

December 22, 2023

BSE Limited

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

SCRIP CODE: 543261

SCRIP ID: BIRET

SCRIP CODE OF CP – 725377

SCRIP ID OF CP – BIRET17823

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-400051

SYMBOL: BIRET

Subject: Disclosure of Credit Rating of Brookfield India Real Estate Trust in terms of Regulation 23(5)(d) of SEBI (Real Estate Investment Trusts) Regulations, 2014

Dear Sir/Madam,

Pursuant to Regulation 23(5)(d) of SEBI (Real Estate Investment Trusts) Regulations, 2014 (“**REIT Regulations**”), we wish to inform you that ICRA Limited vide its enclosed letter dated December 22, 2023 has assigned a long-term rating of [ICRA]AAA(Stable) (pronounced ICRA Triple A) to Brookfield India Real Estate Trust.

Kindly take the same on record.

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: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

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

T: 0124-3821400; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865



ICRA Limited

Date: December 22, 2023

Mr. Naveen Kapoor

Vice President - Treasury

Brookfield India Real Estate Trust (acting through its manager Brookprop Management Services Private Limited).

Godrej BKC, Office No. 2, 4th Floor, Plot C-68, 3rd Avenue,
G-Block, Bandra-Kurla Complex, Bandra (East),
Mumbai, Maharashtra – 400 051

Dear Sir/Madam,

Re: ICRA-assigned Issuer Rating of Brookfield India Real Estate Trust.

Please refer to your Statement of Work dated August 22, 2023, requesting ICRA Limited (“ICRA”) to assign Issuer Rating to your company. The Rating Committee of ICRA, after due consideration, has assigned a long-term rating of **[ICRA]AAA(Stable) (pronounced ICRA Triple A)** to the captioned Issuer. The Outlook on the long-term rating is **Stable**. Issuers with this rating are considered to have the highest degree of safety regarding timely servicing of financial obligations and carry lowest credit risk.

In any of your publicity material or other document wherever you are using the above Rating, it should be stated as **[ICRA]AAA(Stable)**.

The aforesaid Rating will be due for surveillance any time before December 14, 2024. However, *ICRA* reserves the right to review and/or, revise the above Rating at any time on the basis of new information becoming available, or the required information not being available, or other circumstances that ICRA believes could have an impact on the Rating(s). Therefore, request the lenders and Investors to visit ICRA website at www.icra.in for latest Rating(s) of the Company.

The Rating assigned must be understood solely as an opinion and should not be treated, or cause to be treated, as recommendation to buy, sell, or hold the rated Issuer Rating availed/to be issued by your company.

You are also requested to forthwith inform us about any default or delay in repayment of interest or principal amount of the instrument issued/to be issued, as above, or any other debt instruments/ borrowing and keep us informed of any other developments which may have a direct or indirect impact on the debt servicing capability of the company including any proposal for re-schedulement or postponement of the repayment programmes of the dues/ debts of the company with any lender(s) / investor(s), or occurrence of any significant development that could impact the ability of the company to raise funds such as restriction imposed by any authority from raising funds through issuance of debt securities through electronic bidding system.

Building No. 8, 2nd Floor, Tower A
DLF Cyber City, Phase II
Gurugram – 122002, Haryana

Tel.: +91.124 .4545300
CIN : L749999DL1991PLC042749

Website: www.icra.in
Email: info@icraindia.com
Helpdesk: +91 9354738909

Registered Office: B-710, Statesman House, 148, Barakhamba Road, New Delhi 110001. Tel. :+91.11.23357940-41

RATING • RESEARCH • INFORMATION



ICRA Limited

We look forward to your communication and assure you of our best services.

With kind regards,

Yours sincerely,

For ICRA Limited

VALAPREDDY
ANUPAMA
REDDY

Digitally signed by
VALAPREDDY ANUPAMA
REDDY
Date: 2023.12.22 11:30:13
+05'30'

Anupama Reddy

Vice President & Co-Group Head

anupama.reddy@icraindia.com



ICRA Limited

Annexure: Details

ISIN	Instrument Name	Date of issuance	Coupon Rate	Maturity	Amount Rated (Rs. Crore)	Current rating and outlook
NA	Issuer Rating	-	-	-	-	[ICRA]AAA (Stable)