

January 30, 2025

**BSE Limited**

The Corporate Relations Department,  
25<sup>th</sup> 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, 5<sup>th</sup> 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 December 31, 2024, 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, 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

**STATEMENT OF DEVIATION/VARIATION IN UTILISATION OF FUNDS RAISED**

Name of listed entity	Brookfield India Real Estate Trust ( <b>Brookfield India REIT</b> )					
Mode of Fund Raising	Institutional Placement of Units of Brookfield India REIT - <b>2023</b>					
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	December 31, 2024					
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 December 31, 2024 (Rs./Mn)	Amount of Deviation /Variation for Quarter according to applicable object	Remarks if any
1. Funding acquisition of Kairos Property Managers Private Limited (“ <b>Kairos</b> ”) and Candor Gurgaon One Realty Projects Private Limited (“ <b>Candor G1</b> ”)	NA	22,000.0		21,896.8	NIL	

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# Brookfield

India Real Estate Trust

2. General Purpose	NA	203.6		206.3	-	Refer Note 1
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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