

# Brookfield BROOKFIELD INDIA REAL ESTATE TRUST

## India Real Estate Trust

(Registered in the Republic of India as a contributory, determinate and irrevocable trust on July 17, 2020 at Mumbai, India under the Indian Trusts Act, 1882 and as a real estate investment trust on September 14, 2020 at Mumbai under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, having registration number IN/REIT/20-21/0004)  
**Principal Place of Business:** Candor TechSpace IT/ITES SEZ, Building 5A/10, Sector-48, Tikri (Near Subhash Chowk), Gurugram - 122 018, Haryana, India; **Tel:** +91 22 6600 0700; **Fax:** +91 22 6600 0777  
**Compliance Officer:** Ruhl Goswami; **E-mail:** reit.compliance@brookfield.com; **Website:** brookfieldindiareit.in

TRUSTEE	SPONSOR	MANAGER
 <b>AXIS TRUSTEE</b>	 <b>Brookfield</b>	 <b>Brookfield Properties</b>
<b>Axis Trustee Services Limited</b>	<b>BSREP India Office Holdings V Pte. Ltd.</b>	<b>Brookprop Management Services Private Limited</b>

**Initial public offer of up to [•] Units (as defined hereinafter) of Brookfield India Real Estate Trust (the "Brookfield REIT") for cash at a price of ₹[•] per Unit aggregating up to ₹ 38,000 million (the "Issue"). The Issue is being undertaken in reliance upon Regulation 14(1) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended (the "REIT Regulations"). The Issue will constitute [•] of the issued and paid-up Units on a post-Issue basis in accordance with Regulation 14(2A) of the REIT Regulations.**

**Institutional Investor Portion : Not More than 75% of the Issue**

**Non-Institutional Investor Portion: Not less than 25% of the Issue**

**Price Band: ₹ 274 to ₹ 275 per Unit**

**Bids can be made for a minimum of 200 Units and in multiples of 200 Units thereafter by Bidders other than Anchor Investors**

<b>ASBA<sup>#</sup></b>	<b>Simple, Safe, Smart way of Application!!!</b>	<sup>#</sup> Applications supported by blocked amount (ASBA) is a better way of applying to issues by simply blocking the fund in the bank account. <b>Mandatory in public issues. No cheque will be accepted.</b>
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### Risks to Investors:

- The Manager of the Brookfield REIT may not be able to make distributions to the Unitholders in the manner described in the Offer Document or at all, and the quantum of distributions may decrease.
- Brookfield REIT has no operating history and may not be able to operate its business successfully, achieve its business objectives or generate sufficient cash flows to make or sustain distributions. Further, the Condensed Combined Financial Statements included in the Offer Document may not accurately reflect its future financial position, results of operation and cash flows.
- The extent to which the Coronavirus disease (COVID-19) may affect Brookfield REIT's business and operations in the future is uncertain and cannot be predicted.

**Credit Rating :** Brookfield REIT has been assigned a corporate credit rating of 'Provisional CCR AAA/Stable' by CRISIL Limited.

### BASIS FOR ISSUE PRICE

The Issue Price will be determined by the Manager, in consultation with the Lead Managers, on the basis of assessment of market demand for the Units offered through the Book Building Process and on the basis of quantitative and qualitative factors as set forth. Prospective investors are requested to also see "Risk Factors", "Our Business and Properties", and "Financial Information of the Brookfield REIT" beginning on pages 30, 114 and 374 of the Offer Document, respectively, to make an informed investment decision. The Price Band is ₹274 to ₹275.

Based on the evaluation of the qualitative and quantitative factors listed below, the Unit Value at the Floor Price, the Cap Price and the Issue Price is set forth:

Particulars	At Floor Price	At Cap Price	At Issue Price
Unit Value (₹)	274	275	[•]
Equity Value (₹ million)	82,968	83,270	[•]
Total Numbers of Units (Post Issue)	302,801,601	302,801,601	[•]

**Qualitative Factors:** The Manager believes that some of the qualitative factors which form the basis for computing the Issue Price are set forth:

- Global sponsorship with local expertise
- Difficult to replicate, dominant and strategically located properties
- Placemaking capabilities
- Diversified blue chip tenant roster and cash flow stability
- Significant identified internal and external growth opportunities
- Experienced, cycle-tested senior management team
- Institutional corporate governance framework and strong alignment of interests.

For details, see "Our Business and Properties – Our Competitive Strengths" beginning on page 118 of the Offer Document.

**Quantitative Factors**  
 The information set forth is based on the Condensed Combined Financial Statements. For details, see "Financial Information of the Brookfield REIT" beginning on page 374 of the Offer Document. Certain quantitative factors which may form the basis for computing the Issue Price are set forth:

**Valuation provided by the Valuer**  
 The Valuer has followed the income approach, utilising the discounted cash flow method with rental reversion. The assumptions based on which the value of the Initial Portfolio has been arrived at, have been disclosed in the section "Summary Valuation Report" beginning on page 445 of the Offer Document.

**Projections**  
 The Manager has provided the projections of income from operating lease rentals, revenue from operations, net operating income, earnings before interest, tax, depreciation and amortization, cash flows from operating activities, net distributable cash flows and underlying assumptions of the Brookfield REIT for Financial Years ending March 31, 2021, 2022 and 2023. For details of the Projections and notes thereto, see "Projections" beginning on page 256 of the Offer Document.

**Price / Net Asset Value per Unit ratio in relation to Issue Price:**

Particulars	Amount (in ₹)	Price / Net Asset Value per Unit		
		At Floor Price	At Cap Price	At Issue Price
Net Asset Value per Unit as of September 30, 2020	311	88.0%	88.4%	[•]

### Comparison with Industry Peers

Particulars	NAV per Unit (INR) <sup>(1)</sup>	Premium / (Discount to NAV) % <sup>(2)</sup>
Embassy Office Parks REIT	375.02	(5.3%)
Mindspace Business Parks REIT	338.41	(3.0%)

<sup>(1)</sup> Fair value NAV as of September 30, 2020 <sup>(2)</sup> Calculated as Unit Price / NAV - 1. Unit Price is as of December 14, 2020

For further details, please see the section entitled "Basis for Issue Price" beginning on page 292 of the Offer Document

### BID/ISSUE PROGRAM

**OPENS ON WEDNESDAY, FEBRUARY 3, 2021\***

**CLOSES ON FRIDAY, FEBRUARY 5, 2021**

\*The Manager may, in consultation with the Lead Managers, consider participation by Anchor Investors in accordance with the REIT Regulations and the SEBI Guidelines. The Anchor Investor Bid/Issue Period shall be one Working Day prior to the Bid/Issue Opening Date.

The Price Band and the Minimum Bid Size (as determined by the Manager in consultation with the Lead Managers) will be announced on the respective websites of the Brookfield REIT, the Manager, the Sponsor and the Stock Exchanges (as defined hereafter) as well as advertised in all editions of Financial Express (a widely circulated English national daily newspaper) and all editions of Jansatta (a widely circulated Hindi national daily newspaper, Hindi also being the regional language of the place where the principal place of business of the Brookfield REIT is located) at least two Working Days prior to the Bid/Issue Opening Date. The announcement/ advertisement shall contain relevant financial ratios computed for both the upper and lower end of the Price Band. For further information, see "Basis for Issue Price" beginning on page 292 of the Offer Document. In case of any revision to the Price Band, the Bid/Issue Period will be extended by at least one Working Day, and in case of force majeure, banking strike or similar circumstances, for reasons to be recorded in writing, the Bid/Issue Period will be extended for a minimum period of three Working Days, subject to the total Bid/Issue Period not exceeding 30 days, provided that there shall not be more than two revisions to the Price Band during the Bid/Issue Period. Any revision to the Price Band and the revised Bid/Issue Period, if applicable, will be widely disseminated by notification to the Stock Exchanges during the Bid/Issue Period and by indicating the change on the respective websites of the Brookfield REIT, the Sponsor, the Manager and the Stock Exchanges.

The Issue is being made through the Book Building Process and in compliance with the REIT Regulations and the SEBI Guidelines (as defined hereafter), wherein not more than 75% of the Issue shall be available for allocation on a proportionate basis to Institutional Investors, provided that the Manager may, in consultation with the Lead Managers, allocate up to 60% of the Institutional Investor Portion to Anchor Investors on a discretionary basis in accordance with the REIT Regulations and the SEBI Guidelines. Further, not less than 25% of the Issue shall be available for allocation on a proportionate basis to Non-Institutional Investors, in accordance with the REIT Regulations and the SEBI Guidelines, subject to valid Bids being received at or above the Issue Price. The Manager, in consultation with the Lead Managers, may retain oversubscription in the Issue in accordance with the REIT Regulations and the SEBI Guidelines. All Bidders, other than Anchor Investors, are required to mandatorily utilise the Application Supported by Blocked Amount ("ASBA") process by providing details of their respective bank accounts which will be blocked by the Self Certified Syndicate Banks ("SCSBs"), to participate in the Issue. For details, see "Issue Procedure" beginning on page 294 of the Offer Document.

**Bidders should note that on the basis of Bidders' PAN, DP ID and Client ID provided by them in the Bid-cum-Application Form and as entered into the electronic bidding system of the Stock Exchanges by the Designated Intermediaries as the case may be, the Registrar will obtain from the Depository the demographic details including the Bidders' address, occupation and bank account details ("Demographic Details"), from the Depository. The Demographic Details will be used for giving refunds and allocation advice (including through physical refund warrants, direct credit, NACH, NEFT and RTGS) to the Bidders. It is mandatory to provide the bank account details in the space provided in the Bid-cum-Application Form and Bid-cum-Application Forms that do not contain such details are liable to be rejected. Hence, Bidders are advised to immediately update their bank account details, PAN and Demographic Details as appearing on the records of the Depository Participant and ensure that they are true and correct. Accordingly, Bidders should carefully fill in their depository account details in the Bid-cum-Application Form. Any delay in dispatch/credit of refunds, resulting from failure to update the Demographic Details would be at the Bidders' sole risk and**

**none of the Lead Managers, the Registrar, the Escrow Collection Banks, the SCSBs, the Manager or the Trustee will have any responsibility or undertake any liability for this.**

By signing the Bid-cum-Application Form, the Bidder is deemed to have authorized the Depositories to provide to the Registrar, on request, the required Demographic Details as available in their records. Bids with no corresponding record available with the Depositories matching the three parameters (namely, Bidder's PAN (in case of joint bids, PAN of First Bidder), the DP ID and Client ID), are liable to be rejected.

**Listing:** The Units are proposed to be listed on BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE"), together with BSE, the "Stock Exchanges". The Brookfield REIT has received in-principle approvals from BSE and NSE for listing of the Units pursuant to letters dated November 2, 2020 and November 5, 2020, respectively. BSE is the Designated Stock Exchange for the Issue.

**SEBI Disclaimer:** It is to be distinctly understood that submission of the offer document to SEBI should not in any way be deemed or construed that the same has been cleared or approved by SEBI. SEBI does not take any responsibility either for the financial soundness of any scheme or the project for which the issue is proposed to be made or for the correctness of the statements made or opinions expressed in the offer document.

**NSE Disclaimer:** It is to be distinctly understood that the permission given by NSE should not in any way be deemed or construed that the Offer Document has been cleared or approved by NSE nor does it certify the correctness or completeness of any of the contents of the Offer Document. The investors are advised to refer to the Offer Document for the full text of the Disclaimer clause of NSE.

**BSE Disclaimer (Designated Stock Exchange):** It is to be distinctly understood that the permission given by BSE Limited should not in any way be deemed or construed that the Offer Document has been cleared or approved by BSE Limited nor does it certify the correctness or completeness of any of the contents of the Offer Document. The investors are advised to refer to the Offer Document for the full text of the Disclaimer clause of the BSE Limited.

**General Risks:** Investments in the Units involves a degree of risk and investors should not invest any funds in the Issue unless they can afford to take the risk of losing their entire investment. Prospective investors are advised to read the "Risk Factors" beginning on page 30 of the Offer Document carefully before taking an investment decision with respect to the Issue. For taking such investment decision, prospective investors must rely on their own examination of the Brookfield REIT and the Issue including the risks involved. Each prospective investor is advised to consult its own advisors in respect of the consequences of an investment in the Units being issued pursuant to this Offer Document.

The Offer Document has been prepared by the Manager solely for providing information in connection with the Issue and a copy of the Offer Document has been delivered to the Securities and Exchange Board of India ("SEBI") and the Stock Exchanges. However, the Units have not been recommended or approved by SEBI and the Stock Exchanges and nor do SEBI or the Stock Exchanges guarantee the accuracy or adequacy of any statements made, opinions expressed or reports contained herein and accordingly, admission of the Units to be allotted pursuant to the Issue for trading on the Stock Exchanges should not be taken as an indication of the merits of the Brookfield REIT or of the Units.

GLOBAL COORDINATORS AND BOOK RUNNING LEAD MANAGERS				REGISTRAR TO THE OFFER	COMPLIANCE OFFICER
 <b>Morgan Stanley</b>	 <b>BoFA SECURITIES</b>	 <b>citi</b>	 <b>HSBC</b>	 <b>LINKintime</b>	 <b>Ruhl Goswami</b>
Morgan Stanley India Company Private Limited 18th Floor, Tower 2, One World Centre, Plot - 841, Jupiter Textile Mill Compound, Senapati Bapat Marg Lower Parel, Mumbai 400 013, Maharashtra, India <b>Tel:</b> +91 22 6118 1000 <b>Fax:</b> +91 22 6118 1040 <b>E-mail:</b> brookfieldreit@morganstanley.com <b>Investor grievance e-mail:</b> investors_india@morganstanley.com <b>Website:</b> www.morganstanley.com <b>Contact Person:</b> Ayushee Thukral <b>SEBI Registration No.:</b> INM000011203	BoFA Securities India Limited Ground Floor, "A" Wing, One BKC, "G" Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, Maharashtra, India <b>Tel:</b> +91 22 6632 8000 <b>Fax:</b> +91 22 6776 2343 <b>E-mail:</b> dg.brookfield_reit@bofa.com <b>Investor grievance e-mail:</b> dg.india_merchantbanking@bofa.com <b>Website:</b> www.ml-india.com <b>Contact Person:</b> Vivek Arora <b>SEBI Registration No.:</b> INM000011625	Citigroup Global Markets India Private Limited 1202, 12th Floor, First International Financial Centre, G-Block, C54 & 55, Bandra Kurla Complex, Bandra (East), Mumbai 400 098, Maharashtra, India <b>Tel:</b> +91 22 6175 9999 <b>Fax:</b> +91 22 6175 9998 <b>E-mail:</b> brookfield ipo.2020@citigroup.com <b>Investor grievance e-mail:</b> investors.cgmib@citigroup.com <b>Website:</b> www.online.citibank.co.in/rhtm/citigroupglobalscreen1.htm <b>Contact Person:</b> Abhijay Thacker <b>SEBI Registration No.:</b> INM000010718	HSBC Securities and Capital Markets (India) Private Limited 52/60, Mahatma Gandhi Road, Fort, Mumbai 400 001 Maharashtra, India <b>Tel:</b> +91 22 2268 5555 <b>Fax:</b> +91 22 6653 6207 <b>E-mail:</b> brookfieldreit@hsbc.co.in <b>Investor grievance e-mail:</b> investor.grievance@hsbc.co.in <b>Website:</b> https://www.business.hsbc.co.in/en-gb/in/generic/ipo-open-offer-and-buyback <b>Contact Person:</b> Sanjana Maniar/ Rishraj Singh <b>SEBI Registration No.:</b> INM000010353	Link Intime India Private Limited C-101, 1st Floor, 247 Park, Lal Bahadur Shastri Marg Vikhroli (West), Mumbai 400 083, Maharashtra, India <b>Tel:</b> +91 22 4918 6200 <b>Fax:</b> +91 22 4918 6195 <b>E-mail:</b> brookfieldreit@linkintime.co.in <b>Investor grievance e-mail:</b> brookfieldreit@linkintime.co.in <b>Website:</b> www.linkintime.co.in <b>Contact Person:</b> Shanti Gopalkrishnan <b>SEBI Registration No.:</b> INR000004058	Candor TechSpace IT/ITES SEZ Building 5A (Tower 10), Sector 48, Tikri (Near Subhash Chowk), Gurugram 122 018, Haryana, India <b>Tel:</b> +91 124 3821 400 <b>Fax:</b> +91 124 3821 499 <b>E-mail:</b> ruhi.goswami@brookfieldproperties.com <b>Website:</b> brookfieldindiareit.in  Bidders can contact the Compliance Officer or the Registrar to the Issue in case of any pre-Issue or post-Issue related problems such as non-receipt of Allotment Advice/letter of Allotment, non-credit of Allotted Units in the respective beneficiary account, non-receipt of refund orders and non-receipt of funds by electronic mode.

### BOOK RUNNING LEAD MANAGERS

 <b>AMBIT</b>	 <b>AXIS CAPITAL</b>	 <b>IIFL SECURITIES</b>	 <b>JM FINANCIAL</b>	 <b>J.P.Morgan</b>	 <b>Kotak</b>	 <b>SBI CAPITAL MARKETS</b>
Ambit Private Limited Ambit House, 449, Senapati Bapat Marg Lower Parel, Mumbai 400 013, Maharashtra, India <b>Tel:</b> +91 22 3982 1819 <b>Fax:</b> +91 22 3982 3020 <b>E-mail:</b> brookfieldreit@ambit.co <b>Investor grievance e-mail:</b> customerservice@ambit.co <b>Website:</b> www.ambit.co <b>Contact Person:</b> Praveen Sangal <b>SEBI Registration No.:</b> INM000010585	Axis Capital Limited 1 <sup>st</sup> Floor, Axis House, C-2 Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai 400 025, Maharashtra, India <b>Tel:</b> +91 22 4325 2183 <b>Fax:</b> +91 22 4325 3000 <b>E-mail:</b> brookfieldreit.ipo@axiscap.in <b>Investor grievance e-mail:</b> complaints@axiscap.in <b>Website:</b> www.axiscapital.co.in <b>Contact Person:</b> Mayuri Arya <b>SEBI Registration No.:</b> INM000012029	IIFL Securities Limited 10 <sup>th</sup> Floor, IIFL Centre, Kamala City, Senapati Centre, Pandurang Budhkar Marg, Worli, Mumbai 400 013, Maharashtra, India <b>Tel:</b> +91 22 4646 4600 <b>Fax:</b> +91 22 2493 1073 <b>E-mail:</b> brookfieldreit@iiflcap.com <b>Investor grievance e-mail:</b> ig.ib@iiflcap.com <b>Website:</b> www.iiflcap.com <b>Contact Person:</b> Nishita Mody/ Koustav Pal <b>SEBI Registration No.:</b> INM000010940	JM Financial Limited 7th Floor, Cynergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025, Maharashtra, India <b>Tel:</b> +91 22 6630 3030 <b>Fax:</b> +91 22 6630 3330 <b>E-mail:</b> brookfieldreit@jmf.com <b>Investor grievance e-mail:</b> grievance.ibd@jmf.com <b>Website:</b> www.jmf.com <b>Contact Person:</b> Gitesh Vargantwar <b>SEBI Registration No.:</b> INM000010361	J.P. Morgan India Private Limited J.P. Morgan Tower, Off. C.S.T. Road, Kalina, Santacruz (East), Mumbai 400 098 Maharashtra, India <b>Tel:</b> +91 22 6157 3000 <b>Fax:</b> +91 22 6157 3911 <b>E-mail:</b> brookfieldreit_ipo@jpmorgan.com <b>Investor grievance e-mail:</b> investorsmb.jmip@jpmorgan.com <b>Website:</b> www.jpmi.com <b>Contact Person:</b> Shagun Gupta <b>SEBI Registration No.:</b> INM000002970	Kotak Mahindra Capital Company Limited 1st Floor, 27 BKC, Plot No. 27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, Maharashtra, India <b>Tel:</b> +91 22 4336 0000 <b>Fax:</b> +91 22 6713 2447 <b>E-mail:</b> brookfieldreit@kotak.com <b>Investor grievance e-mail:</b> kmccredressal@kotak.com <b>Website:</b> www.investmentbank.kotak.com <b>Contact Person:</b> Ganesh Rane <b>SEBI Registration No.:</b> INM000008704	SBI Capital Markets Limited 202, Maker Tower 'E' Cuffe Parade, Mumbai 400 005, Maharashtra, India <b>Tel:</b> +91 22 2217 8300 <b>Fax:</b> +91 22 2218 8332 <b>E-mail:</b> brookfieldreit@sbicaps.com <b>Investor grievance e-mail:</b> investor.relations@sbicaps.com <b>Website:</b> www.sbicaps.com <b>Contact Person:</b> Aditya Deshpande <b>SEBI Registration No.:</b> INM000003531

**AVAILABILITY OF THE OFFER DOCUMENT :** Investors are advised to refer to the Offer Document and the Risk Factors section on page 30 of the Offer Document, contained therein before applying in the Issue. The Offer Document is available on the website of SEBI at www.sebi.gov.in, BSE at www.bseindia.com, NSE at www.nseindia.com and at the websites of the Global Coordinators and Book Running Lead Managers ("GCBLMs"), i.e. at www.morganstanley.com, www.ml-india.com, www.online.citibank.co.in/rhtm/citigroupglobalscreen1.htm and https://www.business.hsbc.co.in/en-gb/in/generic/ipo-open-offer-and-buyback and websites of the Book Running Lead Managers ("BRLMs"), and the GCBLMs and BRLMs are together referred to as the "Lead Managers", i.e. www.ambit.co, www.axiscapital.co.in, www.iiflcap.com, www.jmf.com, www.jmip.com, www.investmentbank.kotak.com and www.sbicaps.com, respectively.

**AVAILABILITY OF BID CUM APPLICATION FORMS:** Bid-cum-Application Forms can be obtained from the principal place of business of **BROOKFIELD INDIA REAL ESTATE TRUST**, Tel: +91 22 6600 0700; Fax: +91 22 6600 0777, at the offices of the GCBLMs : **Morgan Stanley India Company Private Limited**, Tel: +91 22 6118 1000, Fax: +91 22 3982 1819, Fax: +91 22 3982 3020; **Axis Capital Limited**, Tel: +91 22 4325 2183, Fax: +91 22 4325 3000; **IIFL Securities Limited**, Tel: +91 22 4646 4600, Fax: +91 22 2493 1073; **JM Financial Limited**, Tel: +91 22 6630 3030, Fax: +91 22 6630 3330; **J.P. Morgan India Private Limited**, Tel: +91 22 6157 3911; **Kotak Mahindra Capital Company Limited**, Tel: +91 22 4336 0000, Fax: +91 22 6713 2447 and **SBI Capital Markets Limited**, Tel: +91 22 2217 8300, Fax: +91 22 2218 8332 and the **Syndicate Members - Ambit Capital Private Limited**, Tel: +91 22 6623 3000, Fax: +91 22 6623 3100; **IIFL Securities Limited**, Tel: +91 22 2493 1073; **Investec Capital Services (India) Private Limited**, Tel: +91 22 6849 7509; **Kotak Securities Limited**, Tel: +91 22 6218 5470; **JM Financial Services Limited**, Tel: +91 22 6136 3400, Fax: N.A. and **SBICAP Securities Limited**, Tel: +91 22 4227 3300, and at the select locations of the sub-syndicate Members, SCSBs, Registered Brokers, RTAs and CDPs participating in the Issue. Bid-cum-Application Forms will also be available on the websites of the Stock Exchanges and the Designated Branches of SCSBs, the list of which is available at websites of the Stock Exchanges and SEBI.

**APPLICATIONS SUPPORTED BY BLOCKED AMOUNT (ASBA):** Investors other than Anchor Investors have to apply through the ASBA process. For details on the ASBA process, please refer to the details given in the ASBA Form and the Abridged Offer Document and also please refer to the section entitled "Issue Procedure" beginning on page 298 of the Offer Document. ASBA Forms can also be downloaded from the websites of the Stock Exchanges. ASBA form can be obtained from the list of banks that is available on the website of SEBI at www.sebi.gov.in. ASBA Forms can be obtained from Members of the Syndicate, Registered Brokers from list provided on the websites of the BSE and the NSE at [http://www.bseindia.com/Markets/PublicIssues/brokercentres\\_new.aspx?expandable=3](http://www.bseindia.com/Markets/PublicIssues/brokercentres_new.aspx?expandable=3) and [http://www.nseindia.com/products/content/equities/ipo/ipo\\_mem\\_terminal.htm](http://www.nseindia.com/products/content/equities/ipo/ipo_mem_terminal.htm), respectively, RTAs and CDPs from the list provided on the websites of Stock Exchanges at <http://www.bseindia.com/Static/Markets/PublicIssues/RtdAp.aspx?expandable=6> and [http://www.nseindia.com/products/content/equities/ipo/ipo\\_asba\\_procedures.htm](http://www.nseindia.com/products/content/equities/ipo/ipo_asba_procedures.htm), respectively.

**Sub-syndicate Members:** Achievers Equities Ltd., Almondz Global Securities Limited, Amrapali Capital & Finance Services Ltd., Anand Rathi Share & Stock Brokers Limited, Anand Share Consultancy, ANS Pvt. Ltd., Ashwani Dandia & Co., Axis Securities Limited, Bajaj Financial Securities, Centrum Broking Limited, Edelweiss Broking Limited, Globe Capital Market Limited, G Raj & Co. (Consultants) Limited, ICICI Securities Limited, IDBI Capital Markets & Securities Ltd., Jhaveri Securities Limited, KJMC Capital Market Services Limited, KPMG Capital Market Services Limited, LKP Securities Limited, Marwadi Shares & Finance, Motilal Oswal Securities Limited, Nirmal Bang Securities Pvt Limited, Patel Wealth Advisors Pvt Ltd., Prabhudas Lilladher Pvt Limited, Pravin Ratilal Share & Stock Brokers Limited, Religare Securities Limited, RR Equity Brokers Private Limited, SAFAL Capital (INDIA) Limited, Sharekhan Limited, SMC Global Securities Ltd, Systematic Shares & Stocks (India) Limited, Tanna Financial Services and YES Securities (India) Limited.

**Escrow Collection Bank, Public Issue Account Bank, Refund Bank, and Banker to the Offer:** Kotak Mahindra Bank Limited

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the Offer Document.

Place : Gurugram  
Date : January 27, 2021

On behalf of **BROOKFIELD INDIA REAL ESTATE TRUST**  
**BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED**

S/-  
Compliance Officer

**BROOKFIELD INDIA REAL ESTATE TRUST**, acting through its Manager, is proposing, subject to receipt of requisite approvals, market conditions and other considerations, to make an initial public offer of its Units representing an undivided beneficial interest in Brookfield India Real Estate Trust, and has filed the Offer Document with SEBI and the Stock Exchanges. The Offer Document is available on the website of SEBI at www.sebi.gov.in, BSE at www.bseindia.com, NSE at www.nseindia.com as well as on the websites of GCBLMs, i.e. www.morganstanley.com, www.ml-india.com, www.online.citibank.co.in/rhtm/citigroupglobalscreen1.htm and https://www.business.hsbc.co.in/en-gb/in/generic/ipo-open-offer-and-buyback and websites of BRLMs, i.e. www.ambit.co, www.axiscapital.co.in, www.iiflcap.com, www.jmf.com, www.jmip.com, www.investmentbank.kotak.com and www.sbicaps.com, respectively. Potential investors should note that investment in the Units involves a degree of risk, and for details relating to the same, should refer to the section "Risk Factors" beginning on page 30 of the Offer Document.

This announcement has been prepared for publication in India and may not be released in the United States. This announcement is not an offer to sell, nor a solicitation of any offer to buy, securities of Brookfield India Real Estate Trust in the United States. The Units have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "U.S. Securities Act") or any state securities laws in the United States, and unless so registered may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Accordingly, the Units are being offered and sold (i) outside of the United States in offshore transactions in reliance on Regulation S under the U.S. Securities Act and the applicable laws of the jurisdiction where those offers and sales occur; and (ii) to "qualified institutional buyers" (as defined in Rule 144A under the U.S. Securities Act), pursuant to section 4(a) of the U.S. Securities Act or another available exemption from the registration requirements of the U.S. Securities Act.