

## Brookfield

India Real Estate Trust

To,  
Axis Trustee Services Limited  
The Ruby, 2<sup>nd</sup> Floor, SW,  
29 Senapati Bapat Marg,  
Dadar West, Mumbai-400 028,  
Maharashtra, India

**Subject: Compliance Certificate under regulation 9(3) of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 for the quarter ended June 30, 2024**

Dear Sir/ Madam,

Pursuant to regulation 9(3) of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 ("**REIT Regulations**"), we, Brookprop Management Services Private Limited as manager of Brookfield India Real Estate Trust ("**Brookfield India REIT**"), confirm that we have complied with provisions of 9, 10, 18, 19 of the REIT Regulations as far as applicable for the quarter ended June 30, 2024. Please see **Annexure A** for details of the compliance.

In case of any clarification, you are requested to kindly write to the undersigned.

Yours sincerely,

For and on behalf of Brookfield India Real Estate Trust  
(acting through its manager, Brookprop Management Services Private Limited)

  
Saurabh Jain  
Company Secretary and Compliance Officer

July 30, 2024



**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051  
Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037  
T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com  
Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865



**ANNEXURE A – COMPLIANCE OF REGULATION 10 OF REIT REGULATIONS FOR THE  
QUARTER APRIL 1, 2024 TO JUNE 30, 2024**

Regulation Number	Regulation	Compliance Status
10(1)	The manager shall make the investment decisions with respect to the underlying assets of the REIT including any further investment or divestment of the assets.	<p>The Board of Directors of Manager acting on behalf Brookfield India REIT in their meeting held on May 15, 2024 has considered and approved the acquisition of 50% of the equity share capital of Rostrum Realty Private Limited (“<b>Rostrum/Holdco</b>”) and its wholly owned subsidiaries for a purchase consideration of Rs. 12,279 million, by issuing 4,09,30,000 units of Brookfield India REIT at an issue price of Rs. 300 per unit to:</p> <p>(i) Bharti (SBM) Holdings Private Limited, (ii) Bharti (RM) Holdings Private Limited, (iii) Bharti (RBM) Holdings Private Limited, (iv) Bharti (Satya) Trustees Private Limited on behalf of Bharti (Satya) Family Trust, (v) Bharti Enterprises Limited (vi) Bharti (SBM) Holdings Private Limited jointly with Sunil Bharti Mittal (vii) Bharti (RM) Holdings Private Limited jointly with Rakesh Bharti Mittal and (viii) Bharti (RBM) Holdings Private Limited jointly with Rajan Bharti Mittal</p> <p>(collectively, the “<b>Bharti Sellers</b>”) in the proportion of such 50% equity share capital held by the Bharti Sellers in Rostrum.</p> <p>The unitholders of Brookfield India REIT in their extraordinary meeting held on June 14, 2024, has also approved for issuance of 4,09,30,000 units of Brookfield India REIT at an issue price of Rs. 300 per unit to Bharti Sellers as a purchase consideration in lieu of acquisition of 50% equity share capital of Rostrum and its wholly owned subsidiaries.</p> <p>Subsequent to the above approvals of the Board of Directors of Manager and Unitholders, Brookfield India REIT acting through Manager completed the acquisition of 50% of equity share capital of Rostrum on June 21, 2024, by issuing</p>

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 0929 9500 22-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865





# Brookfield

India Real Estate Trust

Regulation Number	Regulation	Compliance Status
		<p>and allotting 4,09,30,000 units at a price of Rs. 300 per unit to Bharti Sellers.</p> <p>Please note that the Manager of Brookfield India REIT w.r.t to the above acquisition of Rostrum, has intimated the Trustee the following.</p> <p>(i) outcome of the Board Meeting held on May 15, 2024, was intimated to Trustee vide email dated May 16, 2024, wherein the acquisition of 50% of equity share capital of Rostrum including rationale of such acquisition, issuance of 4,09,30,000 units to Bharti Sellers by Brookfield India REIT, notice for convening the extraordinary meeting was approved; and</p> <p>(ii) outcome of extraordinary meeting of unitholders of Brookfield India REIT held on June 14, 2024, along with the scrutinizer report, voting results and summary proceedings of extraordinary meeting were intimated to Trustee on June 14, 2024.</p> <p>In addition to the above, Trustee was also informed about the completion of acquisition of 50% of equity share capital of Rostrum and its wholly owned subsidiaries and allotment of 4,09,30,000 units to Bharti Sellers as approved by the Board of Directors of Manager vide email dated June 21, 2024.</p>
10(2)	The manager shall ensure that the real estate assets of the REIT or holdco and/or SPV have proper legal and marketable titles and that all the material contracts including rental or lease agreements entered into on behalf of REITs or holdco and/or SPV are legal, valid, binding and enforceable by and on behalf of the REIT or holdco and/or SPV.	We hereby confirm the compliance of regulation 10(2).
10(3)	The manager shall ensure that the investments made by the REIT are in accordance with the investment conditions specified in regulation 18 and in	<p>We hereby confirm the compliance of regulation 10(3).</p> <p>For determining the value of the REIT</p>

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

Phone: +91 45705535; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865





# Brookfield

India Real Estate Trust

Regulation Number	Regulation	Compliance Status
	accordance with the investment strategy of the REIT.	<p>Assets for the purpose of regulation 18, value of Brookfield India REIT assets is as per the valuation report prepared as of March 31, 2024, being the valuation date and book value of other assets of Brookfield India REIT as on March 31, 2024, are considered.</p> <p>As provided in regulation 18(9), we hereby confirm compliance with conditions specified in regulation 18(4), 18(5) and 18(6), w.r.t to acquisition of 50% of equity share capital of Rostrum Realty Private Limited ("<b>Rostrum</b>") and its wholly owned subsidiaries viz Oak Infrastructure Developers Limited, Aspen Buildtech Limited and Aspen Buildtech Limited.</p> <p>We hereby also confirm the compliance of regulation 18(15).</p> <p>With respect to compliance with regulation 18(16), the board of directors of the Brookprop Management Services Private Limited, the manager of Brookfield India REIT declared distribution of an amount of ₹ 4.75 per unit for the quarter ended March 31, 2024, in their meeting held on May 15, 2024.</p> <p>Further, the board of directors of the manager may declare distribution for the quarter ended June 30, 2024, in the forthcoming meeting for the approval of the financial statements for the quarter ended June 30, 2024.</p> <p><i>The same will be informed to trustee post the board meeting as a part of outcome of meeting.</i></p>
10(4)	The manager shall undertake management of the REIT assets including lease management, maintenance of the assets, regular structural audits, regular safety audits, etc. either directly or through the appointment and supervision of appropriate agents.	We hereby confirm the compliance of regulation 10(4).

## BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051  
Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037  
T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com  
Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865





# Brookfield

India Real Estate Trust

Regulation Number	Regulation	Compliance Status
10(5)	The manager, in consultation with trustee, shall appoint the valuer(s), auditor, registrar and transfer agent, merchant banker, custodian and any other intermediary or service provider or agent for managing the assets of the REIT or for offer and listing of its units or any other activity pertaining to the REIT in a timely manner and in accordance with these regulations.	We hereby confirm the compliance of regulation 10(5).
10(6)	The manager shall appoint an auditor for a period of not more than five consecutive years: Provided that the auditor, not being an individual, may be reappointed for a period of another five consecutive years, subject to approval of unitholders in the annual meeting.	We hereby confirm the compliance of regulation 10(6).
10(7)	The manager shall arrange for adequate insurance coverage for the real estate assets of the REIT: Provided that in case of assets held by holdco and/or SPV, the manager shall ensure that real estate assets are adequately insured.	We hereby confirm the compliance of regulation 10(7).
10(8)	If the REIT invests in under-construction properties as per these regulations, the manager-  (a) may undertake the development of the properties, either directly or through the SPV, or appoint any other person for development of such properties; and  (b) shall oversee the progress of development, approval status and other aspects of the properties upto its completion.	We hereby confirm the compliance of regulation 10(8).
10(9)	The manager shall ensure that it has adequate infrastructure and sufficient key personnel with adequate experience and qualification to undertake management of the REIT at all times.	We hereby confirm the compliance of regulation 10(9).

## BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051  
Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037  
T: +91 11 4979 6545; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com  
Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865





## Brookfield

India Real Estate Trust

Regulation Number	Regulation	Compliance Status
10(10)	The manager and the merchant banker(s) shall be responsible for- (a) filing offer document with the Board and the designated stock exchange within the specified time period; (b) obtaining in-principle approval and final listing and trading approvals from the designated stock exchange; (c) dealing with all matters relating to issue and listing of the units of the REIT as specified in Chapter IV.	We hereby confirm the compliance of regulation 10(10) to the extent of obtaining in-principle approval and final listing and trading approvals from the designated stock exchange and dealing with all matters relating to preferential issue and listing of the 4,09,30,000 units issued by Brookfield India REIT.
10(11)	The manager and the merchant banker(s), shall ensure that disclosures made in the offer document or any other document as may be specified by the Board contain material, true, correct and adequate disclosures and are in accordance with these regulations and guidelines or circulars issued thereunder.	We hereby confirm the compliance of regulation 10(11), as applicable
10(12)	The manager shall declare distributions to the unit holders in accordance with the sub regulation (16) of regulation 18.	<p>We hereby confirm the compliance of regulation 10(12).</p> <p>The board of directors of the Manager declared distribution of an amount of ₹ 4.75 per unit for the quarter ended March 31, 2024, in their meeting held on May 15, 2024, in compliance with regulation 18(16).</p> <p>The same was informed to Trustee as part of outcome of board meeting vide email dated May 16, 2024.</p> <p>Further the board of directors of the Manager may declare the distribution for the quarter ended June 30, 2024, in the forthcoming meeting for the approval of the financial statements for the quarter ended June 30, 2024 and distributions shall be made accordingly.</p> <p><i>The same will be informed to Trustee post the board meeting as part of outcome of the meeting.</i></p>

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051  
Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4299 5555 D: 2-5832450 E: [reit.compliance@brookfield.com](mailto:reit.compliance@brookfield.com); [reit.manager@brookfield.com](mailto:reit.manager@brookfield.com)

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865





# Brookfield

India Real Estate Trust

Regulation Number	Regulation	Compliance Status
10(13)	The manager shall ensure adequate and timely redressal of all unit holders' grievances pertaining to activities of the REIT.	<p>We hereby confirm the compliance of regulation 10(13) and Master Circular dated May 15, 2024, issued by Securities and Exchange Board of India.</p> <p>The details of investor complaints/ correspondence have been shared with Trustee separately vide email dated July 13, 2024, and the same was reviewed by Trustee, confirmation to the same was provided by Trustee vide email dated July 16, 2024.</p>
10(14)	The manager shall ensure that the disclosures to the unit holders, Board, trustees and designated stock exchange are adequate, timely and in accordance with these regulations and guidelines or circulars issued thereunder.	We hereby confirm the compliance of regulation 10(14).
10(15)	The manager shall provide to the Board and to the designated stock exchanges any such information as may be sought by the Board or the designated stock exchange pertaining to the activities of the REIT.	<p>We hereby confirm the compliance of regulation 10(15).</p> <p>Please note, during the quarter, we have received various queries/information request from Securities and Exchange Board of India ("SEBI"), and stock exchanges which were replied.</p> <p>The details of the same were shared with Trustee separately.</p>
10(16)	The manager shall ensure that adequate controls are in place to ensure segregation of its activity as manager of the REIT from its other activities.	We hereby confirm the compliance of regulation 10(16).
10(17)	The manager or its associates shall not obtain any commission or rebate or any other remuneration, by whatever name called, arising out of transactions pertaining to the REIT other than as specified in the offer document or any other document as may be specified by the Board for the purpose of issue of units.	We hereby confirm the compliance of regulation 10(17).

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

Phone: +91 11 4923 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865





# Brookfield

India Real Estate Trust

10(18)	The manager shall submit to the trustee-	
10(18)(a)	<p>quarterly reports on the activities of the REIT including</p> <ul style="list-style-type: none"> <li>- receipts for all funds received by it and for all payments made,</li> <li>- position on compliance with these regulations, specifically including compliance with regulations 18,19 and 20,</li> <li>- performance report,</li> <li>- status of development of under-construction properties,</li> </ul> <p>within thirty days of end of such quarter;</p>	<p>We hereby confirm the compliance of regulation 18, 19, 20, to the extent and as required under the REIT Regulations, and as applicable for the quarter ended June 30, 2024.</p> <p>Report on the performance and activities of Brookfield India REIT including details of receipts of all funds received by it and payments made by it, status of development of under-construction properties as per regulation 10(18) for the quarter ended June 30, 2024, is annexed as <b>Annexure B</b>.</p> <p>The report on activity and performance of Brookfield India REIT under regulation 10(25) for the period ended June 30, 2024 will be placed before the board of directors of the Manager in the meeting scheduled for the approval of financial statements for the quarter ended June 30, 2024.</p> <p><i>The same shall be shared with Trustee post the board meeting along with the outcome of the meeting.</i></p>
10(18)(b)	valuation reports as required under these regulations within fifteen days of the receipt of the valuation report from the valuer;	<p>We hereby confirm compliance of regulation 10(18)(b).</p> <p>The valuation report dated May 14, 2024, was sent to the Trustee with the outcome of the board meeting held on May 15, 2024, vide letter dated May 16, 2024 in compliance with regulation 10(18)(b).</p>
10(18)(c)	decision to acquire or sell or develop any property or expand existing completed properties along with rationale for the same;	<p>The Board of Directors of Manager acting on behalf Brookfield India REIT in their meeting held on May 15, 2024, has considered and approved the acquisition of 50% of the equity share capital of Rostrum Realty Private Limited ("<b>Rostrum/Holdco</b>") and its wholly owned subsidiaries for a purchase consideration of Rs. 12,279 million, by issuing 4,09,30,000 units of Brookfield India REIT at an issue price of</p>



**BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4920 5355; 022 45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865



Rs. 300 per unit to Bharti Sellers in the proportion of such 50% equity share capital held by the Bharti Sellers in Rostrum and the unitholders of Brookfield India REIT in their extraordinary meeting held on June 14, 2024, has also approved for issuance of 4,09,30,000 units of Brookfield India REIT at an issue price of Rs. 300 per unit to Bharti Sellers as a purchase consideration in lieu of acquisition of 50% equity share capital of Rostrum and its wholly owned subsidiaries.

Subsequent to the above approvals, Brookfield India REIT acting through Manager completed the acquisition of 50% of equity share capital of Rostrum on June 21, 2024 by issuing and allotting 4,09,30,000 units at a price of Rs. 300 per unit to Bharti Sellers.

Please note that the Manager of Brookfield India REIT w.r.t to the above acquisition of Rostrum, has intimated the Trustee the following.

- (i) outcome of the Board Meeting held on May 15, 2024, was intimated to Trustee vide email dated May 16, 2024 wherein the acquisition of 50% of equity share capital of Rostrum including rationale of such acquisition, issuance of 4,09,30,000 units to Bharti Sellers by Brookfield India REIT, notice for convening the extraordinary meeting was approved; and
- (ii) outcome of extraordinary meeting of unitholders of Brookfield India REIT held on June 14, 2024, along with the scrutinizer report, voting results and summary proceedings of extraordinary meeting were intimated to Trustee on June 14, 2024.

In addition to the above, Trustee was also informed about the completion of acquisition of 50% of equity share capital of Rostrum and its wholly owned subsidiaries and allotment of 4,09,30,000 units to Bharti Sellers as approved by the



**BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865



## Brookfield

India Real Estate Trust

		Board of Directors of Manager vide email dated June 21, 2024.
10(18)(d)	details of any action which requires approval from the unit holders as required under the regulations;	<p>The extraordinary meeting of unitholders of Brookfield India REIT was held on June 14, 2024, for seeking the approval of the unitholders in respect of following agenda item:</p> <p><i>(i) To consider and approve a preferential issue of 4,09,30,000 units of Brookfield India Real Estate Trust.</i></p> <p>The Notice along with the Transaction Document dated May 15, 2024 for convening the extraordinary meeting of unitholders was intimated to Trustee vide email dated May 16, 2024. Further, a corrigendum dated May 28, 2024 to the notice of extraordinary meeting and transaction document was intimated to Trustee on May 28, 2024.</p> <p>Further, the unitholders of Brookfield India REIT in their extraordinary meeting held on June 14, 2024 has approved the preferential issue of 4,09,30,000 units of Brookfield India REIT. The summary proceedings of extraordinary meeting, voting results along with scrutinizer report was submitted with Trustee vide emails dated June 14, 2024.</p>
10(18)(e)	details of any other material fact including change of its directors, any legal proceedings that may have a significant bearing on the activity of the REIT within seven working days of such action.	No such event during the quarter ended June 30, 2024.
10(19)	In case the manager fails to timely submit to the trustee information or reports as specified under sub-regulation (18) of this regulation or sub-regulation (8) of regulation 9, the trustee shall intimate the same to the Board and the Board may take action, as it deems fit.	Not applicable.



**BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051  
Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865



# Brookfield

India Real Estate Trust

10(20)	The manager shall coordinate with trustee, as may be necessary, with respect to operations of the REIT	We hereby confirm the compliance of regulation 10(20).  Complying as required by Trustee.
10(21)	The manager shall ensure that the valuation of the REIT assets is done by the valuer(s) in accordance with regulation 21.	We hereby confirm the compliance of regulation 10(21).  The valuation report dated May 14, 2024 for the year ended March 31, 2024 was submitted to the trustee vide email dated May 16, 2024.
10(22)	The manager shall ensure that computation of NAV of the REIT is based on the valuation done by the valuer and is declared not later than fifteen days from the date of valuation to the stock exchange(s) and such computation shall be done and declared not less than once every six months.	We hereby confirm the compliance of regulation 10(22).  The NAV of Brookfield India REIT was computed based on the valuation done by the valuer for the year ended March 31, 2024, in its valuation report dated May 14, 2024 and other assets at book value for the year ended March 31, 2024. The NAV was informed to the stock exchanges and Trustee vide letter dated May 16, 2024.
10(23)	The manager shall ensure that the audit of accounts of the REIT by the auditor is done not less than once in a year and such report is submitted to the designated stock exchange within sixty days of end of such financial year ending March 31st.	The same has been complied with and the board of directors of the Manager approved the audited accounts in their meeting held on May 15, 2024 and the same were submitted to the stock exchanges and Trustee on May 16, 2024.
10(24)	The manager may appoint a custodian in order to provide such custodial services as may be authorized by the trustees and oversee activities of such custodian.	We hereby confirm the compliance of regulation 10(24).
10(25)	The manager shall place, before its board of directors in the case of a company or the governing board in case of an LLP, a report on activity and performance of the REIT every three months.	We hereby confirm the compliance of regulation 10(25).  A report on activity and performance of Brookfield India REIT for the period ended March 31, 2024 was placed before the board of directors of the Manager in their meeting held on May 15, 2024 and the same was circulated to Trustee as part of outcome of board meeting vide email dated May 16, 2024.  The report on activity and performance of Brookfield India REIT for the period ended June 30, 2024 will be placed before the

## BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051  
Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037  
T: +91 011 4928 0335; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com  
Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865





## Brookfield

India Real Estate Trust

		<p>board of directors of the Manager in the meeting scheduled for the approval of financial statements for the quarter ended June 30, 2024.</p> <p><i>The same shall be shared with the Trustee post the board meeting along with the outcome of the meeting.</i></p>
10(26)	The manager shall designate an employee or director as the compliance officer for monitoring of compliance with these regulations and circulars issued thereunder and intimating the Board in case of any violation.	We hereby confirm the compliance of regulation 10(26).
10(27)	The manager shall convene meetings of the unit holders in accordance with regulation 22 and maintain records pertaining to the meetings in accordance with regulation 26.	<p>The board of directors of the Manager in their meeting held on May 15, 2024, <i>inter-alia</i> approved the notice for convening the extraordinary meeting for seeking the approval of unitholder of Brookfield India REIT on the following item:</p> <p><i>(i) To consider and approve a preferential issue of 4,09,30,000 units of Brookfield India Real Estate Trust.</i></p> <p>The Notice along with the Transaction Document dated May 15, 2024 for convening the extraordinary meeting of unitholders was intimated to Trustee vide email dated May 16, 2024. Further, a corrigendum dated May 28, 2024 to the notice of extraordinary meeting and transaction document was intimated to Trustee on May 28, 2024.</p> <p>Further, the unitholders of Brookfield India REIT in their extraordinary meeting held on June 14, 2024 has approved the preferential issue of 4,09,30,000 units of Brookfield India REIT. The summary proceedings of extraordinary meeting, voting results along with scrutinizer report was submitted with Trustee vide emails dated June 14, 2024.</p> <p>The Board of Directors of Manager in their meeting held on June 24, 2024, has <i>inter-alia</i> approved the Notice for convening the</p>

**BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051  
Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037  
T: +91 11 43295555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com  
Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865





## Brookfield

India Real Estate Trust

		<p>4<sup>th</sup> Annual Meeting along with Annual Report for the financial year ending March 31, 2024.</p> <p>The Notice of 4<sup>th</sup> Annual Meeting along with the Annual Report of Brookfield India REIT was sent to Stock Exchange and Trustee separately, on June 28, 2024.</p>
10(28)	The manager shall ensure the compliance with laws, as may be applicable, of the State or the local body with respect to the activity of the REIT including local building laws.	We hereby confirm the compliance of regulation 10(28) as far as it is applicable and possible.
10(29)	The manager shall ensure that all activities of management of assets of the REIT and activities of the intermediaries or agents or service providers appointed by the manager are in accordance with these regulations and circulars issued thereunder.	We hereby confirm the compliance of these provisions as far as it is applicable and possible.



### **BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051  
Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037  
T: +91 11 4929 5555; 022-45832450 E: [reit.compliance@brookfield.com](mailto:reit.compliance@brookfield.com); [reit.manager@brookfield.com](mailto:reit.manager@brookfield.com)  
Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865



**Annexure B****REPORT FOR THE QUARTER ENDED JUNE 30, 2024, PURSUANT TO REGULATION 10(18)(a) OF SEBI (REAL ESTATE INVESTMENT TRUSTS), REGULATIONS, 2014****Background of Brookfield India REIT**

Brookfield India Real Estate Trust ("**Brookfield India REIT**") was settled on July 17, 2020, at Mumbai, Maharashtra, India as a contributory, determinate and irrevocable trust under the provisions of the Indian Trusts Act, 1882, pursuant to a trust deed dated July 17, 2020, between Brookprop Management Services Private Limited, BSREP India Office Holdings V Pte. Ltd ("**BSREP V**") and Axis Trustee Services Limited. Brookfield India REIT was registered with the Securities and Exchange Board of India on September 14, 2020, at Mumbai as a real estate investment trust, pursuant to the REIT Regulations, having registration number IN/REIT/20-21/0004. BSREP V is the sponsor of Brookfield India REIT, Brookprop Management Services Private Limited has been appointed as the manager to Brookfield India REIT and Axis Trustee Services Limited is the trustee to Brookfield India REIT.

The principal place of business of Brookfield India REIT is shifted to 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037 with effect from May 15, 2024. Brookfield India REIT acquired 100% of the equity share capital of (i) Candor Kolkata One Hi-Tech Structures Private Limited, (ii) Festus Properties Private Limited, (iii) Shantiniketan Properties Private Limited and (iv) Seaview Developers Private Limited, (v) 50% of equity share capital of Kairos Properties Private Limited (vi) 50% of equity share capital of Candor Gurgaon One Realty Projects Private Limited, (vii) 50% of equity share capital of Rostrum Realty Private Limited ("**Rostrum**" or "**Holdco**") which holds 100% of equity share capital in its step down subsidiaries viz. (viii) Oak Infrastructure Developers Limited ("**Oak**"); (ix) Aspen Buildtech Limited ("**ABL**"); and (x) Arnon Builders & Developers Limited ("**Arnon**"), each of companies owned by Brookfield India REIT owns the real estate assets; and (xi) Candor India Office Parks Private Limited, which provides services including property management, facilities management and support services to Candor Kolkata One Hi-Tech Structures Private Limited, Shantiniketan Properties Private Limited, Kairos Properties Private Limited and Seaview Developers Private Limited;

The activities of Brookfield India REIT consist of owning, operating and managing a combined 24.2 mn square feet of portfolio comprising 10 Grade A<sup>1</sup> assets located in key gateway office markets of India – Mumbai, Gurugram, Noida, New Delhi, Kolkata and Ludhiana.

**The details of each of the companies owned by Brookfield India REIT and real estate assets owned by it is set out below.**

NAME OF COMPANY	ASSET OWNED	DETAILS OF THE ASSET	AREA (ACRES)
Festus Properties Private Limited	Kensington (SEZ)	Kensington A and Kensington B located at Powai, Mumbai 400 076, Maharashtra, India	9.0
Candor Kolkata One Hi-	Candor	Completed tower nos. 1, 2, 3, 4	28.5

<sup>1</sup> Assets held by Festus Properties Private Limited and Kairos Properties Private Limited in Downtown Powai are counted as single Grade A assets in Mumbai and Assets held by Oak Infrastructure Developers Limited and Aspen Buildtech Limited in Aerocity, New Delhi are counted as single Grade A assets.

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

Phone: +91 011 4029 5555; 022-45832450 E: [reit.compliance@brookfield.com](mailto:reit.compliance@brookfield.com); [reit.manager@brookfield.com](mailto:reit.manager@brookfield.com)

Website: Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865





# Brookfield

India Real Estate Trust

NAME OF COMPANY	ASSET OWNED	DETAILS OF THE ASSET	AREA (ACRES)
Tech Structures Private Limited	Techspace G2 (SEZ)	(amenity block I), 4A (amenity block II), 5, 6, 7, 8A, 8B, 9, 11 and 10 (MLCP), all situated at Dundahera, Sector 21, Gurugram 122 016, Haryana, India	
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace K1 (SEZ)	Completed tower nos. A1, A2, A3, B1, B2, B3, G1, G2, G3, C1, C2 and C3, all situated at Action Area – 1D, New Town, Rajarhat, Kolkata 700 156, West Bengal, India	48.4
Shantiniketan Properties Private Limited	Candor Techspace N1 (IT Park)	Completed tower nos. 1, 2, 3, 5, 6, 7 (amenity block), and 8 (amenity block) and Future Development Potential towers 4A and 4B, all situated at Plot No. 2, Block No. B, Sector 62, Noida, Gautam Budh Nagar 201 301, Uttar Pradesh, India	19.3
Seaview Developers Private Limited	Candor Techspace N2	Completed tower nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A, amenity block I (ground floor) and amenity block II, and Future Development Potential tower 12 and amenity block I (first floor only), all situated at Plot Nos. 20 and 21, Sector 135, Noida, Gautam Budh Nagar 201 304, Uttar Pradesh, India	29.7
Kairos Properties Private Limited	Downtown Powai	Completed tower nos. Spectra, Prudential, Delphi, Crisil House, Ventura A located at Central Avenue in Powai, and Winchester, Fairmont located at South Avenue in Powai, and One Boulevard, Alpha located at Orchard Avenue in Powai	20.0
Candor Gurgaon One Realty Projects Private Limited	Candor Techspace G1 (SEZ)	Completed tower nos. Tower 1, Tower 2, Tower 3, Tower 4, Tower 5, Tower 6, Tower 7, Tower 8 & 8A, Tower 9, Tower 10 (SEZ & Customs Office), Amenity Block I, Amenity Block II and Future Development Tower 11, all situated at Dundadhera, Sector-21, Gurgaon, Haryana-122016	25.2
Rostrum Realty Private Limited ("Rostrum/Holdco")	Pavilion Mall, Ludhiana and Airtel Center, Gurugram	<b>Pavilion Mall:</b> comprising a building made up of three basements and 10 upper floors having leasable area of 389,588 sf located on land admeasuring 2.47 acres situated at Old Session Court, Near Fountain Chowk, Ludhiana, Punjab.	7.1

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 3555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865





# Brookfield

India Real Estate Trust

NAME OF COMPANY	ASSET OWNED	DETAILS OF THE ASSET	AREA (ACRES)
		<b>Airtel Center:</b> developed over 4.6 acres comprising a building made up of three basements, lower and upper ground floors, and six upper floors having leasable area of 692,586 sf situated at Plot No. 16, Udyog Vihar, Phase-IV, Gurgaon, Haryana	
Oak Infrastructure Developers Limited, subsidiary of Rostrum	Worldmark 2 and 3, Aerocity, New Delhi	<p><b>Worldmark 2:</b> Property built on Asset Area 8, Aerocity, Hospitality District, IGI Airport, New Delhi admeasuring 2.3 acres with building comprising three basements, ground floor, and six upper floors having leasable area of 432,652 sf, held by Oak.</p> <p><b>Worldmark 3:</b> Property built on Asset Area 7, Aerocity, Hospitality District, IGI Airport, New Delhi admeasuring 2.2 acres with building comprising three basements, ground floor, and six upper floors having leasable area of 413,584 sf, held by Oak.</p>	4.5
Aspen Buildtech Limited, subsidiary of Rostrum	Worldmark 1, Aerocity, New Delhi	<b>Worldmark 1:</b> Property built on Asset Area 11, Aerocity, Hospitality District, IGI Airport, New Delhi admeasuring 3.1 acres with building comprising three basements, ground floor, and six upper floors having leasable area of 607,890 sf, held by ABL.	3.1
Arnon Builders & Developers Limited, subsidiary of Rostrum	Worldmark, Gurugram	<b>Worldmark Gurgaon:</b> Commercial complex developed over plot of land admeasuring 6.7 acres situated at village Maidawas, Sector 65, Gurugram, Haryana with building comprising three towers, multiplex, and central court kiosk having leasable area of 751,397 sf, held by Arnon.	6.7



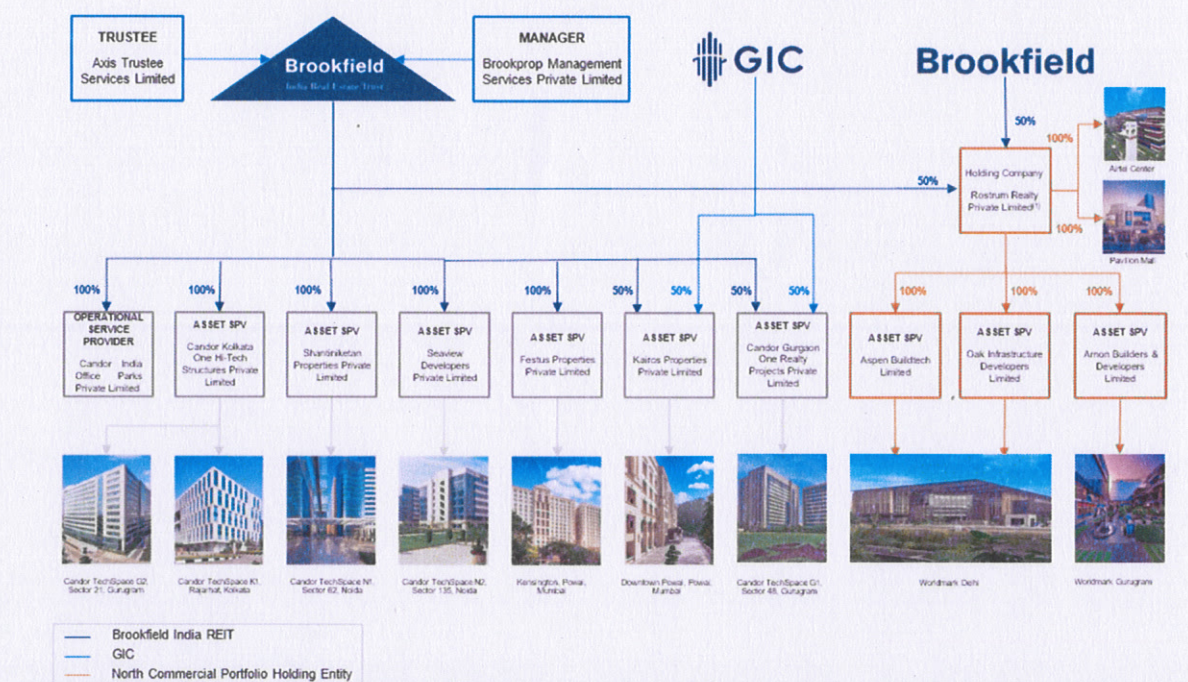
## BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051  
Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037  
T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com  
Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865



An overview of the structure of Brookfield India REIT is set out below.

## BROOKFIELD INDIA REIT STRUCTURE



### A. ACTIVITIES AND PERFORMANCE OF BROOKFIELD INDIA REIT AND COMPANIES OWNED BY BROOKFIELD INDIA REIT

1. Details of the operating activities of the companies owned by Brookfield India REIT, on standalone basis and on consolidated basis as on June 30, 2024, is given below.

Particulars	Downtown Powai, Mumbai	Kensington, Mumbai	Candor Techspace G1, Gurugam	Candor Techspace G2, Gurugam	Candor Techspace N1, Noida	Candor Techspace K1, Kolkata	Candor Techspace N2, Noida
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Year of Commencement (Year of acquisition*)	2023*	2019	2023*	2015	2015	2015	2015
Completed Area/Operating (Msf)	2.7	1.6	3.7	3.9	2.0	3.2	3.8
Under Construction/Future	-	-	0.1	0.2	0.9	2.7	0.8

#### **BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051  
 Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037  
 T: +91 (0) 4920 5535; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com  
 Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865





# Brookfield

India Real Estate Trust

Development (Msf)							
Leasable Area (Msf)	2.7	1.6	3.8	4.1	2.9	5.8	4.6
Leased (Msf)	2.4	1.5	2.6	3.0	1.9	2.8	3.0
Office Occupiers (Nos.) <sup>2</sup>	53	7	19	15	30	13	21
Occupancy (%)	89%	95%	69%	76%	97%	89%	78%
WALE (Years)	3.5	10.1	6.7	8.8	8.2	8.0	7.8
Lease Maturity Profile- Area Expiring (msf)	Area (msf)						
	0.4	0.0	0.0	0.1	0.3	0.0	0.1
	0.0	0.0	0.0	0.0	0.1	0.2	0.3
	0.6	0.0	0.2	0.0	0.0	0.5	0.1
In-place Rent PSF (Warmshell) (Rs.)	176	124	76	83	55	46	59
Market Rent PSF (Rs.)	169	151	95	115	55	44	57
MTM Opportunity (%)	(4)%	22%	25%	39%	(1)%	(4)%	(2)%

Particulars	Worldmark, 1, 2 & 3, Aerocity New Delhi	Worldmark Gurgaon, Sector-65	Pavilion Mall, Ludhiana	Airtel Center, Udyog Vihar, Gurgaon	Consolidated at Brookfield REIT Level
	(8)	(10)	(11)	(12)	
Year of Commencement (Year of acquisition*)	2024	2024	2024	2024	
Completed Area/Operating (Msf)	1.5	0.8	0.4	0.7	24.2
Under Construction/Future Development (Msf)	-	-	-	-	4.6
Leasable Area (Msf)	1.5	0.8	0.4	0.7	28.8
Leased (Msf)	1.3	0.7	0.3	0.7	20.3
Office Occupiers (Nos.)	77	24	-	3	142
Occupancy (%)	91%	92%	100%	86%	84%
WALE (Years)	4.1	7.2	3.9	3.8	7.1
Lease Maturity Profile- Area Expiring (msf)	Area Leased				
	0.2	0.0	0.1	0.0	1.2
	0.2	0.0	0.0	0.0	1.0
	0.2	0.0	0.0	0.0	1.7

<sup>2</sup> Tenants which are part of the same corporate group but have leases with different legal entities have been grouped together

**BROOKFIELD MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051

Corporate Office Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4292 5555 F: +91 11 4292 45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865





# Brookfield

India Real Estate Trust

	0.2	0.0	0.0	0.7	2.6
In-place Rent PSF (Warmshell) (Rs.)	203	86	57	130	<b>Rs 134</b>
Market Rent PSF (Rs.)	229	84	47	115	<b>103</b>
MTM Opportunity (%)	13%	-3%	-18%	-12%	<b>9%</b>

## 2. New leasing and re-leasing during the quarter ended March 31, 2024

Particulars	Downtown Powai, Mumbai	Kensington, Mumbai	Candor Techspace G1, Gurgaon	Candor Techspace G2, Gurgaon	Candor Techspace N1, Noida	Candor Techspace K1, Kolkata	Candor Techspace N2, Noida
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
New leases during the quarter (SF)	27,892	-	10,495	36,693	38,187	1,768	24,793
Renewals during the quarter (SF)	20,798	-	1	5,524	2,000	200	4,465

Particulars	Worldmark 1, 2 & 3, Aerocity New Delhi	Worldmark, Gurgaon, Sector-65	Pavilion Mall, Ludhiana	Airtel Center, Udyog Vihar, Gurgaon	Consolidated at Brookfield REIT Level
	(8)	(10)	(11)	(12)	
New leases during the quarter (SF)	18,688	45,344	2,409	-	206,269
Renewals during the quarter (SF)	10,005	-	3,116	-	46,109

## 3. Occupier mix – consolidated level of Brookfield India REIT as on June 30, 2024 (By Area Leased)

Sector	%
Technology	33%
Financial Services	16%
Consulting	14%
Technology hardware	4%
Healthcare	4%
Telecom	6%

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4229 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865





Others

23%

**B STATUS OF DEVELOPMENT OF UNDER CONSTRUCTION PROPERTIES AS ON JUNE 30, 2024**

NAME OF COMPANY	ASSET	DESCRIPTION OF UNDER CONSTRUCTION PROPERTY	STATUS OF DEVELOPMENT	AREA (MSF)
Kairos Properties Private Limited	Downtown Powai	NA	NA	NA
Festus Properties Private Limited	Kensington (SEZ)	NA	NA	NA
Candor Gurgaon One realty Projects Private Limited	Candor Techspace G1 (SEZ)	NA	NA	NA
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace G2 (SEZ)	MLCP Level 4	Under Construction <sup>3</sup>	0.05
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace K1 (SEZ)	Mixed-use Development	Under Construction	0.58
Shantiniketan Properties Private Limited	Candor Techspace N1 (IT Park)	NA	NA	NA
Seaview Developers Private Limited	Candor Techspace N2	NA	NA	NA
Rostrum Realty Private Limited ("Rostrum/Holdco")	Pavilion Mall, Ludhiana and Airtel Centre, Udyog Vihar, Gurgaon	NA	NA	NA
Oak Infrastructure Developers Limited, subsidiary of Rostrum	Worldmark-2 and Worldmark-3	NA	NA	NA
Aspen Buildtech Limited, subsidiary of Rostrum	Worldmark-1	NA	NA	NA
Arnon Builders & Developers Limited, , subsidiary of Rostrum	Worldmark, Gurgaon	NA	NA	NA

**Note:**

- 1) The activity and performance report to be placed before the Board under regulation 10(25) will be shared separately as part of outcome of Board meeting post approval of quarterly financial results, when the same will be submitted to stock exchange, as the said information is currently an Unpublished Price Sensitive Information.

<sup>3</sup> Expected percentage of completion of under-construction property of Candor techspace K1 is 28% and all necessary approvals w.r.t under-construction property are in place.

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai - 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865





**C DETAILS OF RECEIPTS OF ALL FUNDS RECEIVED BY BROOKFIELD INDIA REIT AND PAYMENTS MADE BY IT DURING THE QUARTER ENDED JUNE 30, 2024<sup>3</sup>**

Receipts	Amount (Rs. In Mn)		Payments	Amount (Rs. In Mn)	
Opening Balance	14.89	14.89	Shareholder Loan to SPV's		
			Candor Kolkata One Hi-Tech Structures Pvt Ltd.	258.60	
Interest on Shareholder loan			Festus Properties Pvt. Ltd.	21.30	
Candor Kolkata One Hi-Tech Structures Pvt Ltd.	95.13		Seaview Developers Pvt. Ltd.	970.10	1,250.00
Festus Properties Pvt. Ltd.	181.34				
Shantiniketan Properties Pvt Ltd.	16.82				
Seaview Developers Pvt. Ltd.	296.94	590.23			
Repayment of Shareholder loan			Distribution		
Candor Kolkata One Hi-Tech Structures Pvt Ltd.	416.00		NDCF Distribution	2,097.08	2,097.08
Festus Properties Pvt. Ltd.	234.77				
Shantiniketan Properties Pvt Ltd.	104.04				
Seaview Developers Pvt. Ltd.	46.00	800.81	Others		
			Expenses incurred	64.99	
Receipt from issues of:			Others (QIP Expenses, Assets acquisition expenses etc.)	28.32	93.31
Commercial papers (Listed and unsecured)	1,870.83	1,870.83			
Dividend Received			Others		
Rostrum Realty Private Limited	210.23	210.23	Fixed Deposits Created	7,611.00	7,611.00
Redemption of NCDs					
Candor Gurgaon One Realty Projects Private Limited	127.00				
Kairos Properties Private Limited	96.00	223.00			
Interest on CCD's					
Candor Gurgaon One Realty Projects Private Limited	18.92				
Seaview Developers Pvt. Ltd.	19.29				
Kairos Properties Private Limited	101.01	139.23			
Interest on NCD's					
Candor Gurgaon One Realty Projects Private Limited	160.89				
Kairos Properties Private Limited	101.75	262.64			
Others					
Redemption of Fixed Deposits	6,927.05				
Other receipt	12.28				

<sup>3</sup> Received and paid on various dates during the quarter.

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)**

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Corporate Office Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

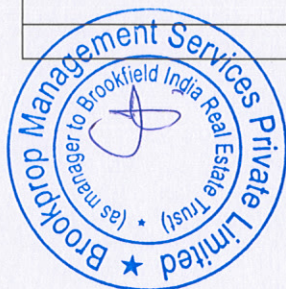
Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865




## Brookfield

India Real Estate Trust

NDCF Distribution received back (DD reversal) (net)	17.55	6,956.87			
			Closing Balance	17.34	17.34
	11,068.74	11,068.74		11,068.74	11,068.74



### BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)

Registered Office of Manager: Godrej BKC, Office No. 2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 5555; 022-45832450 E: [reit.compliance@brookfield.com](mailto:reit.compliance@brookfield.com); [reit.manager@brookfield.com](mailto:reit.manager@brookfield.com)

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865