

July 30, 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 – 725377/726939****SCRIP ID OF CP – BIRET17823/BIRET29424****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**Sub: Disclosure of Credit Rating of Brookfield India Real Estate Trust in terms of Regulation 23(5)(d) of SEBI (Real Estate Investment Trusts) Regulations, 2014**

Dear Sir/Ma'am,

Pursuant to Regulation 23(5)(d) of Securities Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 and clause 4.14.2 of SEBI Master circular dated May 15, 2024 with respect to continuous disclosures and compliances by REITs, we wish to inform you that CRISIL Ratings Limited vide its enclosed letter dated July 29, 2024 has reaffirmed CRISIL A1+ (pronounced as CRISIL A one plus rating) and ICRA Limited vide its enclosed letter dated July 29, 2024, has reaffirmed short-term ratings of [ICRA] A1+ (pronounced ICRA A one plus), assigned to the commercial paper of upto Rs. 1250 crores of Brookfield India Real Estate Trust.

Please take the above information on record.

Thanking You.
Yours Faithfully,

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

SAURABH JAIN
Digitally signed by
SAURABH JAIN
Date: 2024.07.30
19:25:03 +05'30'

Saurabh Jain**Company Secretary & Compliance Officer**

Cc: Axis Trustee Services Limited
Axis House, Bombay Dyeing Mills Compound
Pandurang Budhkar Marg, Worli
Mumbai 400 025, Maharashtra, India

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

RL/BRIRET/339615/CP/0724/94339
 July 29, 2024

Mr. Naveen Kapoor

Vice President

Brookfield India Real Estate Trust

Candor Tech Space IT/ITES SEZ, Building 5A/10,
 Sector 48, Tikri, Near Subhash Chowk,
 Gurgaon - 122018
 9810886877



Dear Mr. Naveen Kapoor,

Re: CRISIL rating on the Rs. 1250 Crore Commercial Paper of Brookfield India Real Estate Trust.

All ratings assigned by CRISIL Ratings are kept under continuous surveillance and review.

Please refer to our rating letter dated April 08, 2024 bearing Ref. no: RL/BRIRET/339615/CP/0424/84389

Rating outstanding on the captioned debt instruments is CRISIL A1+ (pronounced as "CRISIL A one plus rating"). Securities with this rating are considered to have very strong degree of safety regarding timely payment of financial obligations. Such securities carry lowest credit risk.

For the purpose of issuance of captioned commercial paper programme, this letter is valid for 60 calendar days from the date of the letter. In the event of your company not placing the above programme within this period, or in the event of any change in the size/structure of your proposed issue, the rating shall have to be reviewed and a letter of revalidation shall have to be issued to you. Once the instrument is issued, the above rating is valid (unless revised) throughout the life of the captioned Commercial Paper Programme with a maximum maturity of one year.

As per our Rating Agreement, CRISIL Ratings would disseminate the rating through its publications and other media, and keep the rating under surveillance for the life of the instrument. CRISIL Ratings reserves the right to withdraw or revise the ratings assigned to the captioned instrument at any time, on the basis of new information, or unavailability of information or other circumstances, which CRISIL Ratings believes, may have an impact on the rating. Please visit www.crisilratings.com and search with the name of the rated entity to access the latest rating/s.

Should you require any clarifications, please feel free to contact us.

With warm regards,

Yours sincerely,

Saina S Kathawala
 Associate Director - CRISIL Ratings

Nivedita Shibu
 Director - CRISIL Ratings



Disclaimer: A rating by CRISIL Ratings reflects CRISIL Ratings' current opinion on the likelihood of timely payment of the obligations under the rated instrument, and does not constitute an audit of the rated entity by CRISIL Ratings. Our ratings are based on information provided by the issuer or obtained by CRISIL Ratings from sources it considers reliable. CRISIL Ratings does not guarantee the completeness or accuracy of the information on which the rating is based. A rating by CRISIL Ratings is not a recommendation to buy / sell or hold the rated instrument; it does not comment on the market price or suitability for a particular investor. CRISIL Ratings has a practice of keeping all its ratings under surveillance and ratings are revised as and when circumstances so warrant. CRISIL Ratings is not responsible for any errors and especially states that it has no financial liability whatsoever to the subscribers / users / transmitters / distributors of its ratings. CRISIL Ratings' criteria are available without charge to the public on the web site, www.crisilratings.com. CRISIL Ratings or its associates may have other commercial transactions with the company/entity. For the latest rating information on any instrument of any company rated by CRISIL Ratings, please visit www.crisilratings.com or contact Customer Service Helpdesk at CRISILratingdesk@crisil.com or at 1800-267-1301

CRISIL Ratings Limited

A subsidiary of CRISIL Limited, an S&P Global Company
 Corporate Identity Number: U67100MH2019PLC326247



ICRA

ICRA Limited

Ref: ICRA/ Brookfield India Real Estate Trust/29072024/1

Date: July 29, 2024

Mr. Naveen Kapoor

Vice President - Treasury

Brookfield India Real Estate Trust (acting through its manager Brookprop Management Services Private Limited).

Godrej BKC, Office No. 2, 4th Floor, Plot C-68, 3rd Avenue,
G-Block, Bandra-Kurla Complex, Bandra (East),
Mumbai, Maharashtra – 400 051

Dear Sir,

Re: ICRA Credit Rating for Rs. 1250.00 crore Commercial Paper (CP) Programme of Brookfield India Real Estate Trust.

Ref: 1. ICRA Rating Letter No: ICRA/ Brookfield India Real Estate Trust/20032024/2, dated March 20, 2024
2. Your email dated July 29, 2024

This is with reference to our captioned rating letter and your subsequent e-mail dated July 29, 2024, regarding revalidation of rating letter for the Rs. 1250.00 crore Commercial Paper Programme of your company.

We confirm that the short-term ratings of [ICRA] A1+ (**pronounced ICRA A one plus**) assigned to Rs. 1250.00 crore Commercial Paper Programme of your company and communicated vide our letter dated March 20, 2024, stands. Instruments with [ICRA]A1+ rating are considered to have very strong degree of safety regarding timely servicing of financial obligations. Such instruments carry lowest credit risk.

We wish to highlight the following with respect to the Rating(s):

- (a) If the instrument rated, as above, is not issued by you within a period of 3 months from the date of this letter, the Rating(s) would need to be revalidated before issuance;
- (b) Subject to Clause (c) below, once the instrument is issued, the rating is valid throughout the life of the captioned programme (which shall have a maximum maturity of twelve months from the date of the issuance of the instrument).
- (c) Notwithstanding anything contain in clause (b) above, ICRA reserves the right to review and/or, revise the above rating at any time on the basis of new information or unavailability of information or such circumstances, which ICRA believes, may have an impact on the aforesaid rating assigned to you.

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ICRA

ICRA Limited

The Rating(s), as aforesaid, however, should not be treated as a recommendation to buy, sell or hold CP issued by you. The Rating(s) is restricted to your CP programme size of Rs. 1250.00 crore only. In case, you propose to enhance the size of the CP programme, the same would require to be rated afresh. ICRA does not assume any responsibility on its part, for any liability, that may arise consequent to your not complying with any eligibility criteria, applicable from time to time, for issuance of CP.

The other terms and conditions for the rating of Rs. 1250.00 crore Commercial Paper Programme of your company shall remain the same as were communicated vide our letter/email Ref: **ICRA/ Brookfield India Real Estate Trust/20032024/2**

The Rating(s) assigned must be understood solely as an opinion and should not be treated, or cause to be treated, as recommendation to buy, sell, or hold the rated instruments Issued/availed by your company.

We look forward to further strengthening our existing relationship and assure you of our best services.

With kind regards,
Yours sincerely,
For ICRA Limited

VALAPREDDY
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Date: 2024.07.29 15:57:57
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Anupama Reddy
Vice President & Co-Group Head
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