key input for determining the same is discount rate.

ii) Measurement of fair values

The different levels of fair value have been defined below:

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices for instance listed equity instruments, traded bonds and mutual funds that have quoted price.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

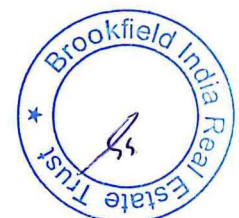
Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

There have been no valuation under Level 1 and Level 2. There has been no transfers into or out of Level 3 of the fair value hierarchy for the quarter/ half year ended 30 September 2022 and year ended 31 March 2022.

The Brookfield India REIT policy is to recognize transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.

iii) Details of significant unobservable inputs

Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value
Financial assets measured at fair value (Receivable for income support)	
Discount rate (30 September 2022- 11.75% ; 31 March 2022- 11.50% and 12.75%)	The estimated fair value would decrease (increase) if discount rate is higher (lower)



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

iv) Sensitivity analysis of Level 3 fair values

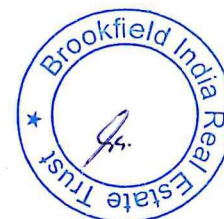
For the fair value of receivable for income support, reasonably possible changes at the reporting date due to one of the significant unobservable inputs, holding other inputs constant, would have following effects:

30 September 2022	Profit/ (Loss)	
	Increase	Decrease
Discount rate (1% movement)	3.85	(3.85)

31 March 2022	Profit/ (Loss)	
	Increase	Decrease
Discount rate (1% movement)	8.06	(8.06)

v) Reconciliation of Level 3 fair values

	Amount
Fair Value relating to receivable for income support	
Balance as at 24 January 2022	1,358.69
Income support received	(228.14)
Net change in fair value - unrealized (refer note 28)	31.58
Balance as at 31 March 2022	1,162.13
Balance as at 1 April 2022	1,162.13
Income support received	(356.78)
Net change in fair value - unrealized (refer note 28)	60.09
Balance as at 30 September 2022	865.44



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

38 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 13.12%, 13.68%, 14.27%, 18.43%, 18.19% and 17.97% of revenues for the quarter, half year ending 30 September 2022, quarter ending 30 June 2022, quarter, half year ending 30 September 2021 and year ending 31 March 2022 respectively, Customer B represented 14.54%, 14.35%, 14.15%, 15.39%, 15.76% and 15.70% of revenues for the quarter, half year ending 30 September 2022, quarter ending 30 June 2022, quarter, half year ending 30 September 2021 and year ending 31 March 2022 respectively and Customer C represented 10.65%, 10.67%, 10.69%, 11.50%, 11.41% and 11.50% of revenues for the quarter, half year ending 30 September 2022, quarter ending 30 June 2022, quarter, half year ending 30 September 2021 and year ending 31 March 2022 respectively.

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

39 Statement of Property wise rental/Operating income

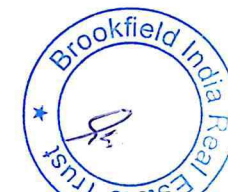
S.No	Entity and Property name	Property Address	Location	Nature of Income	For the quarter ended 30 September 2022	For the quarter ended 30 June 2022	For the quarter ended 30 September 2021	For the half year ended 30 September 2022	For the half year ended 31 March 2022	For the half year ended 30 September 2021	For the year ended 31 March 2022
1	Candor Kolkata One Hi-Tech Structures Private Limited	Candor TechSpace IT/ITES SEZ, Dundahera, Sector-21 Gurgaon, Haryana-122016	Gurgaon	Rental income and other operating income	869.17	836.99	846.98	1,706.16	1,486.72	1,735.60	3,222.32
2	Candor Kolkata One Hi-Tech Structures Private Limited	IT/ITES SEZ, Candor TechSpace, Action Area- 1 D, New Town, Rajarhat, Kolkata-700156	Kolkata	Rental income and other operating income	507.56	475.98	518.79	983.54	958.63	1,058.52	2,017.15
3	Shantimiketan 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	445.72	396.92	310.36	842.64	623.89	609.70	1,233.59
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	482.48	476.24	440.95	958.72	885.42	904.07	1,789.49
5	Seaview Developers Private Limited	IT/ITES SEZ, Candor TechSpace, Plot No 20-21, Sector 135, NOIDA, Uttar Pradesh-201304	Noida	Rental income and other operating income	731.09	724.27	-	1,455.36	505.36	-	505.36
6	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					3,036.02	2,910.40	2,117.08	5,946.42	4,460.02	4,307.89	8,767.91

40 Earnings Per Unit (EPU)

Basic EPU amounts are calculated by dividing the profit for the quarter / period attributable to Unitholders by the weighted average number of units outstanding during the quarter / year. Diluted EPU amounts are calculated by dividing the profit attributable to Unitholders by the weighted average number of units outstanding during quarter / 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, 11 February 2021 and 24 January 2022.

Particulars	For the quarter ended 30 September 2022	For the quarter ended 30 June 2022	For the quarter ended 30 September 2021	For the half year ended 30 September 2022	For the half year ended 31 March 2022	For the half year ended 30 September 2021	For the year ended 31 March 2022
Profit after tax for calculating basic and diluted EPU	267.12	471.43	682.82	738.55	1,041.69	1,421.16	2,462.85
Weighted average number of Units (Nos.)	335,087,073	335,087,073	302,801,601	335,087,073	315,333,907	302,801,601	309,050,586
Earnings Per Unit							
-Basic (Rupees/unit)	0.80	1.41	2.25	2.20	3.30	4.69	7.97
-Diluted (Rupees/unit)*	0.80	1.41	2.25	2.20	3.30	4.69	7.97

* The Trust does not have any outstanding dilutive units.



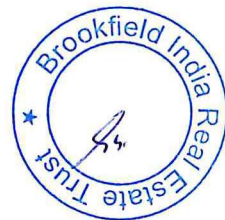
Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Consolidated Financial Statements

41 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 30 September 2022 and 31 March 2022 are as follows:

Particulars	As at 30 September 2022	As at 31 March 2022
Borrowings	53,181.76	51,655.35
Lease Liability	825.92	248.17
Gross debt	54,007.68	51,903.52
Less : Cash and cash equivalents	(2,296.90)	(2,043.65)
Adjusted Net debt	51,710.78	49,859.87
Unitholders' Funds		
-Unit capital	88,289.05	89,867.31
-Other equity	(2,145.12)	(1,046.38)
Total Shareholder's funds	86,143.93	88,820.93
Debt/Equity Ratio	0.60	0.56



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

42 Related Party Disclosures

A. Related parties to Brookfield India REIT as at 30 September 2022

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

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

Ultimate parent entity

Brookfield Asset Management Inc. (BAM) , ultimate parent entity and controlling party

Sponsor

BSREP India Office Holdings V Pte Ltd- Sponsor

Sponsor group

- a) BSREP II India Office Holdings II Pte. Ltd. (BSREP II India)
- b) Kairos Property Managers Private Limited (Kairos)
- c) BSREP Moon C1 L.P
- d) BSREP Moon C2 L.P
- e) BSREP India Office Holdings III Pte Ltd. (BSREP India Office III)
- f) BSREP India Office Holdings Pte. Ltd. (BSREP India Holdings)
- g) BSREP India Office Holdings IV Pte. Ltd. (BSREP India Office IV)
- h) BSREP India Office Holdings VI Pte. Ltd. (BSREP India Office VI)

Fellow subsidiaries

- a) Mountainstar India Office Parks Private Limited
- b) Technology Service group LLC
- c) Arliga India Office Parks Private Limited
- d) Brookfield Property Group LLC

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

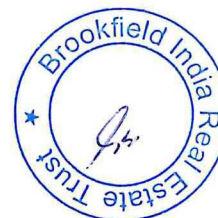
Akila Krishnakumar (Independent Director)
Shailesh Vishnubhai Haribhakti (Independent Director)
Anuj Ranjan (Non-Executive Director)
Ankur Gupta (Non-Executive Director)

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

Key management personnel of SPV's

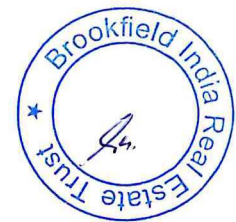
- Candor Kolkata One Hi-Tech Structures Private Limited
Subrata Ghosh- Managing Director
Neeraj Kapoor- Company Secretary (till 1st August 2021)
- Festus Properties Private Limited
Lalit Kumar- Company Secretary
- Shantiniketan Properties Private Limited
Kanika Dhingra – Company Secretary



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

42 B. Related party transactions:

Nature of transaction/ Entity's Name	For the quarter ended 30 September 2022	For the quarter ended 30 June 2022	For the quarter ended 30 September 2021	For the half year ended 30 September 2022	For the half year ended 31 March 2022	For the half year ended 30 September 2021	For the year ended 31 March 2022
Trustee Fee Expense							
- Axis Trustee Services Limited	0.74	0.74	0.74	1.48	1.47	1.48	2.95
Total	0.74	0.74	0.74	1.48	1.47	1.48	2.95
Reimbursement of expense incurred by (excluding GST)							
- Brookprop Management Services Private Limited	0.22	0.56	1.89	0.78	3.05	2.69	5.74
- BSREP India Office Holdings V Pte Ltd	-	-	9.26	-	1.22	25.17	26.39
- Brookfield Property Group LLC	(0.34)	2.32	-	1.98	-	-	-
Total	(0.12)	2.88	11.15	2.76	4.27	27.86	32.13
Reimbursement of expense incurred on behalf of (excluding GST)							
- Mountainstar India Office Parks Private Limited	0.10	0.15	0.04	0.25	2.31	0.50	2.81
Total	0.10	0.15	0.04	0.25	2.31	0.50	2.81
Issue of Unit Capital							
- BSREP India Office Holdings IV Pte. Ltd.	-	-	-	-	4,550.17	-	4,550.17
Total	-	-	-	-	4,550.17	-	4,550.17
Internet & Connectivity Charges							
- Technology Service Group LLC	7.62	6.80	3.54	14.42	10.40	6.67	17.07
Total	7.62	6.80	3.54	14.42	10.40	6.67	17.07
Property management fees							
- Brookprop Management Services Private Limited	60.19	57.61	45.44	117.80	95.35	91.34	186.69
Total	60.19	57.61	45.44	117.80	95.35	91.34	186.69
Investment management fees							
- Brookprop Management Services Private Limited	20.26	20.32	24.92	40.58	35.30	45.91	81.21
Total	20.26	20.32	24.92	40.58	35.30	45.91	81.21
Compensation to key management personnel of SPV's							
- Short-term employee benefits	2.05	2.05	1.76	4.10	4.90	3.67	8.57
- Post-employment benefits*	-	-	-	-	-	-	-
- Other long-term benefits	0.12	0.12	0.10	0.24	0.22	0.21	0.43
- Other Fees	0.12	0.14	0.11	0.26	0.27	0.22	0.49
Total	2.29	2.31	1.97	4.60	5.39	4.10	9.49
Provision for Gratuity and compensated absences transfer to							
- Arliga India Office Parks Private Limited	-	-	-	-	0.29	-	0.29
Total	-	-	-	-	0.29	-	0.29
Provision for Gratuity and compensated absences transfer from							
- Mountainstar India Office Parks Private Limited	-	-	-	-	5.67	-	5.67
Total	-	-	-	-	5.67	-	5.67
Provision for Bonus transfer to							
- Arliga India Office Parks Private Limited	-	-	-	-	0.23	-	0.23
Total	-	-	-	-	0.23	-	0.23
Provision for Bonus transfer from							
- Mountainstar India Office Parks Private Limited	-	-	-	-	7.54	-	7.54
Total	-	-	-	-	7.54	-	7.54
Repayment of Unit Capital							
- BSREP India Office Holdings V Pte. Ltd.	138.54	116.35	53.09	254.89	194.29	53.09	247.38
- BSREP India Office Holdings Pte Ltd.	106.24	89.22	40.71	195.46	148.98	40.71	189.69
- Kairos Property Managers Pvt. Ltd.	8.67	7.28	3.32	15.95	12.17	3.32	15.49
- BSREP Moon C1 L.P.	2.05	1.72	0.79	3.77	2.87	0.79	3.66
- BSREP Moon C2 L.P.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
- BSREP II India Office Holdings II Pte. Ltd.	71.90	60.39	27.55	132.29	100.84	27.55	128.39
- BSREP India Office Holdings III Pte. Ltd.	94.02	78.96	36.03	172.98	131.85	36.03	167.88
- BSREP India Office Holdings IV Pte. Ltd.	39.59	33.25	-	72.84	-	-	-
Total	461.01	387.17	161.49	848.18	591.00	161.49	752.49
Interest Distributed							
- BSREP India Office Holdings V Pte. Ltd.	132.59	154.78	247.21	287.37	387.49	247.21	634.70
- BSREP India Office Holdings Pte Ltd.	101.67	118.69	189.57	220.36	297.14	189.57	486.71
- Kairos Property Managers Pvt. Ltd.	8.30	9.69	15.47	17.99	24.25	15.47	39.72
- BSREP Moon C1 L.P.	1.96	2.29	3.66	4.25	5.74	3.66	9.40
- BSREP Moon C2 L.P.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
- BSREP II India Office Holdings II Pte. Ltd.	68.81	80.33	128.30	149.14	201.10	128.30	329.40
- BSREP India Office Holdings III Pte. Ltd.	89.98	105.04	167.77	195.02	262.97	167.77	430.74
- BSREP India Office Holdings IV Pte. Ltd.	37.89	44.23	-	82.12	-	-	-
Total	441.20	515.05	751.98	956.25	1,178.69	751.98	1,930.67
Other Income Distributed							
- BSREP India Office Holdings V Pte. Ltd.	4.87	4.87	24.41	9.74	13.53	24.41	37.94
- BSREP India Office Holdings Pte Ltd.	3.73	3.73	18.72	7.46	10.37	18.72	29.09
- Kairos Property Managers Pvt. Ltd.	0.30	0.30	1.53	0.60	0.85	1.53	2.38
- BSREP Moon C1 L.P.	0.07	0.07	0.36	0.14	0.20	0.36	0.56
- BSREP Moon C2 L.P.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
- BSREP II India Office Holdings II Pte. Ltd.	2.53	2.53	12.67	5.06	7.02	12.67	19.69
- BSREP India Office Holdings III Pte. Ltd.	3.31	3.31	16.56	6.62	9.18	16.56	25.74
- BSREP India Office Holdings IV Pte. Ltd.	1.39	1.39	-	2.78	-	-	-
Total	16.20	16.20	74.25	32.40	41.15	74.25	115.40



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

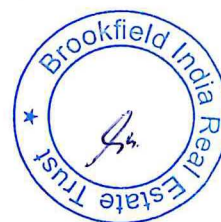
42 B. Related party transactions:

Nature of transaction/ Entity's Name	For the quarter ended 30 September 2022	For the quarter ended 30 June 2022	For the quarter ended 30 September 2021	For the half year ended 30 September 2022	For the half year ended 31 March 2022	For the half year ended 30 September 2021	For the year ended 31 March 2022
Security deposit received back							
- Mountainstar India Office Parks Private Limited	-	-	-	-	7.43	-	7.43
Total	-	-	-	-	7.43	-	7.43
Income support received							
Mountainstar India Office Parks Private Limited	179.12	177.66	-	356.78	228.14	-	228.14
Total	179.12	177.66	-	356.78	228.14	-	228.14
Income support received in advance							
Mountainstar India Office Parks Private Limited	19.90	-	-	19.90	-	-	-
Total	19.90	-	-	19.90	-	-	-

*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 30 September 2022	As at 31 March 2022
Trade Payable (net of withholding tax)		
- Brookprop Management Services Private Limited	18.54	16.84
Total	18.54	16.84
Prepaid expenses		
- Axis Trustee Services Ltd	1.47	-
Total	1.47	-
Other receivables		
- Mountainstar India Office Parks Private Limited	0.02	0.01
Total	0.02	0.01
Finance receivables*		
- Mountainstar India Office Parks Private Limited	865.44	1,162.13
Total	865.44	1,162.13
Other Payable		
- Mountainstar India Office Parks Private Limited	19.90	-
Total	19.90	-
Vendor Advance-Others (net of withholding tax)		
- Technology Service group LLC	-	3.17
Total	-	3.17

*Represents income support provided by Mountainstar India Office Parks Private Limited to SDPL Noida as part of Income support agreement starting quarter ended 31 March 2022 until the quarter ending 31 March 2024.



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

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

The COVID-19 pandemic has continued to cause disruption to business activities as well as disrupted travel and adversely impacted local, regional, national and international economic conditions. 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). As a result, future revenues and cash flows produced by investment properties could be potentially impacted due to this prevailing uncertainty. In response, Brookfield India REIT has adjusted cash flow assumptions for its estimate of near-term disruption to cash flows to reflect collections, vacancy and assumptions with respect to new leasing activity. In addition, Brookfield India REIT has continued to assess the appropriateness of the discount and terminal capitalization rates giving consideration to changes to property level cash flows and any risk premium inherent in such cash flow changes as well as the current cost of capital and credit spreads. Further, 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.

44 Assets Acquisition

(i) 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 recognized 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

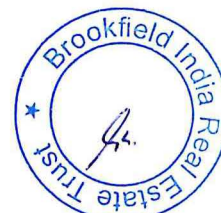
(ii) On 24 January 2022 (the acquisition date), Brookfield India REIT acquired 100% of the equity interest and compulsorily convertible debentures of SDPL Noida as described in more detail in Note 1 - Organization structure; in exchange through combination of units of Brookfield India REIT of Rs. 4,550.17 million and cash consideration of Rs. 13,153.83 million, total amounting to Rs. 17,704.00 million. Brookfield India REIT has also incurred directly attributable expenses in relation to this asset acquisition, amounting to Rs. 118.22 million, resulting in the total purchase consideration of Rs. 17,822.22 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 recognized 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 SDPL Noida as at the date of acquisition were:

Assets	Amount (in million)
Property, plant and equipment	29.31
Investment property	35,344.03
Investment property under development	1,110.75
Other assets	3,699.40
Total Assets (A)	40,183.49
Liabilities	
Borrowings (including current maturities of long term borrowings)	20,464.86
Other liabilities	1,896.41
Total Liabilities (B)	22,361.27
Net Assets (A – B)	17,822.22



45 Management fee

Property Management Fees

Pursuant to the Candor Amended and Restated Service Agreement dated 01 December 2020 with SPPL Noida and Candor Kolkata and agreement dated 11 February 2022 with SDPL Noida, 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, Candor Kolkata and SDPL Noida, 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, Candor Kolkata and SDPL Noida. The said Management fees for the quarter and half year ended 30 September 2022 amounts to Rs. 47.07 million and Rs. 92.94 million respectively. There are no changes during the period in the methodology for computation of fees paid to the Manager.

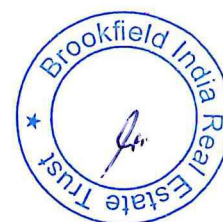
Pursuant to the Festus Service Agreement dated 01 December 2020, Investment Manager is entitled to a yearly fee of 3% of the income from operating lease rentals as recorded in the books of accounts of Festus, payable on a monthly basis, exclusive of applicable taxes. The fees has been determined for 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 quarter and half year ended 30 September 2022 amounts to Rs. 13.12 million and Rs. 24.86 million respectively. There are no changes during the period in the methodology for computation of fees paid to the Manager.

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 48). The fees has been determined for undertaking management of the REIT and its investments. The said Management fees for the quarter and half year ended 30 September 2022 amounts to Rs. 20.26 million and Rs. 40.58 million respectively. There are no changes during the period in the methodology for computation of fees paid to the Manager.

- 46 Candor Kolkata One Hi-Tech Structures Private Limited ("Candor Kolkata"), Shantiniketan Properties Private Limited ("SPPL Noida") and Seaview Developers Private Limited ("SDPL Noida"), which became subsidiary of Brookfield India REIT after it was acquired by it in February 2021, February 2021 and January 2022 respectively, had received certain amounts as share application money ("Share Application Money") prior to 31 March 2014, against which Candor Kolkata had not allotted shares; SPPL Noida and SDPL Noida had not allotted shares or 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 Paragraph 8(4) of the Unlisted Public Companies (Preferential Allotment) Amendment Rules, 2011 (the Rules). During the period ended 31 March 2021, these subsidiaries had filed application u/s 441 of the Companies Act, 2013 for compounding of offence.

Pursuant to the hearing held on 30 December, 2021, Hon'ble Regional Director accepted the compounding application(s) filed by Candor Kolkata, SPPL Noida and SDPL Noida compounded the offence by levying a compounding fees, amounting to Rs. 0.40 million for Candor Kolkata, Rs. 1.05 million for SPPL Noida and Rs. 0.51 million for SDPL Noida, and passed the order dated 25 January 2022, 24 January 2022 and 24 January 2022 for Candor Kolkata, SPPL Noida and SDPL Noida, respectively. The said compounding fees has been paid by the respective subsidiaries within the requisite timelines during the year ended 31 March 2022.



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

47 Details of utilization of proceeds of IPO are as follows:

Objects of the issue as per the prospectus	Proposed utilization	Actual utilization upto 31 March 2022
Partial or full pre-payment or scheduled repayment of the existing indebtedness of our Asset SPVs	35,750.00	35,750.00
General purposes (refer note below)	350.00	672.45
Issue expenses (refer note below)	1,900.00	1,577.55
Total	38,000.00	38,000.00

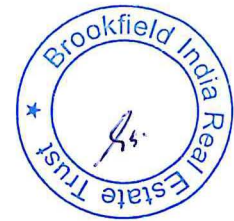
Note: Amount of Rs. 322.45 million has been used for general corporate purposes from the proposed utilization towards issue expenses.

48 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.



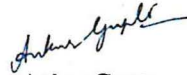
Brookfield India Real Estate Trust
Condensed Consolidated Financial Statements
(All amounts are in Rupees millions unless otherwise stated)
Notes to the Condensed Consolidated Financial Statements

49 a) The figures for the quarter ended 30 September 2022 are the derived figures between the unaudited figures in respect of the half year ended 30 September 2022 and the unaudited published figures for the quarter ended 30 June 2022, which were both subject to limited review.

b) The figures for the half year ended 31 March 2022 are the derived figures between the audited figures in respect of the year ended 31 March 2022 and the unaudited published year-to-date figures upto 30 September 2021 which were subject to limited review.

50 "0.00" 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
Director
DIN No. 08687570
Place: Mumbai
Date: 07 November 2022



Alok Aggarwal
Chief Executive Officer
Place: Mumbai
Date: 07 November 2022



Sanjeev Kumar Sharma
Chief Financial Officer
Place: Mumbai
Date: 07 November 2022



Summary Valuation Report: Portfolio of Brookfield India Real Estate Trust

Date of Valuation: 30 September 2022

Date of Report: 06 November 2022

Submitted to:

Brookfield India Real Estate Trust

Disclaimer

This report is prepared exclusively for the benefit and use of Brookfield India Real Estate Trust ("Brookfield India REIT") (the "Recipient" or the "Company" or "Instructing Party") and / or its associates and for, presentations, research reports, publicity materials, press releases prepared for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT and does not carry any right of publication or disclosure to any other party. The Company may share the report with its appointed advisors for any statutory or reporting requirements. Neither this report nor any of its contents may be used for any other purpose other than the purpose as agreed upon in the Letter of Engagement ("LOE") dated 15 March 2021 and addendum dated 15 September 2022 without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of the Valuer as of its date, all of which are, subject to change. In preparation of this report, the accuracy and completeness of information shared by the Company has been relied upon and assumed, without independent verification, while applying reasonable professional judgment by the Valuer.

This report has been prepared upon the express understanding that it will be used only for the purposes set out in the LOE dated 15 March 2021 and addendum dated 15 September 2022. The Valuer is under no obligation to provide the Recipient with access to any additional information with respect to this report unless required by any prevailing law, rule, statute or regulation.

This report should not be deemed an indication of the state of affairs of the real estate financing industry, nor shall it constitute an indication that there has been no change in the business or state of affairs of the industry since the date of preparation of this document.

Contents

1	Instruction.....	4
1.1	Instructing Party	4
1.2	Purpose and Date of Valuation.....	4
1.3	Reliant Parties.....	4
1.4	Limitation of Liability	5
1.5	Professional Competency of the Valuer	5
1.6	Disclosures	6
1.7	Assumptions, Disclaimers, Limitations & Qualifications to Valuation	8
2	Valuation Summary.....	11
2.1	Assumptions, Disclaimers, Limitations & Qualifications.....	12
3	Valuation Approach and Methodology.....	13
3.1	Purpose of Valuation	13
3.2	Valuation Guideline and Definition	13
3.3	Valuation Approach	13
3.4	Valuation Methodology	13
3.5	Information Sources	15
4	REIT Portfolio	16
4.1	Candor Techspace IT/ITeS SEZ, Dundahera, Gurugram (G2)	16
4.2	Candor Techspace IT/ITeS Park, Sector 62, Noida (N1)	19
4.3	Candor Techspace IT/ITeS SEZ, Sector 135, Noida (N2).....	21
4.4	Candor Techspace IT/ITeS SEZ, New Town, Rajarhat, Kolkata (K1)	23
4.5	Kensington (A & B) IT/ITeS SEZ, Powai, Mumbai (Kensington).....	26

1 Instruction

1.1 Instructing Party

Brookfield India REIT (hereinafter referred to as the “**Instructing Party**” or the “**Client**”) has appointed Mr. Shubhendu Saha, MRICS, registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset class Land and Building under the provisions of the Companies (Registered Valuers and Valuation) Rules, 2017 (hereinafter referred as the “**Valuer**”) to undertake the valuation of office properties located across Gurugram, Noida, Kolkata and Mumbai (together herein referred as “**Subject Properties**” mentioned below).

S.no	Asset	Location	City	Type	REIT Ownership
REIT Portfolio					
1	Candor Techspace G2	Sector 21	Gurugram	IT/ITeS SEZ	100% ¹
2	Candor Techspace N1	Sector 62	Noida	IT/ITeS Park	100%
3	Candor Techspace N2	Sector 135	Noida	IT/ITeS SEZ	100%
4	Candor Techspace K1	New Town Rajarhat	Kolkata	IT/ITeS SEZ	100%
5	Kensington	Powai	Mumbai	IT/ITeS SEZ	100%

¹Candor 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. January 9, 2019) 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 November 16, 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 revenue and deposits from the tenants arising out of the lease of the developed areas and GIL is entitled to receive balance 28%.

The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Section 1.7 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

1.2 Purpose and Date of Valuation

It is understood the purpose of this valuation exercise is for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 [SEBI (REIT) Regulations], as amended, together with circulars, clarifications, guidelines and notifications issued thereunder by SEBI and also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

This valuation summary (“**Summary Valuation Report**”) is intended to be included in the filing by the Brookfield India REIT with SEBI and the stock exchanges where the units of the Brookfield India REIT are listed. Additionally, any other relevant documents such as publicity material, research reports, presentation and press releases may also contain this report or any part thereof. This Summary Valuation Report is a summary of the “Valuation Reports” dated 06 November 2022 issued by Mr. Shubhendu Saha. For the detailed valuation reports, you may write to reit.compliance@brookfield.com.

1.3 Reliant Parties

The Reliant Parties would mean Brookprop Management Services Private Limited (“**Brookprop**” or “**Manager**”), Brookfield India REIT and their unitholders and Axis Trustee Services Limited (“**Trustee**”). The reliance on this report is extended to the Reliant Parties for the purpose as highlighted in this Summary Valuation Report. The auditors, debenture trustees, stock exchanges, unit holders of the REIT, Securities and

Exchange Board of India (SEBI), and credit rating agencies, would be extended reliance by the Valuer but would not be liable to such parties, except in case of gross negligence and wilful misconduct by the Valuer. The valuation exercise is conducted strictly and only for the use of the Reliant Parties and for the purpose specifically stated. The Instructing Party shall make all reliant parties aware of the terms and conditions of the agreement under which this exercise is being undertaken and take due acknowledgements to the same effect.

1.4 Limitation of Liability

- The Valuer has provided the services exercising due care and skill but does not accept any legal liability arising from negligence or otherwise to any person in relation to possible environmental site contamination or any failure to comply with environmental legislation, which may affect the value of the properties. Further, the Valuer shall not accept liability for any errors, misstatements, omissions in the report caused due to false, misleading or incomplete information or documentation provided to him by the Instructing Party.
- The Valuer's maximum aggregate liability for claims arising out of or in connection with the Valuation, under this contract shall not exceed the professional indemnity insurance obtained by him. As on the date of Letter of Engagement ("**LOE**") and this report the professional indemnity insurance maintained by the Valuer is for INR 50 Million (Indian Rupees Fifty Million).
- In the event that any of the BSREP India Holdings V Pte. Ltd (the "Sponsor"), Manager, Trustee, Brookfield India REIT or other intermediaries appointed in connection with the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT subject to any claim ("**Claim Parties**") in connection with, arising out of or attributable to the Valuation, the Claim Parties will be entitled to require the Valuer, to be a necessary party/ respondent to such claim and the Valuer shall not object to his inclusion as a necessary party/ respondent. However, the legal cost with respect to appointment of lawyers by the Valuer as a respondent/ defendant shall be borne by the Client. If the Valuer, as the case may be, does not co-operate to be named as a necessary party/ respondent to such claims or co-operate in providing adequate/ successful defence in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against the Valuer in this regard and his liability shall extend to the value of the claims, losses, penalties, costs and liabilities incurred by the Claim Parties.
- The Valuer is neither responsible for any legal due diligence, title search, zoning check, development permissions and physical measurements nor undertake any verification/validation of the zoning regulations/development controls etc.

1.5 Professional Competency of the Valuer

Mr. Shubhendu Saha, the Valuer for the Subject Property is registered as a valuer with IBBI for the asset class Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since 15 May 2019. He completed his Bachelor's in Planning from the School of Planning and Architecture, New Delhi in 1997 and Master's in Management Studies from Motilal Nehru National Institute of Technology, Allahabad in 1999.

Mr. Saha has more than 20 years of experience in the domain of urban infrastructure and real estate advisory. From 2009 to 2015, he was the national practice head of Valuation Advisory services of DTZ International Property Advisers Private limited (now known as Cushman and Wakefield Property Advisers Private Limited), a leading International Property Consulting firm in India. He also led the business solutions and consulting services for the property management business of Cushman and Wakefield India Private Limited from 2015 to 2017. In early part of his career, he worked with renowned organisations like ICRA Limited, Copal Research

(now known as Moody's Analytics) and National Council of Applied Economic Research. His last employment was with PwC as Director Real Estate Advisory before he started his practice as an independent valuer.

As the leader of valuation services business at DTZ, Mr. Saha authored India specific guidelines of the RICS Valuation Standards ("Red Book") for financial accounting, taxation and development land, which became part of the 7th edition of Red Book. He is the first registered valuer under the provisions of the Companies (Registered Valuers and Valuation) Rules, 2017 to undertake the valuation of REIT assets for an IPO. Mr. Saha also led the valuation of India's first listed portfolio of healthcare assets at Singapore Stock Exchange as a Business Trust and led numerous valuation exercises for multiple private equity funds, real estate funds, financial institutions, developers and corporates across asset classes of commercial, retail, residential and hospitality. His clientele includes, Mindspace REIT, Embassy REIT, Air India, HDFC, Religare Health Trust, Duet Hotels, DLF, RMZ, K Raheja Corp, Embassy Group, Citibank, Tishman Speyer, IL&FS, HSBC, IDFC, Ascendas India etc.

1.6 Disclosures

The Valuer declares and certifies that:

- He is eligible to be appointed as a valuer in terms of Regulation 2(1)(zz) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 along with SEBI (REIT) (Amendment) Regulations, 2016 with the valuation exercise having been conducted and valuation report prepared in accordance with aforementioned regulations.
- He is not an associate of the Sponsor, the Instructing Party or the Trustee for the Brookfield India REIT.
- He is registered with IBBI as registered valuer for asset class Land and Building under the provisions of the Companies (Registered Valuer and Valuation) Rules, 2017.
- He has more than a decade's experience in leading large real estate valuation exercises comprising investment portfolios of various real estate funds, trusts and corporates comprising diverse assets like residential projects, retail developments, commercial office buildings, townships, industrial facilities, data centres, hotels, healthcare facilities and vacant land and therefore has adequate experience and qualification to perform property valuations at all times.
- He has not been involved in acquisition or disposal within the last twelve months of any of the properties valued under this summary valuation report.
- He has educational qualifications, professional knowledge and skill to provide competent professional services.
- He has adequate experience and qualification to perform property valuation and is assisted by sufficient key personnel who have the adequate experience and qualification to perform property valuation.
- He is not financially insolvent and has access to financial resources to conduct his practice effectively and meet his liabilities.
- He has ensured that adequate and robust internal controls are in place to ensure the integrity of the Valuation Report.
- He is aware of all statutes, laws, regulations and rules relevant to this valuation exercise.
- He has conducted the valuation exercise without any influence, coercion or bias and in doing so rendered high standards of service, ensured due care, and exercised due diligence and professional judgment.
- He has acted independently and with objectivity and impartiality in conducting this valuation exercise.
- The valuation exercise that has been undertaken is impartial, true and to his best understanding and knowledge, fair and in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 along with subsequent amendments.

- He or any of his employees involved in valuing the assets of the Brookfield India REIT have not invested nor shall invest in the units of Brookfield India REIT or in securities of any of the Subject Properties being valued till the time he is designated as the Valuer and not less than six months after ceasing to be the Valuer of the Brookfield India REIT.
- He has discharged his duties towards Brookfield India REIT in an efficient and competent manner, utilising his professional knowledge, skill and experience in best possible way to conduct the valuation exercise.
- He has conducted the valuation of the Subject Properties with transparency and fairness and rendered, at all times, high standards of service, exercise due diligence, ensure proper care and exercised independent professional judgment.
- He has not and shall not accept any remuneration, in any form, for conducting valuation of any of the Subject Properties of Brookfield India REIT from any person or entity other than Brookfield India REIT or its authorised representatives.
- He has no existing or planned future interest in the Client, Trustee, Manager, Brookfield India REIT, the Sponsor, or the Sponsor Group or the Special Purpose Vehicles (“SPVs”) and the fee for this valuation exercise is neither contingent upon the values reported nor on success of any of the transactions envisaged or required as part of the disclosure of valuation of assets, forming part of the portfolio of Brookfield India REIT, in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchanges together with the clarifications, guidelines and notifications thereunder in the Indian stock exchanges.
- The valuation reported is not an investment advice and should not be construed as such, and specifically he does not express any opinion on the suitability or otherwise of entering into any financial or other transaction with the Client or the SPVs.
- He shall, before accepting any assignment from any related party to Brookfield India REIT, disclose to Brookfield India REIT, any direct or indirect consideration which the Valuer may have in respect of such assignment
- He shall disclose to the Trustee of Brookfield India REIT, any pending business transaction, contracts under negotiations and other arrangements with the Instructing Party or any other party whom the Brookfield India REIT is contracting with or any other factors which may interfere with his ability to give an independent and professional conduct of the valuation exercise; as on date the Valuer has no constraints towards providing an independent professional opinion on the value of any of the Subject Properties.
- He has not and shall not make false, misleading or exaggerated claims in order to secure or retain his appointment.
- He has not and shall not provide misleading opinion on valuation, either by providing incorrect information or by withholding relevant information.
- He has not accepted this instruction to include reporting of the outcome based on a pre-determined opinions and conclusions required by Brookfield India REIT.
- The valuation exercise has been conducted in accordance with internationally accepted valuation standards as required by SEBI (REIT) Regulations and The Companies (Registration of Valuers and Valuation) Rules, 2017.
- He notes that there are encumbrances, however, no options or pre-emptions rights in relation to the assets based on the title report prepared by Ind-Legal, Fox & Mandal and DSK Legal (hereinafter collectively referred to as “Legal Counsel”).

1.7 Assumptions, Disclaimers, Limitations & Qualifications to Valuation

While the Valuation Report has been prepared independently by the Valuer, the report and this summary is subject to the following:

- a. The valuation exercise is based on prevailing market dynamics as on the date of valuation without taking into account any unforeseeable event or developments, which could impact the valuation in the future.
- b. Global economy was deeply impacted during the outbreak of COVID-19, which was declared as a Global Pandemic on 11 March 2020. Several measures to contain the impact from the Global pandemic which included national lockdowns, which was followed by several vaccination drives, follow-up booster drives etc.

As the impact from the COVID-19 related pandemic started to moderate, restrictions were slowly lifted in a phased manner by respective state governments until the Ministry of Home Affairs revoked all the restrictions by the Centre from 31 March 2022 and commented that the disaster management act will not be invoked for COVID-safety measures.

The commercial real estate sector has shown significant resilience during the Covid struck period. Majority of the markets have started to open-up and corporates have started to encourage the employees to return to office. This is also driven by record high levels of attrition witnessed across industries, which has led to strong hiring trends in terms of fresher and lateral hires. New Gen-Z (born between 1997 -2012) employees are in high demand by the employers, however, work from home period has significantly dented their wellbeing as they struggle to bond with teams. This has led to employers revisiting the need for training, interaction etc, thereby increasing the relevance of office infrastructure for such corporates.

While some organizations have been contemplating strategies with respect to the hybrid work models - flexible arrangement, allowing employees to combine onsite and offsite work as required, we expect the strong growth in the IT-BPM sector, increased interests into Indian offshore centers by several IT/ITeS corporates and GCCs is expected to drive significant demand for the commercial real estate sector.

- c. The valuation exercise is not envisaged to include all possible investigations with respect to the Subject Properties and wherein certain limitations to the investigations and inspections carried out are identified so as to enable the Reliant Party/Parties to undertake further investigations wherever considered appropriate or necessary prior to reliance. The Valuer is not liable for any loss occasioned by a decision not to conduct further investigation or inspections.
- d. Assumptions, being an integral part of any valuation exercise, are adopted as valuation is a matter of judgment and many parameters utilized to arrive at the valuation opinion may fall outside the scope of expertise or instructions of the Valuer. The Reliant Parties accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk that if any of the assumptions adopted to arrive at the valuation estimates turns out to be incorrect, there may be a material impact on the valuations. Complete set of assumptions are mentioned in Valuation Reports dated 06 November 2022.
- e. The valuation exercise is based on the information shared by the Instructing Party or the Client, which has been assumed to be correct and used to conduct the valuation exercise while applying reasonable professional judgment by the Valuer. In case of information shared by any third party and duly disclosed in the report, the same is believed to be reasonably reliable, however, the Valuer does not accept any responsibility should those prove not to be so.
- f. Any statement regarding any future matter is provided as an estimate and/or opinion based on the information known at the date of this report. No warranties are given regarding accuracy or correctness of such statements.

-
- g. Any plan, map, sketch, layout or drawing included in this report is to assist reader in visualizing the relevant property and are for representation purposes only with no responsibility being borne towards their mathematical or geographical accuracy.
 - h. Except as disclosed by the Client, it is assumed that the Subject Properties are free from any encroachments and available on the date of valuation.
 - i. For the purpose of this valuation exercise, reliance has been made on the Title Reports prepared by the Legal Counsels for each of the Subject Properties and no further enquiries have been made with authorities in this regard. It is understood that the Subject Properties have encumbrances disputes and claims, however, the Valuer does not have the expertise or the purview to verify the veracity or quantify these encumbrances, disputes or claims. For the purpose of this valuation exercise, it is assumed that respective Subject Properties have clear and marketable titles.
 - j. The current zoning of the Subject Properties has been assessed on the basis of review of various documents including title reports shared by the Instructing Party and the current land use maps publicly available. The same has been considered for the purpose of this valuation exercise. Additionally, it is also assumed that the development on the Subject Properties adheres/would adhere to the development regulations as prescribed by the relevant authorities. No further enquiries have been made with the competent jurisdictional authorities to validate the legality of the same.
 - k. The total developable/developed area, leasable area, site/plot area considered for this valuation exercise is based on the Architect's Certificate shared by the Instructing Party and the same has been checked against the approvals/layout plans/building plans provided by the Client. However, no additional verification and physical measurement for the purpose of this valuation exercise has been undertaken.
 - l. In absence of any information to the contrary, it is assumed that there are no abnormal ground conditions nor archaeological remains present, which might adversely affect the current or future occupation, development or value of the Subject Properties and the Subject Properties are free from any rot, infestations, structural or latent defect; no currently known deleterious or hazardous materials or suspect techniques are used in construction or subsequent alterations or additions to the property and comments made in the property details do not purport to express an opinion about an advice upon the conditions of uninspected parts and should be taken as making an implied representation or statement about such parts.
 - m. It is also stated that this is a valuation report and not a structural survey.
 - n. Unless specifically disclosed in the report, no allowances are made with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the Subject Properties.
 - o. Given the evolving and maturing real estate markets in India, any comparable evidences (if any) or market quotes provided has been limited to basic details such as area of asset, general location, price/rate of transaction or sale and any other specific details that are readily available in public domain only shall be shared. Any factual information such as tenants' leasable area, lease details such as, rent, lease/rent commencement and end dates, lock-in period, rent escalation terms etc. with respect to Subject Properties is based on the documents/information shared by the Client/Instructing Party and the same has been adopted for the purpose of this valuation exercise. While few lease deeds have been reviewed on a sample basis, the Valuer does not take any responsibility towards authenticity of the rent rolls shared by the Client. Any change in the aforementioned information will have an impact on the valuation estimates and, in that case, the same would need to be reassessed. The relevant information sources are mentioned in Valuation Reports dated 06 November 2022.
 - p. All measurements, areas and property age quoted/mentioned in the report are approximate. The areas of Subject Property are based on Architect's certificate as mentioned in (k) above.

- q. The Valuer is not an advisor with respect to any tax, regulatory or legal matters with respect to by Brookfield India REIT. No investigation or enquiries on the holding entity or any SPV's claim on the title of the Subject Properties has been made and the same is assumed to be valid based on the information shared by the Client/Instructing Party. No consideration shall be / has been given to liens or encumbrances against them. Therefore, no responsibility is assumed for matters of a legal nature.
- r. Kindly note that quarterly assessment of cash flows has been undertaken for the purpose of this valuation exercise.

2 Valuation Summary

The following table highlights the summary of the market value of each of the Subject Properties which is part of the proposed Brookfield India REIT as on 30 September 2022.

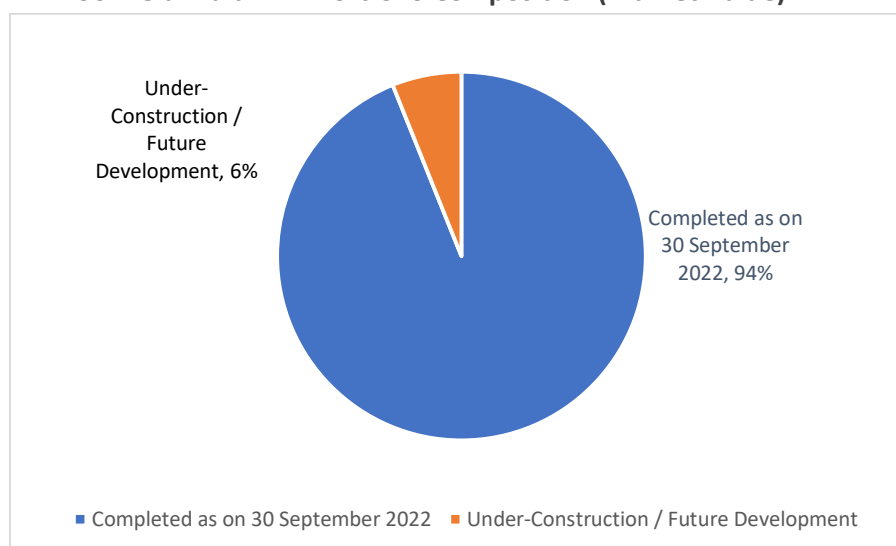
S. No.	Asset Name	Leasable area (Million sq. ft.) ¹			Market Value (in INR Million)		
		Completed	Under Construction	Future Development Potential	Completed	Under-Construction / Future Development Potential	Total
REIT Portfolio							
1	G2	3.92	NA	0.10	45,637	613	46,250
2	N1	1.96	NA	0.86	19,550	2,746	22,296
3	N2	3.76	NA	0.77	38,686	2,284	40,969
4	K1	3.06	0.56	2.12	22,175	4,326	26,501
5	Kensington	1.56	NA	NA	27,548		27,548
TOTAL		14.26	0.56	3.85	1,53,596	9,969	1,63,564

Note: All figures in the above table are rounded.

1. Based on Architect's Certificate (Dated: 03 November 2022 for G2, N1, N2 and K1 and 30 September 2022 for Kensington).

2. * 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. January 9, 2019) 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 November 16, 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 revenue and deposits from the tenants arising out of the lease of the developed areas and GIL is entitled to receive balance 28%.

Brookfield India REIT Portfolio Composition (Market Value)



2.1 Assumptions, Disclaimers, Limitations & Qualifications

This Summary Valuation Report is provided subject to a summary of assumptions, disclaimers, limitations and qualification detailed throughout this Report which are made in conjunction with those included within the sections covering various assumptions, disclaimers, limitations and qualifications within the detailed Valuation Report. Reliance on this report and extension of the liability of the Valuer is conditional upon the reader's acknowledgement of these statements. This valuation is for the use of the parties mentioned in Section 1.3 of this Summary Valuation Report.

Prepared by



**SHUBHENDU
SAHA**

Digitally signed by SHUBHENDU SAHA
DN: c=IN, postalCode=110063, st=DELHI, l=WEST DELHI, o=Personal,
serialNumber=748998dca20a40e8b7c090127c92a792dc403971ac11ab4d9
3d79992343c0875, pseudonym=fab64560d8d47acc93036f12f85060,
2.5.4.20=8722227a074243d136a02d8c1102b09b685061f5c9c086129739f9
22391d129, email=SHUBHENDU.FASV@HOTMAIL.COM, cn=SHUBHENDU
SAHA
Date: 2022.11.07 10:33:46 +05'30'

(Shubhendu Saha)

IBBI/RV/05/2019/11552

Regd. Address: 53, Anuradha Apartments, A2, Paschim Vihar, New Delhi 110063

M: +919910386675

E: shubhendu_leo@hotmail.com

3 Valuation Approach and Methodology

3.1 Purpose of Valuation

The purpose of this valuation exercise is to estimate the value of the Subject Properties forming a part of the portfolio of Brookfield India REIT, for the disclosure of valuation of assets forming part of the portfolio of Brookfield India REIT under the SEBI (Real Estate Investment Trust) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder.

3.2 Valuation Guideline and Definition

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the “Market Value” of the Subject Properties in accordance with the IVSC International Valuation Standards issued in 2021 and effective from 31 January 2022.

As per IVSC International Valuation Standards, “Market Value” is defined as ‘*The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.*’

3.3 Valuation Approach

The valuation for the Subject Properties being Market Value, has been derived by adopting income approach, utilising the discounted cash flow method with rental reversion.

The income approach is based on the premise that value of an income producing asset is a function of future benefits and income derived from that asset. Using this valuation method, future cash flows from the property are forecasted using precisely stated assumptions. This method allows for the explicit modelling of income and cost associated with the property. These future financial benefits are then discounted to a present-day value (valuation date) at an appropriate discount rate. A variation of the Discounted Cash Flow Method is mentioned below.

Income Approach - Discounted Cash Flow Method using Rental Reversion

Given the market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase the attractiveness of the property to prospective tenants. Such benefits are typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have normalised the impact of such sub/above market leases on the valuation of the Subject Property by estimating the rental revenue achievable at the end of the term, based on the expected rents in the market.

3.4 Valuation Methodology

In order to compute the Market Value of the Subject Properties it is prudent to understand the market dynamics and the location where the Subject Property is located (existing and future supply, demand from occupiers, average office space take up by an occupier in a particular sector, existing vacancy numbers and the rentals, likely growth of the office space etc.). Understanding of the micro market positioning (where the Subject Property is located) with respect to a location is also very important. The next step then becomes to understand the situation of the Subject Property (current achievable rentals, vacancy numbers, competing supply in the micro market etc.) with respect to the micro market.

Each of the steps required to assess the Market Value of the Subject Properties is detailed below. The same have been elaborated in the Valuation Reports also.

Market and Location Assessment:

The Client appointed Cushman & Wakefield (CWI) to prepare an independent industry and market research report, which has been relied upon and reviewed by the Valuer to develop the understanding and assess the relevant micro-markets of the Subject Properties. The said review, was carried out in the following manner:

- i. Market dynamics influencing the rents along with Subject Property rents were studied in detail. Further, the location setting of the Subject Properties in the respective micro-markets were assessed. Analysis of the micro-market was undertaken primarily based on the findings of the industry/market report prepared by CWI and readily available information in public domain to ascertain the transaction activity of office space. The analysis entailed review of comparable properties in terms of potential competition (both completed and under-construction/future developments), comparable recent lease transactions witnessed in the micro-market along with the trends in leasing within the Subject Properties in recent past, wherever available. This analysis enabled the Valuer to have an informed opinion on the market rent (applicable rental for the micro-market where the respective Subject Properties are located) and achievable market rent (Valuer's view on achievable rent for the respective Subject Properties for leasing vacant spaces, potential leasable area under development or planned as well as upon re-leasing of the existing let out area).
- ii. For tenants occupying relatively large space within the Subject Properties, where there may be some instances of areas being let out at lower than market rent, it is assumed that the leases shall revert to market rent following the expiry of the lease, factoring appropriate re-leasing time.

Portfolio Assessment:

- i. As the first step, the rent rolls (which includes review of corresponding leases deeds) on a reasonable sample basis were reviewed to identify tenancy characteristics for the Subject Properties. As part of the rent roll review, major tenancy agreements were reviewed on a reasonable sample basis. For example, for G2 we have reviewed lease deeds of top 10 tenants contributing nearly 90% of gross contractual rentals of the subject property).
- ii. For anchor/large tenants, adjustments on achievable market rent or additional lease-up timeframe have been adopted upon lease reversion wherever relevant.
- iii. Title reports, Architect's certificates and other related documents as mentioned in earlier sections of the report were reviewed for validation of area details, ownership interests of the Subject Properties.
- iv. Physical site inspections were undertaken to assess the current status of the Subject Properties.

Preparation of Future Cash Flows:

- i. Net operating income (NOI) has primarily been used to arrive at the Market Value of the Subject Properties. The cash flows for the operational, under construction and future development area have been projected separately for the purpose of estimating and reporting valuation in accordance with the SEBI (REIT) Regulations
- ii. The projected future cash flows from the property are based on existing lease terms for the operational area till the expiry of the leases or re-negotiation, whichever is earlier, following which, the lease terms have been aligned with market rents achievable by the Subject Properties. For vacant area, under-construction area and future development area, the achievable market rent-led cash flows are projected factoring appropriate lease-up time frame for vacant/under-construction/future development area. These cash flows have been projected for 10-year duration from the date of valuation wherein 11th year NOI is capitalized (for assessment of terminal value based on NOI). These

future cash flows are then discounted to present-day value (valuation date) at an appropriate discount rate.

Each of the lease was assessed to project the cash flows for a period of 10 years. The assessment was carried out in the following manner:

Step 1	Rental income from existing tenants up to the period of lease expiry, lock-in expiry, escalation milestones, etc. is projected whichever is applicable. In the event of any vacant spaces, achievable market-rent is assumed for future income for such spaces with suitable time for leasing up the space. This data is then used to generate market aligned revenue stream from existing and potential tenants for the desired time period.
Step 2	In the event the escalated contracted rent is higher than the achievable market rent by 15%, the contracted terms are ignored, and the terms are reverted to market. In the event the escalated contracted rent is below 115% of the achievable market rent, the contracted terms are adopted going forward until the next lease review/ renewal. Intent of this step is to project the rental income for respective leases until lease expiry as well as post expiry.
Step 3	Computing the monthly rental income projected as part of Step 2 and translating the same to a quarterly income (for the next 10 years and NOI of the 11th year – considered for calculation of terminal value).

- iii. Recurring operational expenses, fit-out income (wherever applicable, however, the same has not been included in the NOI for the purpose of arriving at the terminal value by capitalisation) and vacancy provision have been adopted in-line with prevalent market practices and conditions. In addition, appropriate rent-free periods have been adopted during lease roll-overs to consider potential rent-free terms as well as outflows towards brokerage. For all Subject Properties, operational revenues and expenses of the respective properties are reviewed to understand the recurring, non-recurring, recoverable and non-recoverable expenses and accordingly estimate the margins on the common area maintenance income, which accrues as cash inflows to the Subject Properties and normalised for the purpose of cash flow projections. The 1-year forward income for the 11th year has been capitalized to assess the terminal value of the development at the end of year 10.

3.5 Information Sources

Property related information relied upon for the valuation exercise have been provided to the Valuer by the Client and the market data has been provided by Cushman and Wakefield, unless otherwise mentioned. The documents provided has been assumed to be a true copy of the original. The rent rolls have been cross checked with the lease deeds on a sample basis only to ensure its correctness.

4 REIT Portfolio

4.1 Candor Techspace IT/ITeS SEZ, Dundaheera, Gurugram (G2)

Property Description

G2 is located at Old Delhi – Gurugram road, Dundaheera, Gurugram, Haryana – 122001, India. The approximate land area of G2 is 28.526 acres (based on review of Architect’s Certificate).

Statement of Assets

G2 constitutes 13 completed buildings along with future development area. The listing of buildings under each component is as follows:

Completed buildings with Occupancy Certificate (OC) received – Tower 1, 2, 3, 4 (Amenity Block-1), 4A (Amenity Block-2), 5, 6, 7, 8A, 8B, 9, 10 (MLCP), 11

Future development – The future development has leasable area of 99,924 sq. ft. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed.

The area statement for G2 is as follows:

Components	No. of buildings	Leasable Area (sq. ft.)	Usage type	Committed Occupancy*
Completed	13	39,16,845	IT/ITeS SEZ	85.27%
Future Development	NA	99,924	IT/ITeS SEZ	NA
Total	13	40,16,769		

Source: Architect’s Certificate (Dated: 03 November 2022), ^Rent Rolls as on 30 September 2022, Lease Deeds/Leave and License Agreements.

*Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed area






Brief Description

G2 is an IT/ITeS SEZ office space developed in a campus format offering large floor plates with significant open / green areas and number of amenities for occupiers. There are 13 completed buildings comprising 11 office towers (including one MLCP) occupied by multiple tenants and two amenity blocks - Block 4 (Amenity Block-1, with 67,802 of leasable area) and 4A (Amenity Block-2, with 22,675 of leasable area). The amenity blocks constitute retail area of 90,477 sq. ft. catering to all basic requirement of occupiers viz. F&B (in form of multi-cuisine food courts and in-house kitchens), pharmacy, bank ATM, creche, sports arena, wellness centre, convenience store, dental clinic etc. In addition, Tower 10 (MLCP) constitutes 98,796 sq. ft. of office area and 289,035 sq. ft. of car parking area to cater to 499 cars parking. G2 has two entry and two exit gates, which are managed according to the campus traffic circulation plan. Apart from regular upgradation activities, G2 has witnessed a major revamp (both inside and outside the campus) leading to overall improved aesthetics. G2 has been awarded IGBC Platinum Rating for sustainability in addition to the group wide ISO certification for Quality, Environmental and Occupational Health & Safety Management Systems namely ISO 9001, ISO 14001 and OHSAS 18001.

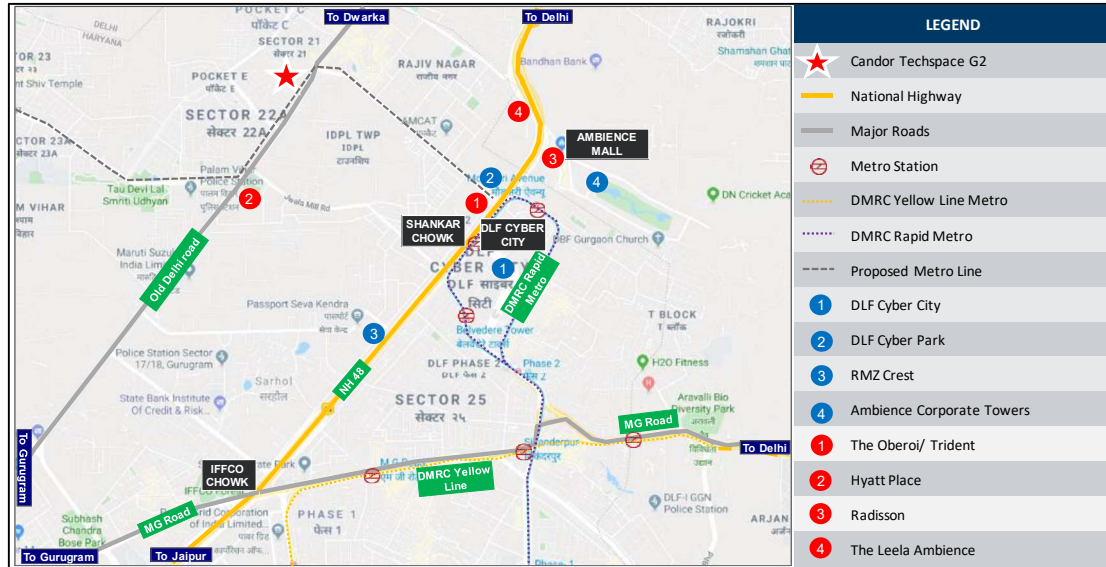
G2 is located in an established office, residential and retail micro-market of Gurugram. The office supply in the vicinity comprises investment and sub investment grade developments, constituting a mix of IT and Non-IT developments primarily skewed towards IT. Some of the prominent office developments in the vicinity include DLF Cyber City, DLF Cyber Park, Ambience Corporate Tower etc.

G2 is within close proximity to some of the renowned hotels like The Oberoi/ Trident, Hyatt Place, Radisson, Leela Ambience etc. and is well connected to major locations in the city as well as in the NCR via multiple modes of communication.

The distances (approximately) to G2 from major landmarks of NCR are as follows:

 02 km from NH 48 (Delhi – Jaipur highway)	 03 km from IndusInd Cyber City Rapid Metro Station	 09 km from Gurugram Railway Station	 09 km from IGI Airport	 03 km from DLF Cyber City 23 km from Connaught Place
--	---	--	--	--

The map illustrating the location, infrastructure and nearby office developments is provided below:



Note: The DMRC Yellow Line metro is proposed to be extended from HUDA City Centre to Udyog Vihar, via Old Gurugram and finally terminating at DLF Mousari Avenue rapid metro station. However, exact locations of metro stations are yet to be finalized. Also, a station for Delhi – Alwar RRTS is proposed at Old Delhi – Gurugram road in Udyog Vihar near subject property. The source for the said metro routes is the information available in the public domain and may differ subject to final approvals.

Source: C&WI Research (Map not to scale)

Key Assumptions

Particulars	Unit	Information
Revenue Assumptions (as on 30/09/2022)		
Lease Completion of Completed Building	Qtr, Year	Q3 FY 2024-25
Current Effective Rent	INR/sq. ft./mth	81
Achievable Market Rent	INR/sq. ft./mth	88
Parking Charges	INR/bay/mth	5,000
Development Assumptions		
Remaining Capital Expenditure	INR Million	Future Development: 327 General Development: 157
Expected Completion Date	Qtr, Year	Future Development: Q3 FY 2024-25
Other Financial Assumptions		
Cap Rate	%	8.00
WACC (Complete/ Operational)	%	11.75
WACC (Under-construction/ Future Development)	%	13.00

Market Value

The market value of financial interest* in G2 as on 30 September 2022 is as follows:

INR 46,250 Million
(Indian Rupees Forty-Six Billion Two Hundred and Fifty Million Only)

* 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. January 9, 2019) 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 November 16, 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 revenue and deposits from the tenants arising out of the lease of the developed areas and GIL is entitled to receive balance 28%.

4.2 Candor Techspace IT/ITeS Park, Sector 62, Noida (N1)

Property Description

N1 is located at Plot no. B2, sector 62, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201301, India. The approximate land area of N1 is 19.250 acres (based on review of Architect's Certificate).

Statement of Assets

N1 constitutes 9 buildings and can be segregated under three components viz. completed, under-construction and future development buildings. The listing of buildings under each component is as follows:

Completed buildings with Occupancy Certificate (OC) received – Block 1, 2, 3, 6, 5 & 7 (Amenity Block I and II) & Block 8

Future development buildings – Block 4A and Block 4B. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed.

The area statement for N1 is as follows:

Components	No. of buildings	Leasable Area [#] (sq. ft.)	Usage type	Committed Occupancy ^{**}
Completed	8	19,57,084	IT/ITeS Park	86% [^]
Future Development	2	858,460	IT/ITeS Park	NA
Total	10	28,15,544		

Source: Architect's Certificate (Dated: 03 November 2022), [^]Rent Rolls as on 30 September 2022, Lease Deeds/Leave and License Agreements and Client Information

^{**}Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed area

[#]The leasable area is increased because of the change in efficiency.






Brief Description

N1 is an IT/ITeS office space developed in a campus format offering large floor plates with significant open / green areas and number of amenities for occupiers. There are eight completed buildings comprising five office towers occupied by multiple tenants and one building comprising three amenity blocks. Block 5 is recently completed office tower with 491,051 sq. ft. of leasable area. Amenity Block constitutes retail area of 39,196 sq. ft. catering to all basic requirement of occupiers viz. F&B (in form of multi-cuisine food court), 24x7 paramedics, Day Care Centre, bank ATM, salon, convenience store, pharmacy etc. In addition, there are two future development buildings (Block 4A and 4B) comprising office blocks. Further, Block 8 constituting 79,761 sq. ft. shall offer a separate F&B hub and shall be open to public along with inhouse occupiers. N1 has two entry and two exit points, which are managed according to the campus traffic circulation plan. N1 has been awarded 5 Star rating by the Bureau of Energy Efficiency (BEE) in addition to the group wide ISO 9001,14001 and OHSAS 18001 Certification.

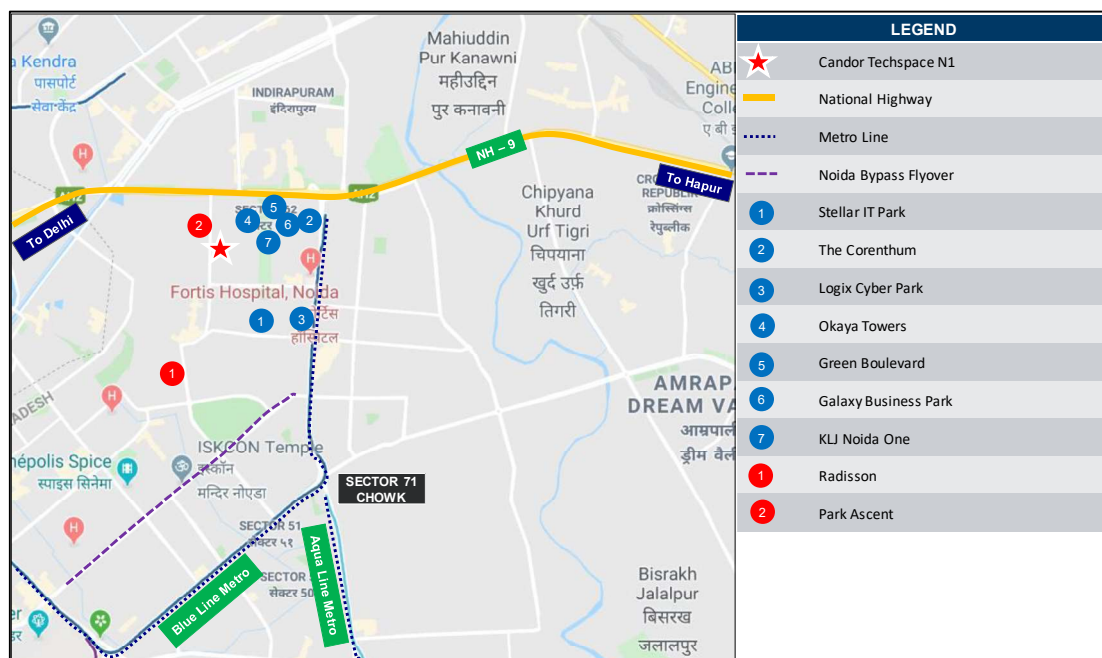
N1 is located in sector 62 of Noida, which is an institutional sector characterized by the presence of large public and private sector institutions like The Institute of Chartered Accountants of India, IIM Lucknow Noida Campus, Jaipurian Institute of Management, Jaypee Institute of Information Technology, Symbiosis Law School, Bank of India, Staff Training College etc. The office supply in the vicinity comprises investment and sub investment grade developments, constituting a mix of IT and Non-IT developments primarily skewed towards IT. The other prominent office developments in the vicinity include Embassy Galaxy Business Park, Logix Cyber Park, 3C Knowledge Boulevard & Green Boulevard, Stellar IT Park, Okaya Blue Silicon Business IT Park etc. N1 is one of the largest IT/ITeS office development in terms of leasable area in sector 62, Noida.

N1 is within close proximity to some of the renowned hotels like Radisson, Park Ascent etc. and is well connected to major locations in the city as well as in the NCR via multiple modes of communication.

The distances to N1 from major landmarks of NCR are as follows:

 01 km from NH 24 10 km from DND Flyway	 02 km from Sector 62 Metro Station	 16 km from New Delhi Railway Station	 32 km from IGI Airport	 7 km from Sector 18 (Noida CBD) 16 km from Connaught Place (Delhi CBD)
--	---	---	---	--

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source: C&WI Research
(Map not to scale)

Key Assumptions

Particulars	Unit	Information
Revenue Assumptions (as on 30/09/2022)		
Lease Completion of Completed Building	Qtr, Year	Q4 FY 2023-24
Current Effective Rent	INR/sq. ft./mth	50
Achievable Market Rent	INR/sq. ft./mth	54
Parking Charges	INR/bay/mth	3,000
Development Assumptions		
Remaining Capital Expenditure	INR Million	Under Construction/ Future Development: 4,268 General Development: 139
Expected Completion Date	Qtr, Year	Block 4A – Q4 FY 2026-27 Block 4B – Q4 FY 2025-26
Other Financial Assumptions		
Cap Rate	%	8.00
WACC (Complete/ Operational)	%	11.75
WACC (Under-construction/ Future Development)	%	13.00

Market Value

The market value of the full ownership interest in N1 as on 30 September 2022 is as follows:

INR 22,296 Million
(Indian Rupees Twenty-Two Billion Two Hundred and Ninety-Six Million Only)

4.3 Candor Techspace IT/ITeS SEZ, Sector 135, Noida (N2)

Property Description

N2 is located at Plot No. 20, 21, Noida – Greater Noida Expressway, Sector 135, Noida Uttar Pradesh – 201304, India. The approximate land area of N2 is 29.653 acres (based on review of Architect’s Certificate).

Statement of Assets

N2 constitutes 14 buildings and can be segregated under three components viz. completed, under-construction and future development buildings. The listing of buildings under each component is as follows:

Completed buildings with Occupancy Certificate (OC) received – Tower 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A Amenity Block-1 (Ground Floor) and Amenity Block-2

Future development buildings – Tower 12 and Amenity Block-1 (First Floor)*. The leasable area of the Tower 12 and Amenity Block-1 (First Floor) is indicative and is subject to change once the internal business plans are in place or the construction is completed.

The area statement for N2 is as follows:

Components	No. of buildings	Leasable Area# (sq. ft.)	Usage type	Committed Occupancy**
Completed	14	37,64,117	IT/ITeS SEZ	75.5%^
Future Development	2	770,873	IT/ITeS SEZ	NA
Total	16	45,34,990		

Source: Architect’s Certificate (Dated 03 November 2022), ^Rent Rolls as on 30 September 2022, Lease Deeds/Leave and License Agreements

*The first floor of Amenity Block-1 is considered as future development and has not been counted as an additional tower for the purposes of computing the no. of buildings in the future development component.

**committed occupancy = (occupied area + completed area under letters of intent)/ completed area





#The leasable area is increased because of the change in efficiency.

Brief Description

N2 is an IT/ITeS SEZ office space developed in a campus format offering large floor plates with significant open/ green areas and number of amenities for occupiers. There are 14 operational buildings comprising 12 office towers occupied by multiple tenants and two amenity blocks. Amenity blocks constitute a total planned retail area of 64,297 sq. ft. The current operational retail area caters to all basic requirement of occupiers viz. F&B (in form of multi cuisine food courts), creche, bank branch and ATM, indoor sports, 24X7 Paramedics, convenience store, etc. In addition, Tower 11 A which has recently been developed and Tower 12 (a future development) is being developed with modern age aesthetics, which intend to create differential experience for the occupiers viz. walk through along waterbodies, larger lobby area, improved amenity area etc. In addition to three existing entry and exit points, an additional entry/exit gate is planned in near future, which shall further improve traffic movement both inside and outside the campus. Regular upgradation activities are being undertaken within the campus to ensure its upkeep as per the modern age requirement. N2 has been awarded IGBC Platinum Rating for sustainability and 5 Star Rating by the Bureau of Energy Efficiency (BEE) in addition to the group wide ISO 9001,14001 and OHSAS 18001 Certification.

N2 is located within Noida-Greater Noida Expressway micro-market, which is being developed as an integrated vector with presence of residential, institutional, commercial, IT/ITeS, and SEZ developments. It is one of the established IT /ITeS and SEZ office destinations of Noida and enjoys excellent physical infrastructure along with social infrastructure to support the expansion of real estate activities. The office supply in the vicinity primarily comprises investment grade developments, constituting a mix of IT and Non-IT developments. Some of the prominent office developments in the vicinity include Logix Techno Park, Oxygen Business Park, NSL TechZone IT SEZ, Express Trade Tower – II, Advant Navis Business Park etc. N2 is the micro-market’s largest integrated SEZ office development. N2 is within close proximity to some of the renowned hotels like Sandal

Suites by Lemon Tree etc. and is well connected to major locations in the city as well as in the NCR via multiple modes of communication. The distance of N2 from major landmarks of NCR are as follows:

 14 km from DND Expressway 5 km from Noida Expressway	 04 km from Sector 142 metro station	 27 km from New Delhi Railway Station	 36 km from Indira Gandhi International Airport	 14 km from Sector 18, Noida 28 km from Connaught Place
--	--	---	---	--

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source: C&WI Research
(Map not to scale)

Key Assumptions

Particulars	Unit	Information
Revenue Assumptions (as on 30/09/2022)		
Lease Completion of Completed Building	Qtr, Year	Q3 FY 2026-27
Current Effective Rent	INR/sq. ft./mth	54
Achievable Market Rent	INR/sq. ft./mth	57
Parking Charges	INR/bay/mth	4,000
Development Assumptions		
Remaining Capital Expenditure	INR Million	Under Construction/ Future Development: 3,973 General Development: 234
Expected Completion Date	Qtr, Year	Tower 12 – Q2 FY 2026-27 Amenity Block - Q2 FY 2023-24
Other Financial Assumptions		
Cap Rate	%	8.00
WACC (Complete/ Operational)	%	11.75
WACC (Under-construction/ Future Development)	%	13.00

Market Value

The market value of the full ownership interest in the N2 as on 30 September 2022 is as follows:

INR 40,969 Million
(Indian Rupees Forty Billion Nine Hundred and Sixty-Nine Million Only)

4.4 Candor Techspace IT/ITeS SEZ, New Town, Rajarhat, Kolkata (K1)

Property Description

K1 is located at Plot No. 1, DH Street no. 316, New Town, Rajarhat, North 24 Parganas, West Bengal, 700156, India. The approximate land area of K1 is 48.383 acres (based on review of Architect's Certificate).

Statement of Assets

K1 constitutes 12 completed buildings along with one under construction building and future development area. The listing of buildings under each component is as follows:

Completed buildings with Occupancy Certificate (OC) received – Tower A1, A2, A3, B1, B2, B3, C1*, C2*, C3*, G1, G2, G3

Under - Construction Building: Tower Commercial admeasuring 560,816 sq. ft, which is expected to be ready by Q2 FY 2026.

Future development – The future development constitutes IT/ITeS leasable area of 980,448 sq. ft. and mixed-use leasable area of 1,142,725 sq. ft. The leasable area of the future development is indicative and is subject to change once the internal business plans are in place or the construction is completed.

Components	No. of buildings	Leasable Area (sq. ft.)	Usage type	Committed Occupancy**
Completed	12	3,060,655	IT/ITeS SEZ	84.0%^
Under-Construction/Future Development	NA	2,683,989	IT/ITeS/ Mixed-use	NA
Total	12	5,744,644		

Source: Architect's Certificate (Dated: 03 November 2022), ^Rent Rolls as on 30 September 2022, Lease Deeds/Leave and License Agreements

*Towers C1, C2 and C3 have partial occupancy certificates. Full occupancy certificates will be obtained once the entire project is complete. These buildings are fit for occupation as Information Technology and IT enabled services business (use group)/ Business building for the portion, which has received the occupancy certificates.

**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed area






Brief Description

K1 is an IT/ITeS SEZ office space developed in a campus format offering large floor plates with significant open / green areas and number of amenities for occupiers. There are 12 operational buildings comprising 12 office towers occupied by multiple tenants wherein Tower A2 offers multi-cuisine food courts, in-house kitchens, bank branches and ATM, creche, pharmacy, medical centre and other retail outlets and Tower A3 offers amenities such as gymnasium, swimming pool and table tennis at the ground floor. In addition, there is under-construction commercial cum retail development of ~5,60,816 sq ft which is being developed through Joint Development Arrangement with a third party and future development comprising IT/ITeS and mixed-use developments. K1 has two entry and exit gates designed to ensure smooth traffic movement both inside and outside the campus. Regular upgradation activities are being undertaken within the campus to ensure its upkeep as per the modern age requirement. K1 has been awarded IGBC Gold rating for sustainability and 4 Star Rating by the Bureau of Energy Efficiency (BEE) in addition to the group wide ISO 9001,14001 and OHSAS 18001 certifications.

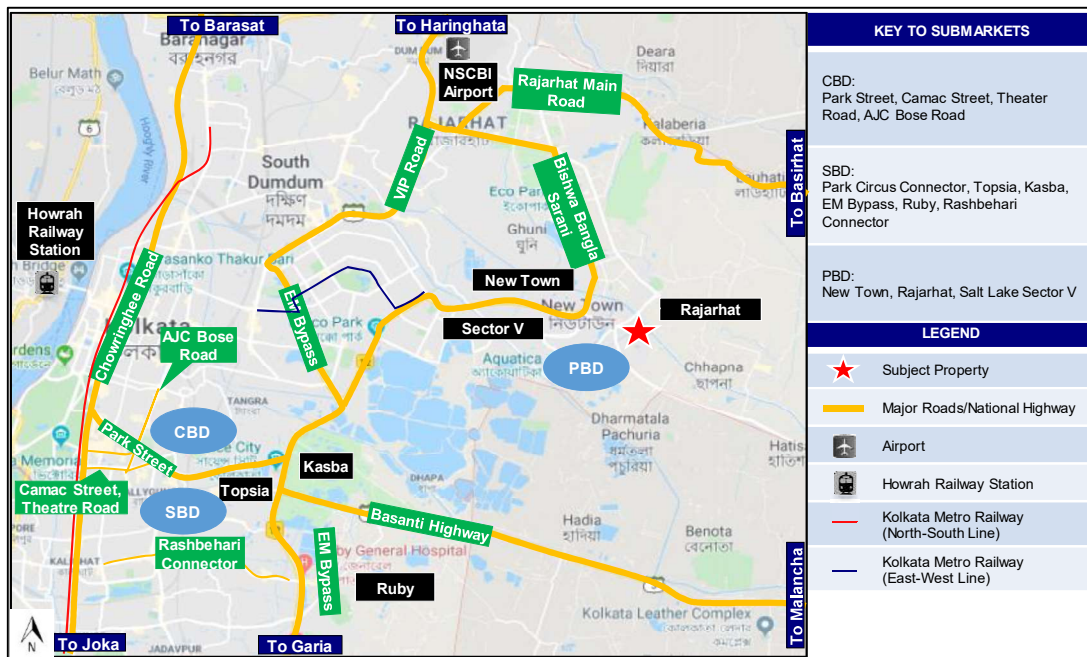
K1 is a prominent IT/ITeS SEZ, and the largest campus style office development in eastern India. K1 is located in an established office micro-market, which has witnessed a gradual shift of office space occupiers from Central Business District of Kolkata. The office supply in the micro-market comprises largely investment grade developments, constituting a mix of IT and Non-IT developments primarily skewed towards IT. K1 has a prominent frontage on one of the main arterial roads viz: Major Arterial Road (East – West). The road connects

K1 to Shapoorji Sukhobrishti (via SP Sukhobrishti Complex Road) in east and Narkelbagan, Bishwa Bangla Sarani in west, respectively. Further, K1 is located at distance of 1.5 km from the upcoming metro station- CBD 1. Some of the prominent office developments in the vicinity include DLF 2 SEZ, TCS Geetanjali Park, Ambuja Ecospace, Mani Casadona etc.

K1 is within close proximity to some of the renowned hotels like The Westin, Fairfield by Marriott, Lemon Tree, Pride Plaza, etc. and is well connected to major locations in the city via multiple modes of communication. The distance of K1 from major landmarks in the city is as follows:

 01 km from Street No. 368	 1.5 km from proposed CBD-1 Metro Station	 14 km from Sealdah Railway Station 17 km from Howrah Railway Station	 12 km from Netaji Subhash Chandra Bose International Airport	 01 km from Narkel Bagan 06 km from Sector V, Salt Lake 18 km from Park Street Area
---	--	---	---	--

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source: C&WI Research
(Map not to scale)

Key Assumptions

Particulars	Unit	Information
Revenue Assumptions (as on 30/09/2022)		
Lease Completion of Completed Building	Qtr, Year	Q1 FY 2025-26
Current Effective Rent	INR/sq. ft./mth	43
Achievable Market Rent-Office	INR/sq. ft./mth	41
Achievable Market Rent- Mixed Use-Commercial	INR/sq. ft./mth	44
Achievable Market Rent - Mixed Use-Retail	INR/sq. ft./mth	59
Parking Charges	INR/bay/mth	3,000
Development Assumptions		
Remaining Capital Expenditure	INR Million	Future Development: 13,044 General Development: 7
Expected Completion Date	Qtr, Year	IT/ITeS – Q2 FY 2028-29

Mixed-use – Q3 FY 2028-29

Other Financial Assumptions		
Cap Rate	%	8.50
WACC (Complete/ Operational)	%	11.75
WACC (Under-construction/ Future Development)	%	13.00

Market Value

The market value of the full ownership interest in K1 as on 30 September 2022 is as follows:

INR 26,501 Million*
(Indian Rupees Twenty-Six Billion Five Hundred One Million Only)

* includes 0.56 million sq. ft. of commercial cum retail development which is under construction, Gurgaon Infospace Limited (GIL) shall pay Candor Kolkata a sum of INR 1,000 million (inclusive of GST) (out of which INR 600 million has already been received) in instalments and be entitled to receive 28% of revenue comprising rentals, CAM margins, parking, and any other revenue.

4.5 Kensington (A & B) IT/ITeS SEZ, Powai, Mumbai (Kensington)

Property Description

Kensington is located at Hiranandani Business Park, CTS No. 28A, Powai, Mumbai, Maharashtra – 400076, India. The approximate land area of Kensington is 8.96 acres (based on review of Architect’s Certificate).

Statement of Assets

Kensington constitutes one building with two wings (Kensington A & Kensington B) and is categorized under one component viz. completed building. The listing of building is as follows:

Completed Buildings with Occupancy Certificate (OC) received – Kensington (A & B)

The area statement for Kensington is as follows:

Components	No. of buildings	Leasable Area (sq. ft.)	Usage type	Committed Occupancy**
Completed	1	1,562,541*	IT/ITeS SEZ	95.1%^
Total	1	1,562,541		

Source: Architect’s Certificate (Dated: 30 September 2022), ^Rent Rolls as on 30 September 2022, Lease Deeds/Leave and License Agreements

*Total leasable area for Kensington includes area occupied by “Hitachi Payment Services Pvt Ltd” for ATM purpose (25 Sq Ft). The income for the said area is included in the “Other Income”.

**Committed Occupancy = (Occupied area + Completed area under Letters of Intent)/ Completed area.

Note: Occupancy as stated in the table above, includes the spaces, which are currently occupied by Apollo India Services LLP and Baker Hughes, which would be vacated by Q2 FY 2023. Considering the said Apollo India Services LLP and Baker Hughes spaces, the occupancy shall be 91.5% (vs 95.1% as shown in above table)

Brief Description

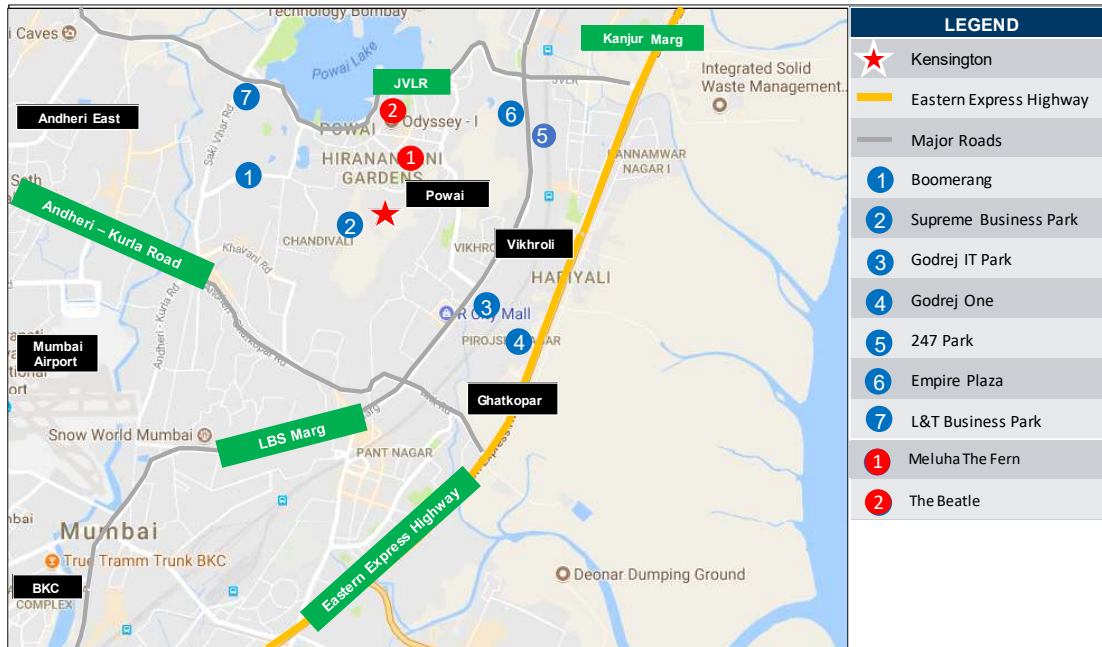
Kensington is an IT/ITeS SEZ office space comprising one ready and operational building with two wings (Kensington A & Kensington B) occupied by multiple tenants. The large parking requirement is catered by four parking levels contributing to 1,721 parking spaces. Kensington has two entry and two exit points providing access to D.P. Road and internal wide Road.

Kensington is the only private IT/ITeS SEZ in the Mumbai region excluding Thane and Navi Mumbai and is well positioned in the Andheri & Powai micro-market due its proximity to the residential areas, well developed social infrastructure and the upcoming metro stations (IIT – 2.6 Km from the Subject Property). The office supply in the vicinity comprises investment and sub investment grade developments, constituting a mix of IT and Non-IT developments. Some of the prominent office developments in the vicinity are Supreme Business Park, Scorpio House, L&T Business Park, Delphi, Godrej IT Park, Solitaire Corporate Park, Kanakia Wall Street, Times Square, Raiaskaran Tech Park etc.

Kensington is within close proximity to some of the renowned hotels like Meluha The Fern and The Beatle and is also well connected to major locations in city via multiple modes of communication. The distance of Kensington from major landmarks in Mumbai Metropolitan Region (MMR) is as follows:

 04 km from LBS Marg 14 km from Eastern Express Highway 08 km from Western Express Highway	 4.2 km from Kanjurmarg Railway Station 2.6 km from upcoming metro station (IIT)	 6.5 km from Chhatrapati Shivaji International Airport 11 km from Mumbai Domestic Airport	 2.3 km from IIT Powai 11 km from Bandra Kurla Complex
--	---	---	---

The map illustrating the location, infrastructure and nearby office developments is provided below:



Source: C&WI Research
(Map not to scale)

Key Assumptions

Particulars	Unit	Information
Revenue Assumptions (as on 30/09/2022)		
Lease Completion of Completed Building	Qtr, Year	Q3 FY 2023-24
Current Effective Rent	INR/sq. ft./mth	98
Achievable Market Rent	INR/sq. ft./mth	125
Parking Charges*	INR/bay/mth	5,000
Other Financial Assumptions		
Cap Rate	%	8.00
WACC (Complete/ Operational)	%	11.75

*The subject property has 1,721 car parks. We have assumed the car parks to maintain status quo. The parking charges are assumed to be applicable over and above the applicable lease rent.

Market Value

The market value of the full ownership interest in Kensington as on 30 September 2022 is as follows:

INR 27,548 Million
(Indian Rupees Twenty-Seven Billion Five Hundred and Forty-Eight Million Only)