

**Name of the issue: Brookfield India Real Estate Trust**

1	<b>Type of issue (IPO/ FPO)</b>	REIT IPO
2	<b>Issue size (Rs. in crore)</b>	3,800.00

3	<b>Grade of issue alongwith name of the rating agency</b>	
	<b>Name</b>	Not Applicable
	<b>Grade</b>	

4	<b>Subscription Level (Number of times) <sup>(1)</sup></b>	Overall 7.70
		Source: Basis Minutes

(1) post technical rejections

**5 QIB holding (as a %age of total outstanding capital) as disclosed to stock exchanges**

<b>Particulars</b>	<b>%</b>
(i) On Allotment February 11, 2021	34.23%
(ii) at the end of the 1st Quarter immediately af of the issue (March 31, 2021)	29.94%
(iii) at the end of 1st FY (March 31, 2021)	29.94%
(iv) at the end of 2nd FY (March 31, 2022)	27.29%
(v) at the end of 3rd FY (March 31, 2023)	26.75%

**6 Financials of the issuer**

(Consolidated Rs. in crore)

<b>Parameters</b>	<b>31-Mar-21</b>	<b>31-Mar-22</b>	<b>31-Mar-23</b>
Net Sales/ Income from operations	130.94	876.79	1229.47
Net Profit after Minority Interest	25.3	246.28	131.23
Equity Capital	8177.47	8986.73	8655.66
Reserves excluding revaluation reserves	25.27	-104.63	-321.92

Source: Annual Report/stock exchange filings of respective years

**7 Trading status in the scrip of the issuer**

Company's Equity Shares are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE" )

<b>Particulars</b>	<b>Status</b>
(i) at the end of 1st FY (March 31, 2021)	Frequently Traded
(ii) at the end of 2nd FY (March 31, 2022)	Frequently Traded
(iii) at the end of 3rd FY (March 31, 2023)	Frequently Traded
<i>(1) will be updated in due course</i>	

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

<b>Particulars</b>	<b>Name of Director</b>	<b>Appointed / Resigned</b>
During year ended March 31, 2021	Ms. Akila Krishnakumar	Appointment
	Mr. Shailesh Vishnubhai Haribhakti	Appointment
	Ms. Swati Mandava	Resignation
During year ended March 31, 2022	No change	
During year ended March 31, 2023	No change	

*Source - Annual report of respective years*

**9 Status of implementation of project/ commencement of commercial production**

<b>Particulars</b>	<b>Remarks</b>
(i) as disclosed in the offer document	
(ii) Actual implementation	Not Applicable
(iii) Reasons for delay in implementation, if any	

**10 Status of utilization of issue proceeds**

<b>Particulars</b>	<b>Amount proposed to be financed from Net Proceeds</b>
Partial or full prepayment or scheduled repayment of the existing indebtedness of Asset SPVs	35,750.00
General corporate purposes	650.00
<b>Total Net Proceeds</b>	<b>36,400.00</b>

(ii) Actual utilization	
Particulars	Amount proposed to be financed from Net Proceeds
Partial or full prepayment or scheduled repayment of the existing indebtedness of Asset SPVs	35,750.00
General corporate purposes	350.00
<b>Total Net Proceeds*</b>	<b>36,100.00</b>

\*difference between offer document and actual utilization is on account of issue expenses

(iii) Reasons for deviation, if any N.A.

Source: Stock Exchange Disclosure

11 Comments of monitoring agency, if applicable N.A.

## 12 Price-related data

Designated SE BSE  
 Issue Price (Rs.) 275  
 Listing Date February 16, 2021

Price parameters	At close of listing day February 16, 2021	At close of 30th calendar day from listing day March 18, 2021	At close of 90th calendar day from listing day May 17, 2021 <sup>(1)</sup>	As at the end of March 31, 2021		
				Closing price during FY	High during FY	Low during FY
Market Price	269.96	224.01		223.20	280.05	215.25
Sensex	52,104.17	49,216.52		49,509.15	52,516.76	39,241.87
Sectoral Index	Not comparable to any of the available sectoral indices					
Price parameters	As at the end of March 31, 2022			As at the end of March 31, 2023		
	Closing price during FY	High during FY	Low during FY	Closing price during FY	High during FY	Low during FY
Market Price	313.14	319.35	220.00	279.8	340.7	254.26
Sensex	58,568.51	62,245.43	47,204.50	58,991.5	63,284.2	51,360.4
Sectoral Index	Not comparable to any of the available sectoral indices					

Source: Stock Exchange data. Where the 30th day / 90th day / March 31 of a particular year falls on a holiday, the immediately following trading day has been considered

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

Accounting ratio	Name of company	As per Offer Document	At the end of 1st FY March 31, 2021	At the end of 2nd FY March 31, 2022	At the end of
					3rd FY March 31, 2023
Premium / (Discount to NAV) % <sup>(1)</sup>	<b>Issuer</b>	-11.63%	-29.50%	-6.41%	-15.90%
	<b>Peer Group:</b>				
	Embassy Office Parks REIT	-5.30%	-16.03%	-5.63%	-20.93%
	Mindspace Business Parks REIT	-3.00%	-14.63%	-5.04%	-11.83%

(1) Calculated as Unit Price / NAV - 1

Source - Annual report and SEs website

**14 Any other material information**

Particulars	Date
Not Applicable	

Source- Stock Exchange filings

For further updates and information, please refer stock exchange websites i.e. [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com)