

**Name of the issue**
**Brookfield India Real Estate Trust REIT**

<b>1. Type of issue (IPO/ FPO/InvIT/REIT)</b>	REIT IPO
<b>2. Issue size (Rs cr)</b> Source: Final Offer Document 27-Jan-21	3,800.00
<b>3. Grade of issue along with name of the rating agency</b>	NA
<b>4. Subscription level (number of times)<sup>(1)</sup></b> Source: Basis of Allotment <i>(1) post technical rejections</i>	7.70x
<b>5. QIB holding (as a % of total outstanding capital) as disclosed to stock exchanges</b>	
(i) allotment in the issue*	11 Feb 2021 34.23%
(ii) at the end of the 1 <sup>st</sup> Quarter immediately after the listing of the issue	31 Mar 2021 29.94%
(iii) at the end of 1 <sup>st</sup> FY	31 Mar 2021 29.94%
(iv) at the end of 2 <sup>nd</sup> FY	31 Mar 2022 27.29%
(v) at the end of 3 <sup>rd</sup> FY	31 Mar 2023 26.75%

\* Source: Basis of allotment (including strategic, anchor and institutional investor)

**6. Consolidated Financials of the issuer**
*(Rs. in cr)*

Parameters	FY21	FY22	FY23
Income from operations	136.11	876.79	1,197.00
Net Profit for the period	25.52	245.29	131.30
Paid-up equity share capital	8,177.48	8,986.73	8,655.67
Reserves excluding revaluation reserves	25.28	NA	-321.93

Note: The above financials are not disclosed as reporting for the relevant fiscal years has not been completed

**7. Trading status in the scrip of the issuer**

(i) at the end of 1 <sup>st</sup> FY (31 March 2021)	Frequently Traded
(ii) at the end of 2 <sup>nd</sup> FY (31 March 2022)	Frequently Traded
(iii) at the end of 3 <sup>rd</sup> FY (31 March 2023)	Not Frequently Traded

**8. Change, if any, in directors of issuer from the disclosures in the offer document**

(i) at the end of 1<sup>st</sup> FY (During FY21)

**Details of Change**  
-None

(ii) at the end of 2<sup>nd</sup> FY (During FY22)  
Names of directors

**Details of Change**  
None

(iii) at the end of 3<sup>rd</sup> FY (During FY23)  
Names of directors

**Details of Change**  
Appointment of:  
Mr. Rajnish Kumar  
Mr. Jan Sucharda

**9. Status of implementation of project/ commencement of commercial production**

(i) as disclosed in the offer document	NA
(ii) Actual implementation	NA
(iii) Reasons for delay in implementation, if any	NA

## 10. Status of utilization of issue proceeds

(i) as disclosed in the offer document

Expenditure Items	Proposed Utilization (Rs cr)	Actual Utilization (Rs cr)
Partial or full pre-payment or scheduled repayment of the existing	3,575	3,575
General purposes	35	67
Issue Expenses	190	158
<b>Total</b>	<b>3,800</b>	<b>3,800<sup>(1)</sup></b>

Reasons for deviation, if any

NA

(1) Actual Utilization as on 31<sup>st</sup> Mar 2022, Source: Quarterly Result, BSE

## 11. Comments of monitoring agency, if applicable

(a) Comments on use of funds

Amount of INR 32 cr has been used for GCP from the proposed utilization towards issue expenses

(b) Comments on deviation, if any, in the use of proceeds of the issue

No Deviation

(c) Any other reservations expressed by the monitoring agency about the end use of funds

NIL

## 12. Price- related data

Designated Stock Exchange:

BSE Limited  
Rs. 275/- per unit

Issue price (Rs):

Feb 16, 2021

Listing Date:

Price parameters	At close of listing day (16 Feb 2021)	At close of 30 <sup>th</sup> calendar day from listing day (18 Mar 2021)	At close of 90 <sup>th</sup> calendar day from listing day (17 May 2021)	As at the end of FY21			As at the end of FY22			As at the end of FY23		
				Closing price (31 Mar 2021)	High (during the FY)	Low (during the FY)	Closing price (31 Mar 2022)	High (during the FY)	Low (during the FY)	Closing price (31 Mar 2023)	High (during the FY)	Low (during the FY)
Market Price <sup>(1)</sup>	269.96	224.01	254.02	223.20	280.05	215.25	313.14	324.45	220.00	279.29	341.63	253.60
Index (Sensex) <sup>(2)</sup>	52,104.17	49,216.52	48,732.55	49,509.15	52,516.76	27,500.79	58,568.51	47,204.50	62,245.43	58,991.52	63,583.07	51,360.42

(1) As of BSE (Designated Stock Exchange)

(2) The REIT is not part of any Sectoral Index

## 13. Basis for Issue Price and Comparison with Peer Group & Industry Average

Accounting Ratio	Name of company	As disclosed in the offer document <sup>(1)</sup>	As at the end of FY21*	As at the end of FY22*	As at the end of FY23
Premium / (Discount to NAV) <sup>(2)</sup> %	Issuer:	-11.6%	-29.5%	-6.4%	-15.9%
	Peer Group:				
	Embassy Office Parks REIT	-5.3%	-16.0%	-5.6%	-20.9%
	Mindspace Business Parks REIT	-3.0%	-14.6%	-5.1%	-11.8%

\*Market data from NSE and BSE websites

(1) Sourced from the Final Offer Document dated August 03, 2020

(2) Premium / (Discount to NAV) % is calculated as Unit Price/NAV – 1

## 14. Any other material information

Particulars	Date
Brookfield India Real Estate Trust has informed the Exchange about the intimation from Sponsor Group in connection to the ROFO Assets. - Powai Business District, Units in Godrej BKC and Waterstones, the composite scheme of amalgamation and arrangement under Sections 230 to 232 and other applicable provisions of the Companies Act, 2013, has been approved by the National Company Law Tribunal, Mumbai Bench, on April 24, 2023.	6-May-2023
Brookfield India REIT Trust has informed the Exchange about intimation to unitholders on the EM, to seek approval of acquisition of Candor G1 and MIOP; Acquisition of Kairos ; Fund raising through an institutional placement and authority to increase aggregate consolidated borrowings and deferred payments of Brookfield India REIT up to 40% of the value of all the asses of the REIT	19-May-2023