

Brookfield

India Real Estate Trust

August 2, 2023

BSE Limited

The Corporate Relations Department,
25th 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, 5th Floor,
Plot no. C/1, G Block
Bandra-Kurla Complex, Bandra(E),
Mumbai – 400 051

SYMBOL: BIRET

Subject: *Intimation of Press Release*

Dear Sir/Madam,

Please find enclosed herewith a press release regarding the institutional placement done by the Brookfield India Real Estate Trust ("**Brookfield India REIT**").

Please take the above information on record.

Thanking You.

Yours Faithfully,

**For Brookprop Management Services Private Limited
(as a manager of Brookfield India Real Estate Trust)**

Saurabh Jain

Company Secretary and 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

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

Brookfield India Real Estate Trust raises over Rs. 2,300 crore through Qualified Institutional Placement (QIP) of Units

Strong demand results in 50% upsizing of the offer

Proceeds will be used to fund the acquisition of 50% stake in two large commercial assets

Mumbai, 2 August 2023: Brookfield India Real Estate Trust (Tickers: BSE: 543261, NSE: BIRET) (“BIRET”), India’s first 100% institutionally managed REIT, today announced that it has successfully completed a capital raise of Rs. 2,305 crore through a QIP.

The qualified institutional placement saw strong demand from existing as well as new Indian and global investors. Proceeds from the placement will be directed toward financing the announced acquisition of two large commercial assets from Brookfield Asset Management’s private real estate funds.

Ankur Gupta, Managing Partner, Head of Real Estate for the APAC region at Brookfield said, “We thank the institutions that have shown their support for the fund raise which expands and diversifies our investor base and stands as a testament to the quality of office portfolio we have built in the country.”

“We are grateful to our unitholders for the support and vote of confidence in the growth strategy for the REIT, which will further strengthen BIRET’s presence across India,” said Alok Aggarwal, Chief Executive Officer, Brookprop Management Services Private Limited (Manager of Brookfield India Real Estate Trust).

The Issue Committee of the Board of Directors of Brookprop Management Services Private Limited, the manager of Brookfield India Real Estate Trust, approved the issuance and allotment of 9.13 crore new units through this QIP to 64 eligible investors on August 2, 2023.

On 18 May 2023, BIRET and GIC announced they will acquire two large commercial assets (totaling 6.5 million square feet) from Brookfield Asset Management’s private real estate funds in an equal partnership with GIC for a combined enterprise value of Rs 11,225 crore (c.US\$1.4 billion). The acquisition comprises commercial properties in Brookfield’s Downtown Powai, Mumbai, and Candor TechSpace (G1) Gurugram. To fund the acquisitions, BIRET launched a QIP on July 27, 2023.

BofA Securities India, Morgan Stanley India Company, Kotak Mahindra Capital Company, Citigroup Global Markets India, Axis Capital, Jefferies India, JM Financial, SBI Capital Markets, IIFL Securities, BOB Capital Markets, and ICICI Securities served as Book Running Lead Managers for this placement.

ABOUT BROOKFIELD INDIA REAL ESTATE TRUST

Brookfield India Real Estate Trust is India’s first institutionally managed REIT, comprising five large campus format office parks located in key gateway markets of India – Mumbai, Gurugram, Noida, and Kolkata. The BIRET portfolio consists of 18.7M sf comprising 14.3M sf of completed area, 0.6M sf under construction and 3.9M sf of future development potential. BIRET has a right of first offer on an additional 4.1M sf, currently owned by members of the Brookfield Group.

BIRET is sponsored by an affiliate of Brookfield Corporation (formerly known as Brookfield Asset Management Inc.), whose asset management business is one of the world’s leading alternative

asset managers, with over US\$825 billion of assets under management, across real estate, infrastructure, renewable power, private equity and credit strategies and has a global presence across more than 30 countries. The quality of assets owned by BIRET together with the sponsor group's expertise in owning and operating assets over several years makes it the preferred "landlord of choice" for tenants.

CONTACT DETAILS

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