

Brookfield

India Real Estate Trust

To,
Axis Trustee Services Limited
The Ruby, 2nd 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 September 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 acting 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 September 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



October 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

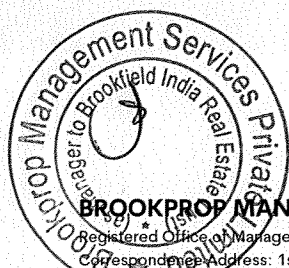
Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

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 JULY 1, 2024 TO SEPTEMBER 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.	There was no investment/divestment of the assets of Brookfield India REIT during this quarter.
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 accordance with the investment strategy of the REIT.	<p>We hereby confirm the compliance of regulation 10(3).</p> <p>For determining the value of the REIT 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 as per the audited financial statement of Brookfield India REIT as on March 31, 2024, are considered.</p> <p>The valuation report for the half year ended September 30, 2024, shall be shared upon receipt of the same from the valuer.</p> <p>As provided in regulation 18(9), we hereby</p>

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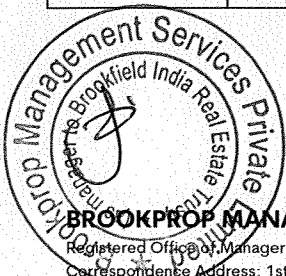
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Regulation Number	Regulation	Compliance Status
		<p>confirm compliance with conditions specified in regulation 18(4), 18(5) and 18(6), as applicable.</p> <p>With respect to compliance with regulation 18(16), the board of directors of the Brookprop Management Services Private Limited, the manager of Brookfield India REIT declared distribution of an amount of ₹ 4.50 per unit for the quarter ended June 30, 2024, in their meeting held on August 7, 2024 and payment of distribution was made to unitholders on August 21, 2024.</p> <p>Further, the board of directors of the manager may declare distribution for the quarter ended September 30, 2024, in the forthcoming meeting for the approval of the financial statements for the quarter and half year ended September 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), as far as it is applicable during the quarter ended September 30, 2024.
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).



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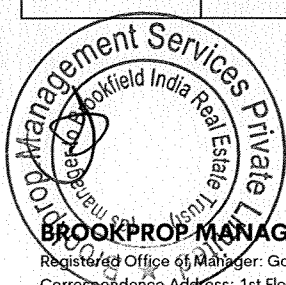
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10(6)	The manager shall appoint an auditor for a period of not more than five consecutive years: Provided that the auditor, not being an individual, may be reappointed for a period of another five consecutive years, subject to approval of unitholders in the annual meeting.	No such event during the quarter.
10(6A)	The manager of the REIT shall not appoint or re-appoint— (a) an individual as the auditor for more than one term of five consecutive years; and (b) an audit firm as the auditor for more than two terms of five consecutive years: Provided that— (i) the individual auditor who has completed the term under clause (a) shall not be eligible for re-appointment as the auditor in the same REIT for a period of five years from the date of completion of the term; (ii) the audit firm that has completed its term under clause (b), shall not be eligible for reappointment as the auditor in the same REIT for a period of five years from the date of completion of its term.	We hereby confirm the compliance of regulation 10(6A).
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).



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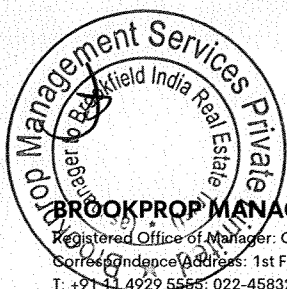
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10(8)	If the REIT invests in under-construction properties as per these regulations, the manager- (a) may undertake the development of the properties, either directly or through the SPV, or appoint any other person for development of such properties; 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).
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.	No such event during the quarter.
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.	No such event during the quarter.
10(12)	The manager shall declare distributions to the unit holders in accordance with the sub regulation (16) of regulation 18.	We hereby confirm the compliance of regulation 10(12).



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		<p>The board of directors of the Manager declared distribution of an amount of ₹ 4.50 per unit for the quarter ended June 30, 2024, in their meeting held on August 7, 2024, in compliance with regulation 18(16) and payment of distribution was made to unitholders on August 21, 2024.</p> <p>The same was informed to Trustee as part of outcome of board meeting vide email dated August 7, 2024.</p> <p>Further the board of directors of the Manager may declare the distribution for the quarter ended September 30, 2024, in the forthcoming meeting for the approval of the financial statements for the quarter and half year ended September 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>
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) of SEBI REIT Regulations and SEBI Master Circular dated May 15, 2024 as amended by SEBI vide circular dated August 22, 2024.</p> <p>For ensuring the compliance of para 4.16.4 of SEBI Master Circular, the details of investor complaints/correspondence have been shared with Trustee for review separately vide email dated October 16, 2024.</p> <p>Further, the statement of investor complaints in prescribed format, was filed with the Stock exchanges on October 17, 2024 and same was intimated to Trustee vide email dated October 17, 2024.</p>



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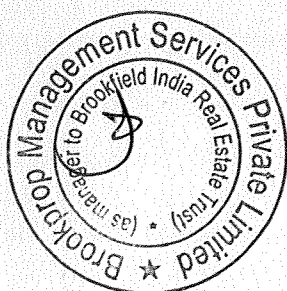
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10(14)	The manager shall ensure that the disclosures to the unit holders, Board, trustees and designated stock exchange are adequate, timely and in accordance with these regulations and guidelines or circulars issued thereunder.	We hereby confirm the 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 / or 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).
10(18)	The manager shall submit to the trustee-	



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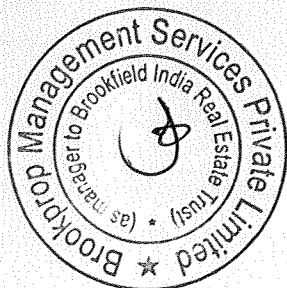
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10(18)(a)	<p>quarterly reports on the activities of the REIT including</p> <ul style="list-style-type: none"> - receipts for all funds received by it and for all payments made, - position on compliance with these regulations, specifically including compliance with regulations 18,19 and 20, - performance report, - status of development of under-construction properties, <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 September 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 and half year ended September 30, 2024, is annexed as Annexure B.</p> <p>The report on activity and performance of Brookfield India REIT under regulation 10(25) for the period ended June 30, 2024 was placed before the board of Directors in their meeting held on August 7, 2024 as part of business and financial presentation and same was shared with the Trustee as part of outcome of Board Meeting vide email dated August 7, 2024.</p> <p>The report on activity and performance of Brookfield India REIT for a period ended September 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 September 30, 2024 and the same shall be shared with Trustee post the board meeting along with the outcome of the meeting.</p>



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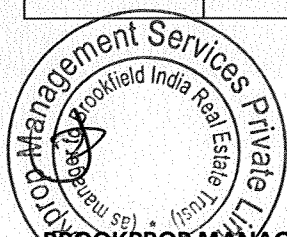
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10(18)(b)	valuation reports as required under these regulations within fifteen days of the receipt of the valuation report from the valuer;	The valuation report for the half year ended September 30, 2024, shall be submitted to the stock exchange and trustee and circulated to the unitholders within the timelines as prescribed under the Regulations and relevant circulars issued by SEBI.
10(18)(c)	decision to acquire or sell or develop any property or expand existing completed properties along with rationale for the same;	No such event during the quarter.
10(18)(d)	details of any action which requires approval from the unit holders as required under the regulations;	<p>The Annual Meeting of unitholders of Brookfield India REIT was held on July 23, 2024, for seeking the approval of the unitholders in respect of the following agenda items:</p> <p>(a) To consider, approve and adopt the audited standalone financial statements and audited consolidated financial statements of Brookfield India REIT for the financial year ended March 31, 2024 together with the report of the auditors thereon for the financial year ended March 31, 2024 and the annual report on activities and performance of Brookfield India REIT.</p> <p>(b) To consider, approve and adopt the valuation report issued by Ms. L Anuradha, the valuer, for the valuation of the portfolio as at March 31, 2024</p> <p>The intimation in this regard along with the notice of the annual meeting dated June 24, 2024, of the unitholders of Brookfield India REIT was sent to the Trustee</p>



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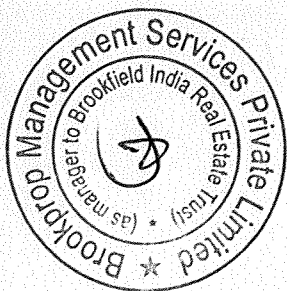
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		separately on June 28, 2024. Further, the summary of proceedings and voting results of the 4 th annual meeting of the unitholders of Brookfield India REIT held on July 23, 2024 were submitted with the Stock exchanges and Trustee on July 24, 2024, separately.
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 September 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.
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.	The valuation report for the half year ended September 30, 2024, and related compliance will be completed within the timelines prescribed in the REIT Regulations.



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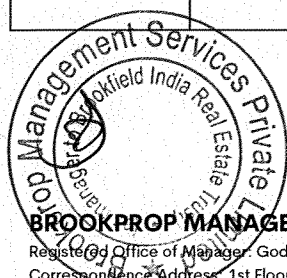
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Regulation Number	Regulation	Compliance Status
10(22)	The manager shall ensure that computation of NAV of the REIT is based on the valuation done by the valuer and is declared not later than fifteen days from the date of valuation to the stock exchange(s) and such computation shall be done and declared not less than once every six months.	For the half year ended September 30, 2024, the manager shall ensure compliance within prescribed timelines.
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.	For the half year ended September 30, 2024, the manager shall ensure compliance within prescribed timelines and intimation will be given to trustee along with the stock exchanges.
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.	<p>We hereby confirm the compliance of regulation 10(25).</p> <p>A report on activity and performance of Brookfield India REIT for the period ended June 30, 2024 was placed before the board of directors of the Manager in their meeting held on August 7, 2024 as part of business and financial presentation and the same was circulated to Trustee as part of outcome of board meeting vide email dated August 7, 2024.</p> <p>The report on activity and performance of Brookfield India REIT for the period ended September 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 and half year ended September 30, 2024.</p>



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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 June 24, 2024, <i>inter-alia</i> approved the notice for convening the 4th annual meeting for seeking the approval of unitholder of Brookfield India REIT on the following item:</p> <p>(a) To consider, approve and adopt the audited standalone financial statements and audited consolidated financial statements of Brookfield India REIT for the financial year ended March 31, 2024 together with the report of the auditors thereon for the financial year ended March 31, 2024 and the annual report on activities and performance of Brookfield India REIT.</p> <p>(b) To consider, approve and adopt the valuation report issued by Ms. L Anuradha, the valuer, for the valuation of the portfolio as at March 31, 2024</p> <p>The Notice dated June 24, 2024 for convening the 4th annual meeting along with the Annual Report for the financial year ended March 31, 2024 was intimated to Trustee vide email dated June 28, 2024.</p> <p>Further, the summary of proceedings and voting results of the 4th annual meeting of the unitholders of Brookfield India REIT held on July 23, 2024 were submitted with the stock exchanges and trustee on July 24, 2024.</p>



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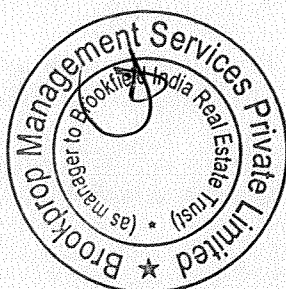
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Regulation Number	Regulation	Compliance Status
10(28)	The manager shall ensure the compliance with laws, as may be applicable, of the State or the local body with respect to the activity of the REIT including local building laws.	We hereby confirm 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.
10(30)	The manager may at its discretion, offer unit-based employee benefit scheme for its employees based on the units of the REIT subject to compliance with the provisions of Chapter IVA of these regulations	No such event during the quarter.



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Annexure B**REPORT FOR THE QUARTER ENDED SEPTEMBER 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 and revised certificate consequent to change in principal place of business was issued by SEBI on October 1, 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 ("**Aspen**"); and (x) Arnon Builders & Developers Limited ("**Arnon**"), each of these 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* 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.

* 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.



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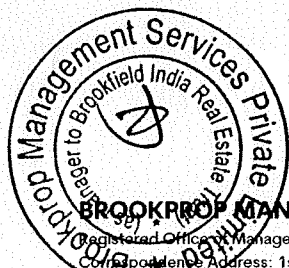
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India Real Estate Trust

NAME OF COMPANY	ASSET OWNED	DETAILS OF THE ASSET	AREA (ACRES)
Festus Properties Private Limited	Downtown Powai - SEZ	Kensington A and Kensington B located at Powai, Mumbai 400 076, Maharashtra, India	9.0
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace G2 (SEZ)	Completed tower nos. 1, 2, 3, 4 (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	28.5
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 Commercial/ IT Park	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



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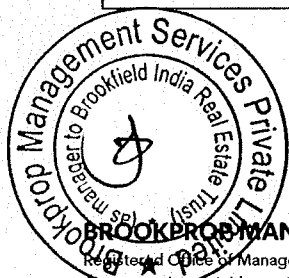
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India Real Estate Trust

NAME OF COMPANY	ASSET OWNED	DETAILS OF THE ASSET	AREA (ACRES)
Rostrum Realty Private Limited ("Rostrum/Holdco")	Pavilion Mall, Ludhiana and Airtel Center, Gurugram	Pavilion Mall: 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. Airtel Center: 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	7.1
Oak Infrastructure Developers Limited, subsidiary of Rostrum	Worldmark 2 and 3, Aerocity, New Delhi	Worldmark 2: 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. Worldmark 3: 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.	4.5
Aspen Buildtech Limited, subsidiary of Rostrum	Worldmark 1, Aerocity, New Delhi	Worldmark 1: 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 Aspen.	3.1
Arnon Builders & Developers Limited, subsidiary of Rostrum	Worldmark, Gurugram	Worldmark Gurgaon: 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



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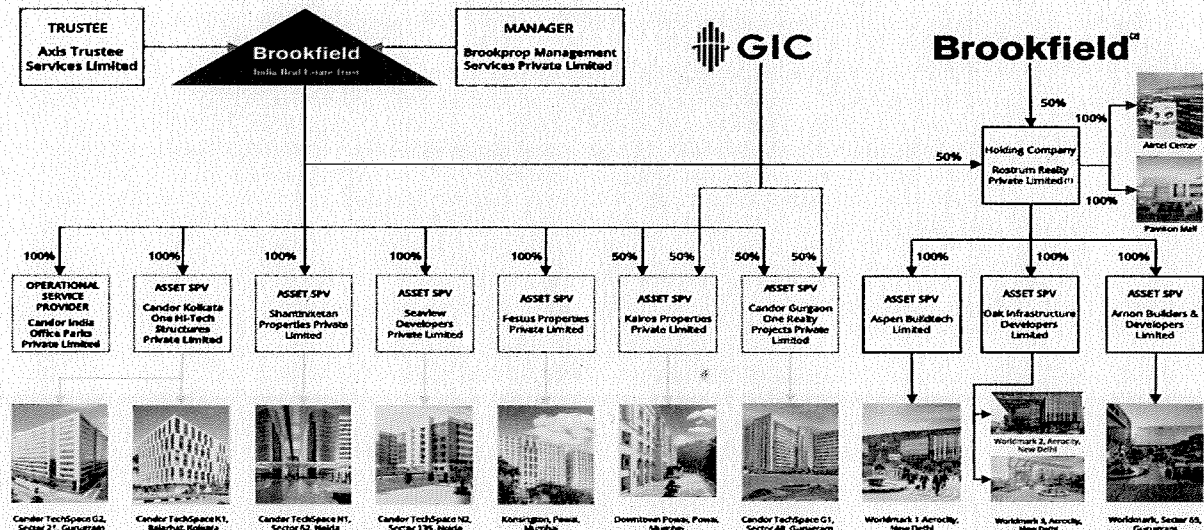
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An overview of the structure of Brookfield India REIT is set out below.

BROOKFIELD INDIA REIT STRUCTURE

Holding Structure

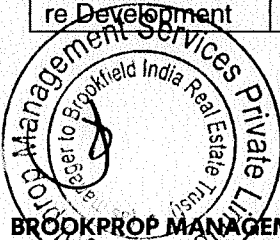


- (1) Two of the portfolio assets Airtel Center & Pavilion Mall are held by Rostrum Realty Private Limited.
(2) Held by Brookfield Group through its group Company (Metalica Holdings (DIFC) Limited)

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 September 30, 2024, is given below.

Particulars	Downtown Powai Commercial / IT Park	Downtown Powai - SEZ	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)
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 Development	-	-	0.1	0.2	0.9	2.7	0.8



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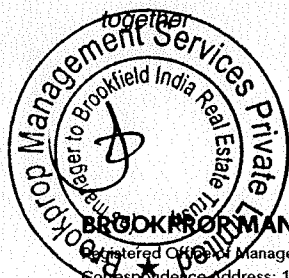
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(Msf)							
Leasable Area (Msf)	2.7	1.6	3.8	4.1	2.9	5.8	4.6
Leased (Msf)	2.4	1.5	2.8	3.0	1.9	2.8	3.1
Office Occupiers (Nos.)*	55	7	19	15	29	13	21
Occupancy (%)	88%	96%	74%	76%	97%	89%	80%
WALE (Years)	3.4	9.8	7.0	8.5	8.5	7.7	7.9
Lease Maturity Profile- Area Expiring (msf)	Area Leased (msf)						
	0.3	0.0	0.0	0.2	0.2	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
	0.5	0.2	0.2	0.0	0.0	0.5	0.0
In-place Rent PSF (Warmshell) (Rs.)	177	125	77	83	57	46	60
Market Rent PSF (Rs.)	169	151	89	115	55	45	57
MTM Opportunity (%)	(4)%	21%	17%	39%	(4)%	(3)%	(4)%

Particulars	Worldmark, 1, Aerocity New Delhi	Worldmark, 2, Aerocity New Delhi	Worldmark, Gurgaon, Sector-65	Pavilion Mall, Ludhiana	Airtel Center, Udyog Vihar, Gurgaon	Consolidated at Brookfield REIT Level
	(8)	(9)	(10)	(11)	(12)	
Year of Commencement (Year of acquisition*)	2024	2024	2024	2024	2024	
Completed Area/Operating (Msf)	0.6	0.8	0.8	0.4	0.7	24.3
Under Construction/Future Development (Msf)	-	-	-	-	-	4.6
Leasable Area (Msf)	0.6	0.8	0.8	0.4	0.7	28.9
Leased (Msf)	0.6	0.8	0.7	0.3	0.7	20.6
Office Occupiers (Nos.)	30	65	24	-	3	247
Occupancy (%)	99%	91%	91%	88%	100%	85%
WALE (Years)	4.6	4.9	7.0	3.9	3.5	7.1
Lease Maturity Profile- Area Expiring (msf)	Area Leased (msf)					
	0.1	0.0	0.0	0.1	0.0	1.0

* Tenants which are part of the same corporate group but have leases with different legal entities have been grouped together



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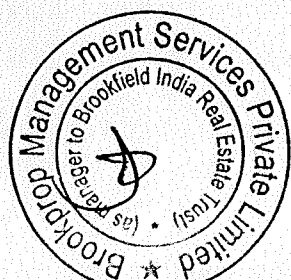
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	0.0	0.2	0.0	0.0	0.0	1.0
	0.0	0.1	0.0	0.0	0.0	1.7
	0.2	0.1	0.0	0.0	0.7	2.5
In-place Rent PSF (Warmshell) (Rs.)	199	218	87	57	130	134
Market Rent PSF (Rs.)	229	229	84	47	115	103
MTM Opportunity (%)	15%	5%	-3%	-18%	-12%	9%

2. New leasing and re-leasing during the quarter ended September 30, 2024

Particulars	Downtown Powai Commercial/IT Park	Downtown Powai - SEZ	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)	117,531	96,572	207,386	14,031	54,487	-	128,880
Renewals during the quarter (SF)	12,781	-	2,127	1,100	87,930	400	30,684

Particulars	Worldmark 1, Aerocity New Delhi	Worldmark 2 & Aerocity New Delhi	Worldmark, Gurgaon, Sector-65	Pavilion Mall, Ludhiana	Airtel Center, Udyog Vihar, Gurgaon	Consolidated at Brookfield REIT Level
	(8)	(9)	(10)	(11)	(12)	
New leases during the quarter (SF)	7,531	42,893	-	9,292	-	678,603
Renewals during the quarter (SF)	133,302	9,233	-	8,418	-	285,646



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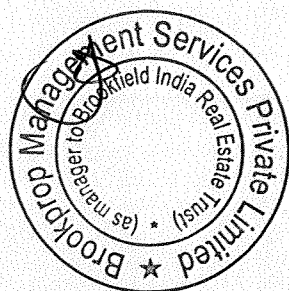
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3. Occupier mix – consolidated level of Brookfield India REIT as on September 30, 2024 (By Area Leased)

Sector	%
Technology	33%
Financial Services	17%
Consulting	13%
Technology hardware	4%
Healthcare	4%
Telecom	6%
Others	23%



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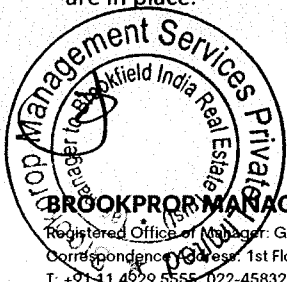
B STATUS OF DEVELOPMENT OF UNDER CONSTRUCTION PROPERTIES AS ON SEPTEMBER 30, 2024

NAME OF COMPANY	ASSET	DESCRIPTION OF UNDER CONSTRUCTION PROPERTY	STATUS OF DEVELOPMENT	AREA (MSF)
Kairos Properties Private Limited	Downtown Powai (Non-SEZ)	NA	NA	NA
Festus Properties Private Limited	Kensington, Downtown, Powai (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	Completed*	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:

* All necessary approvals w.r.t under-construction property are in place and construction work in MLCP is completed as on September 30, 2024, pending Occupation Certificate.

** Expected percentage of completion of under-construction property of Candor TechSpace K1 is 30% and the said development is expected to be completed by June 30, 2026 and all necessary approvals w.r.t under-construction property are in place.



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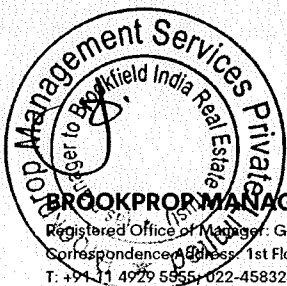
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C DETAILS OF RECEIPTS OF ALL FUNDS RECEIVED BY BROOKFIELD INDIA REIT AND PAYMENTS MADE BY IT DURING THE QUARTER ENDED SEPTEMBER 30, 2024*

Receipts	Amount (Rs. In Mn)		Payments	Amount (Rs. In Mn)	
Opening Balance	17.34	17.34	Shareholder Loan to SPV's		
			Candor Kolkata One Hi-Tech Structures Pvt Ltd.	143.00	
Repayment of Shareholder loan			Shantiniketan Properties Pvt Ltd.	2,055.02	
Festus Properties Pvt. Ltd.	270.00	270.00	Festus Properties Pvt. Ltd.	5.00	
			Seaview Developers Pvt. Ltd.	219.50	2,422.52
Receipt from:					
Issues of commercial papers (Listed and unsecured)	7,771.97		Repayment of :		
Loan from financial institutions	6,553.61	14,325.58	Commercial papers (Listed and unsecured)	12,300.00	12,300.00
Dividend Received			Distribution		
Shantiniketan Properties Pvt Ltd.	71.93	71.93	NDCF Distribution (net)	2,167.34	2,167.34
Others			Others		
Redemption of Fixed Deposits (including interest thereon)	7,000.04	7,000.04	Expenses incurred	63.35	
			Finance cost paid	43.45	
			Others (QIP Expenses, Assets acquisition expenses etc.)	29.58	136.37
			Others		
			Fixed Deposits Created	4,650.00	4,650.00
			Closing Balance	8.66	8.66
	21,684.90	21,684.90		21,684.90	21,684.90

* Received and paid on various dates during the quarter.



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