

# Brookfield Properties

To,  
Axis Trustee Services Limited  
The Ruby, 2<sup>nd</sup> Floor, SW,  
29 Senapati Bapat Marg,  
Dadar West, Mumbai-400 028,  
Maharashtra, India

**Subject: Compliance Certificate under regulation 9(3) of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 for the quarter ended June 30, 2023**

Dear Sir/ Madam,

Pursuant to regulation 9(3) of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 (“**REIT Regulations**”), we, Brookprop Management Services Private Limited as manager of Brookfield India Real Estate Trust (“**Brookfield India REIT**”), confirm that we have complied with provisions of regulation 10 of the REIT Regulations as far as applicable for the quarter ended June 30, 2023. Please see **Annexure A** for details of the compliance.

In case of any clarification, you are requested to kindly write to the undersigned.

**Yours sincerely,**

**For and on behalf of Brookfield India Real Estate Trust  
(acting through its manager, Brookprop Management Services Private Limited)**

**Saurabh Jain  
Company Secretary and Compliance Officer**

July 30, 2023

## **BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED**

Registered Office: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400 051  
Correspondence Address: Candor TechSpace, IT/ITES SEZ, Tower 5A, Tikri, Sector 48, Gurugram  
T: 0124-3821400; 022-45832450 E: bpindia.legal@brookfield.com CIN: U74999MH2018FTC306865

**ANNEXURE A – COMPLIANCE OF REGULATION 10 OF REIT REGULATIONS FOR THE  
QUARTER APRIL 1, 2023 TO JUNE 30, 2023**

<b>Regulation Number</b>	<b>Regulation</b>	<b>Compliance Status</b>
10(1)	The manager shall make the investment decisions with respect to the underlying assets of the REIT including any further investment or divestment of the assets.	<p>The board of directors of Brookprop Management Services Private Limited, the manager to Brookfield India REIT (“<b>Manager</b>”) in their meeting held on May 18, 2023 approved the following (subject to approval of the unitholders):</p> <p>(a) Acquisition of 50% of share capital (on a fully diluted basis) of Kairos Property Managers Private Limited (“<b>Kairos</b>”).</p> <p>(b) Acquisition of 50% of share capital (on a fully diluted basis) of Candor Gurgaon One Realty Projects Private Limited (“<b>Candor G1</b>”).</p> <p>In relation to the Candor G1 acquisition, the board of directors of the Manager, also approved the acquisition of 100% share capital (on a fully diluted basis) of Mountainstar India Office Parks Private Limited (“<b>MIOP</b>”).</p> <p>The outcome of the board meeting held on May 18, 2023, was also shared with Trustee vide letter dated May 18, 2023.</p>
10(2)	The manager shall ensure that the real estate assets of the REIT or holdco and/or SPV have proper legal and marketable titles and that all the material contracts including rental or lease agreements entered into on behalf of REITs or holdco and/or SPV are legal, valid, binding and enforceable by and on behalf of the REIT or holdco and/or SPV.	We hereby confirm the compliance of regulation 10(2).
10(3)	The manager shall ensure that the investments made by the REIT are in accordance with the investment conditions specified in regulation 18 and in accordance with the investment strategy of the REIT.	<p>We hereby confirm the compliance of regulation 10(3).</p> <p>For determining the value of the REIT Assets for the purpose of regulation 18, value of Brookfield India REIT assets is as per the valuation report prepared as of March 31, 2023, being the valuation date.</p> <p>As provided in regulation 18(9), we hereby confirm compliance with conditions</p>

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED**

# Brookfield Properties

Regulation Number	Regulation	Compliance Status
		<p>specified in regulation 18(4), 18(5) and 18(6), as applicable.</p> <p>With respect to compliance with regulation 18(16), the board of directors of the Brookprop Management Services Private Limited, the manager of Brookfield India REIT (“<b>Manager</b>”) declared distribution of an amount of ₹ 5 per unit for the quarter ended March 31, 2023, in their meeting held on May 18, 2023.</p> <p>Further, the board of directors of the manager may declare distribution for the quarter ended June 30, 2023, in the forthcoming meeting for the approval of the financial statements for the quarter ended June 30, 2023.</p>
10(4)	The manager shall undertake management of the REIT assets including lease management, maintenance of the assets, regular structural audits, regular safety audits, etc. either directly or through the appointment and Supervision of appropriate agents.	We hereby confirm the compliance of regulation 10(4).
10(5)	The manager, in consultation with trustee, shall appoint the valuer(s), auditor, registrar and transfer agent, merchant banker, custodian and any other intermediary or service provider or agent for managing the assets of the REIT or for offer and listing of its units or any other activity pertaining to the REIT in a timely manner and in accordance with these regulations.	We hereby confirm the compliance of regulation 10(5).
10(6)	The manager shall appoint an auditor for a period of not more than five consecutive years: Provided that the auditor, not being an individual, may be reappointed for a period of another five consecutive years, subject to approval of unitholders in the annual meeting.	We hereby confirm the compliance of regulation 10(6).

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Regulation Number	Regulation	Compliance Status
10(7)	The manager shall arrange for adequate insurance coverage for the real estate assets of the REIT: Provided that in case of assets held by holdco and/or SPV, the manager shall ensure that real estate assets are adequately insured.	We hereby confirm the compliance of regulation 10(7).
10(8)	If the REIT invests in under-construction properties as per these regulations, the manager-  (a) may undertake the development of the properties, either directly or through the SPV, or appoint any other person for development of such properties; and  (b) shall oversee the progress of development, approval status and other aspects of the properties upto its completion.	We hereby confirm the compliance of regulation 10(8).
10(9)	The manager shall ensure that it has adequate infrastructure and sufficient key personnel with adequate experience and qualification to undertake management of the REIT at all times.	We hereby confirm the compliance of regulation 10(9).
10(10)	The manager and the merchant banker(s) shall be responsible for- (a) filing offer document with the Board and the designated stock exchange within the specified time period; (b) obtaining in-principle approval and final listing and trading approvals from the designated stock exchange; (c) dealing with all matters relating to issue and listing of the units of the REIT as specified in Chapter IV.	We hereby confirm the compliance of regulation 10(10), as and when applicable.
10(11)	The manager and the merchant banker(s), shall ensure that disclosures made in the offer document or any other document as may be specified by the Board contain material, true, correct and adequate disclosures and are in accordance with these regulations and guidelines or circulars issued thereunder.	We hereby confirm the compliance of regulation 10(11), as applicable.
10(12)	The manager shall declare distributions to the unit holders in accordance with the sub regulation (16) of regulation 18.	We hereby confirm the compliance of regulation 10(12).  The board of directors of the Manager

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		<p>declared distribution of an amount of ₹ 5 per unit for the quarter ended March 31, 2023, in their meeting held on May 18, 2023, in compliance with regulation 18(16).</p> <p>The same was informed to Trustee as part of outcome of board meeting vide letter dated May 18, 2023.</p> <p>Further the board of directors of the Manager may declare the distribution for the quarter ended June 30, 2023 in the forthcoming meeting for the approval of the financial statements for the quarter ended June 30, 2023 and distributions shall be made accordingly.</p> <p>The same will be informed to Trustee post the board meeting as part of outcome of the meeting.</p>
10(13)	The manager shall ensure adequate and timely redressal of all unit holders' grievances pertaining to activities of the REIT.	<p>We hereby confirm the compliance of regulation 10(13).</p> <p>The details of investor correspondence has been shared with Trustee separately.</p>
10(14)	The manager shall ensure that the disclosures to the unit holders, Board, trustees and designated stock exchange are adequate, timely and in accordance with these regulations and guidelines or circulars issued thereunder.	We hereby confirm the compliance of regulation 10(14).
10(15)	The manager shall provide to the Board and to the designated stock exchanges any such information as may be sought by the Board or the designated stock exchange pertaining to the activities of the REIT.	<p>We hereby confirm the compliance of regulation 10(15).</p> <p>Please note, during the quarter, we have received various queries/information request from Securities and Exchange Board of India (“SEBI”), and stock exchanges which were replied.</p> <p>The details of the same were shared with Trustee separately.</p>
10(16)	The manager shall ensure that adequate controls are in place to ensure segregation of its activity as manager of the REIT from its other activities.	We hereby confirm the compliance of regulation 10(16).

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Regulation Number	Regulation	Compliance Status
10(17)	The manager or its associates shall not obtain any commission or rebate or any other remuneration, by whatever name called, arising out of transactions pertaining to the REIT other than as specified in the offer document or any other document as may be specified by the Board for the purpose of issue of units.	We hereby confirm the compliance of regulation 10(17).
10(18)	The manager shall submit to the trustee-	
10(18)(a)	<p>quarterly reports on the activities of the REIT including</p> <ul style="list-style-type: none"> <li>- receipts for all funds received by it and for all payments made,</li> <li>- position on compliance with these regulations, specifically including compliance with regulations 18,19 and 20,</li> <li>- performance report,</li> <li>- status of development of under-construction properties,</li> </ul> <p>within thirty days of end of such quarter;</p>	<p>We hereby confirm the compliance of regulation 18, 19, 20, to the extent and as required under the REIT Regulations, and as applicable for the quarter ended June 30, 2023.</p> <p>Report on the performance and activities of Brookfield India REIT including details of receipts of all funds received by it and payments made by it, status of development of under-construction properties as per regulation 10(18) for the quarter ended June 30, 2023, is annexed as <b>Annexure B</b>.</p> <p>Further the report on activity and performance of Brookfield India REIT to be placed before the board as required under regulation 10(25) for the quarter ended June 30, 2023, shall be placed in the forthcoming board meeting for the approval of the financial statements for the quarter ended June 30, 2023.</p> <p>The same shall be shared with Trustee post the board meeting along with the outcome of the meeting.</p>
10(18)(b)	valuation reports as required under these regulations within fifteen days of the receipt of the valuation report from the valuer;	<p>We hereby confirm compliance of regulation 10(18)(b).</p> <p>The valuation report dated May 16, 2023, was sent to the Trustee with the outcome of the board meeting held on May 18, 2023 vide letter dated May 18, 2023 in compliance with regulation 10(18)(b).</p>
10(18)(c)	decision to acquire or sell or develop any property or expand existing completed properties along with rationale for the	The board of directors of the Manager in their meeting held on May 18, 2023, approved the following matters (subject to

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	same;	<p>unitholders approval):</p> <p>(a) Acquisition of 50% of share capital (on a fully diluted basis) of Kairos Property Managers Private Limited (“<b>Kairos</b>”)</p> <p>(b) Acquisition of 50% of share capital (on a fully diluted basis) of Candor Gurgaon One Realty Projects Private Limited (“<b>Candor G1</b>”).</p> <p>In relation to the Candor G1 acquisition, the board of directors of the Manager, also approved the acquisition of 100% share capital (on a fully diluted basis) of Mountainstar India Office Parks Private Limited (“<b>MIOP</b>”).</p> <p>This was also informed to Trustee vide letter dated May 18, 2023.</p>
10(18)(d)	details of any action which requires approval from the unit holders as required under the regulations;	<p>Pursuant to the decision of the board of directors of the Manager in their meeting held on May 18, 2023, approving the acquisition of 50% of share capital (on a fully diluted basis) of (i) Kairos Property Managers Private Limited (“<b>Kairos</b>”) and (ii) Candor Gurgaon One Realty Projects Private Limited (“<b>Candor G1</b>”) and in relation to acquisition of Candor G1, acquisition of 100% share capital (on a fully diluted basis) of Mountainstar India Office Parks Private Limited (“<b>MIOP</b>”); and institutional placement of units of Brookfield India REIT, following were the actions which required the approval from the unitholders as required under the regulations.</p> <p>(a) Acquisition of 50% of share capital (on a fully diluted basis) of Kairos Property Managers Private Limited (“<b>Kairos</b>”).</p> <p>(b) Acquisition of 50% of share capital (on a fully diluted basis) of Candor Gurgaon One Realty Projects Private Limited (“<b>Candor G1</b>”).</p>

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		<p>In relation to the Candor G1 acquisition, the acquisition of 100% share capital (on a fully diluted basis) of Mountainstar India Office Parks Private Limited (“MIOP”).</p> <p>(c) Raising of funds through an institutional placement(s) of units not exceeding ₹35,000 million in one or more placements.</p> <p>(d) Authority to increase the aggregate consolidated borrowings and deferred payments of Brookfield India Real Estate Trust up to 40% of the value of all the assets of the Brookfield India Real Estate Trust and matters related thereto.</p> <p>The intimation in this regard along with the notice of the extraordinary meeting of the unitholders of Brookfield India REIT was sent to the Trustee separately.</p>
10(18)(e)	details of any other material fact including change of its directors, any legal proceedings that may have a significant bearing on the activity of the REIT within seven working days of such action.	No such event during the quarter.
10(19)	In case the manager fails to timely submit to the trustee information or reports as specified under sub-regulation (18) of this regulation or sub-regulation (8) of regulation 9, the trustee shall intimate the same to the Board and the Board may take action, as it deems fit.	Not applicable.
10(20)	The manager shall coordinate with trustee, as may be necessary, with respect to operations of the REIT	<p>We hereby confirm the compliance of regulation 10(20).</p> <p>Complying as required by Trustee.</p>
10(21)	The manager shall ensure that the valuation of the REIT assets is done by the valuer(s) in accordance with regulation 21.	<p>We hereby confirm the compliance of regulation 10(21).</p> <p>The manager ensured the compliance for the valuation report as of March 31, 2023 prepared in accordance with regulation 21.</p>

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Regulation Number	Regulation	Compliance Status
10(22)	The manager shall ensure that computation of NAV of the REIT is based on the valuation done by the valuer and is declared not later than fifteen days from the date of valuation to the stock exchange(s) and such computation shall be done and declared not less than once every six months.	<p>We hereby confirm the compliance of regulation 10(22).</p> <p>The NAV of Brookfield India REIT was computed based on the valuation done by the valuer for the year ended March 31, 2023 in its valuation report dated May 16, 2023 and the same were informed to the stock exchanges and Trustee vide letter dated May 18, 2023.</p>
10(23)	The manager shall ensure that the audit of accounts of the REIT by the auditor is done not less than once in a year and such report is submitted to the designated stock exchange within sixty days of end of such financial year ending March 31st.	The same has been complied with and the board of directors of the Manager approved the audited accounts in the meeting held on May 18, 2023 and the same were submitted to the stock exchanges and Trustee on May 18, 2023.
10(24)	The manager may appoint a custodian in order to provide such custodial services as may be authorized by the trustees and oversee activities of such custodian.	We hereby confirm the compliance of regulation 10(24).
10(25)	The manager shall place, before its board of directors in the case of a company or the governing board in case of an LLP, a report on activity and performance of the REIT every three months.	<p>We hereby confirm the compliance of regulation 10(25).</p> <p>A report on activity and performance of Brookfield India REIT for the period ended March 31, 2023 was placed before the board of directors of the Manager in their meeting held on May 18, 2023 and the same was circulated to Trustee as part of outcome of board meeting.</p> <p>The report on activity and performance of Brookfield India REIT for the period ended June 30, 2023 will be placed before the board of directors of the Manager in the meeting scheduled for the approval of financial statements for the quarter ended June 30, 2023.</p> <p>The same shall be shared with Trustee post the board meeting along with outcome of the meeting.</p>

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10(26)	The manager shall designate an employee or director as the compliance officer for monitoring of compliance with these regulations and circulars issued thereunder and intimating the Board in case of any violation.	We hereby confirm the compliance of regulation 10(26).
10(27)	The manager shall convene meetings of the unit holders in accordance with regulation 22 and maintain records pertaining to the meetings in accordance with regulation 26.	<p>The Extraordinary Meeting of unitholders of Brookfield India Real Estate Trust was held on June 12, 2023 for seeking the approval of the unitholders in respect of following agenda items:</p> <p>(a) Acquisition of 50% of share capital (on a fully diluted basis) of Kairos Property Managers Private Limited (“<b>Kairos</b>”).</p> <p>(b) Acquisition of 50% of share capital (on a fully diluted basis) of Candor Gurgaon One Realty Projects Private Limited (“<b>Candor G1</b>”).</p> <p>In relation to the Candor G1 acquisition, the acquisition of 100% share capital (on a fully diluted basis) of Mountainstar India Office Parks Private Limited (“<b>MIOP</b>”).</p> <p>(c) Raising of funds through an institutional placement(s) of units not exceeding ₹35,000 million in one or more placements.</p> <p>(d) Authority to increase the aggregate consolidated borrowings and deferred payments of Brookfield India Real Estate Trust up to 40% of the value of all the assets of the Brookfield India Real Estate Trust and matters related thereto.</p> <p>The intimation in this regard along with the notice of the extraordinary meeting of the unitholders of Brookfield India REIT was sent to the Trustee separately.</p>
10(28)	The manager shall ensure the compliance with laws, as may be applicable, of the State or the local body with respect to the activity of the REIT including local building laws.	We hereby confirm the compliance of regulation 10(28) as far as it is applicable and possible.

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Regulation Number	Regulation	Compliance Status
10(29)	The manager shall ensure that all activities of management of assets of the REIT and activities of the intermediaries or agents or service providers appointed by the manager are in accordance with these regulations and circulars issued thereunder.	We hereby confirm the compliance of these provisions as far as it is applicable and possible.

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**REPORT FOR THE QUARTER ENDED JUNE 30, 2023 PURSUANT TO REGULATION 10(18)(a) OF SEBI (REAL ESTATE INVESTMENT TRUSTS), REGULATIONS, 2014**

**Background of the Brookfield India REIT**

Brookfield India Real Estate Trust (“**Brookfield India REIT**”) was settled on July 17, 2020, at Mumbai, Maharashtra, India as a contributory, determinate and irrevocable trust under the provisions of the Indian Trusts Act, 1882, pursuant to a trust deed dated July 17, 2020, between Brookprop Management Services Private Limited, BSREP India Office Holdings V Pte. Ltd (“**BSREP V**”) and Axis Trustee Services Limited. Brookfield India REIT was registered with the Securities and Exchange Board of India on September 14, 2020, at Mumbai as a real estate investment trust, pursuant to the REIT Regulations, having registration number IN/REIT/20-21/0004. BSREP V is the sponsor of the Brookfield India REIT, Brookprop Management Services Private Limited has been appointed as the manager to the Brookfield India REIT and Axis Trustee Services Limited is the trustee to the Brookfield India REIT.

The principal place of business of the Brookfield India REIT is situated at Candor TechSpace IT/ ITES SEZ, Building 5A/10, Sector-48, Tikri (Near Subash Chowk), Gurugram 122 018, Haryana, India. Brookfield India REIT acquired 100% of the equity share capital of (i) Candor Kolkata One Hi-Tech Structures Private Limited, Festus Properties Private Limited, Shantiniketan Properties Private Limited and Seaview Developers Private Limited (collectively, “**Asset SPVs**”), each of which own the real estate assets; and (ii) Candor India Office Parks Private Limited which provides services including property management, facilities management and support services to Candor Kolkata One Hi-Tech Structures Private Limited, Shantiniketan Properties Private Limited and Seaview Developers Private Limited.

The activities of the Brookfield India REIT consist of owning, operating and managing a combined 14.3 mn square feet of portfolio of five community office parks in four gateway office markets of India by holding 100 percent ownership stake in the Asset SPVs.

**The details of the each of the Asset SPV and real estate assets owned by it is set out below.**

<b>ASSET SPV</b>	<b>ASSET OWNED</b>	<b>DETAILS OF THE ASSET</b>	<b>AREA (ACRES)</b>
Festus Properties Private Limited	Kensington (SEZ)	Kensington A and Kensington B located at Powai, Mumbai 400 076, Maharashtra, India	9.0
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace G2 (SEZ)	Completed tower nos. 1, 2, 3, 4 (amenity block I), 4A (amenity block II), 5, 6, 7, 8A, 8B, 9, 11 and 10 (MLCP), all situated at Dundahera, Sector 21, Gurugram 122 016, Haryana, India	28.5
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace K1 (SEZ)	Completed tower nos. A1, A2, A3, B1, B2, B3, G1, G2, G3, C1, C2 and C3, all situated at Action Area – 1D, New Town, Rajarhat, Kolkata 700 156, West Bengal, India	48.4
Shantiniketan Properties Private	Candor Techspace N1 (IT Park)	Completed tower nos. 1, 2, 3, 5, 6, 7 (amenity block), and 8 (amenity	19.3

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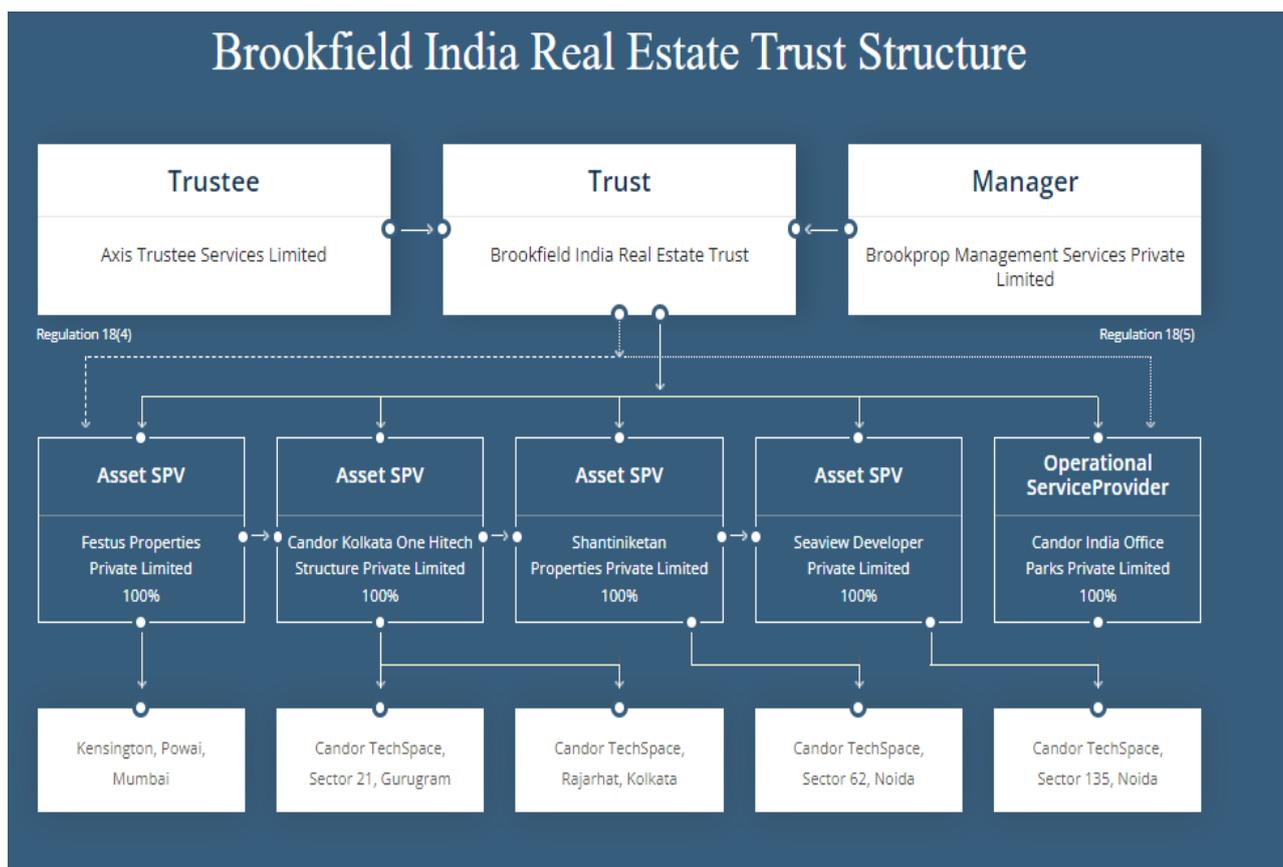
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ASSET SPV	ASSET OWNED	DETAILS OF THE ASSET	AREA (ACRES)
Limited		block) and Future Development Potential towers 4A and 4B, all situated at Plot No. 2, Block No. B, Sector 62, Noida, Gautam Budh Nagar 201 301, Uttar Pradesh, India	
Seaview Developers Private Limited	Candor Techspace N2, Sector 135, Noida	Completed tower nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 11A, amenity block I (ground floor) and amenity block II, and Future Development Potential tower 12 and amenity block I (first floor only), all situated at Plot Nos. 20 and 21, Sector 135, Noida, Gautam Budh Nagar 201 304, Uttar Pradesh, India	29.7

An overview of the structure of the Brookfield India REIT is set out below

## BROOKFIELD INDIA REIT STRUCTURE



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## A. ACTIVITIES AND PERFORMANCE OF THE BROOKFIELD INDIA REIT AND ASSET SPVs

1. Details of the operating activities of the Asset SPVs on standalone basis and on consolidated basis as on June 30, 2023, is given below.

Particulars		Kensington, Mumbai	Candor Techspace G2, Gurgaon	Candor Techspace N1, Noida	Candor Techspace K1, Kolkata	Candor Techspace N2, Noida	Consolidated at Brookfield REIT Level
Year of Commencement (Year of acquisition)		2019	2015	2015	2015	2015	-
Completed Area/Operating (Msf)		1.6	3.9	2.0	3.1	3.8	<b>14.3</b>
Under Construction/Future Development (Msf)		-	0.1	0.9	2.7	0.8	<b>4.4</b>
Leasable Area (Msf)		1.6	4.0	2.8	5.7	4.5	<b>18.7</b>
Leased (Msf)		1.2	3.3	1.9	2.6	2.8	<b>11.7</b>
Office Occupiers (Nos.) <sup>1</sup>		6	15	28	12	21	74
Occupancy (%)		79%	84%	94%	83%	73%	<b>82%</b>
WALE (Years)		12.4	7.7	8.2	6.8	7.7	<b>8.1</b>
Lease Maturity Profile- Area Expiring (msf)	<b>Year</b>		<b>Area (msf)</b>				
	FY2024	0.0	0.3	0.1	0.1	0.2	<b>0.6</b>
	FY2025	0.0	0.1	0.3	0.0	0.0	<b>0.5</b>
	FY2026	0.0	0.2	0.0	0.5	0.3	<b>1.1</b>
	FY2027	0.0	0.1	0.0	0.5	0.1	<b>0.7</b>
In-place Rent PSF (Warmshell) (Rs.)		102	84	50	45	57	<b>65</b>
Market Rent PSF (Rs.)		147	113	54	39	56	<b>78</b>
MTM Opportunity (%)		44%	34%	8%	-11%	-2%	<b>19%</b>

<sup>1</sup> Tenants which are part of the same corporate group but have leases with different legal entities have been grouped together

### **BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED**

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Correspondence Address: Candor TechSpace, IT/ITES SEZ, Tower 5A, Tikri, Sector 48, Gurugram

T: 0124-3821400; 022-45832450 E: bpindia.legal@brookfield.com CIN: U74999MH2018FTC306865

# Brookfield Properties

## 2. New leasing and re-leasing during the quarter ended June 30, 2023

Particulars	Kensington, Mumbai	Candor Techspace G2, Gurgaon	Candor Techspace N1, Noida	Candor Techspace K1, Kolkata	Candor Techspace N2, Noida	Consolidated at Brookfield REIT Level
New leases during the quarter (SF)	-	37,699	24,886	-	-	62,585
Renewals during the quarter (SF)	-	40	235,304	100	-	235,444

## 3. Occupier mix – consolidated level of Brookfield India REIT as on June 30, 2023 (By Area Leased)

Sector	%
Technology	47%
Financial Services	11%
Consulting	18%
Technology hardware	6%
Healthcare	5%
Telecom	4%
Others	10%

## B STATUS OF DEVELOPMENT OF UNDER CONSTRUCTION PROPERTIES AS ON JUNE 30, 2023

ASSET SPV	ASSET	DESCRIPTION OF UNDER CONSTRUCTION PROPERTY	STATUS OF DEVELOPMENT	AREA
Festus Properties Private Limited	Kensington (SEZ)	NA	NA	NA
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace G2 (SEZ)	NA	NA	NA
Candor Kolkata One Hi-Tech Structures Private Limited	Candor Techspace K1 (SEZ)	Mixed-use Development	Under Construction	0.6 MSF
Shantiniketan Properties Private Limited	Candor Techspace N1 (IT Park)	NA	NA	NA
Seaview Developers Private Limited	Candor Techspace N2	NA	NA	NA

*Note: The activity and performance report to be placed before the Board under regulation 10(25) will be shared separately as part of outcome of Board meeting post approval of quarterly financial results, when the same will be submitted to stock exchange, as the said information is currently an Unpublished Price Sensitive Information.*

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**C DETAILS OF RECEIPTS OF ALL FUNDS RECEIVED BY BROOKFIELD INDIA REIT AND PAYMENTS MADE BY IT DURING THE QUARTER ENDED JUNE 30, 2023<sup>2</sup>**

Receipts	Amount (Rs. In Mn)		Payments	Amount (Rs. In Mn)	
Opening Balance	1.29	1.29	<b>Shareholder Loan to SPV's</b>		
			Candor Kolkata One Hi-Tech Structures Pvt Ltd.	430.00	
<b>Interest on Shareholder loan</b>			Seaview Developers Pvt. Ltd.	170.00	600.00
Candor Kolkata One Hi-Tech Structures Pvt Ltd.	282.24				
Festus Properties Pvt. Ltd.	243.07		<b>Distribution</b>		
Shantiniketan Properties Pvt Ltd.	26.30		NDCF Distribution	1,675.45	1,675.45
Seaview Developers Pvt. Ltd.	229.33	780.94			
			<b>Others</b>		
<b>Repayment of Shareholder loan</b>			Expenses incurred	35.43	
Candor Kolkata One Hi-Tech Structures Pvt Ltd.	344.00		QIP expenses	4.73	40.16
Festus Properties Pvt. Ltd.	485.00				
Shantiniketan Properties Pvt Ltd.	544.00		<b>Others</b>		
Seaview Developers Pvt. Ltd.	92.00	1,465.00	Fixed Deposits Made	3,381.40	3,381.40
<b>Dividend Received</b>			Closing Balance	3.92	3.92
Candor India Office Parks Pvt. Ltd.	-	-			
<b>Interest on CCD's</b>					
Seaview Developers Pvt. Ltd.	19.29	19.29			
<b>Others</b>					
Redemption of Fixed Deposits	3,434.35				
NDCF Distribution received back (DD reversal) (net)	0.06	3,434.40			
	<b>5,700.93</b>	<b>5,700.93</b>		<b>5,700.93</b>	<b>5,700.93</b>

<sup>2</sup> Received and paid on various dates during the quarter.

**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED**