

November 26, 2024

BSE Limited

The Corporate Relations Department,
25th Floor, P J Towers, Dalal Street
Fort, Mumbai – 400 001

SCRIP CODE: 543261**SCRIP ID: BIRET****SCRIP CODE OF CP – 726939 & 727648****SCRIP ID OF CP – BIRET29424 & BIRET16824****National Stock Exchange of India Limited**

The Corporate Relations Department
Exchange Plaza, 5th Floor,
Plot no. C/1, G Block
Bandra-Kurla Complex, Bandra(E),
Mumbai – 400 051

SYMBOL: BIRET

Subject: Disclosure to stock exchange pursuant to Chapter 12 of the SEBI Master Circular ‘for Real Estate Investment Trusts (REITs)’ bearing no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024 (“REIT Master Circular”) and regulation 7(2) read with regulation 6(2) of Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (“PIT Regulations”)

Dear Sir/Ma’am,

Please find enclosed the requisite disclosures as set out in Annexure A pursuant to the REIT Master Circular and Form C pursuant to regulation 7(2) read with regulation 6(2) of the PIT Regulations and the policy on unpublished price sensitive information and dealing in units of Brookfield India Real Estate Trust received on November 26, 2024 from BSREP India Office Holdings IV Pte. Ltd. w.r.t creation of encumbrance over certain units of Brookfield India Real Estate Trust held by it.

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

Annexure 2

Disclosure of details of encumbrance

Name of REIT	Brookfield India Real Estate Trust
Name of the recognised stock exchanges where the units of REIT are listed	BSE Limited National Stock Exchange of India Limited
Name of the sponsor or the member of sponsor group, as applicable	BSREP India Office Holdings IV Pte. Ltd
Total unitholding	No. of units – 15,463,616 % of total outstanding units – 3.22%

Specific details about the encumbrance	
	Date of creation of encumbrance: 25 November 2024
Type of encumbrance	Pledge
No. and % of units encumbered	No. of units: 7,392,248 % of units encumbered (w.r.t total units): 1.54%
Encumbered units as a % of total units held	47.80%
Period of encumbrance	15 December 2027
Name of the entity in whose favour units have	Deutsche Bank AG, Mumbai branch (Onshore Security Agent)
Purpose of borrowing	The proceeds of the Facility shall be utilized, directly or indirectly, for <i>inter alia</i> (a) repayment of certain secured term loan facilities availed by BSREP India Office Holdings III Pte. Ltd. and BSREP India Office Holdings V Pte. Ltd. (and the payment of any related accrued interest, prepayment premium, break costs, legal fees, and any other amounts payable in connection with such repayment (including, but not limited to, termination of hedging or other derivative instruments, letters of credit, bank guarantees or similar instruments); (b) any payment or distribution to a sponsor or any co-investor agreed with all the Lenders and any other person approved by all the Lenders (the “Investors”), repayment of any shareholder loan and/or payment of any obligation of the Borrowers, BSREP IOH and/or the Investors; and (c) for payment of transaction costs pertaining to the Facility.

Liew Yee Foong & Tay Zhi Yun

Signature of Authorised Signatory:

Place: Singapore

Date: 26/11/2024

BSREP India Office Holdings IV Pte. Ltd PAN: AAGCB02 82Q Address: Raffles, 16 Collyer Quay, #19-00, Singapore 049318 Contact No. +65 6750 4489	Member of Sponsor Group	REIT Units	15,463,616(3.22%)	REIT Units	7,392,248 (1.54%)	217,368,481.92	Creation of Pledge	REIT Units	15,463,616(3.22%)	25 November 2024	25 November 2024	26 November 2024	Creation of Pledge in the Depository	Not Applicable
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*For the purpose of calculation of value the closing price of Rs. 294.04 per unit on BSE on the date of pledge i.e November 25, 2024 is considered.

Note: (i) "Securities" shall have the meaning as defined under regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015.

(ii) Value of transaction excludes taxes/brokerage/any other charges

Details of trading in derivatives on the securities of the REIT by the Sponsor, member of the Sponsor Group, Designated person, Directors of the SPVs, the REIT Manager and immediate relatives of such persons and other such persons as mentioned in Regulation 6(2).

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the trade was executed
Type of contract	Contract specifications	Buy		Sell		
		Notional Value	Number of units (contracts * lot size)	Notional Value	Number of units (contracts * lot size)	
Not Applicable						

Note: In case of Options, notional value shall be calculated based on Premium plus strike price of options.

Name & Signature: Liew Yee Foong & Tay Zhi Yun

Designation: Directors

Date: 26/11/2024

Place: Singapore