

**Brookfield India Real Estate Trust  
TRACK RECORD**

Name of the issue	Brookfield India Real Estate Trust		
<b>1 Type of issue (IPO/ FPO/InvIT/REIT)</b>	REIT		
<b>2 Issue size (Rs crore)</b> <i>Source: Final Offer Document 9 Feb 2021</i>	3,800.00		
<b>3 Grade of issue alongwith name of the rating agency</b>	NA		
<b>4 Subscription level (number of times)</b> <i>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</i>	8.0x		
<b>5 QIB holding (as a % of total outstanding capital) as disclosed to stock exchanges</b> <i>(i) allotment in the issue (ii) at the end of 1st FY (31 March 2021) (iii) at the end of 2nd FY (31 March 2022) (iv) at the end of 3rd FY (31 March 2023) * Source: Basis of allotment (including anchor and institutional investor) ** Source: Company Filings. Public Institutions holding is considered *** The above data is not disclosed as reporting for the relevant fiscal years has not been completed</i>	75.0%* 29.94%** NA*** NA***		
<b>6 Financials of the issuer</b>	<i>(Rs. in crores)</i>		
	<i>FY2021</i>	<i>FY2022</i>	<i>FY2023</i>
<i>Income from operations</i>	-	-	-
<i>Net Profit for the period</i>	-	-	-
<i>Paid-up equity share capital</i>	-	-	-
<i>Reserves excluding revaluation reserves</i>	-	-	-
<i>Note: The above financials are not disclosed as reporting for the relevant fiscal years has not been completed.</i>			
<b>7 Trading status in the scrip of the issuer</b> <i>Company's units are listed on the National Stock Exchange of India Limited ("NSE") and BSE Limited ("BSE")</i>			
<i>(i) at the end of 1st FY (31 March 2021)</i>	Frequently Traded		
<i>(ii) at the end of 2nd FY (31 March 2022)</i>	NA*		
<i>(iii) at the end of 3rd FY (31 March 2023)</i>	NA*		
<i>*Note: Trading status not disclosed as the relevant fiscal years have not been completed</i>			
<b>8 Change, if any, in directors of issuer from the disclosures in the offer document</b>			
<b>(i) at the end of 1st FY (During FY21)</b>			
<b>Names of directors</b>	<b>Details of Change</b>		
	NA		
<b>(ii) at the end of 2nd FY (During FY22)</b>			
<b>Names of directors</b>	<b>Details of Change</b>		
	NA		
<b>(iii) at the end of 3rd FY (During FY23)</b>			
<b>Names of directors</b>	<b>Details of Change</b>		
	NA		
<i>Note: Change in Directors not disclosed as the relevant fiscal years have not been completed.</i>			
<b>9 Status of implementation of project/ commencement of commercial production</b>			
<i>(i) as disclosed in the offer document</i>	Not Applicable		
<i>(ii) Actual implementation</i>	Not Applicable		
<i>(iii) Reasons for delay in implementation, if any</i>	Not Applicable		

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**10 Status of utilization of issue proceeds**

(i) as disclosed in the offer document

Expenditure Items	Amount (Rs cr)
Partial or full pre-payment or scheduled repayment of the existing indebtedness of Asset SPVs	3,575.00
General purposes	35.00

(ii) Actual utilization

Not Applicable

(iii) Reasons for deviation, if any

NA

**11 Comments of monitoring agency, if applicable**

(a) Comments on use of funds

NA

(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document

NA

(c) Any other reservations expressed by the monitoring agency about the end use of funds

NA

**12 Price- related data**

Issue price: INR275/unit

Price parameters	At close of listing day (16 Feb 2021)	At close of 30th calendar day from listing day (18 Mar 2021)	At close of 90th calendar day from listing day (17 May 2021)	As at the end of FY2021			As at the end of FY2022 <sup>(3)</sup>			As at the end of FY2023 <sup>(3)</sup>		
				Closing price (31 March 2021)	High (during the FY)	Low (during the FY)	Closing price (31 Mar 2022)	High (during the FY)	Low (during the FY)	Closing price (31 Mar 2023)	High (during the FY)	Low (during the FY)
Market Price <sup>(1)</sup>	269.96	224.01	250.25	223.20	269.96	219.36	-	-	-	-	-	-
Index (Sensex) <sup>(2)</sup>	52,104.17	49,216.52	49,580.73	49,509.15	52,154.13	27,590.95	-	-	-	-	-	-

(1) As of BSE (Designated Stock Exchange)

(2) The Company is not part of any Sectoral Index

(3) Price information not disclosed as reporting for the fiscal year has not been completed

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

Accounting Ratio	Name of company	As disclosed in the offer document <sup>(1)</sup>	As at the end of FY2021 <sup>(2)</sup>	As at the end of FY2022 <sup>(2)</sup>	As at the end of FY2023 <sup>(2)</sup>
Price / NAV at Issue Price	Issuer	0.88x			

(1) Sourced from the Final Offer Document dated 9 February 2021

(2) Not disclosed as reporting for the relevant period has not been completed.

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	-5.30%
Mindspace Business Parks REIT	338.41	-3.00%

(1) NAV as of September 30, 2020

(2) Calculated as Unit Price / NAV -1. Unit price is as of December 14, 2020

**14 Any other material information**

NA

All the above information is updated till 30 April 2021, unless indicated otherwise