

Name of the issue
Brookfield India Real Estate Trust REIT

1. Type of issue (IPO/ FPO/InvIT/REIT)	REIT IPO
2. Issue size (Rs cr) <i>Source: Final Offer Document 27-Jan-21</i>	3,800.00
3. Grade of issue along with name of the rating agency	NA
4. Subscription level (number of times) <i>Source: Basis of Allotment</i>	4.73x
5. QIB holding (as a % of total outstanding capital) as disclosed to stock exchanges	
(i) allotment in the issue*	31.46%
(ii) at the end of the 1 st Quarter immediately after the listing of the issue	31 Mar 2021 29.94%
(iii) at the end of 1 st FY	31 Mar 2021 29.94%
(iv) at the end of 2 nd FY	31 Mar 2022 NA**
(v) at the end of 3 rd FY	31 Mar 2023 NA**

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

** The above data is not disclosed as reporting for the relevant fiscal years has not been completed

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

Parameters	FY21	FY22	FY23
Income from operations	136.11	NA	NA
Net Profit for the period	25.52	NA	NA
Paid-up equity share capital	8,177.48	NA	NA
Reserves excluding revaluation reserves	25.28	NA	NA

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 st FY (31 March 2021)	Frequently Traded
(ii) at the end of 2 nd FY (31 March 2022)	NA
(iii) at the end of 3 rd FY (31 March 2023)	NA

Note: Trading status not disclosed as the relevant fiscal years have not been completed.

* Cannot be calculated as the security has not completed 12 calendar months post listing

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

(i) at the end of 1st FY (During FY21)

Names of directors	Details of Change
Ankur Gupta	Appointed
Shailesh Haribhakti	Appointed
Akila Krishnakumar	Appointed
Anuj Ranjan	Appointed

(ii) at the end of 2nd FY (During FY22)
Names of directors

Details of Change
NA

(iii) at the end of 3rd FY (During FY23)
Names of directors

Details of Change
NA

Note: Change in Directors not disclosed as the relevant fiscal years have not been completed.

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	35.00	35.00
Issue Expenses	190.00	28.07
Total	3,800.00	3,747.19⁽¹⁾

Reasons for deviation, if any

NA

(1) Actual Utilization as on 30th June 2021, Source: Quarterly Result, BSE

11. Comments of monitoring agency, if applicable

(a) Comments on use of funds

NA

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

NA

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

NA

12. Price- related data

Designated Stock Exchange:

BSE Limited
Rs.275/- per unit
Feb 16, 2021

Issue price (Rs):

Listing Date:

Price parameters	At close of listing day (16 Feb 2021)	At close of 30 th calendar day from listing day (17 Mar 2021)	At close of 90 th calendar day from listing day (14 May 2021)	As at the end of FY21			As at the end of FY22 ⁽³⁾			As at the end of FY23 ⁽³⁾		
				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 ⁽¹⁾	269.96	230.49	254.02	223.20	280.05	215.25	NA	NA	NA	NA	NA	NA
Index (Sensex) ⁽²⁾	52,104.17	49,801.62	48,732.55	49,509.15	52,516.76	27,500.79	NA	NA	NA	NA	NA	NA

(1) As of NSE (Designated Stock Exchange)

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

(3) Price information not disclosed as reporting for the fiscal year has not been completed

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

Accounting Ratio	Name of company	As disclosed in the offer document ⁽¹⁾	As at the end of FY21	As at the end of FY22 ⁽²⁾	As at the end of FY23 ⁽²⁾
Premium / (Discount to NAV) %	Issuer:	-11.6%	-13.1%	NA	NA
	Peer Group:				
	Embassy Office Parks REIT	-5.3%	-5.4%	NA	NA
	Mindspace Business Parks REIT	-3.0%	-20.3%	NA	NA

(1) Sourced from the Final Offer Document

(2) Not disclosed as reporting for the relevant period has not been completed.

14. Any other material information

Particulars
NIL