

May 5, 2025

BSE Limited

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

SCRIP CODE: 543261**SCRIP ID: BIRET****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: Quarterly statement of deviation(s) or variation(s) in use of proceeds of Institutional Placement.**

Dear Sir/Ma'am,

Pursuant to paragraph 4.17 of Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024 (the "**REIT Master Circular**") issued by the Securities and Exchange Board of India ("**SEBI**"), please note that the proceeds of the institutional placement of units of Brookfield India Real Estate Trust ("**Brookfield India REIT**") have been utilized in line with the use of proceeds stated in the placement document dated August 1, 2023.

In this regard, the statement of deviations/variations in use of proceeds of institutional placement, till quarter ended March 31, 2025, is enclosed as **Annexure I**

Thanking You.

Yours Faithfully,

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

Saurabh Jain**Company Secretary & Compliance Officer**

Cc: Axis Trustee Services Limited

Axis House, P B Marg, Worli,

Mumbai, Maharashtra, India, 400025

STATEMENT OF DEVIATION/VARIATION IN UTILISATION OF FUNDS RAISED

| Name of listed entity | Brookfield India Real Estate Trust (Brookfield India REIT) | | | | | |
|---|---|------------------------------|-----------------------------|---|---|----------------|
| Mode of Fund Raising | Institutional Placement of Units of Brookfield India REIT - 2023 | | | | | |
| Date of Raising Funds | Institutional Placement – August 2, 2023 (Date of Allotment) | | | | | |
| Amount Raised | Institutional Placement - ₹ 23,053,590,622.50 | | | | | |
| Report filed for Quarter ended | March 31, 2025 | | | | | |
| Monitoring Agency | Not Applicable | | | | | |
| Monitoring Agency Name, if applicable | Not Applicable | | | | | |
| Is there a Deviation / Variation in use of funds raised | No | | | | | |
| If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the Unitholders | Not Applicable | | | | | |
| If Yes, Date of Unitholders Approval | Not Applicable | | | | | |
| Explanation for the Deviation / Variation | Not Applicable | | | | | |
| Comments of the Audit Committee after review | None | | | | | |
| Comments of the auditors, if any | Not Applicable | | | | | |
| Set forth below are objects for which funds have been raised in the Institutional Placement of units of Brookfield India REIT and details of deviation, if any, in the following table: | | | | | | |
| Original Object | Modified Object, if any | Original Allocation (Rs./Mn) | Modified Allocation, if any | Funds Utilised till March 31, 2025 (Rs./Mn) | Amount of Deviation /Variation for Quarter according to applicable object | Remarks if any |
| 1. Funding acquisition of Kairos Property Managers Private Limited (“ Kairos ”) and Candor Gurgaon One Realty Projects Private Limited (“ Candor G1 ”) | NA | 22,000.0 | | 21,896.8 | NIL | |
| 2. General Purpose | NA | 203.6 | | 206.3 | - | Refer Note 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 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

| | | | | | | |
|---------------------------|----|-------|--|--------|---|--|
| 3. Issue related expenses | NA | 850.0 | | 732.90 | - | |
|---------------------------|----|-------|--|--------|---|--|

Note:

1. As disclosed in the Placement Document, the manager of Brookfield India REIT will have flexibility in utilizing the balance net proceeds and unutilized Issue proceeds, if any, for any purpose in connection with the acquisition of Kairos and Candor G1 and for other general purposes including in relation to the operation, meeting exigencies and expenses incurred by the Brookfield India REIT or any of its portfolio companies, towards funding growth opportunities and strategic initiatives and acquisitions, shareholders and external loans, funding equity contribution towards their assets, working capital requirements, meeting day to day expenses, meeting expenses in the ordinary course of business, strengthening of marketing capabilities, as may be applicable. Accordingly, an amount of Rs. 2.7 million has been utilized for general purposes. Details of further utilization of balance net proceeds and unutilized Issue proceeds will be provided in subsequent quarterly statements (until all amounts have been utilized).

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

Saurabh Jain
Company Secretary & Compliance Officer
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