Name of the Issue: Brookfield India Real Estate Trust

1 Type of Issue (IPO / FPO) REIT IPO

2 Issue Size (Rs. Cr) 3,800.00
Source: Final Offer Document 9 Feb, 2021

3 Grade of issue along with name of the rating agency

Name	Not Applicable
Grade	

4 Subscription Level (Number of times) 8.0x
Excluding anchor before removing multiple/duplicate bids and technical rejections
Amount of subscription includes all bids received within the price band of INR 274 to INR 275 per Unit
Source: Basis of allotment

5 QIB Holding (as a % of outstanding capital) as disclosed to stock exchanges

Particulars	**%**
(i) allotment in the issue[1]	75.00%
(ii)at the end of 1st FY (31 March 2021)	29.94%
(v)at the end of 2nd FY (31 March 2022)	27.29%
(v)at the end of 3rd FY (March 31, 2023)[2]	Not available

Source: Company Filings, Public Institutions holding is considered
[1] Basis of Allotment (including anchor and institutional investor)
[2] QIB Holding not disclosed as reporting for relevant period has not been completed.

6 Financials of the issuer
(Consolidated Rs. in Cr)

Parameters	**1st FY (March 31, 2021)**	**2nd FY: (March 31, 2022)**	**3rd FY: (March 31, 2023***
Net Sales/ Income from operations	130.94	876.79	NA
Net Profit after minority interest	25.30	246.78	NA
Paid-up equity share capital	8,177.40	8,986.73	NA
Reserves excluding revaluation reserves	25.27	-104.63	NA

*Data for the Financial year is not yet available and shall be updated in due course

7 Trading Status in the scrip of the issuer
Company's Equity Shares are listed on the National Stock Exchange of India Limited ("NSE") and BSE Limited ("BSE")

Particulars	**Status**
(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)*	Not Available

Source: Stock exchange data
*Trading status not disclosed as the relevant fiscal years have not been completed.

8 Change in Directors of issuer from the disclosures in the offer document

Particulars	**Name of the Director**	**Appointed / Resigned**
During year ended March 31, 2021	Ms. Akila Krishnakumar Mr. Shailesh Vishnubhai Haribhakti Ms. Swati Mandava	Appointment Appointment Resignation
During year ended March 31, 2022	NA	NA
During year ended March 31, 2023*	NA	NA

*Change in Directors not disclosed as the relevant fiscal years have not been completed.

9 Status of implementation of project/ commencement of commercial production

(i)as disclosed in the offer document	Not Applicable
(ii)Actual implementation	Not Applicable
(iii)Reasons for delay in implementation, if any	Not Applicable

10 Status of utilization of issue proceeds
(i)as disclosed in the offer document

Paticulars(Rs in Cr)	**Amount proposed to be funded from Net Proceeds**
Partial or full prepayment or scheduled repayment of the existing indebtedness of Asset SPVs	3,575
General corporate purposes	65
Total Net Proceeds	3,640

(ii)Actual implementation

Paticulars(Rs in Cr)	**Amount proposed to be funded from Net Proceeds**
Partial or full prepayment or scheduled repayment of the existing indebtedness of Asset SPVs	3,575
General corporate purposes	65
Total Net Proceeds	3,640

(iii)Reasons for delay in implementation, if any Not Applicable
Source: Company Filings

11 Comments of monitoring agency, if applicable
Not Applicable

12 Pricing Data

Designated Stock Exchange	BSE
Issue Price (Rs.):	275.00
Listing Date	February 16, 2021

Price parameters	At close of listing day i.e. February 16, 2021	At close of 30th calendar day from listing day	At close of 90th calendar day from listing day	As at the end of the 1st FY after the listing of the issue (31st March,2021)		
				Closing price	High (during the FY)	Low (during the FY)
Market Price	269.96	224.01	250.25	223.20	280.05	215.25
Sensex [1]	52,104.17	49,216.52	49,580.73	49,509.15	52,516.76	39,241.87

Price parameters	As at the end of March 31, 2022			As at the end of March 31, 2023*		
	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price	313.40	319.35	220.00	NA	NA	NA
Sensex [1]	58,568.51	62,245.43	47,204.50	NA	NA	NA

The Company is not part of any Sectoral Index
*Data for the Financial year is not yet available
[1] Designated stock exchange

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

Accounting ratio		As disclosed in the 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) %*	Issuer	-11.63%	-29.50%	-6.41%	NA
	Peer Group				
	Embassy REIT	-5.30%	-16.03%	-5.63%	NA
	Mindspace REIT	-3.00%	-14.63%	-5.04%	NA

Notes:
Source: Annual Report and Stock Exhanges
* Calculated as Unit Price / NAV -1
** Not available as reporting for the relevant period has not been completed or not yet disclosed

Any other material information

Information	Date

For updates and further information on material information please visit stock exchanges website www.bseindia.com and www.nseindia.com

Updated as on September 30, 2022