

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

CONSOLIDATED BALANCE SHEET

Particulars	Note	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
ASSETS			
Non-Current assets			
Property, plant and equipment	3	406.56	186.80
Investment property	4	238,375.88	134,056.77
Investment property under development	4	1,199.00	1,216.94
Intangible assets	3	0.07	0.01
Financial assets			
- Other financial assets	5	1,122.98	569.11
Deferred tax assets (net)	6	4,621.86	3,690.79
Non-current tax assets (net)	7	2,387.76	2,129.84
Other non-current assets	8	576.54	357.66
Total non-current assets		248,690.65	142,207.92
Current assets			
Financial assets			
- Trade receivables	9	731.13	515.79
- Cash and cash equivalents	10	3,702.87	2,096.55
- Other bank balances	11	1,294.01	483.64
- Loans	12	-	-
- Other financial assets	13	1,041.52	616.75
Other current assets	14	660.87	486.33
Total current assets		7,430.40	4,199.06
TOTAL ASSETS		256,121.05	146,406.98
EQUITY AND LIABILITIES			
Equity			
Unit Capital	15	109,101.43	86,556.65
Other equity	16	(6,543.00)	(3,219.27)
Equity attributable to unit holders of the Brookfield India REIT		102,558.43	83,337.38
Non-controlling interest	16	20,055.00	-
Total equity		122,613.43	83,337.38
LIABILITIES			
Non current liabilities			
Financial liabilities			
- Borrowings	17	111,849.10	53,984.16
- Lease liabilities		220.45	220.39
- Other financial liabilities	18	3,084.51	1,261.07
Provisions	19	32.94	23.87
Other non-current liabilities	20	1,175.37	935.14
Total non-current liabilities		116,362.37	56,424.63
Current liabilities			
Financial liabilities			
- Borrowings	21	8,220.28	536.22
- Lease liabilities		342.95	342.93
- Trade payables	22	-	-
Total outstanding dues of micro enterprises and small enterprises		140.08	76.54
Total outstanding dues of creditors other than micro enterprises and small enterprises		902.38	578.42
- Other financial liabilities	23	6,791.02	4,577.11
Provisions	24	11.44	9.99
Other current liabilities	25	616.17	403.64
Current tax liabilities (net)	26	120.93	120.12
Total current liabilities		17,145.25	6,644.97
Total liabilities		133,507.62	63,069.60
TOTAL EQUITY AND LIABILITIES		256,121.05	146,406.98

Material accounting policies

2

The accompanying notes from 1 to 53 form an integral part of these Consolidated Financial Statements.

As per our report of even date attached

For **DELOITTE HASKINS & SELLS**

Chartered Accountants

Firm Registration No.: 015125N

Anand Subramanian

Partner

Membership No: 110815

Place: Bengaluru

Date: 15 May 2024

For and on behalf of the Board of Directors of

Brookprop Management Services Private Limited

(as Manager to the Brookfield India REIT)

Ankur Gupta

Director

DIN No. 08687570

Place: Mumbai

Date: 15 May 2024

Alok Aggarwal

CEO and Managing Director

DIN No. 00009964

Place: New Delhi

Date: 15 May 2024

Amit Jain

Chief Financial Officer

Place: New Delhi

Date: 15 May 2024

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

CONSOLIDATED STATEMENT OF PROFIT AND LOSS

Particulars	Note	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Income and gains			
Revenue from operations	27	17,804.81	11,969.99
Other income	28	741.19	324.80
Total income		18,546.00	12,294.79
Expenses and losses			
Cost of material consumed	29	73.65	54.84
Employee benefits expenses	30	428.38	347.31
Finance costs	31	8,517.84	4,324.57
Depreciation and amortization expenses	32	4,110.38	2,752.02
Investment management fees		90.92	80.11
Valuation expenses		20.51	12.56
Trustee fees		2.95	2.95
Other expenses	33	4,656.81	3,316.53
Total expenses		17,901.44	10,890.89
Profit/(loss) before tax		644.56	1,403.90
Tax expense:			
Current tax	34	-	-
- for current period		89.17	40.17
- for earlier years		1.64	(12.89)
Deferred tax charge/ (credit)		592.38	64.30
Tax expense for the year		683.19	91.58
Profit/(loss) for the year after tax		(38.63)	1,312.32
Other comprehensive income			
Items that will not be reclassified to profit or loss			
- Remeasurement of defined benefit obligations		(0.01)	1.03
- Income tax related to items that will not be reclassified to profit or loss		0.07	(0.37)
Other comprehensive income for the year, net of tax		0.06	0.66
Total comprehensive income/(loss) for the year		(38.57)	1,312.98
Profit/(loss) for the year after income tax attributable to unit holders of Brookfield India REIT		235.96	1,312.32
(Loss) for the year after income tax attributable to non- controlling interests		(274.59)	-
Total comprehensive income/(loss) for the year attributable to unit holders of Brookfield India REIT		236.02	1,312.98
Total comprehensive (loss) for the year attributable to non- controlling interests		(274.59)	-
Earnings per unit			
Basic	40	0.59	3.92
Diluted		0.59	3.92

Material accounting policies

2

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As per our report of even date attached

For **DELOITTE HASKINS & SELLS**

Chartered Accountants

Firm Registration No.: 015125N

Anand Subramanian

Partner

Membership No: 110815

Place: Bengaluru

Date: 15 May 2024

For and on behalf of the Board of Directors of

Brookprop Management Services Private Limited

(as Manager to the Brookfield India REIT)

Ankur Gupta

Director

DIN No. 08687570

Place: Mumbai

Date: 15 May 2024

Alok Aggarwal

CEO and Managing Director

DIN No. 00009964

Place: New Delhi

Date: 15 May 2024

Amit Jain

Chief Financial Officer

Place: New Delhi

Date: 15 May 2024

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

CONSOLIDATED STATEMENT OF CASH FLOWS

Particulars	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Cash flows from operating activities :		
Profit before tax	644.56	1,403.90
Adjustments for :		
Depreciation and amortization expense	4,110.38	2,752.02
Allowance for expected credit loss	79.52	10.22
Interest income on deposits with banks	(319.99)	(116.52)
Deferred income amortization	(321.35)	(207.60)
Credit impaired	9.73	11.26
Restricted stock units	(6.29)	5.74
Finance cost	8,517.84	4,324.57
Fair value gain on income support	(133.00)	(77.46)
Gain on derivative relating to share conversion feature in 14% CCD at fair value through profit or loss	(45.65)	-
Operating cash flows before working capital changes	12,535.75	8,106.13
Movement in working capital:		
(Increase) in other current and non current assets	(196.07)	(92.33)
Decrease in current and non current financial assets	1,894.32	448.58
Increase/(Decrease) in current and non current financial liabilities(refer note 3 below)	(10.07)	436.82
Increase/(Decrease) in other current and non current liabilities	(161.80)	373.34
Cash generated from operating activities	14,062.13	9,272.54
Income taxes (paid)/refunds received (net)	266.18	758.63
Net cash generated from operating activities (A)	14,328.31	9,531.17
Cash flows from investing activities :		
Expenditure incurred on investment property (refer note 3 below)	(1,503.18)	(1,166.54)
Purchase of property, plant and equipment	(179.99)	(53.70)
Payment for acquisition of subsidiary, including directly attributable expenses	(19,912.50)	(11.52)
Deposits with banks matured#	1,292.67	512.15
Deposits with banks made #	(1,463.06)	(500.17)
Interest received on deposits with banks	323.72	126.42
Net cash used in investing activities (B)	(21,442.34)	(1,093.36)
Cash flows from financing activities :#		
Finance cost paid	(10,211.03)	(4,105.97)
Proceeds from long-term borrowings	30,850.00	3,400.00
Proceeds from issue of commercial papers	6,948.95	-
Repayment of lease liabilities	(28.68)	(305.57)
Repayment of non convertible debentures	(440.00)	-
Repayment of long-term borrowings	(34,567.54)	(567.18)
Proceeds from issue of Units	23,053.59	-
Expense incurred towards Institutional placement	(712.63)	-
Expense incurred towards preferential allotment	(1.41)	(4.00)
Distribution to unitholders	(7,332.18)	(6,802.19)
Net cash generated from/ (used) in financing activities (C)	7,559.07	(8,384.91)
Net increase in cash and cash equivalents (A+B+C)	445.04	52.90
Cash and cash equivalents at the beginning of the year	2,096.55	2,043.65
Cash and cash equivalents acquired due to asset acquisition:	1,161.28	-
Cash and cash equivalents at the end of the year (refer note 10)	3,702.87	2,096.55
Components of cash and cash equivalents at the end of the year		
Balances with banks		
- in current account	123.04	38.05
- in deposit account	3,579.83	2,058.50
	3,702.87	2,096.55

Represents deposits with original maturity of more than 3 months.

Refer note 17(e) for changes in liabilities arising from financing activities.

Notes:

- The cash flow statement has been prepared in accordance with "Indirect Method" as set out in Indian Accounting Standard - 7 : "Statement on Cash Flows".
- The Trust has issued Units in exchange for investments in Kairos during the year ended 31 March 2024. The same has not been reflected in Consolidated Statement of Cash Flows since these were non-cash transactions. (refer note 43)
- The Group has changed its presentation relating to brokerage paid on operating leases to "Cash flows from investing activities" from "Cash flows from operating activities" as the brokerage is capitalized to the carrying amount of the underlying assets as initial direct cost as per the requirement of Ind AS 116-Leases. The impact of this change in presentation is not material and has increased the cash inflows from operating activities and has increased the cash outflows from investing activities by ₹ 280.69 million for the year ended 31 March 2023. The change in presentation in cash flows does not have any impact on the NDCF reported for prior periods.

Material accounting policies (refer note 2)

The accompanying notes from 1 to 53 form an integral part of these Consolidated Financial Statements.

As per our report of even date attached

For **DELOITTE HASKINS & SELLS**

Chartered Accountants

Firm Registration No.: 015125N

Anand Subramanian

Partner

Membership No: 110815

Place: Bengaluru

Date: 15 May 2024

For and on behalf of the Board of Directors of

Brookprop Management Services Private Limited

(as Manager to the Brookfield India REIT)

Ankur Gupta

Director

DIN No. 08687570

Place: Mumbai

Date: 15 May 2024

Alok Aggarwal

CEO and Managing Director

DIN No. 00009964

Place: New Delhi

Date: 15 May 2024

Amit Jain

Chief Financial Officer

Place: New Delhi

Date: 15 May 2024

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

CONSOLIDATED STATEMENT OF CHANGES IN UNITHOLDER'S EQUITY

(A) UNIT CAPITAL

	Unit in Nos.	Amount
Balance as on 01 April 2022	335,087,073	89,867.31
Changes in unit capital during the previous year:		
Less: Distribution to Unitholders for the quarter ended 31 March 2022#	-	(720.44)
Less: Distribution to Unitholders for the quarter ended 30 June 2022#	-	(857.82)
Less: Distribution to Unitholders for the quarter ended 30 September 2022#	-	(861.17)
Less: Distribution to Unitholders for the quarter ended 31 December 2022#	-	(871.23)
Balance at the end of the previous reporting year 31 March 2023	335,087,073	86,556.65
Balance as on 01 April 2023	335,087,073	86,556.65
Changes in unit capital during the current period:		
Less: Distribution to Unitholders for the quarter ended 31 March 2023#	-	(891.33)
Less: Distribution to Unitholders for the quarter ended 30 June 2023#	-	(861.30)
Less: Distribution to Unitholders for the quarter ended 30 September 2023#	-	(939.64)
Less: Distribution to Unitholders for the quarter ended 31 December 2023#	-	(1,088.93)
Add: Units issued during the year (refer note 15)	103,998,149	27,053.59
Less: Issue expenses (refer note 15)	-	(727.61)
Balance at the end of the reporting year 31 March 2024	439,085,222	109,101.43

(B) OTHER EQUITY

Particulars	Attributable to unit holders of Brookfield India REIT Retained earnings	Non- controlling interests*	TOTAL
Balance as on 01 April 2022	(1,046.38)	-	(1,046.38)
Add: Profit for the year ended 31 March 2023	1,312.32	-	1,312.32
Add: Other comprehensive income for the year ended 31 March 2023	0.66	-	0.66
Add: Total comprehensive income for the previous year	1,312.98	-	1,312.98
Less: Distribution to Unitholders for the quarter ended 31 March 2022#	(988.51)	-	(988.51)
Less: Distribution to Unitholders for the quarter ended 30 June 2022#	(851.12)	-	(851.12)
Less: Distribution to Unitholders for the quarter ended 30 September 2022#	(847.77)	-	(847.77)
Less: Distribution to Unitholders for the quarter ended 31 December 2022#	(804.21)	-	(804.21)
Add: Restricted stock units	5.74	-	5.74
Balance as at 31 March 2023	(3,219.27)	-	(3,219.27)
Balance as on 01 April 2023	(3,219.27)	-	(3,219.27)
Less: Distribution to Unitholders for the quarter ended 31 March 2023#	(784.10)	-	(784.10)
Less: Distribution to Unitholders for the quarter ended 30 June 2023#	(780.29)	-	(780.29)
Add: Non- controlling interests on acquisition of subsidiaries	-	15,643.68	15,643.68
Add: Equity component of compound financial instrument attributable to non- controlling interests	-	4,685.91	4,685.91
Less: Distribution to Unitholders for the quarter ended 30 September 2023#	(992.34)	-	(992.34)
Less: Distribution to Unitholders for the quarter ended 31 December 2023#	(996.73)	-	(996.73)
Add: Profit/(loss) for the year ended 31 March 2024	235.96	(274.59)	(38.63)
Add: Other comprehensive income for the year ended 31 March 2024	0.06	-	0.06
Add: Total comprehensive income/(loss) for the current year	236.02	(274.59)	(38.57)
Add: Restricted stock units	(6.29)	-	(6.29)
Balance as at 31 March 2024	(6,543.00)	20,055.00	13,512.00

* Refer note 1

The distributions made by Trust to its Unitholders are based on the Net Distributable Cash Flows (NDCF) of Brookfield India REIT under the REIT Regulations. (Refer foot note 1 of statement of Net Distributable Cash Flows of Brookfield India REIT- Standalone)

Material accounting policies (refer note 2)

The accompanying notes from 1 to 53 form an integral part of these Consolidated Financial Statements.

As per our report of even date attached

For **DELOITTE HASKINS & SELLS**

Chartered Accountants

Firm Registration No.: 015125N

Anand Subramanian

Partner

Membership No: 110815

Place: Bengaluru

Date: 15 May 2024

For and on behalf of the Board of Directors of

Brookprop Management Services Private Limited

(as Manager to the Brookfield India REIT)

Ankur Gupta

Director

DIN No. 08687570

Place: Mumbai

Date: 15 May 2024

Alok Aggarwal

CEO and Managing Director

DIN No. 00009964

Place: New Delhi

Date: 15 May 2024

Amit Jain

Chief Financial Officer

Place: New Delhi

Date: 15 May 2024

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

CONSOLIDATED STATEMENT OF NET ASSETS AT FAIR VALUE

S. No	Particulars	As at 31 March 2024 (Audited)		As at 31 March 2023 (Audited)	
		Book Value	Fair value	Book Value	Fair value
A	Assets	256,121.05	307,198.31	146,406.98	174,019.18 (refer note 2 below)
B	Liabilities	(133,507.62)	(133,507.62)	(63,069.60)	(63,069.60)
	Add: Other Adjustment*	-	563.40	-	563.32
C	Net Assets (A-B)	122,613.43	174,254.09	83,337.38	111,512.90
D	Less: Non-controlling interest	(20,055.00)	(28,213.30)	-	-
E	Net Assets attributable to unit holders of Brookfield India REIT	102,558.43	146,040.79	83,337.38	111,512.90
F	No. of units	439,085,222	439,085,222	335,087,073	335,087,073
G	NAV per unit (E/F)	233.57	332.60	248.70	332.79

*The Trust is required to disclose in the 'Statement of Net Assets at Fair Value', as per Master Circular for Real Estate Investment Trusts dated 6 July 2023, the value of liabilities should be as reflected in the Balance Sheet i.e. carrying value of liabilities. Further, fair value of investment property is after considering cash outflows towards lease liabilities. Hence, carrying amount of lease liabilities as of 31 March 2024 and 31 March 2023 has been adjusted to arrive at the NAV per unit.

Measurement of fair values

The fair value of investment properties and investment property under development has been determined by independent external registered property valuers, having appropriately recognized professional qualifications and recent experience in the location and category of the properties being valued.

Valuation technique

The fair value measurement of the investment properties and investment property under development has been categorized as a Level 3 fair value based on the inputs to the valuation technique used.

The valuers have followed a discounted cash flow method. The discounted cash flow method considers the present value of net cash flows to be generated from the respective properties, taking into account the expected rental growth rate, vacancy period, occupancy rate, average sq. ft. rent and lease incentive costs. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality, lease terms and investors expected return.

For fair valuation of financial assets and financial liabilities refer note 37.

Notes

- Candor Kolkata has plans to de-notify a portion of its SEZ into non SEZ. The denotification will be taken up prior to the construction commencement and is procedural in nature. Hence, the fair valuation of such SEZ portion has been computed by the valuers assuming non IT use.
- Project wise break up of Fair value of Assets :

As at 31 March 2024

Entity and Property name	Fair value of Investment property and Investment property under development	Other assets at book value	Total assets
Candor Kolkata One Hi-Tech Structures Private Limited	73,335.00	3,388.41	76,723.41
Shantiniketan Properties Private Limited	25,622.00	984.55	26,606.55
Festus Properties Private Limited	26,998.00	1,428.22	28,426.22
Seaview Developers Private Limited	42,619.00	2,468.20	45,087.20
Candor Gurgaon One Realty Projects Private Limited	50,120.00*	2,247.20	52,367.20
Kairos Properties Private Limited	73,556.00	1,861.74	75,417.74
Candor India Office Parks Private Limited	-	151.83	151.83
Brookfield India Real Estate Trust	-	2,418.16	2,418.16
	292,250.00	14,948.31	307,198.31

*Includes ₹ 936.01 millions of finance receivable relating to income support and corresponding amount has been reduced from other assets.

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Fair value of Investment property and Investment property under development include impact of lease rent equalization, therefore carrying amount of lease rent equalization as of 31 March 2024 amounting to ₹ 661.82 millions has been reduced from other assets.

As at 31 March 2023

Entity and Property name	Fair value of Investment property and Investment property under development	Other assets at book value	Total assets
Candor Kolkata One Hi-Tech Structures Private Limited	72,300.00	3,519.10	75,819.10
Shantiniketan Properties Private Limited	24,245.00	838.40	25,083.40
Festus Properties Private Limited	24,288.00	1,636.53	25,924.53
Seaview Developers Private Limited	42,896.00*	2,354.62	45,250.62
Candor India Office Parks Private Limited	-	102.06	102.06
Brookfield India Real Estate Trust	-	1,839.47	1,839.47
	163,729.00	10,290.18	174,019.18

*Includes ₹ 517.23 millions of finance receivable relating to income support and corresponding amount has been reduced from other assets.

Fair value of Investment property and Investment property under development includes impact of lease rent equalization therefore carrying amount of lease rent equalization as of 31 March 2023 amounting to ₹ 325.87 millions has been reduced from other assets.

- Fair values of assets as disclosed above are the fair values of the total assets of all SPVs as included in the Consolidated Financial Statements.
- Fair values of investment property and investment property under development as at 31 March 2024 and 31 March 2023 as disclosed above are solely based on the fair valuation report of the independent external registered valuer appointed under the REIT Regulations.

Material accounting policies (refer note 2)

The accompanying notes from 1 to 53 form an integral part of these Consolidated Financial Statements.

As per our report of even date attached

For **DELOITTE HASKINS & SELLS**
Chartered Accountants
Firm Registration No.: 015125N

Anand Subramanian
Partner
Membership No: 110815
Place: Bengaluru
Date: 15 May 2024

For and on behalf of the Board of Directors of
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Ankur Gupta
Director
DIN No. 08687570
Place: Mumbai
Date: 15 May 2024

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CEO and Managing Director
DIN No. 00009964
Place: New Delhi
Date: 15 May 2024

Amit Jain
Chief Financial Officer
Place: New Delhi
Date: 15 May 2024

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

CONSOLIDATED STATEMENT OF TOTAL RETURN AT FAIR VALUE

S. No	Particulars	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
A	Total comprehensive Income	(38.57)	1,312.98
B	Add/(Less): Changes in fair value not recognized*		
	- Investment Property	18,661.83	4,259.60
C	(A+B) Total Return	18,623.26	5,572.58
	Total Return attributable to unit holders of Brookfield India REIT	13,271.66	5,572.58
	Total Return attributable to non- controlling interests	5,351.60	-

Brookfield India REIT acquired investments in SPVs on 8 February 2021, 24 January 2022, 18 August 2023 and 28 August 2023 as fully described in Note 1. The changes in fair value for the year ended 31 March 2024 and 31 March 2023 has been computed based on the changes in fair value of the underlying assets and liabilities of SPVs (including investment properties and investment property under development) as at 31 March 2024 and 31 March 2023 as compared with the values as at 31 March 2023 and 31 March 2022 respectively, after adjusting changes in book value of assets and liabilities between these dates. The fair values of the investment properties and investment property under development as at 31 March 2024, 31 March 2023 and 31 March 2022 are solely based on the valuation report of the independent registered valuer appointed under the REIT Regulations.

*This does not include difference between carrying value and fair value of borrowings pursuant to liabilities being reflected at carrying values in the statement of Net assets at fair value. This change does not impact the Total Return attributable to unit holders of Brookfield India REIT.

Material accounting policies (refer note 2)

The accompanying notes from 1 to 53 form an integral part of these Consolidated Financial Statements.

As per our report of even date attached

For **DELOITTE HASKINS & SELLS**

Chartered Accountants
Firm Registration No.: 015125N

Anand Subramanian

Partner
Membership No: 110815
Place: Bengaluru
Date: 15 May 2024

For and on behalf of the Board of Directors of

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Place: New Delhi
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Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Additional disclosures as required by Paragraph 4.6 to SEBI master circular No. SEBI/HO/DDHS-PoD-2/P/ CIR/2023/116

Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 4.6 to SEBI master circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(I) BROOKFIELD INDIA REIT - STANDALONE

Sr No.	Particulars	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
1	Cash flows received from Asset SPVs, CIOP/Operating Service Provider and any investment entity in the form of:		
	• Interest (net of applicable taxes, if any)	3,826.50	3,314.37
	• Dividends (net of applicable taxes, if any)	-	87.00
	• Repayment of Shareholder Debt (or debentures and other similar instruments)	5,599.92	4,267.00
	• Proceeds from buy-backs/ capital reduction/ redemptions (net of applicable taxes)	-	-
2	Add: Proceeds from sale, (transfer or liquidation or redemption or otherwise realization) of investments (including cash equivalents), assets or shares of/interest in Asset SPVs, or any form of fund raise at Brookfield REIT level, adjusted for the following:	30,002.54	-
	• Applicable capital gains and other taxes	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-
	• Directly attributable transaction costs	(788.48)	-
	• Proceeds reinvested or planned to be reinvested as per REIT Regulations	(20,344.06)	-
	• Investment in shares or debentures or shareholder debt of Asset SPVs and/ or CIOP/ Operating Service Provider or other similar investments	(8,870.00)	-
	• Lending to Assets SPVs and/ or CIOP/ Operating Service Provider	-	-
3	Add: Proceeds from sale (transfer or liquidation or redemption or otherwise realization) of investments, assets or shares of/ interest in Asset SPVs not distributed pursuant to an earlier plan to re-invest as per REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-
4	Add: Any other income received at the Brookfield REIT level and not captured herein, or refund/ waiver/ cessation of any expenses/ liability.	166.78	43.74
5	Less: Any other expense (whether in the nature of revenue or capital expenditure) or any liability or other payouts required at the Brookfield REIT level, and not captured herein.	(209.60)	(192.75)
6	Less: Any payment of fees, including but not limited to:		
	• Trustee fees	(2.95)	(2.95)
	• REIT Management Fees	(86.52)	(78.74)
	• Valuer fees	(18.84)	(10.07)
	• Legal and professional fees	(40.96)	(26.46)
	• Trademark license fees	-	-
	• Secondment fees	-	-
7	Add: Cash flow received from Asset SPV and investment entity, if any including to the extent not covered above:		
	• repayment of the debt in case of investments by way of debt	-	-
	• proceeds from buy-backs/ capital reduction	-	-
8	Add/(Less): Debt drawdown/ (payment) of interest and repayment on external debt (including any loans, bonds, debentures or other form of debt funding) at the Brookfield REIT level.	-	-
9	Less: Income tax and other taxes (if applicable) at the Standalone Brookfield REIT level (net of any tax refunds).	(73.46)	7.42
10	Add/(Less): Cash inflows and outflows in relation to any real estate properties held directly by the Brookfield REIT, to the extent not covered above (if any).	-	-

Sr No.	Particulars	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
11	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	(1,455.67)	(622.45)
	NDCF	7,705.20	6,786.11

- a) The difference between SPV level NDCF and REIT level NDCF is primarily on account of utilization of opening cash at the SPV level for the year ended 31 March 2024.
- b) The difference between REIT level NDCF and distributions to unitholders for the year ended 31 March 2024 is on account of utilization of surplus NDCF post distribution to unitholders till 30 September 2023.

Notes:

- 1 The Board of Directors of the Manager to the Trust, in their meeting held on 15 May 2024, have declared distribution to Unitholders of ₹ 4.75 per unit which aggregates to ₹ 2,085.66 million for the quarter ended 31 March 2024. The distributions of ₹ 4.75 per unit comprises ₹ 2.18 per unit in the form of interest payment on shareholder loan, CCD's and NCD's, ₹ 2.51 per unit in the form of repayment of SPV debt and NCD and the balance ₹ 0.06 per unit in the form of interest on fixed deposit.

Along with distribution of ₹ 5,659.24 million/ ₹ 13.00 per unit for the nine months ended 31 December 2023, the cumulative distribution for the year ended 31 March 2024 aggregates to ₹ 7,744.90 million/ ₹ 17.75 per unit.

- 2 NDCF for the year ended 31 March 2024 is computed in accordance with the NDCF framework under the Distribution Policy as approved in the Offer Document.

Material accounting policies (refer note 2)

The accompanying notes from 1 to 53 form an integral part of these Consolidated Financial Statements.

As per our report of even date attached
For **DELOITTE HASKINS & SELLS**
Chartered Accountants
Firm Registration No.: 015125N

Anand Subramanian
Partner
Membership No: 110815
Place: Bengaluru
Date: 15 May 2024

For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited
(as Manager to the Brookfield India REIT)

Ankur Gupta
Director
DIN No. 08687570
Place: Mumbai
Date: 15 May 2024

Alok Aggarwal
CEO and Managing Director
DIN No. 00009964
Place: New Delhi
Date: 15 May 2024

Amit Jain
Chief Financial Officer
Place: New Delhi
Date: 15 May 2024

Additional disclosures as required by Paragraph 4.6 to SEBI master circular No. SEBI/HO/DDHS-PoD-2/P/ CIR/2023/116

Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 4.6 to SEBI master circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(II) CALCULATION OF NET DISTRIBUTABLE CASH FLOWS AT EACH ASSET SPV

Sr. No.	Particulars	For the year ended 31 March 2024 (Audited)							Total
		Candor Kolkata	SPPL Noida	CIOP	Festus	SDPL Noida	Candor Gurgaon 1	Kairos	
1	Profit / (Loss) after tax as per statement of profit and loss (standalone) (A)	(319.72)	(190.21)	29.09	(368.63)	(447.81)	(623.11)	597.28	(1,323.11)
	Adjustment								
2	Add: Depreciation, amortization and impairment as per statement of profit and loss	685.26	813.98	11.79	249.27	557.53	344.59	115.47	2,777.89
3	Add/(Less): Any other item of non-cash expense/ non -cash income (net of actual cash flows for these items), as may be deemed necessary by the Manager. For example, any decrease/ increase in carrying amount of an asset or of a liability recognized in statement of profit and loss/income and expenditure on measurement of the asset or the liability at fair value, interest cost as per effective interest rate method, deferred tax, lease rents recognized on a straight line basis, etc.	(24.32)	(60.14)	4.64	11.02	(296.68)	(128.54)	(421.39)	(915.41)
4	Add/less: Loss/gain on sale, transfer/ disposal/ liquidation of real estate assets, investments (including cash equivalents), other assets or shares of /interest in Asset SPVs.	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale / liquidation/ transfer/ disposal of real estate assets, investments (including cash equivalents), assets or shares of / interest in Asset SPVs, adjusted for the following:	-	-	-	-	-	-	-	-
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-
	• Any acquisition	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per REIT Regulations	-	-	-	-	-	-	-	-
	• Investment in any form as permitted under the REIT Regulations as may be deemed necessary by the Manager	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of real estate assets, investments, assets or sale of shares of Asset SPVs not distributed pursuant to an earlier plan to re-invest as per REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	-	-

Sr. No.	Particulars	For the year ended 31 March 2024 (Audited)							Total
		Candor Kolkata	SPPL Noida	CIOP	Festus	SDPL Noida	Candor Gurgaon 1	Kairos	
7	Add: Interest (or other similar payments) on Shareholder Debt (or on debentures or other instruments held by the Brookfield REIT) charged/ debited to the statement of profit and loss.	1,120.87	237.47	-	624.35	741.84	455.36	477.38	3,657.27
8	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, deferred/prepaid income or deferred/ prepaid expenditure, etc.	1,303.33	295.22	(43.83)	577.21	825.11	10,484.04	5,796.26	19,237.34
9	Less: Any expense in the nature of capital expenditure including capitalized interest thereon (to the parties other than Brookfield REIT), capitalized overheads, etc.	(504.87)	(263.47)	(3.24)	(179.13)	(340.35)	(143.89)	(248.22)	(1,683.17)
10	Add/(Less): Net debt (repayment)/ drawdown/ (redemption) of preference shares/ debentures/ any other such instrument/ premiums/ accrued interest/ any other obligations/ liabilities etc., to parties other than Brookfield REIT, as may be deemed necessary by the Manager.	347.96	1,573.46	-	1,362.47	(135.73)	(10,196.63)	(5,573.27)	(12,621.74)
11	Add: Cash inflows in relation to equity/ non-refundable advances, etc.	-	-	-	-	-	-	-	-
12	Less: Any dividends on or proceeds from repayments or redemptions or buy-backs or capital reduction of shares (including compulsory convertible instruments), held by anyone other than the Brookfield REIT (either directly or indirectly), and any taxes thereon (including any dividend distribution tax or buy back distribution tax, etc., if applicable).	-	-	-	-	-	-	-	-
	Total adjustments (B)	2,928.23	2,596.52	(30.64)	2,645.19	1,351.72	814.93	146.23	10,452.18
	NDCF (C) = (A+B)	2,608.51	2,406.31	(1.55)	2,276.56	903.91	191.82	743.51	9,129.07

Material accounting policies (refer note 2)

The accompanying notes from 1 to 53 form an integral part of these Consolidated Financial Statements.

As per our report of even date attached
For **DELOITTE HASKINS & SELLS**
Chartered Accountants
Firm Registration No.: 015125N

Anand Subramanian
Partner
Membership No: 110815
Place: Bengaluru
Date: 15 May 2024

For and on behalf of the Board of Directors of
Brookprop Management Services Private Limited
(as Manager to the Brookfield India REIT)

Ankur Gupta
Director
DIN No. 08687570
Place: Mumbai
Date: 15 May 2024

Alok Aggarwal
CEO and Managing Director
DIN No. 00009964
Place: New Delhi
Date: 15 May 2024

Amit Jain
Chief Financial Officer
Place: New Delhi
Date: 15 May 2024

Additional disclosures as required by Paragraph 4.6 to SEBI master circular No. SEBI/HO/DDHS-PoD-2/P/ CIR/2023/116

Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 4.6 to SEBI master circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(II) CALCULATION OF NET DISTRIBUTABLE CASH FLOWS AT EACH ASSET SPV

Sr. No.	Particulars	For the year ended 31 March 2023 (Audited)						Total
		Candor Kolkata	SPPL Noida	CIOP	Festus	SDPL Noida		
1	Profit / (Loss) after tax as per statement of profit and loss (standalone) (A)	(95.59)	61.78	50.18	(380.37)	(342.08)	(706.08)	
	Adjustment							
2	Add: Depreciation, amortization and impairment as per statement of profit and loss	596.87	311.97	3.09	251.78	555.90	1,719.61	
3	Add/(Less): Any other item of non-cash expense/ non-cash income (net of actual cash flows for these items), as may be deemed necessary by the Manager. For example, any decrease/ increase in carrying amount of an asset or of a liability recognized in statement of profit and loss/ income and expenditure on measurement of the asset or the liability at fair value, interest cost as per effective interest rate method, deferred tax, lease rents recognized on a straight line basis, etc.	(186.99)	(79.58)	5.80	117.87	(293.48)	(436.38)	
4	Add/less: Loss/gain on sale, transfer/ disposal/ liquidation of real estate assets, investments (including cash equivalents), other assets or shares of / interest in Asset SPVs.	-	-	-	-	-	-	
5	Add: Proceeds from sale / liquidation/transfer/ disposal of real estate assets, investments (including cash equivalents), assets or shares of / interest in Asset SPVs, adjusted for the following:	-	-	-	-	-	-	
	• Applicable capital gains and other taxes	-	-	-	-	-	-	
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	
	• Any acquisition	-	-	-	-	-	-	
	• Directly attributable transaction costs	-	-	-	-	-	-	
	• Proceeds reinvested or planned to be reinvested as per REIT Regulations	-	-	-	-	-	-	
	• Investment in any form as permitted under the REIT Regulations as may be deemed necessary by the Manager	-	-	-	-	-	-	
6	Add: Proceeds from sale of real estate assets, investments, assets or sale of shares of Asset SPVs not distributed pursuant to an earlier plan to re-invest as per REIT Regulations, if such proceeds are not intended to be invested subsequently.	-	-	-	-	-	-	
7	Add: Interest (or other similar payments) on Shareholder Debt (or on debentures or other instruments held by the Brookfield REIT) charged/ debited to the statement of profit and loss.	1,344.73	309.54	-	763.10	694.17	3,111.54	
8	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, deferred/prepaid income or deferred/ prepaid expenditure, etc.	1,062.97	81.17	10.90	335.40	1,009.73	2,500.17	
9	Less: Any expense in the nature of capital expenditure including capitalized interest thereon (to the parties other than Brookfield REIT), capitalized overheads, etc.	(93.92)	(269.20)	(7.12)	(341.39)	(508.61)	(1,220.24)	
10	Add/(Less): Net debt (repayment)/ drawdown/ (redemption) of preference shares/ debentures/ any other such instrument/ premiums/accrued interest/ any other obligations/ liabilities etc., to parties other than Brookfield REIT, as may be deemed necessary by the Manager.	1,934.67	329.84	-	579.01	(32.24)	2,811.28	
11	Add: Cash inflows in relation to equity/ non-refundable advances, etc.	-	-	-	-	-	-	

Sr. No.	Particulars	For the year ended 31 March 2023 (Audited)					Total
		Candor Kolkata	SPPL Noida	CIOP	Festus	SDPL Noida	
12	Less: Any dividends on or proceeds from repayments or redemptions or buy-backs or capital reduction of shares (including compulsory convertible instruments), held by anyone other than the Brookfield REIT (either directly or indirectly), and any taxes thereon (including any dividend distribution tax or buy back distribution tax, etc., if applicable).	-	-	-	-	-	-
	Total adjustments (B)	4,658.33	683.74	12.67	1,705.77	1,425.47	8,485.98
	NDCF (C) = (A+B)*	4,562.74	745.52	62.85	1,325.40	1,083.39	7,779.90

* Refer note 3 of Consolidated Statement of Cash Flows

Material accounting policies (refer note 2)

The accompanying notes from 1 to 53 form an integral part of these Consolidated Financial Statements.

As per our report of even date attached

For **DELOITTE HASKINS & SELLS**

Chartered Accountants

Firm Registration No.: 015125N

Anand Subramanian

Partner

Membership No: 110815

Place: Bengaluru

Date: 15 May 2024

For and on behalf of the Board of Directors of

Brookprop Management Services Private Limited

(as Manager to the Brookfield India REIT)

Ankur Gupta

Director

DIN No. 08687570

Place: Mumbai

Date: 15 May 2024

Alok Aggarwal

CEO and Managing Director

DIN No. 00009964

Place: New Delhi

Date: 15 May 2024

Amit Jain

Chief Financial Officer

Place: New Delhi

Date: 15 May 2024

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

1 ORGANIZATION STRUCTURE

The Consolidated Financial Statements ('Consolidated Financial Statements') comprise financial statements of Brookfield India Real Estate Trust ('Brookfield India REIT' or 'Trust') and its subsidiaries namely Shantiniketan Properties Private Limited ('SPPL Noida'), Candor Kolkata One Hi-Tech Structures Private Limited ('Candor Kolkata'), Festus Properties Private Limited ('Festus'), Seaview Developers Private Limited ('SDPL Noida'), Candor Gurgaon One Realty Projects Private Limited ('Candor Gurgaon 1"/"G1"), Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited) ('Kairos"/"Downtown Powai") and Candor India Office Parks Private Limited ('CIOP') (individually referred to as 'Special Purpose Vehicle' or 'SPV' and together referred to as 'Brookfield India REIT Portfolio companies' or 'Group'). The SPVs are companies domiciled in India.

Brookprop Management Services Private Limited (the 'Settlor') has set up the Brookfield India Real Estate Trust on 17 July 2020, as an irrevocable trust, pursuant to the Trust Deed, under the provisions of the Indian Trusts Act, 1882 and the Trust has been registered with SEBI as a Real Estate Investment Trust on 14 September 2020 under Regulation 6 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014. The Trustee to Brookfield India Real Estate Trust is Axis Trustee Services Limited (the 'Trustee') and the Manager for Brookfield India Real Estate Trust is Brookprop Management Services Private Limited (the 'Manager').

The objectives of Brookfield India REIT is to undertake activities in accordance with the provisions of the SEBI REIT Regulations and the Trust Deed. The principal activity of Brookfield India REIT is to own and invest in rent or income generating real estate and related assets in India with the objective of producing stable and sustainable distributions to Unitholders.

Brookfield India REIT acquired the following SPVs by acquiring all the equity interest held by the Sponsor and certain members of Sponsor Group (refer note 42) on 08 February 2021. In exchange for these equity interests, the above shareholders have been allotted 127,892,403 Units of Brookfield India REIT valued at ₹ 275/- each.

Brookfield India REIT went public as per its plan for Initial Public Offer of Units after obtaining the required approvals from the relevant authorities. The Units were allotted to the successful applicants on 08 February 2021 and 11 February 2021.

All these Units were subsequently listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on 16 February 2021.

The brief activities and shareholding pattern of the SPVs are provided below:

Name of SPV	Activities	Shareholding up to 07 February 2021 (in percentage)	Shareholding from 08 February 2021 (in percentage)
SPPL Noida	Developing and leasing of commercial real estate property in India, primarily in IT/ITeS sector in Sector 62, Noida, Uttar Pradesh.	BSREP India Office Holdings Pte. Ltd.: 100% BSREP Moon C1 L.P.: 0.00% (10 Shares)	Brookfield India REIT : 100% Candor India Office Parks Private Limited : 0.00% (1 share) (as nominee of Brookfield India REIT)
Candor Kolkata	Developing and leasing of commercial real estate property in India, primarily in IT/ITeS Special Economic Zone (SEZ) in New Town, Rajarhat, Kolkata and Sector 21, Dumdahera Gurugram.	BSREP India Office Holdings V Pte. Ltd.: 99.97% BSREP India Office Holdings Pte. Ltd.: 0.03%	Brookfield India REIT : 100% Candor India Office Parks Private Limited : 0.00% (1 share) (as nominee of Brookfield India REIT)
CIOP	Providing management related service including facilities management service and property management services.	BSREP Moon C1 L.P.: 99.99% BSREP Moon C2 L.P. : 0.01%	Brookfield India REIT : 100% Candor Kolkata One Hi-Tech Structures Private Limited : 0.00% (1 share) (as nominee of Brookfield India REIT)
Festus	Developing and leasing of commercial real estate property in India, primarily in IT/ITeS Special Economic Zone (SEZ) in Powai, Mumbai.	Kairos Property Managers Pvt. Ltd.:10.76% BSREP II India Office Holdings II Pte. Ltd.:89.24%	Brookfield India REIT : 100% Candor India Office Parks Private Limited : 0.00% (1 share) (as nominee of Brookfield India REIT)

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

During the year ended 31 March 2022, Brookfield India REIT acquired the following Special Purpose Vehicle ("SPV") by acquiring all the equity interest held by certain members of Sponsor Group (refer note 42) on 24 January 2022. In exchange for these equity interests, the above shareholders have been paid cash of ₹ 8,334.57 million and allotted 15,463,616 Units of Brookfield India REIT valued at ₹ 294.25 each. These Units were subsequently listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on 01 February 2022.

Name of SPV	Activities	Shareholding up to 23 January 2022 (in percentage)	Shareholding from 24 January 2022 (in percentage)
Seaview Developers Private Limited ('SDPL Noida')	Developing and leasing of commercial real estate property in India, primarily in IT/ITeS Special Economic Zone (SEZ) in Sector 135, Noida, Uttar Pradesh.	BSREP India Office Holding IV Pte. Ltd.: 99.96% BSREP India Office Holdings Pte. Ltd.: 0.04%	Brookfield India REIT : 100% Candor India Office Parks Private Limited : 0.00% (1 share) (as nominee of Brookfield India REIT)

Activities during the year ended 31 March 2024:

Brookfield India REIT acquired controlling stake in Candor Gurgaon One Realty Projects Private Limited ("Candor Gurgaon 1"/"G1") and Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited ("Kairos"/"Downtown Powai")) by acquiring 50% equity interest from certain members of Sponsor Group (refer note 42) on 18 August 2023 and 28 August 2023 respectively. The purchase consideration for acquiring 50% stake in Candor Gurgaon 1 was discharged by paying cash of ₹ 4,533.04 million. The purchase consideration for acquiring 50% stake in Kairos was discharged by allotting 12,696,800 number of Units at ₹ 315.04 per Unit, aggregating to ₹ 4,000 million, and cash consideration of ₹ 8,277.70 million thereby resulting in a total consideration of ₹ 12,277.70 million. These Units were subsequently listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) on 31 August 2023.

Name of SPV	Activities	Shareholding up to 17 August 2023 (in percentage)	Shareholding from 18 August 2023 (in percentage)
Candor Gurgaon One Realty Projects Private Limited ("Candor Gurgaon 1"/"G1")	Developing and leasing of commercial real estate property in India, primarily in IT/ITeS Special Economic Zone (SEZ) in Sector 48, Gurugram, Haryana.	BSREP India Office Holdings II Pte. Ltd.: 99.94% BSREP India Office Holdings Pte. Ltd.: 0.06%	Brookfield India REIT : 50% Reco Cerium Private Limited : 50%

Name of SPV	Activities	Shareholding up to 27 August 2023 (in percentage)	Shareholding from 28 August 2023 (in percentage)
Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited) ("Kairos"/"Downtown Powai")	Developing and leasing of commercial real estate property in India, primarily in Powai, Mumbai, Maharashtra.	Project Diamond Holdings (DIFC) Limited: 99.99% Project Cotton Holdings One (DIFC) Limited: 0.001%	Brookfield India REIT : 50% Reco Europium Private Limited : 50%

2. Basis of preparation and material accounting policies

2.1 Basis of preparation of Consolidated financial statements

The Consolidated Financial Statements of Brookfield India REIT comprises:

- the Consolidated Balance Sheet,
- the Consolidated Statement of Profit and Loss (including other comprehensive income),
- the Consolidated Statement of Cash Flows,

- the Consolidated Statement of Changes in Unitholders' Equity,
- a summary of material accounting policies and other explanatory information.

Additionally, it includes the Statement of Net Assets at Fair Value, the Statement of Total Returns at Fair Value, the Statement of Net Distributable Cash Flow of Brookfield India REIT and each of the SPVs and other additional financial disclosures as required under the SEBI (Real Estate Investment Trusts) Regulations, 2014. The

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

Consolidated Financial Statements were authorized for issue in accordance with resolutions passed by the Board of Directors of the Manager on behalf of the Brookfield India REIT on 15 May 2024. The Consolidated Financial Statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended from time to time read with the Paragraph 4.6 to SEBI master circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 ("REIT Regulations"), Indian Accounting Standard (Ind AS), as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 ('Ind AS') to the extent not inconsistent with the REIT Regulations (refer note 15(a)(i) on presentation of "Unit Capital" as "Equity" instead of compound instruments under Ind AS 32 – Financial Instruments: Presentation), read with relevant rules issued thereunder and other accounting principles generally accepted in India.

The Consolidated Financial Statements are presented in Indian Rupees in Millions, except when otherwise indicated.

Statement of compliance to Ind AS:

These Consolidated financial statements for the year ended 31 March 2024 have been prepared in accordance with Indian Accounting Standards as defined in Rule 2(1) (a) of the Companies (Indian Accounting Standards) Rules, 2015 ('Ind AS'), to the extent not inconsistent with the REIT regulations as more fully described above and in Note 15(a)(i) to the consolidated financial statements.

2.2 Material accounting policies

a) Basis of Consolidation

The Brookfield India REIT consolidates entities which it owns or controls. The Consolidated Financial Statements comprise the financial statements of the Brookfield India REIT and its subsidiary SPVs as disclosed in Note 1. Control exists when the parent has power over the entity, is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns by using its power over the entity. Power is demonstrated through existing rights that give the ability to direct relevant activities, those which significantly affect the entity's returns. Subsidiaries are consolidated from the date control commences until the date control ceases.

The procedure adopted for preparing Consolidated Financial Statements of Brookfield India REIT is stated below:

- The Consolidated Financial Statements have been prepared using the principles of

consolidation as per Ind AS 110 - Consolidated Financial Statements.

- The financial statements of the Group are consolidated by combining/adding like items of assets, liabilities, equity, income, expenses and cash flows.
- Intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities of Brookfield India REIT are eliminated in full.
- The figures in the notes to accounts and disclosures have been Consolidated line by line and intragroup transactions and balances including unrealized profit are eliminated in full on consolidation.

b) Functional and presentation currency

The Consolidated Financial Statements are presented in Indian rupees, which is Brookfield India REIT's functional currency and the currency of the primary economic environment in which Brookfield India REIT operates. All financial information presented in Indian rupees has been rounded off to nearest million except unit and per unit data.

c) Basis of measurement

The Consolidated Financial Statements have been prepared on historical cost basis except for certain financial instruments measured at fair value at the end of each reporting period as explained in the accounting policies below.

The Consolidated Financial Statements have been prepared on a going concern basis.

d) Use of judgments and estimates

The preparation of Consolidated Financial Statements in conformity with generally accepted accounting principles in India (Ind AS), to the extent not inconsistent with the REIT regulations, requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. Actual results could differ from those estimates.

Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

Information about significant areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

effect on the amounts recognized in the Consolidated Financial Statements is included in the following notes:

- (i) presentation of "Unit Capital" as "Equity" in accordance with the REIT Regulations instead of compound instrument (Note 15)
- (ii) determination of useful life of investment property (Note 2.2 (g))
- (iii) determination of recoverable amount / fair value of investment property (Note 2.2 (g), Statement of Net Assets at Fair Value, Statement of Total Return at Fair Value)
- (iv) determination of lease term (Note 2.2 (n))
- (v) recognition / recoverability of deferred tax assets (Note 2.2 (p) and Note 6)

e) Current versus non-current classification

Brookfield India REIT presents assets and liabilities in the Consolidated Balance Sheet based on current/ non-current classification:

An asset is classified as current when it satisfies any of the following criteria:

- it is expected to be realized in, or is intended for sale or consumption in, the normal operating cycle;
- it is held primarily for the purpose of being traded;
- it is expected to be realized within 12 months after the reporting date; or
- it is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date.

Brookfield India REIT classifies all other assets as non-current.

A liability is classified as current when it satisfies any of the following criteria:

- it is expected to be settled in normal operating cycle of Brookfield India REIT;
- it is held primarily for the purpose of being traded;
- it is due to be settled within 12 months after the reporting date; or
- the Brookfield India REIT does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date. Terms of a liability that could, at the option

of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Brookfield India REIT classifies all other liabilities as non-current.

Current assets/liabilities include current portion of non-current financial assets/ liabilities respectively. Deferred tax assets and liabilities are classified as non-current assets and liabilities.

f) Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, Brookfield India REIT takes into account the characteristics of the asset or liability and how market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

Inputs to fair value measurement techniques are disaggregated into three hierarchical levels, which are directly based on the degree to which inputs to fair value measurement techniques are observable by market participants:

- Level 1: Inputs are unadjusted, quoted prices in active markets for identical assets or liabilities at the measurement date.
- Level 2: Inputs (other than quoted prices included in Level 1) are either directly or indirectly observable for the asset or liability through correlation with market data at the measurement date and for the duration of the asset's or liability's anticipated life.
- Level 3: Inputs are unobservable and reflect management's best estimate of what market participants would use in pricing the asset or liability at the measurement date. Consideration is given to the risk inherent in the valuation technique and the risk inherent in the inputs in determining the estimate.

Fair value measurement framework is adopted by Brookfield India REIT to determine the fair value of various assets and liabilities measured or disclosed at fair value.

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g) Investment properties

Recognition and measurement

Investment property consists of commercial properties which are primarily held to earn rental income and commercial developments that are being constructed or developed for future use as commercial properties. The cost of commercial development properties includes direct development costs, import duties and other non-refundable purchase taxes, borrowing costs directly attributable to the development and any directly attributable cost of bringing the asset to its working condition for its intended use. Subsequent to initial recognition, investment property is measured at cost less accumulated depreciation and impairment losses, if any.

Equipment and furnishings physically attached and integral to a building are considered to be part of the investment property.

Subsequent expenditure and disposal

Subsequent expenditure is capitalized to the investment property's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Brookfield India REIT and the cost of the item can be measured reliably. The cost of the assets not ready for its intended use before such date, are disclosed as investment property under development. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognized.

Any gain or loss from disposal of an investment property is recognized in Statement of profit and loss.

Depreciation

Investment property is depreciated using the straight-line method over their estimated useful lives. The useful lives of the assets have been determined by management after considering nature of assets, the estimated usage of the assets, the operating conditions of the assets, past history of replacement and maintenance support.

The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

The useful lives of the investment property are tabulated as below:

Particulars	Useful Life (Years)
Buildings	60
Plant and Machinery	4 - 15
Furniture and Fixtures	5 - 12
Electrical fittings	4 - 15
Diesel generator sets	15 - 25
Air conditioners	15
Office Equipment	5 - 12
Kitchen Equipment	5
Computers	3 - 6
Right of Use (Leasehold Land)	As per lease term

The fair value of investment property is disclosed in the statement of net assets at fair value. Fair values are determined by an independent registered valuer who holds a recognized and relevant professional qualification and has recent experience in the location and category of the investment property being valued.

h) Property, plant and equipment and intangible assets

Recognition and measurement

Property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses, if any.

Cost of an item of property, plant and equipment comprises the purchase price, including import duties and other non-refundable purchase taxes and any directly attributable cost of bringing the asset to its working condition for its intended use.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment. Likewise, on initial recognition expenditure to be incurred towards major inspections and overhauls are required to be identified as a separate component and depreciated over the expected period till the next overhaul expenditure.

Subsequent expenditure and disposal

Subsequent expenditure is capitalized to the property, plant and equipment's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow

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to the Brookfield India REIT and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of a property, plant and equipment is replaced, the carrying amount of the replaced part is derecognized.

Any gain or loss from disposal of a property, plant and equipment is recognized in Statement of profit and loss.

Depreciation

Property, plant and equipment are depreciated using the straight-line method over their estimated useful lives. The useful lives of the assets have been determined by management after considering nature of assets, the estimated usage of the assets, the operating conditions of the assets, past history of replacement and maintenance support.

The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Depreciation on additions (disposals) is provided on pro-rata basis i.e. from (up to) the date on which asset is ready for use (disposed off).

Leasehold improvements are depreciated over primary period of lease or the useful life of the asset, whichever is lower.

Estimated useful lives of items of property, plant and equipment are tabulated as follows: -

Particulars	Useful Life (Years)
Buildings	60
Plant and Machinery	5 - 20
Furniture and Fixtures	3 - 14
Electrical fittings	10
Air conditioners	3 - 15
Office Equipment	3 - 15
Kitchen Equipment	3 - 5
Vehicle	8
Computers	3 - 14
Computer Software	5

Intangible assets comprise purchase of software. Intangible assets are carried at cost and amortized over a period of 5 years, which represents the period over which the Brookfield India REIT expects to derive economic benefits from the use of the assets.

The estimated useful life of the intangible assets and the amortization period are reviewed at the end of

each reporting period and the amortization period is revised to reflect the changed pattern, if any.

i) Impairment of non-financial assets

Brookfield India REIT assesses, at each reporting date, whether there is an indication that a non-financial asset other than deferred tax assets may be impaired. If any indication exists, or when annual impairment testing for an asset is required, Brookfield India REIT estimates the asset's recoverable amount. Goodwill is tested annually for impairment.

An impairment loss is recognized in the Consolidated Statement of Profit and Loss if the carrying amount of an asset or its cash-generating unit (CGU) exceeds its recoverable amount. Impairment loss recognized in respect of a CGU is allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets of the CGU on a pro rata basis. A CGU is the smallest identifiable asset group that generates cash flows that are largely independent from other assets and groups.

Impairment losses are recognized in the Consolidated Statement of Profit and Loss, unless it reverses previous revaluation credited to equity, in which case it is charged to equity.

Goodwill (if any) arising from a business combination is allocated to CGUs or group of CGUs that are expected to benefit from the synergies of the combination.

An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs of disposal and its value in use. In estimating value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGU.

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the

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recoverable amount. An impairment loss in respect of goodwill is not subsequently reversed. In respect of other assets, such a reversal is made only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation, if no impairment loss had been recognized.

j) Foreign currency transactions

Items included in the financial statements of the Brookfield India REIT are measured using the currency of the primary economic environment in which the Brookfield India REIT operates ('the functional currency'). The financial statements are presented in Indian rupee (INR), which is the Brookfield India REIT functional and presentation currency.

Foreign currency transactions in currencies other than the functional currency are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains or losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at reporting period end exchange rates are generally recognized in the Statement of profit and loss.

k) Errors, estimates and change in accounting policies

The Brookfield India REIT revises its accounting policies if the change is required due to a change in Ind AS or if the change will provide more relevant and reliable information to the users of the Consolidated Financial Statements. Changes in accounting policies are applied retrospectively, wherever applicable.

A change in an accounting estimate that results in changes in the carrying amounts of recognised assets or liabilities or to profit or loss is applied prospectively in the period(s) of change. Discovery of errors results in revisions retrospectively by restating the comparative amounts of assets, liabilities and equity of the earliest prior period in which the error is discovered. The opening balances of the earliest period presented are also restated.

l) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

(i) Financial Assets - Recognition

All financial assets are recognized initially at fair value (except for trade receivables which are initially measured at transaction price) plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

Classification and subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- **Debt instruments at amortized cost**
A 'debt instrument' is measured at the amortized cost if both the following conditions are met:
 - a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
 - b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in interest income in the statement of profit and loss. The losses arising from impairment are recognized in the statement of profit and loss.

- **Debt instruments at fair value through other comprehensive income (FVOCI)**

A 'debt instrument' is classified as at the FVOCI if both of the following criteria are met:

- a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and

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- b) The asset's contractual cash flows represent SPPI.
- Debt instruments included within the FVOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, interest income, impairment losses and reversals and foreign exchange gain or loss is recognized in statement of profit and loss. On derecognition of the asset, cumulative gains or losses previously recognized in OCI is reclassified from the equity to statement of profit and loss. Interest earned whilst holding FVOCI debt instrument is reported as interest income using the EIR method.

▪ **Debt instruments at fair value through profit or loss (FVTPL)**

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVOCI, is classified as at FVTPL.

In addition, the Brookfield India REIT may elect to designate a debt instrument, which otherwise meets amortized cost or FVOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). The Brookfield India REIT has not designated any debt instrument as at FVTPL.

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in Statement of profit or loss.

▪ **Equity instruments measured at fair value through other comprehensive income (FVOCI)**

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Brookfield India REIT may make an irrevocable election to

present in other comprehensive income subsequent changes in the fair value. The Brookfield India REIT makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Brookfield India REIT decides to classify an equity instrument as at FVOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to statement of profit and loss, even on sale of investment. However, the Brookfield India REIT may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in Statement of profit and loss.

(ii) **Financial Assets - Derecognition**

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognized (i.e., removed from the Brookfield India REIT balance sheet) when:

- The rights to receive cash flows from the asset have expired, or
- The Brookfield India REIT has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Brookfield India REIT has transferred substantially all the risks and rewards of the asset, or (b) the Brookfield India REIT has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

(iii) **Impairment of financial assets**

Brookfield India REIT recognizes loss allowance using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component and lease receivables is measured at an amount equal to lifetime ECL. For all financial assets with contractual cash flows other than

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trade receivable and lease receivables, ECLs are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of ECLs (or reversal) that is required to adjust the loss allowance at the reporting date, is recognized as an impairment gain or loss in the Statement of profit and loss.

Trade Receivables are generally written off against the allowance only after all means of collection have been exhausted and the potential for recovery is considered remote.

(iv) **Financial liabilities – Recognition and Subsequent measurement**

Brookfield India REIT financial liabilities are initially measured at fair value less any attributable transaction costs. Subsequent to initial measurement, these are measured at amortized cost using the effective interest rate ('EIR') method or at fair value through profit or loss (FVTPL).

Brookfield India REIT financial liabilities include trade and other payables, loans and borrowings including bank overdrafts.

The measurement of financial liabilities depends on their classification, as described below:

▪ **Financial liabilities at fair value through profit or loss**

Financial liabilities at fair value through Statement of profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through Statement of profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Brookfield India REIT that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognized in Statement of profit and loss.

Financial liabilities designated upon initial recognition at fair value through Statement of profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognized in OCI. These gains or losses are not subsequently transferred to statement of profit and loss. However, the Brookfield India REIT may transfer the cumulative gains or losses within equity. All other changes in fair value of such liability are recognized in Statement of profit and loss. The Brookfield India REIT has not designated any financial liability as at fair value through profit or loss.

▪ **Financial liabilities at amortized cost**

Financial liabilities that are not held for trading, or designated as at FVTPL, are measured subsequently at amortized cost using the effective interest method.

The effective interest method is a method of calculating the amortized cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the amortized cost of a financial liability.

(v) **Financial liabilities - Derecognition**

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is

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recognized in the Statement of profit and loss as other gains/(losses).

(vi) Income/loss recognition

Interest income

Interest income from debt instruments is recognized using the effective interest rate method. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. While calculating the effective interest rate, the Brookfield India REIT estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

Borrowing costs

Borrowing cost includes interest expense as per effective interest rate (EIR) and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the interest cost.

Borrowing costs associated with direct expenditures on properties under development or redevelopment or property, plant and equipment are capitalized. The amount of borrowing costs capitalized is determined first by borrowings specific to a property where relevant, and then by a weighted average cost of borrowings to eligible expenditures after adjusting for borrowings associated with other specific developments. Where borrowings are associated with specific developments, the amount capitalized is the gross borrowing costs incurred less any incidental investment income. Borrowing costs are capitalized from the commencement of the development until the date of practical completion. The Brookfield India REIT considers practical completion to have occurred when the physical construction of property is completed and the property is substantially ready for its intended use and is capable of operating in the manner intended by management. Capitalization of borrowing

costs is suspended and charged to the Statement of profit and loss during the extended periods when the active development on the qualifying assets is interrupted.

(vii) Embedded derivatives

Derivatives embedded in a host contract that is an asset within the scope of Ind AS 109 are not separated. Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Embedded derivatives closely related to the host contracts are not separated. Derivatives embedded in all other host contract are separated only if the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the host and are measured at fair value through profit or loss.

m) Leases

At inception of a contract, the Brookfield India REIT assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Brookfield India REIT assesses whether:

- the contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capacity of a physically distinct asset. If the supplier has a substantive substitution right, then the asset is not identified;
- the Brookfield India REIT has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- the Brookfield India REIT has the right to direct the use of the asset. The Brookfield India REIT has this right when it has the decision making rights that are most relevant to changing how and for what purpose the asset is used. In rare cases where the decision about how and for what purpose the asset is used is predetermined, the Brookfield India REIT has the right to direct the use of the asset if either:

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- o the Brookfield India REIT has the right to operate the asset; or
- o the Brookfield India REIT designed the asset in a way that predetermines how and for what purpose it will be used.

As a lessee

The Brookfield India REIT recognizes a right-of-use asset and a lease liability at the lease commencement date. The right of use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Brookfield India REIT's incremental borrowing rate. Generally, the Brookfield India REIT uses its incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Brookfield India REIT is reasonably certain to exercise, lease payments in an optional renewal period if the Brookfield India REIT is reasonably

certain to exercise an extension option, and penalties for early termination of a lease unless the Brookfield India REIT is reasonably certain not to terminate early.

The lease liability is measured at amortized cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Brookfield India REIT's estimate of the amount expected to be payable under a residual value guarantee, or if the Brookfield India REIT changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The Brookfield India REIT presents right-of-use assets that do not meet the definition of investment property in 'property, plant and equipment' and lease liabilities (current and non-current) in the statement of financial position.

The Brookfield India REIT has elected not to recognize right-of-use assets and lease liabilities for short-term leases of machinery that have a lease term of 12 months or less and leases of low-value assets. The Brookfield India REIT recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

As a Lessor

The Brookfield India REIT enters into lease agreements as a lessor with respect to its investment properties.

Leases for which the Brookfield India REIT is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Brookfield India REIT is an intermediate lessor, it accounts for the head lease and the sub-lease as two separate contracts. The sub-lease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

Rental income from operating leases is recognized on a straight-line basis over the term of the relevant

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lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized on a straight-line basis over the lease term.

Amounts due from lessees under finance leases are recognized as receivables at the amount of the Brookfield India REIT's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Brookfield India REIT's net investment outstanding in respect of the leases.

When a contract includes both lease and non-lease components, the Brookfield India REIT applies Ind AS 115 to allocate the consideration under the contract to each component.

n) Revenue recognition

Revenues are measured based on the transaction price, which is the consideration, net of tax collected from customers and remitted to government authorities such as Goods and Services tax, and applicable service level credits, discounts or price concessions. The computation of these estimates involves significant judgment based on various factors including contractual terms, historical experience, expense incurred etc.

i. Income from Operating Lease Rentals

Assets given under operating lease are included in investment property. Revenue recognition under a lease commences when the tenant has a right to use the leased asset. Generally, this occurs on the lease commencement date. Rental income from operating leases is recognized on a straight-line basis over the term of the relevant lease. In determining the lease term, management considers all facts and circumstances including renewal, termination and market conditions.

Income from Operating Lease Rentals also includes percentage participating rents. Percentage participating rents are recognized when tenants' specified sales targets have been met.

ii. Income from maintenance services

Income from maintenance services consists of revenue earned from the provision of daily maintenance, security and administration services, and is charged to tenants based on the occupied lettable area of the properties.

Income from maintenance services is recognized when the entity has satisfied its performance obligation by delivering services as per terms of contract entered into with tenants.

o) Employee benefits

Employee benefits include provident fund, gratuity and compensated absences.

Provident fund

The Brookfield India REIT 's contribution to provident fund is considered as defined contribution plans and is charged as an expense in statement of profit and loss based on the amount of contribution required to be made as and when services are rendered by the employees.

Gratuity

Brookfield India REIT has an obligation towards gratuity, a defined post-employment benefits plan covering eligible employees. The present value of the defined benefit liability and the related current service cost and past service cost are measured using projected unit credit method; with actuarial valuations being carried out at each balance sheet date. Remeasurements comprising actuarial gains and losses are recognized immediately in the balance sheet with a charge or credit to other comprehensive income in the period in which they occur. Remeasurements recognized in other comprehensive income are not reclassified. Past service cost is recognized in profit or loss when the plan amendment or curtailment occurs, or when the Brookfield India REIT recognizes related restructuring costs or termination benefits, whichever is earlier.

Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognized during the period when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under:

- (a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and

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- (b) in case of non-accumulating compensated absences, when the absences occur.

Other Long-term employee benefits

The employees of the Brookfield India REIT are entitled to other long term benefit by way of accumulating compensated absences. Cost of long-term benefit by way of accumulating compensated absences arising during the tenure of the service is calculated taking into account the pattern of avilment of leave. Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of the defined benefit obligation based on actuarial valuations as at the balance sheet date by an independent actuary using the Projected Unit Credit method. Actuarial gains and losses relating to long-term employee benefits are recognised in the statement of Profit and Loss in the period in which they arise.

p) Taxation

Income tax expense comprises current and deferred tax. It is recognized in Statement of profit and loss except to the extent that it relates to items recognized directly in equity or other comprehensive income, in which case it is recognized in equity or in other comprehensive income.

(i) Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date.

Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

Minimum Alternative Tax ("MAT") under the provisions of the Income Tax, 1961 is recognised as current tax in the Consolidated Statement of profit and loss. The credit available under the Act in respect of MAT paid is recognised as a

deferred tax asset only when and to the extent there is convincing evidence that the Brookfield India REIT will pay normal income tax during the period for which MAT credit can be carried forward for set-off against normal tax liability. MAT credit recognised as an asset is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

(ii) Deferred tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits. Deferred tax is not recognised for:

- Temporary differences arising on the initial recognition of assets and liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction;
- Temporary differences related to investments in subsidiaries, associates, and joint arrangements to the extent that the Brookfield India REIT is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- Taxable temporary differences arising on initial recognition of goodwill.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available. Therefore, in case of a history of recent losses, Brookfield India REIT recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets—unrecognised or recognised, are reviewed at each reporting date and are recognised/reduced to the extent that it is probable/no longer probable respectively that

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the related tax benefit will be realised. Further, no deferred tax asset/liabilities are recognized in respect of temporary differences that reverse within tax holiday period.

Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on the laws that have been enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Brookfield India REIT expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets and liabilities, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

q) Provisions and contingencies

A provision is recognized when the Brookfield India REIT has a present obligation as a result of past event and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, in respect of which a reliable estimate can be made of the amount of the obligation.

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Brookfield India REIT or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Brookfield India REIT does not recognize a contingent liability but discloses its existence in the financial statements.

Provisions for onerous contracts are recognized when the expected benefits to be derived by

the Company from a contract are lower than the unavoidable costs of meeting the future obligations under the contract.

r) Operating segments

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.

Identification of segments:

In accordance with Ind AS 108- Operating Segment, the operating segments used to present segment information are identified on the basis of information reviewed by the Chief Operating Decision Maker ('CODM') to allocate resources to the segments and assess their performance. An operating segment is a component of the Brookfield India REIT that engages in business activities from which it earns revenues and incurs expenses, including revenues and expenses that relate to transactions with any of the Brookfield India REIT's other components.

Based on an analysis of Brookfield India REIT's structure and powers conferred to the Manager to Brookfield India REIT, the Governing Board of the Manager (Brookprop Management Services Private Limited) has been identified as the Chief Operating Decision Maker ('CODM'), since they are empowered for all major decisions w.r.t. the management, administration, investment, disinvestment, etc.

As the Brookfield India REIT is primarily engaged in the business of developing and maintaining commercial real estate properties in India, CODM reviews the entire business as a single operating segment and accordingly disclosure requirements of Ind AS 108 "Operating Segments" in respect of reportable segments are not applicable.

s) Subsequent events

The Consolidated Financial Statements are prepared after reflecting adjusting and non-adjusting events that occur after the reporting period but before the Consolidated Financial Statements are authorized for issue.

t) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand and short-term money market deposits with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

u) Earnings per unit

Basic earnings per unit are calculated by dividing the net profit / (loss) for the period attributable to unit holders of the Brookfield India REIT by the weighted average number of units outstanding during the period.

For the purpose of calculating diluted earnings per unit, the profit or loss for the period attributable to unit holders of the Brookfield India REIT and the weighted average number of units outstanding during the period are adjusted for the effects of all dilutive potential units.

Dilutive potential units are deemed converted as of the beginning of the reporting date, unless they have been issued at a later date. In computing diluted earnings per unit, only potential equity units that are dilutive and which either reduces earnings per unit or increase loss per units are included.

v) Business Combination/Asset Acquisition

The amendment to Ind AS 103 Business Combinations clarifies that while businesses usually have outputs, outputs are not required for an integrated set of activities and assets to qualify as a business. To be considered a business an acquired set of activities and assets must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create outputs.

The amendments remove the assessment of whether market participants are capable of replacing any missing inputs or processes and continuing to produce outputs. The amendments also introduce additional guidance that helps to determine whether a substantive process has been acquired.

The amendments introduce an optional concentration test that permits a simplified assessment of whether an acquired set of activities and assets is not a business. Under the optional concentration test, the acquired set of activities and assets is not a business if substantially all of the fair value of the gross assets acquired is concentrated in a single identifiable asset or group of similar assets.

Brookfield India REIT has opted to apply optional concentration test in respect of acquisition of SPVs. Refer Note 43 of the financial statements for details.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of profit and loss, consolidated statement of changes in equity and balance sheet respectively.

w) Consolidated Statement of Cash flows

Consolidated Cash flows are reported using the indirect method, whereby Profit/ (loss) before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Group are segregated. For the purpose of the Consolidated Statement of Cash Flow, cash and cash equivalents consist of cash and short-term deposits.

x) Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the Consolidated Balance Sheet when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realize the asset and settle the liability simultaneously.

y) Cash distribution to Unitholders

The Brookfield India REIT recognizes a liability to make cash distributions to Unitholders when the distribution is authorized and a legal obligation has been created. As per the REIT Regulations, a distribution is authorized when it is approved by the Board of Directors of the Manager. A corresponding amount is recognized directly in equity.

z) Income support

The income support that is an integral part of an acquisition transaction is treated as deduction in the acquisition cost of such investment property. Where the right to receive the income support is spread over a period of time, the right to receive the income support is recognized as a financial asset at fair value and subsequently measured at fair value through profit or loss.



Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

Particulars	Gross block			Accumulated depreciation			Net block	
	Balance as at 01 April 2023	Additions due to assets acquisition* during the period	Deletions/ Adjustments	Balance as at 01 April 2023	Charge for the period	Deletions/ Adjustments	Balance as at 31 March 2024	Balance as at 31 March 2023
Assets (site)								
Air conditioner	0.07	-	-	0.07	-	-	0.07	-
Computers	0.09	0.18	-	0.27	0.18	-	0.26	0.01
Plant and machinery	0.02	0.45	1.50	0.47	0.16	-	0.18	0.29
Furniture and fixtures	1.47	1.31	-	2.78	0.46	-	1.88	0.90
Electrical fittings	-	0.75	-	0.75	0.12	-	0.12	0.63
Office equipment	0.41	-	-	0.41	0.05	-	0.41	0.00
Sub total	2.06	2.69	1.50	4.75	0.97	-	2.92	1.83
Assets (maintenance)								
Air conditioner	6.73	2.51	0.91	10.15	1.42	-	3.27	6.88
Plant and machinery	165.88	56.06	107.85	329.79	27.10	-	48.91	280.88
Furniture and fixtures	38.06	17.24	37.95	93.25	11.50	-	22.59	70.66
Office equipment	15.74	9.18	20.18	45.10	7.93	-	13.41	31.69
Electrical fittings	0.60	1.07	11.19	12.86	0.47	-	0.62	12.24
Kitchen Equipments	0.16	-	-	0.16	0.05	-	0.15	0.01
Vehicle	-	0.30	2.52	2.82	0.45	-	0.45	2.37
Sub total	227.17	86.36	180.60	494.13	48.92	-	89.40	404.73
TOTAL	229.23	89.05	182.10	498.88	49.89	-	92.32	406.56
Intangible Assets								
Softwares	0.46	0.52	-	0.98	0.46	-	0.91	0.07
GRAND TOTAL	229.69	89.57	182.10	499.86	50.35	-	93.23	406.63

*Above assets have been acquired as part of Candor Gurgaon 1 and Kairos assets acquisition. Refer note 2.1 basis for consolidation and note 43.

3 PROPERTY, PLANT AND EQUIPMENT AND INTANGIBLE ASSETS

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

Particulars	Gross block			Accumulated depreciation			Net block	
	Balance as at 01 April 2022	Additions during the year	Deletions/ Adjustments	Balance as at 01 April 2022	Charge for the year	Deletions/ Adjustments	Balance as at 31 March 2023	Balance as at 31 March 2022
Assets (site)								
Air conditioner	0.07	-	-	0.07	-	-	0.07	-
Computers	0.09	-	-	0.09	-	-	0.08	0.01
Plant and machinery	0.02	-	-	0.02	-	-	0.02	-
Furniture and fixtures	1.47	-	-	1.47	0.21	-	1.42	0.05
Office equipment	0.41	-	-	0.41	0.07	-	0.36	0.05
Sub total	2.06	-	-	2.06	0.28	-	1.95	0.11
Assets (maintenance)								
Air conditioner	4.32	2.41	-	6.73	1.06	-	1.85	4.88
Plant and machinery	126.74	39.14	-	165.88	12.83	-	21.81	144.07
Furniture and fixtures	33.15	4.91	-	38.06	5.13	-	11.09	26.97
Office equipment	8.38	7.36	-	15.74	2.49	-	5.48	10.26
Electrical fittings	0.60	-	-	0.60	0.07	-	0.15	0.45
Kitchen Equipments	0.16	-	-	0.16	0.06	-	0.10	0.06
Sub total	173.35	53.82	-	227.17	21.64	-	40.48	186.69
TOTAL	175.41	53.82	-	229.23	21.92	-	42.43	186.80
Intangible Assets								
Softwares	0.46	-	-	0.46	0.12	-	0.45	0.01
GRAND TOTAL	175.87	53.82	-	229.69	22.04	-	42.88	186.81

3 PROPERTY, PLANT AND EQUIPMENT AND INTANGIBLE ASSETS

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

Particulars	Gross block			Accumulated depreciation and impairment			Net block	
	Balance As at 01 April 2023	Additions due to assets acquisition*	Deletions/ Adjustments during the year	Balance As at 01 April 2023	Charge for the year	Deletions/ Adjustments	Balance As at 31 March 2024	As at 31 March 2023
Assets (constructed), given/expected to be given on operating lease								
Freehold land	25,580.44	67,820.61	-	93,401.05	-	-	93,401.05	25,580.44
Buildings	105,781.85	36,263.41	859.16	142,904.42	2,621.61	-	145,526.03	102,156.46
Air conditioners	2,022.99	800.70	56.74	2,880.43	271.84	-	3,152.27	1,605.57
Electrical fittings & equipment	1,335.14	527.58	35.46	1,898.18	246.76	-	2,144.94	959.84
Plant and machinery	1,385.38	655.64	180.63	2,221.65	205.98	-	2,427.63	1,106.06
Diesel generator sets	943.76	381.75	30.38	1,355.89	134.28	-	1,490.17	720.26
Furniture and fixtures	319.83	159.68	86.45	565.96	61.14	-	627.10	191.20
Right of use (leasehold land)	1,721.56	-	-	1,721.56	22.55	-	1,744.11	1,693.88
Office Equipment	24.54	32.11	7.08	63.73	9.77	-	73.50	15.31
Computers	2.52	10.29	0.02	12.83	3.25	-	16.08	1.53
Sub total	139,118.01	106,651.77	1,255.92	247,025.70	3,577.18	-	250,602.88	134,030.55
Assets (food court), given/expected to be given on operating lease								
Air conditioner	7.05	-	-	7.05	0.87	-	7.92	5.18
Furniture & fixtures	31.08	0.16	-	31.24	9.52	-	40.76	9.77
Plant and machinery	4.81	-	-	4.81	0.59	-	5.40	3.54
Office equipment	2.18	-	-	2.18	0.58	-	2.76	0.97
Kitchen equipment	13.45	2.27	0.05	15.77	2.32	-	18.09	6.76
Computers	0.20	-	-	0.20	-	-	0.20	-
Sub total	58.77	2.43	0.05	61.25	13.88	-	75.13	26.22
Sub total - Investment Property	139,176.78	106,654.20	1,255.97	247,086.95	3,591.06	-	250,678.03	134,056.77
Investment property - under development**								
Capital work in progress#	1,216.94	705.20	1,079.68	1,674.08	475.08	-	2,149.16	1,216.94
Sub total - Investment Property under development	1,216.94	705.20	1,079.68	1,674.08	475.08	-	2,149.16	1,216.94
Total	140,393.72	107,359.40	2,335.65	248,761.03	4,066.14	-	252,827.17	135,273.71

*Above assets have been acquired as part of Candor Gurgaon 1 and Kairos assets acquisition. Refer note 2.1 basis for consolidation and note 43.

Buildings net block includes ₹ 34,428.38 million (31 March 2023: ₹ 35,179.71 million), held under co-development agreement as fully described in Note 36 (Capital Commitments).

**The amount of ₹ 1,327.74 million shown in "Deletions/ Adjustments" under "Gross Block" represents capitalization during the period.
During the year ended 31 March 2024, the Trust reassessed the recoverable value of certain capital work in progress and recognised an impairment charge of ₹ 475.08 million.

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

Particulars	Gross block			Accumulated depreciation and impairment			Net block	
	Balance As at 01 April 2022	Additions during the year	Deletions/ Adjustments	Balance As at 01 April 2022	Charge for the year	Deletions/ Adjustments	Balance As at 31 March 2023	As at 31 March 2022
Assets (constructed), given/expected to be given on operating lease								
Freehold land	25,580.44	-	-	25,580.44	-	-	25,580.44	25,580.44
Buildings#	104,244.70	1,911.26	(374.11)	105,781.85	2,029.33	(64.34)	107,746.84	102,584.30
Air conditioners	1,923.86	99.13	-	2,022.99	226.08	-	2,249.07	1,732.52
Electrical fittings & equipment	1,262.09	73.05	-	1,335.14	191.32	-	1,526.46	1,078.11
Plant and machinery	1,338.51	46.87	-	1,385.38	141.65	-	1,527.03	1,200.84
Diesel generator sets	939.39	4.37	-	943.76	116.43	-	1,060.19	832.32
Furniture and fixtures	308.42	11.41	-	319.83	54.85	-	374.68	234.64
Right of use (leasehold land)	1,129.49	592.07	-	1,721.56	19.08	-	1,740.64	1,120.89
Office Equipment	18.45	6.09	-	24.54	3.61	-	28.15	12.83
Computers	1.19	1.33	-	2.52	0.58	-	3.10	1.53
Sub total	136,746.54	2,745.58	(374.11)	139,118.01	2,782.93	(64.34)	141,836.64	134,377.67
Assets (food court), given/expected to be given on operating lease								
Air conditioner	7.05	-	-	7.05	0.87	-	7.92	6.05
Furniture & fixtures	31.08	-	-	31.08	10.11	-	41.19	19.88
Plant and machinery	4.81	-	-	4.81	0.59	-	5.40	4.13
Office equipment	2.18	-	-	2.18	0.55	-	2.73	1.52
Kitchen equipment	13.45	-	-	13.45	3.97	-	17.42	10.73
Computers	0.20	-	-	0.20	0.00	-	0.20	0.00
Sub total	58.77	-	-	58.77	16.09	-	74.86	42.31
Sub total - Investment Property	136,805.31	2,745.58	(374.11)	139,176.78	2,799.02	(64.34)	141,878.46	134,419.98
Investment property - under development**								
Capital work in progress	1,745.46	1,345.09	(1,873.61)	1,216.94	-	-	1,216.94	1,745.46
Sub total - Investment Property under development	1,745.46	1,345.09	(1,873.61)	1,216.94	-	-	1,216.94	1,745.46
Total	138,550.77	4,090.67	(2,247.72)	140,393.72	2,799.02	(64.34)	142,928.40	136,165.44

**The amount of ₹ 1,873.61 million shown under "Deletions/ Adjustments" under "Gross Block" represents capitalization during the year.

#The amount of ₹ 374.11 million and ₹ 64.34 million shown under "Deletions/ Adjustments" under "Gross Block" and "Accumulated depreciation" respectively represents adjustment to cost due to refund received during the year on account of excess statutory charges paid and capitalized in earlier years.

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

Note:

- (i) Borrowing costs capitalized during the year amounts to ₹ 44.75 million (31 March 2023: ₹ 40.73 million) (refer note 31). The rate used to determine the amount of borrowing costs eligible for capitalization was Nil (31 March 2023 : 9.70%) for SPPL Noida, 9.47% (31 March 2023: 9.20%) for Candor Kolkata and 9.46% (31 March 2023 : 9.10%) for SDPL Noida.
- (ii) The fair value of investment property (including under development) as at 31 March 2024 amounts to ₹ 2,92,250.00 million (31 March 2023: ₹ 1,63,729.00 million) as per valuations performed by external registered property valuers who holds a recognized and relevant professional qualification and has recent experience in the location and category of the investment property being valued. The valuers have followed a discounted cash flow method. The discounted cash flow method considers the present value of net cash flows to be generated from the respective properties, taking into account the expected rental growth rate, vacancy period, occupancy rate, average sq. ft. rent and lease incentive costs. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality, lease terms and investors expected return. The fair value measurement of investment property has been categorized as Level 3.
- (iii) Refer Note 36 for disclosure of contractual commitments for purchase, construction or development of investment property.
- (iv) Refer note 17(a) in respect of investment property given as security in respect of secured borrowing taken from banks/others.
- (v) Candor Kolkata has received reimbursement from its customers for certain assets constructed / acquired on the specific requirement of the customer. The cost of the assets are included in fixed assets and the reimbursement has been disclosed as deferred income (also refer note 20 and 25).

Additional Information Disclosure Pursuant to Schedule III of Companies Act, 2013 as per MCA notification dated 24 March 2021

(vi) Capital work in progress (CWIP) aging schedule :

As at 31 March 2024	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress*	685.07	285.77	36.41	191.75	1,199.00
Projects temporarily suspended	-	-	-	-	-

* Includes CWIP of ₹ 159.17 million where the original budget and timelines are under finalization.

As at 31 March 2023	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress*	579.82	14.22	37.43	585.47	1,216.94
Projects temporarily suspended	-	-	-	-	-

* Includes CWIP of ₹ 473.62 million where the original budget and timelines are under finalization.

Consolidated Financial Statements

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Notes to the Consolidated Financial Statements

Additional Information Disclosure Pursuant to Schedule III of Companies Act, 2013 as per MCA notification dated 24 March 2021

(vii) For capital-work-in progress, whose completion is overdue or has exceeded its cost compared to its original plan, the project wise details of when the project is expected to be completed is given below as of 31 March 2024 and 31 March 2023 :

As at 31 March 2024	To be completed in				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Particulars					
Projects in progress					
Nil	-	-	-	-	-

As at 31 March 2023	To be completed in				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Particulars					
Projects in progress					
Nil	-	-	-	-	-

(viii) Information regarding income and expenditure of Investment property

	For the year ended 31 March 2024	For the year ended 31 March 2023
Rental and maintenance income derived from investment property	17,708.36	11,899.94
Less: Direct operating expenses generating rental income*	(4,230.94)	(3,029.83)
Profit arising from investment property before depreciation and indirect expenses	13,477.42	8,870.11

* No direct operating expenses have been incurred during the reporting period that did not generate rental income.

5 NON CURRENT FINANCIAL ASSETS - OTHER

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
(Unsecured and considered good)		
Security deposits*	860.02	555.32
Deposits with Banks**	2.61	13.12
Interest accrued but not due on deposits with banks	0.10	0.67
To related parties (refer note 42)		
Derivative Assets***	260.25	-
	1,122.98	569.11

*For balance to related parties, refer note 42

**These deposits are of restricted use being lien against debt service reserve account, bank guarantees given to various authorities and given as security for sales tax registration.

*** Refer note 37

6 DEFERRED TAX ASSET (NET)

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Deferred tax asset (net)	4,621.86	3,690.79
	4,621.86	3,690.79

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

The Group has recognized deferred tax asset of ₹ 5,536.90 million (31 March 2023: ₹ 3,521.29 million) on unabsorbed depreciation & business losses and ₹ 1,197.83 million (31 March 2023: ₹ 1,253.92 million) on MAT credit entitlement, considering the deferred tax liability on existing taxable temporary differences in respective SPVs that will reverse in the future and estimated taxable income for future years. The amount of deferred tax assets considered realizable, however, could reduce in the near term if estimates of future taxable income during the carry-forward period are reduced.

7 NON-CURRENT TAX ASSETS (NET)

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Advance income tax	2,387.76	2,129.84
	2,387.76	2,129.84

8 OTHER NON-CURRENT ASSETS

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
(Unsecured and considered good)		
Capital advances	60.19	19.20
Lease rent equalization*	399.60	229.18
Prepaid expenses	110.36	104.04
Balance recoverable from government authorities	6.39	5.24
	576.54	357.66

*During the year, the Group has reclassified lease rent equalization from "Non current financial assets - Other" to "Other non-current assets" as they are similar to contract assets, the impact of this reclassification is insignificant.

9 CURRENT FINANCIAL ASSETS - TRADE RECEIVABLES

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Trade receivables considered good - unsecured*	731.13	515.79
Trade receivables - credit impaired	127.80	25.00
Less: loss allowance	(127.80)	(25.00)
	731.13	515.79

*For balance to related parties, refer note 42

During the year, the Group has reclassified unbilled revenues from "Current financial assets - Other" to "Current financial assets - Trade receivables". Unbilled revenues represents receivables which is unconditional and due only after passage of time.

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

Additional Information Disclosure Pursuant to Schedule III of Companies Act, 2013 as per MCA notification dated March 24, 2021

As at 31 March 2024

Trade receivables ageing Schedule:

Particulars	Outstanding for following periods from due date of payment						Total
	Unbilled	Less than 6 months	6 months-1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables- considered good	423.75	247.17	23.42	15.80	3.96	17.03	731.13
(ii) Undisputed Trade Receivables- credit impaired	0.27	-	-	-	-	-	0.27
(iii) Disputed Trade Receivables – which have significant increase in credit risk	-	13.90	23.71	28.30	7.64	53.98	127.53
(iv) Disputed Trade Receivables credit impaired	-	-	-	-	-	-	-
Gross receivables	424.02	261.07	47.13	44.10	11.60	71.01	858.93
Less: loss allowance							(127.80)
Net Carrying Value							731.13

As at 31 March 2023

Trade receivables ageing Schedule:

Particulars	Outstanding for following periods from due date of payment						Total
	Unbilled	Less than 6 months	6 months-1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables- considered good	276.75	139.70	20.01	12.01	20.17	47.15	515.79
(ii) Undisputed Trade Receivables- credit impaired	-	-	-	-	-	-	-
(iii) Disputed Trade Receivables – which have significant increase in credit risk	-	-	0.01	0.17	0.48	24.34	25.00
(iv) Disputed Trade Receivables credit impaired	-	-	-	-	-	-	-
Gross receivables	276.75	139.70	20.02	12.19	20.65	71.49	540.79
Less: loss allowance							(25.00)
Net Carrying Value							515.79

10 CURRENT FINANCIAL ASSETS - CASH AND CASH EQUIVALENTS

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Balance with banks :*		
- in current account	123.04	38.05
- in deposit account	3,579.83	2,058.50
	3,702.87	2,096.55

* For related parties balance, refer note 42



Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

11 CURRENT FINANCIAL ASSETS - OTHER BANK BALANCES

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Deposits with banks*	1,294.01	483.64
	1,294.01	483.64

* These deposits are of restricted use being lien against debt service reserve account, bank guarantees given to various authorities and given as security for sales tax registration. Also refer note 42

12 CURRENT FINANCIAL ASSETS - LOANS

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
To parties other than related parties		
(Unsecured and considered doubtful)		
Advances to vendors	3.41	0.36
Less: loss allowance	(3.41)	(0.36)
	-	-
Loans receivables - credit impaired	3.41	0.36
Less: loss allowance	(3.41)	(0.36)
	-	-

13 CURRENT FINANCIAL ASSETS - OTHER

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
(Unsecured and considered good)		
To parties other than related parties		
Security deposits	0.01	0.01
Interest accrued but not due on deposits with banks*	22.37	3.84
Other receivables	83.12	93.95
To related parties (refer note 42)		
Other receivables	0.01	1.72
Finance receivables #	936.01	517.23
	1,041.52	616.75

*For related parties balance, refer note 42

Finance receivables represents income support guarantee received from a related party in respect of tenancy level of investment properties of SDPL Noida and Candor Gurgaon 1, where the right to receive the income support is spread over a period of time starting from 01 January 2022 and ending on 31 March 2024 for SDPL Noida and from 01 July 2023 and ending on 30 June 2025 for Candor Gurgaon 1. The income support guarantee is recognized as a financial asset at fair value through profit and loss.

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Notes to the Consolidated Financial Statements

14 OTHER CURRENT ASSETS

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
(Unsecured and considered good)		
Advances to vendors	80.79	39.23
Prepaid expenses*	105.40	211.05
Balance recoverable from government authorities	212.46	139.36
Lease rent equalization**	262.22	96.69
	660.87	486.33

* For related parties balance, refer note 42

**During the year, the Group has reclassified lease rent equalization from "Current financial assets - Other" to "Other current assets" as they are similar to contract assets, the impact of this reclassification is insignificant.

15 UNIT CAPITAL

	No. of Units	Amount
As at 01 April 2022	335,087,073	89,867.31
Less: Distribution to Unitholders for the quarter ended 31 March 2022	-	(720.44)
Less: Distribution to Unitholders for the quarter ended 30 June 2022	-	(857.82)
Less: Distribution to Unitholders for the quarter ended 30 September 2022	-	(861.17)
Less: Distribution to Unitholders for the quarter ended 31 December 2022	-	(871.23)
Closing balance as at 31 March 2023	335,087,073	86,556.65
As at 01 April 2023	335,087,073	86,556.65
Less: Distribution to Unitholders for the quarter ended 31 March 2023	-	(891.33)
Less: Distribution to Unitholders for the quarter ended 30 June 2023	-	(861.30)
Less: Distribution to Unitholders for the quarter ended 30 September 2023	-	(939.64)
Less: Distribution to Unitholders for the quarter ended 31 December 2023	-	(1,088.93)
Add: Units issued during the period (refer note c)	103,998,149	27,053.59
Less: Issue expenses (refer note a (iii))	-	(727.61)
Closing balance as at 31 March 2024	439,085,222	109,101.43

(a) Terms/ rights attached to Units and accounting thereof

- (i) The Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of Unit is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust at least once in every six months in each financial year in accordance with the REIT Regulations. The Board of Directors of the Manager approves distributions. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays distributions in Indian Rupees.

Under the provisions of the REIT Regulations, Brookfield India REIT is required to distribute to Unitholders not less than 90% of the Net Distributable Cash Flows of Brookfield India REIT for each financial year. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Brookfield India REIT to pay to its Unitholders cash distributions. Hence, the Unit Capital is a compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 dated 6 July 2023 issued under the REIT Regulations, the Unit Capital has been presented as "Equity" in order to comply with the requirements of Section H of Chapter 3 to the SEBI Master Circular dealing with the minimum presentation and disclosure requirements for key financial statements. Consistent with Unit Capital being classified as equity, the distributions to Unitholders is also presented in Statement

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of Changes in Unitholders' Equity when the distributions are approved by the Board of Directors of Investment Manager.

- (ii) Brookfield India REIT acquired controlling stake in Candor Gurgaon 1 and Kairos by acquiring 50% equity interest from certain members of the Sponsor Group. The purchase consideration for acquiring 50% stake in Candor Gurgaon 1 was discharged by paying cash of ₹ 4,533.04 million. The purchase consideration for acquiring 50% stake in Kairos was discharged by paying cash of ₹ 8,277.71 million and by allotting 12,696,800 number of Units at ₹ 315.04 per Unit, as per the table below.

Name of SPV	Number of Units allotted for consideration other than cash		
	Sponsor	Sponsor Group	Total
During the period ended 31 March 2024			
Kairos (refer note 1: Trust Information)	-	12,696,800	12,696,800
Total number of Units issued	-	12,696,800	12,696,800

- (iii) Expenses incurred pertaining to new issuance of units (Institutional placement and Preferential allotment) have been reduced from the Unitholders capital in accordance with Ind AS 32 - Financial Instruments: Presentation.

(b) Unitholders holding more than 5 percent Units in the Trust

Name of Unitholders	As at 31 March 2024		As at 31 March 2023	
	No. of Units	% of holdings	No. of Units	% of holdings
BSREP India Office Holdings V Pte. Ltd.	54,117,888	12.33%	54,117,888	16.15%
BSREP India Office Holdings Pte Ltd.	41,499,453	9.45%	41,499,453	12.38%
BSREP India Office Holdings III Pte. Ltd.	36,727,398	8.36%	36,727,398	10.96%
BSREP II India Office Holdings II Pte. Ltd.	31,474,412	7.17%	31,474,412	9.39%

- (c) The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units from the date of registration till the balance sheet date. The Trust had issued an aggregate of 180,083,417 Units for consideration other than cash from the date of incorporation till 31 March 2023.

On 02 August 2023, 91,301,349 units have been issued at ₹252.50 per unit via institutional placement to arrange the funds for acquisition of 50% stake in Candor Gurgaon 1 and Kairos, which got listed on NSE and BSE on 3 August 2023. Further, on 28 August 2023, the Trust has allotted 12,696,800 Units at ₹315.04 per Unit to Project Diamond Holdings (DIFC) Limited on preferential allotment basis towards part consideration for acquisition of 50% stake in Kairos, which got listed on NSE and BSE on 31 August 2023.

(d) Unitholding of sponsor group

Name of Unitholders	As at 31 March 2024		As at 31 March 2023		% Change during the year ended 31 March 2024
	No. of Units	% of holdings	No. of Units	% of holdings	
BSREP India Office Holdings V Pte. Ltd.	54,117,888	12.33%	54,117,888	16.15%	-3.83%
BSREP India Office Holdings Pte Ltd.	41,499,453	9.45%	41,499,453	12.38%	-2.93%
BSREP India Office Holdings III Pte. Ltd.	36,727,398	8.36%	36,727,398	10.96%	-2.60%
BSREP II India Office Holdings II Pte. Ltd.	31,474,412	7.17%	31,474,412	9.39%	-2.22%
BSREP India Office Holdings IV Pte. Ltd.	15,463,616	3.52%	15,463,616	4.61%	-1.09%
BSREP India Office Holdings VI Pte. Ltd.	800,650	0.18%	800,650	0.24%	-0.06%
Project Diamond Holdings (DIFC) Limited	12,696,800	2.89%	-	-	2.89%

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(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

16 OTHER EQUITY*

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Retained earnings attributable to unit holders of Brookfield India REIT	(6,543.00)	(3,219.27)
Non- controlling interests**	20,055.00	-
	13,512.00	(3,219.27)

*Refer Consolidated Statement of Changes in Unitholders' Equity for detailed movement in other equity balances.

** Refer note 1

Retained earnings

The cumulative gain or loss arising from the operations which is retained by the Brookfield India REIT is recognized and accumulated under the heading of retained earnings. At the end of the period, the profit/(loss) after tax is transferred from the Statement of Profit and Loss to the retained earnings account.

17 NON-CURRENT FINANCIAL LIABILITIES - BORROWINGS

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Secured		
Term loan from banks/financial institutions*	100,644.35	54,520.38
Less:- Current maturities of long term borrowings (refer note 21)	(935.41)	(536.22)
Unsecured loan		
From related parties (refer note 42)		
Liability component of compound financial instrument **	212.90	-
12.50% Non convertible debentures	8,430.00	-
14% Compulsorily Convertible Debentures***	3,497.26	-
Total Borrowings	111,849.10	53,984.16

*For balance to related parties, refer note 42

** 15% Compulsorily Convertible Debentures holders issued by Candor Gurgaon 1

***14% Compulsorily Convertible Debentures issued by Kairos

(a) Terms for secured loan

As at 31 March 2024

(i) ICICI Bank Ltd (balance as at 31 March 2024: ₹ 9,941.98 million) & Axis Bank Ltd (balance as at 31 March 2024: ₹ 8,012.06 million)

Nature of Loan	Security	Terms of repayment
Rupee Term Loan Interest @ REPO (+) spread (Term : 12 Year)	The term loan is secured by hypothecation of movable assets, mortgage on immovable properties, charge on bank accounts and charge on the income support agreement. (Candor Gurgaon 1)	Principle repayment (Rupee Term Loan): Facility shall be repaid in 120 monthly instalments. Interest payment: At the applicable Interest rate for each interest period on the outstanding principle of facility will be paid monthly on each interest payment date of facility from the date of first disbursement.

Note - The carrying value of assets pledged against secured loans is : (a) Trade receivables - ₹ 88.80 million, (b) Cash and cash equivalents - ₹ 358.27 million, (c) Property, plant and equipment - ₹ 59.83 million and (d) Investment property - ₹ 42,547.86 million (e) Other deposit with banks - ₹ 138.33 million (f) Finance receivable - ₹ 936.01 million.

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Notes to the Consolidated Financial Statements

(ii) HDFC Limited (balance as at 31 March 2024 : ₹ 27,084.61 million)

Nature of Loan	Security	Terms of repayment
Lease Rental Discounting-I and Line of Credit Interest @ REPO/ 1 month MCLR* (+) spread (Term : 12 Year)	The term loan is secured by way of charge on hypothecation of receivables, movable assets, insurance policies, lease agreement, bank accounts, mortgage on immovable properties including land and pledge of 51% of share capital of Candor Kolkata on fully diluted basis.	Principle repayment (Lease Rental Discounting facility-I and Line of Credit): Upon completion of 60 months from the first drawdown date, the facility shall be repaid in 84 monthly instalments (overall tenure - 144 months) comprising of principle repayment and interest payment at applicable interest rate.
Lease Rental Discounting-II Interest @ REPO (+) spread (Term : 12 Year)		Principle repayment (Lease Rental Discounting facility-II): Upon completion of 60 months from the first drawdown date, the facility shall be repaid in 78 monthly instalments (overall tenure - 144 months) comprising of principle repayment and interest payment at applicable interest rate.
Loan Against Property Interest @ 1 month MCLR* (+) spread (Term : 5 Year)		Principle repayment (Loan against Property facility) : The facility shall be repaid in a single Monthly Instalment on or before January 31, 2027 comprising of principle repayment and interest payment at the applicable interest rate.
Construction Finance Interest @ 1 month MCLR* (+) spread (Term : 5 Year (CF) Post CF Period : 15 Year)		Principal repayment (Construction Finance) : Upon completion of 60 months or earlier upon completion of the CF Period, from the first Drawdown Date, the Facility shall be repaid in 180 Monthly Installments comprising of principal Repayment and interest payment at the Applicable Rate of Interest.
		Interest Payment: At the applicable rate of interest on the outstanding principle of facility will be paid monthly on each interest payment date of first disbursement till commencement of monthly instalments.

*Marginal Cost of Funds based Lending Rate (MCLR)

Note - The carrying value of assets pledged against secured loans is : (a) Trade receivables - ₹ 225.70 million (b) Cash and cash equivalents - ₹ 215.39 million (c) Property, plant and equipment - ₹ 157.58 million (d) Investment property - ₹ 56,957.06 million and (e) Other deposits with banks - ₹ 416.42 million.

(iii) HDFC Limited (Balance as at 31 March 2024: ₹ 5,719.11 million)

Nature of Loan	Security	Terms of repayment
Lease Rental Discounting-I and Line of Credit Interest @ REPO/ 1 month MCLR (+) spread (Term : 12 Year)	The term loan is secured by way of charge on hypothecation of receivables, movable assets, insurance policies, lease agreement, bank accounts, mortgage on immovable properties including land and pledge/NDU of 51% of share capital of SPPL Noida on fully diluted basis.	Principle repayment (Lease Rental Discounting facility-I and Line of Credit): Upon completion of 60 months from the first drawdown date, the facility shall be repaid in 84 monthly instalments (overall tenure - 144 months) comprising of principle repayment and interest payment at applicable interest rate.
Lease Rental Discounting-II Interest @ REPO (+) spread (Term : 12 Year)		Principle repayment (Lease Rental Discounting facility-II): Upon completion of 60 months from the first drawdown date, the facility shall be repaid in 37 monthly instalments (overall tenure - 144 months) comprising of principle repayment and interest payment at applicable interest rate.
Lease Rental Discounting-III Interest @ REPO (+) spread (Term : 13 Year)		Principle repayment (Lease Rental Discounting facility-III): Upon completion of 36 months from the first drawdown date, the facility shall be repaid in 120 monthly instalments (overall tenure - 156 months) comprising of principle repayment and interest payment at applicable interest rate.
Lease Rental Discounting-IV Interest @ REPO (+) spread (Term : 13 Year)		Principle repayment (Lease Rental Discounting facility-IV): Facility shall be repaid in 120 monthly instalments (overall tenure - 156 months) comprising of principle repayment and interest payment at applicable interest rate.
		Interest payment: At the applicable rate of interest on the outstanding principle of facility will be paid monthly on each interest payment date of the facility from the date of first disbursement till commencement of monthly instalments.

*Prime lending rate (PLR)

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(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

Note - The carrying value of financial assets pledged against secured loans is : (a) Trade receivables - ₹ 140.14 million, (b) Cash and cash equivalents - ₹ 208.37 million, (c) Property, plant and equipment - ₹ 49.28 million, (d) Investment property - ₹ 16,861.48 million and (e) Other deposits with banks - ₹ 294.46 million.

(iv) HDFC Limited (balance as at 31 March 2024 : ₹ 14,676.82 million)

Nature of Loan	Security	Terms of repayment
Lease Rental Discounting-I Interest @ REPO (+) spread (Term : 15 Year)	The term loan is secured by hypothecation of movable assets, mortgage on immovable properties, charge on bank accounts and insurance policies and Customer Contracts in relation to Rental Premises & pledge/NDU of 51% of share capital of the SDPL Noida on fully diluted basis.	Principle repayment (Lease Rental Discounting facility-I) : Upon completion of 24 months from the first drawdown date, the LRD (Lease Rental Discounting) facility shall be repaid in 156 monthly instalments comprising of principal repayment and interest payment at the applicable interest rate.
Lease Rental Discounting-II Interest @ REPO (+) spread (Term : 140 months)		Principle repayment (Lease Rental Discounting facility-II) : Upon completion of 24 months from the first drawdown date, the facility shall be repaid in 116 monthly instalments comprising of principal repayment and interest payment at the applicable interest rate.
		Interest payment: At the applicable rate of interest on the outstanding principle of LRD facility will be paid monthly on each interest payment date of the LRD facility from the date of first disbursement till commencement of monthly instalments.

*Prime lending rate (PLR)

Note - The carrying value of financial assets pledged against secured loans is : (a) Trade receivables - ₹ 148.29 million, (b) Cash and cash equivalents - ₹ 68.92 million (c) Property, plant and equipment - ₹ 57.38 million and (d) Investment property - ₹ 35,435.64 million and (e) Other deposits with banks - ₹ 301.75 million.

(v) HDFC Limited (balance as at 31 March 2024 : ₹ 10,191.57 million)

Nature of Loan	Security	Terms of repayment
Lease rent discounting I Interest @ Repo Rate Plus spread (Term : 12 Year)	The term loan is secured by charge on immovable assets (including buildings), bank accounts, insurance policies, receivables, underlying land for which rights owned by Festus and demand promissory note in favour of the lender.	1. Principle repayment: Upon completion of 60 months from the first drawdown date, the LRD facility shall be repaid in 84 monthly instalments (overall tenure - 144 months) comprising of principal repayment and interest payment at the applicable interest rate.
Lease rent discounting II Interest @ Repo Rate Plus spread (Term : 12 Year)		2. Principle repayment: Upon completion of 60 months from the first drawdown date, the LRD facility shall be repaid in 71 monthly instalments (overall tenure - 144 months) comprising of principal repayment and interest payment at the applicable interest rate.
Line of Credit Interest @ 1M MCLR* Plus spread (Term : 12 Year)	Further term loan is secured by 28% pledge and 23% NDU, on issued and outstanding equity share of Festus.	3. Principle repayment: Upon completion of 125 months from the first drawdown date, the LOC (Line of Credit) facility shall be repaid in 14 monthly instalments (overall tenure - 144 months) comprising of fixed principal repayment and interest payment at the applicable interest rate.
Lease rent discounting III Interest @ Repo Rate Plus spread (Term : 13 Year)		4. Principle repayment: Upon completion of 36 months from the first drawdown date, the LRD facility shall be repaid in 120 monthly instalments (overall tenure - 156 months) comprising of principal repayment and interest payment at the applicable interest rate.
		Interest payment: At the applicable rate of interest on the outstanding principle of facility will be paid monthly on each interest payment date of the facility from the date of first disbursement till commencement of monthly instalments.

*MCLR- Marginal Cost of Funds based Lending Rate

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Notes to the Consolidated Financial Statements

Note - The carrying value of assets pledged against secured loans is : (a) Trade receivables - ₹ 63.21 million, (b) Cash and cash equivalents - ₹ 61.53 million, (c) Property, plant and equipment - ₹ 30.21 million, (d) Investment property - ₹ 22,577.21 million (e) Investment property under development - ₹ 54.67 million and (f) Other deposits with banks - ₹ 142.03 million.

(vi) ICICI Bank Ltd (balance as at 31 March 2024: ₹ 13,574.13 million) & Axis Bank Ltd (balance as at 31 March 2024: ₹ 11,444.07 million)

Nature of Loan	Security	Terms of repayment
Term Loan Interest @ TL-Repo Rate plus spread (Term : 12 Year)	The loan is secured by first ranking pari passu charge created via registered mortgage on the properties, scheduled receivables, movable assets both present and future also all accounts of Kairos, including and without limitation, the escrow account.	Principal repayment: Upon completion of 24 months from the first drawdown date, the term loan facility shall be repaid in 120 monthly instalments (overall tenure - 144 months) comprising of principal repayment and interest payment at the applicable interest rate. Interest payment: At the applicable rate of interest on the outstanding principle of facility will be paid monthly on each interest payment date of the facility from the date of first disbursement till commencement of monthly instalments.

Note - The carrying value of financial assets pledged against secured loans is : (a) Trade receivables - ₹ 64.82 million, (b) Cash and cash equivalents - ₹ 395.98 million, (c) Property, plant and equipment - ₹ 48.20 million (d) Investment property under development - ₹ 101.28 million, (e) Investment property - ₹ 63,996.58 million and (f) Other bank balances - ₹ 177.10 million.

As at 31 March 2023

(i) HDFC Limited (balance as at 31 March 2023 : ₹ 26,775.18 million)

Nature of Loan	Security	Terms of repayment
Lease rental discounting-I and Line of credit Interest @ PLR* less spread (Term : 12 Years)	The term loan is secured by way of charge on hypothecation of receivables, movable assets, insurance policies, lease agreement, bank accounts, mortgage on immovable properties including land and pledge of 51% of share capital of the Candor Kolkata on fully diluted basis.	Principal repayment (Lease rental discounting facility-I and Line of Credit):- Upon completion of 60 months from the first drawdown date, the facility shall be repaid in 84 monthly instalments (overall tenure - 144 months) comprising of principal repayment and interest payment at applicable interest rate.
Lease rental discounting-II Interest @ PLR* less spread (Term : 12 Years)		Principal repayment (Lease rental discounting facility-II): Upon completion of 60 months from the first drawdown date, the facility shall be repaid in 78 monthly instalments (overall tenure - 144 months) comprising of principal repayment and interest payment at applicable interest rate.
Loan against property Interest @ PLR* less spread (Term : 5 Years)		Principal repayment (Loan against property facility) : The facility shall be repaid in a single Monthly Instalment on or before 31 January 2027 comprising of principal repayment and interest payment at the applicable interest rate.
Construction Finance (CF) Interest @ CF PLR* less spread (Term : 5 Year (CF) Post CF Period : 15 Year)		Principal repayment (Construction Finance) : Upon completion of 60 months or earlier upon completion of the CF Period, from the first Drawdown Date, the Facility shall be repaid in 180 Monthly Installments comprising of principal Repayment and interest payment at the Applicable Rate of Interest. Interest payment: At the applicable rate of interest on the outstanding principal of facility will be paid monthly on each interest payment date of the facility from the date of first disbursement till commencement of monthly instalments.

*Prime lending rate (PLR)

Note - The carrying value of assets pledged against secured loans is : (a) Trade receivables - ₹ 152.93 million (b) Cash and cash equivalents - ₹ 144.80 million (c) Property, plant and equipment - ₹ 103.00 million (d) Investment property - ₹ 57,926.46 million and (e) Other deposits with banks - ₹ 313.74 million.

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(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

(ii) HDFC Limited (balance as at 31 March 2023 : ₹ 4,023.05 million)

Nature of Loan	Security	Terms of repayment
Lease Rental Discounting-I and Line of Credit Interest @ PLR* less spread (Term : 12 Year)	The term loan is secured by way of charge on hypothecation of receivables, movable assets, insurance policies, lease agreement, bank accounts, mortgage on immovable properties including land and pledge of 51% of share capital of SPPL Noida on fully diluted basis.	Principal repayment (Lease Rental Discounting facility-I and Line of Credit): Upon completion of 60 months from the first drawdown date, the facility shall be repaid in 84 monthly instalments (overall tenure - 144 months) comprising of principal repayment and interest payment at applicable interest rate. Principal repayment (Lease Rental Discounting facility-II): Upon completion of 60 months from the first drawdown date, the facility shall be repaid in 37 monthly instalments (overall tenure - 144 months) comprising of principal repayment and interest payment at applicable interest rate. Interest repayment: At the applicable rate of interest on the outstanding principal of facility will be paid monthly on each interest payment date of the facility from the date of first disbursement till commencement of monthly instalments.

*Prime lending rate (PLR)

Note - The carrying value of financial assets pledged against secured loans is : (a) Trade receivables - ₹ 179.47 million, (b) Cash and cash equivalents - ₹ 56.38 million, (c) Property, plant and equipment - ₹ 24.41 million (d) Investment property - ₹ 17,211.86 million and (e) Other deposits with banks - ₹ 98.46 million.

(iii) HDFC Limited (balance as at 31 March 2023 : ₹ 8,873.24 million)

Nature of Loan	Security	Terms of repayment
Lease Rental Discounting-I and Line of Credit Interest @ PLR* less spread (Term : 12 Year)	The term loan is secured by mortgage/charge on immovable assets (including buildings), bank accounts, insurance policies, receivables, underlying land for which rights owned by the Company and demand promissory note in favour of the lender. Further term loan is secured by pledge, to be created on shares of Festus constituting 51% of the issued and outstanding equity share capital.	principal repayment (Lease Rental Discounting facility-I and Line of Credit): Upon completion of 60 months from the first drawdown date, the facility shall be repaid in 84 monthly instalments (overall tenure-144 months) comprising of principal repayment and interest payment at applicable interest rate.
Lease Rental Discounting-II Interest @ PLR* less spread (Term : 12 Year)		principal repayment (Lease Rental Discounting facility-II): Upon completion of 60 months from the first drawdown date, the facility shall be repaid in 71 monthly instalments (overall tenure - 144 months) comprising of principal repayment and interest payment at applicable interest rate. Interest repayment: At the applicable rate of interest on the outstanding principal of facility will be paid monthly on each interest payment date of the facility from the date of first disbursement till commencement of monthly instalments.

*Prime lending rate (PLR)

Note - The carrying value of assets pledged against secured loans is : (a) Trade receivables - ₹ 60.88 million, (b) Cash and cash equivalents - ₹ 93.93 million, (c) Property, plant and equipment - ₹ 21.36 million, (d) Investment property - ₹ 22,662.51 million and (e) Other deposits with banks - ₹ 106.05 million.

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Notes to the Consolidated Financial Statements

(iv) HDFC Limited (balance as at 31 March 2023 : ₹ 14,848.91 million)

Nature of Loan	Security	Terms of repayment
Lease rental discounting-I Interest @ PLR* less spread (Term : 15 Years)	The term loan is secured by hypothecation of movable assets, mortgage on immovable properties, charge on bank accounts and insurance policies and Customer Contracts in relation to Rental Premises & pledge of 51% of share capital of the SDPL Noida on fully diluted basis.	principal repayment (Lease Rental Discounting facility-I): Upon completion of 24 months from the first drawdown date, the LRD (Lease Rental Discounting) facility shall be repaid in 156 monthly instalments comprising of principal repayment and interest payment at the applicable interest rate.
Lease Rental Discounting-II Interest @ PLR* less spread (Term : 140 Months)		principal repayment (Lease Rental Discounting facility-II): Upon completion of 24 months from the first drawdown date, the facility shall be repaid in 116 monthly instalments comprising of principal repayment and interest payment at the applicable interest rate.
		Interest repayment: At the applicable rate of interest on the outstanding principal of LRD facility will be paid monthly on each interest payment date of the LRD facility from the date of first disbursement till commencement of monthly instalments.

*Prime lending rate (PLR)

Note - The carrying value of financial assets pledged against secured loans is : (a) Trade receivables - ₹ 122.49 million, (b) Cash and cash equivalents - ₹ 115.62 million, (c) Property, plant and equipment - ₹ 33.60 million (d) Investment property - ₹ 36,255.94 million and (e) Other deposits with banks - ₹ 12.75 million.

(b) 15% Compulsorily Convertible Debentures holders*

	Face Value (₹)	Number of Debentures	Date of issuance	Rate of Interest (per annum)
Reco Cerium Private Limited (issued by Candor Gurgaon one)	110,596	1,950	15-Jan-15	15%
Reco Cerium Private Limited (issued by Candor Gurgaon one)	110,620	1,553	18-Mar-15	15%
Reco Cerium Private Limited (issued by Candor Gurgaon one)	110,631	788	20-Mar-15	15%
Reco Cerium Private Limited (issued by Candor Gurgaon one)	110,918	270	18-May-15	15%

*These debentures have been transferred to Reco Cerium Private Limited by BSREP India Office Holdings II Pte. Ltd. on 18 August 2023. (refer note 43).

(c) 12.50% Non convertible debentures holders

	Face Value (₹)	Number of Debentures	Date of issuance	Rate of Interest (per annum)
Reco Iris Private Limited (issued by Kairos)	1,000	3,266,000	28-Aug-23	12.50%
Reco Iris Private Limited (issued by Candor Gurgaon one)	1,000	3,810,000	18-Aug-23	12.50%
Reco Rock Private Limited (issued by Candor Gurgaon one)	1,000	1,354,000	18-Aug-23	12.50%

(d) 14% Compulsorily Convertible Debentures holders*

	Face Value (₹)	Number of Debentures	Date of issuance	Rate of Interest (per annum)
Reco Europium Private Limited (issued by Kairos)	100	28,606,156	05-Dec-17	14.00%

**These debentures have been transferred to Reco Europium Private Limited by Project Diamond Holdings (DIFC) Ltd on 28 August 2023. (refer note 43).

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Notes to the Consolidated Financial Statements

(e) Changes in liabilities arising from financing activities:

Particulars	For the year ended 31 March 2024	For the year ended 31 March 2023
Opening balance (Debts & Lease liability)	55,083.70	51,903.51
Acquired on assets acquisition (refer note 43)	64,757.82	-
Addition to Lease liability	-	592.07
Cash movement		
Additional borrowing during the period (refer Consolidated Statement of Cash Flows)	37,798.94	3,400.00
Repayment during the period (refer Consolidated Statement of Cash Flows)	(35,007.54)	(567.18)
Finance cost paid during the period (refer Consolidated Statement of Cash Flows)	(10,211.03)	(4,105.97)
Repayment of lease liabilities (refer Consolidated Statement of Cash Flows)	(28.68)	(305.57)
Non cash movement		
Finance cost (accrued) (refer note 31)	8,562.59	4,365.30
Other non cash changes in finance cost	(330.53)	(198.46)
Prepaid finance cost	7.52	-
Closing balance (Debts & Lease liability)	120,632.79	55,083.70

(f) The Group's quarterly returns or statements comprising quarterly financial information filed with banks and financial institutions are in agreement with the books of accounts.

18 NON-CURRENT FINANCIAL LIABILITIES - OTHERS

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
From parties other than related parties		
Security deposit from lessee	3,072.27	1,249.35
Retention money	12.24	11.72
	3,084.51	1,261.07

19 PROVISIONS

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Provision for gratuity	32.94	23.87
	32.94	23.87

20 OTHER NON-CURRENT LIABILITIES

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Deferred income	531.30	291.07
Contract liability*	644.07	644.07
	1,175.37	935.14

*Candor Kolkata One Hi-Tech Structures Private Limited ("K1") entered into a Joint Development Agreement ("JDA") with Gurgaon Infospace Limited ("GIL"). As per the terms of the said JDA, GIL had to pay ₹ 1,000 million in various tranches between January 2021 to October 2023 for the development/construction of building to be used for commercial and retail purposes on certain land parcels, the title of which is in the name of K1. Under the JDA, K1 will be entitled to 72% of the gross sale receipts and deposits from the tenants arising out of the lease of the developed areas and GIL will be entitled to receive balance 28%. During the period ended 31 December 2023, both the parties have mutually agreed to revise the payment terms whereby, the balance

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payment will be made by GIL in four tranches between January 2024 to October 2024. The amount received as at 31 March 2024 of ₹ 680.00 million including Goods and Service Tax (31 March 2023 : amount accrued of ₹ 760.00 million) has been presented as contract liability excluding Goods and Service Tax.

21 SHORT TERM BORROWINGS

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
From other than related parties		
Current maturities of long-term borrowings		
Secured		
Term loan from banks/financial institutions	935.41	536.22
Unsecured		
Commercial papers*	7,284.87	-
	8,220.28	536.22

*On 17 August 2023, Brookfield India REIT has issued and allotted 15,000 commercial papers aggregating to ₹ 7,500.00 million at a face value of ₹ 5,00,000 each, at 7.93% p.a.. The discounted amount raised by Brookfield India REIT through these commercial papers was ₹ 6,948.95 million and the value payable on maturity is ₹ 7,500.00 million. Discount on Commercial papers is amortized over the tenor of the underlying instrument. These commercial papers are listed on BSE on 18 August 2023 and would mature on 16 August 2024.

22 CURRENT FINANCIAL LIABILITIES - TRADE PAYABLES

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Total outstanding dues of micro enterprises and small enterprises	140.08	76.54
Total outstanding dues of creditors other than micro enterprises and small enterprises*	902.38	578.42
	1,042.46	654.96

*For balance payable to related parties, refer note 42

Trade Payable ageing Schedule

Additional Information Disclosure Pursuant to Schedule III of Companies Act, 2013 as per MCA notification dated March 24, 2021

As at 31 March 2024	Outstanding for following periods from due date of payment					
	Unbilled	Less than 1 years	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	134.95	4.74	0.27	0.08	0.04	140.08
(ii) Others	873.02	16.79	7.64	4.38	0.55	902.38
(iii) Disputed dues- MSME	-	-	-	-	-	-
(iv) Disputed dues- Others	-	-	-	-	-	-
Total	1,007.97	21.53	7.91	4.46	0.59	1,042.46

As at 31 March 2023	Outstanding for following periods from due date of payment					
	Unbilled	Less than 1 years	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	73.32	3.05	0.06	-	0.11	76.54
(ii) Others	577.12	0.83	0.00	0.04	0.43	578.42
(iii) Disputed dues- MSME	-	-	-	-	-	-
(iv) Disputed dues- Others	-	-	-	-	-	-
Total	650.44	3.88	0.06	0.04	0.54	654.96

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23 CURRENT FINANCIAL LIABILITIES- OTHERS

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Interest accrued and not due on borrowings	23.99	-
Security deposit from lessee*	6,001.10	3,760.10
Retention money	143.29	222.86
Capital creditors	409.71	432.70
Employee related payables	15.72	14.11
Other payables*	110.44	147.34
Contingent consideration**	86.77	-
	6,791.02	4,577.11

*For balance to related parties, refer note 42

** Fair value of part consideration, payable to the earlier shareholders of Candor Gurgaon 1 and Kairos, payable upon fulfilment of certain conditions as per Share Purchase Agreements (refer note 42).

24 PROVISIONS

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Provision for gratuity	0.36	1.30
Provision for compensated absences	11.08	8.69
	11.44	9.99

25 OTHER CURRENT LIABILITIES

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Statutory dues payable	256.32	161.79
Deferred income*	351.01	241.85
Other payables	8.84	-
	616.17	403.64

*For balance to related parties, refer note 42

26 CURRENT TAX LIABILITIES (NET)

	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Provision for income tax	120.93	120.12
	120.93	120.12



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27 REVENUE FROM OPERATIONS

	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Sale of services*		
Income from operating lease rentals **	12,829.07	8,268.03
Income from maintenance services	4,879.29	3,631.91
	17,708.36	11,899.94
Sale of products		
Sale of food and beverages	87.22	62.10
Others	9.23	7.95
Total revenue from operations	17,804.81	11,969.99

* Refer note 42

** Assets given on operating lease

28 OTHER INCOME

	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Interest income from financial assets at amortized cost		
Interest income on deposits with banks*	319.99	116.52
Interest income on security deposit	38.54	32.36
Others		
Income from scrap sale	28.26	15.62
Interest on income tax refund	133.68	69.72
Liabilities/provisions no longer required written back	64.21	12.23
Fair value gain on income support	133.00	77.46
Miscellaneous income	23.51	0.89
	741.19	324.80

* Refer note 42

29 COST OF MATERIALS CONSUMED

	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Opening stock	-	-
Add: purchases during the period	64.81	48.45
Add: Others	8.84	6.39
Less: Closing stock	-	-
	73.65	54.84

30 EMPLOYEE BENEFITS EXPENSE

	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Salaries and bonus	390.96	320.38
Contributions to provident fund	23.31	17.53
Gratuity expense	12.50	8.29
Compensated absences	1.61	1.11
	428.38	347.31

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(All amounts are in Rupees millions unless otherwise stated)

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31 FINANCE COSTS

Particulars	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Interest and finance charges on financial liabilities at amortized cost		
Interest on term loan	6,981.84	4,134.75
Interest on commercial papers	337.79	-
Interest on compulsorily convertible debentures (refer note 42)	228.43	-
Interest on liability component of compound financial instrument (refer note 42)	22.63	-
Interest on 12.50% Non Convertible Debentures (refer note 42)	660.08	-
Interest on lease liability	28.72	28.65
Others		
Unwinding of interest expenses*	303.10	201.90
	8,562.59	4,365.30
Less: Transferred to investment property under development (refer note 4)	(44.75)	(40.73)
	8,517.84	4,324.57

*Unwinding of interest expenses on security deposit, retention money and contingent consideration.

32 DEPRECIATION AND AMORTIZATION EXPENSES

Particulars	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
- on property plant and equipment and intangible assets (refer note 3)	49.38	21.76
- on investment property (refer note 4)	4,061.00	2,730.26
	4,110.38	2,752.02

33 OTHER EXPENSES

Particulars	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Property management fees*	816.53	467.11
Power and fuel*	1,489.46	1,149.59
Repair and maintenance	1,326.39	967.87
Insurance	70.54	54.61
Legal and professional expense	250.22	227.47
Audit fees (refer note "a" below)	41.82	27.78
Rates and taxes	235.73	113.56
Brokerage	0.15	-
Marketing and advertisement expenses	157.31	124.40
Facility usage fees	31.67	30.67
Rental towards short term leases	31.44	14.51
Credit Impaired	9.73	11.26
Allowance for expected credit loss	79.52	10.22
Corporate social responsibility expenses	4.36	4.54
(Gain) on derivative relating to share conversion feature in 14% CCD at fair value through profit or loss	(45.65)	-
Travelling Expenses	30.01	19.10
Miscellaneous expenses	127.58	93.84
	4,656.81	3,316.53

* Refer note 42

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a) Details of remuneration to auditors

Particulars	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
As auditor (on accrual basis, excluding applicable taxes)		
- for statutory audit	38.51	26.07
- for other services	1.08	0.30
- for reimbursement of expenses	2.22	1.41
Total	41.81	27.78

34 TAX EXPENSE

Particulars	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Current tax		
- for current period	89.17	40.17
- for earlier years	1.64	(12.89)
Deferred tax charge / (credit)	592.38	64.30
Total	683.19	91.58

Brookfield India REIT is a business trust registered under SEBI REIT Regulations, 2014. Hence, the interest and dividend received or receivable by Brookfield India REIT from the SPVs is exempt from tax under section 10(23FC) of the Income Tax Act, 1961 (Act). Further, any expenditure incurred in relation to earning the exempt income is not tax deductible in view of the provisions of section 14A of the Act.

The income of Brookfield India REIT, other than exempt income mentioned above, is chargeable to tax at the maximum marginal rates in force (for the year ended 31 March 2024: 42.744%; for the year ended 31 March 2023: 42.744%), except for the income chargeable to tax on transfer of short term capital assets under section 111A of the Act and long term capital assets under section 112 of the Act.

SPVs are the Indian companies incorporated under the Companies Act. The total income of the SPVs is chargeable to tax in accordance with the provisions of the Act.

35 CONTINGENT LIABILITIES

Particulars	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Claims against the Group not acknowledged as debt in respect of Income-Tax matters (Refer note 1 below)	1,014.74	971.29
Claims against the Group not acknowledged as debt in respect of Indirect tax {VAT/Work contract/Service tax/GST} (Refer note 2 below)	39.96	6.43
Grand Total	1,054.70	977.72

Note 1

Particulars	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Candor Kolkata One Hi-Tech Structures Private Limited	643.46	795.39
Shantiniketan Properties Private Limited	1.86	15.30
Seaview Developers Private Limited	155.12	160.60
Candor Gurgaon One Realty Projects Private Limited	214.30	-
Total	1,014.74	971.29

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Contingent liabilities as at 31 March 2024 includes penalty amounting to ₹ 740.60 million (31 March 2023 : ₹ 552.23 million) in relation to disallowance of settlement fees paid in earlier years for termination of contract. Other contingencies include ₹ 274.13 million (31 March 2023 : ₹ 419.06 million) relating to other disallowances under the Income Tax Act, 1961.

The tax officer has set-off certain tax refund claimed in Income tax returns against these demands.

Note 2

Particulars	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Shantiniketan Properties Private Limited *	17.99	2.67
Seaview Developers Private Limited	1.68	1.68
Candor India Office Parks Private Limited	2.08	2.08
Kairos Properties Private Limited	18.21	-
Total	39.96	6.43

* The entity has given a bank guarantee of ₹ 1.05 million (31 March 2023: ₹ 1.05 million) to Member Secretary UP Pollution Control Board.

36 COMMITMENTS

Particulars	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Capital commitments (net of advances)	1,065.25	1,304.96
The SPV wise details of capital commitments are as follows:		
Candor Kolkata One Hi-Tech Structures Private Limited	882.98	1,073.91
Shantiniketan Properties Private Limited	50.01	62.23
Festus Properties Private Limited	27.40	6.93
Seaview Developers Private Limited	3.41	161.89
Candor Gurgaon One Realty Projects Private Limited	22.51	-
Kairos Properties Private Limited	78.94	-
Total	1,065.25	1,304.96

Other commitments

Candor Kolkata One Hi-Tech Structures Private Limited (formerly known as "Candor Gurgaon Two Developers & Projects Private Limited"; now amalgamated in Candor Kolkata One Hi-Tech Structures Private Limited w.e.f. 01 April 2017) has an agreement with Gurgaon Infospace Limited (GIL). The title to the land is held by Gurgaon Infospace Limited, a third party and is not affiliated to the Candor Kolkata One Hi-Tech Structures Private Limited. Candor Kolkata One Hi-Tech Structures Private Limited has developmental rights with respect to the property pursuant to a Joint Development Agreement (JDA) with GIL entered on 16 November 2006 as amended from time to time. Under the said agreement Candor Kolkata One Hi-Tech Structures Private Limited is entitled to 72% of the gross sale receipts and deposits from the tenants arising out of the lease of the developed areas and GIL is entitled to receive balance 28%.

In supplement to earlier JDA, a new co-development agreement was entered into between GIL (the developer) and Candor Kolkata One Hi-Tech Structures Private Limited (the co-developer) on 17 September 2007 as amended from time to time under which the developer and co-developer will jointly carry out the process of installation of fit-outs & fixtures and the cost of such installation shall be shared by the developer and co-developer in the same ratio as to sharing of gross proceeds i.e. 28% and 72% respectively. This agreement is accounted as joint operations as per Ind AS 111.

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37 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

i) Financial instruments by category and fair value

The below table summarizes the judgements and estimates made in determining the fair values of the financial instruments that are measured at amortized cost and for which fair values are disclosed in the financial statements. There are no financial instruments, which are subsequently measured at fair value.

	Carrying value		Fair value	
	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
At Amortized Cost				
Financial assets				
Trade receivables #	731.13	515.79	731.13	515.79
Cash and cash equivalents #	3,702.87	2,096.55	3,702.87	2,096.55
Other bank balances #	1,294.01	483.64	1,294.01	483.64
Other financial assets #	968.24	668.62	968.24	668.62
At FVTPL				
Financial Assets				
Other financial Assets^	1,196.26	517.23	1,196.26	517.23
Total financial assets	7,892.51	4,281.83	7,892.51	4,281.83
At Amortized Cost				
Financial liabilities				
Liability component of compound financial instrument *	212.90	-	226.70	-
12.50% Non convertible debentures**	8,430.00	-	8,968.30	-
14% Compulsorily Convertible Debentures***	3,497.26	-	3,609.15	-
Borrowings #	107,929.21	54,520.38	107,929.21	54,520.38
Trade payables #	1,042.46	654.96	1,042.46	654.96
Other financial liabilities #	9,875.52	5,838.19	9,875.52	5,838.19
Total financial liabilities	130,987.35	61,013.53	131,651.34	61,013.53

fair value of financial assets and financial liabilities which are recognized at amortized cost has been disclosed to be same as carrying value as the carrying value approximately equals to their fair value.

^ Fair value of Receivable for income support is determined on the basis of present value of expected future cash flows.

These are classified as level 3 in the fair value hierarchy due to the inclusion of unobservable inputs. The key input for determining the same is discount rate.

^ The fair value of derivative assets (component of 14% compulsorily convertible debentures) is determined on the basis of monte carlo simulation method. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs.

* The fair value of the liability component of compound financial instruments, which are recognized at amortized cost, has been calculated at the present value of the future cash flows discounted at the current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs.

** Fair value of 12.50% Non convertible debentures which are recognized at amortized cost, has been calculated at the present value of the future cash flows discounted at the current borrowing rate.

*** Fair value of 14% Compulsorily Convertible Debentures which are recognized at amortized cost, has been calculated on the basis of Net assets value (NAV) method.

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ii) Measurement of fair values

The different levels of fair value have been defined below:

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices for instance listed equity instruments, traded bonds and mutual funds that have quoted price.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

There have been no valuation under Level 1 and Level 2. There has been no transfers into or out of Level 3 of the fair value hierarchy for the year ended 31 March 2024 and 31 March 2023.

The Brookfield India REIT policy is to recognize transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.

iii) Details of significant unobservable inputs

Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value
Financial assets measured at fair value (Receivable for income support)	
Discount rate (31 March 2024- 11.75% ; 31 March 2023- 11.75%)	The estimated fair value would decrease (increase) if discount rate is higher (lower)
Financial assets measured at fair value (Derivative asset relating to compulsorily convertible debentures)	
Volatility rate	The estimated fair value would increase/ (decrease) if the volatility rate is higher/ (lower)
Unadjusted equity value	The estimated fair value would increase/ (decrease) if the unadjusted equity value is (lower)/ higher

iv) Sensitivity analysis of Level 3 fair values

For the fair value of receivable for income support, reasonably possible changes at the reporting date due to one of the significant unobservable inputs, holding other inputs constant, would have following effects:

31 March 2024	Profit/ (Loss)	
	Increase	Decrease
Financial assets measured at fair value (Receivable for income support)		
Discount rate (1% movement)	(4.18)	4.18
Financial assets measured at fair value (Derivative asset relating to compulsorily convertible debentures)		
Volatility (1.5% movement)	46.30	(45.60)
Unadjusted equity value (10% movement)	43.50	(37.50)
31 March 2023		
Financial assets measured at fair value (Receivable for income support)		
Discount rate (1% movement)	(2.52)	2.52
Financial assets measured at fair value (Derivative asset relating to 14% compulsorily convertible debentures)		
Volatility (5% movement)	NA	NA
Unadjusted equity value (5% movement)	NA	NA

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v) Reconciliation of Level 3 fair values

	Amount
a) Fair Value relating to receivable for income support	
Balance as at 1 April 2022	1,162.13
Income support assets realised	(722.36)
Net change in fair value - unrealised (refer note 28)	77.46
Balance as at 31 March 2023	517.23
Balance as at 1 April 2023	517.23
Add: Addition (Candor Gurgaon 1)	1,847.79
Income support assets realised	(1,562.02)
Net change in fair value - unrealised (refer note 28)	133.00
Balance as at 31 March 2024	936.00
b) Fair Value relating to derivative asset (14% compulsorily convertible debentures)	
Balance as at 28 August 2023 (acquisiton date of Kairos)	214.60
Net change in fair value - unrealised (refer note 28)	45.65
Balance as at 31 March 2024	260.25

38. FINANCIAL RISK MANAGEMENT

i. Risk management framework

The Board of directors of the Manager of the Trust has overall responsibility for the establishment and oversight of the Group's risk management framework. The Group's risk management framework is established to identify and analyse the key risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management framework and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

The Board of directors of the Manager of the Trust, oversees compliance with the Group's risk management framework and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Group. The Audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to The Audit Committee.

The Group's financial risk management is carried out by a treasury department (Group's treasury). the Group's treasury identifies, evaluates and hedges financial risks.

ii. Credit risk

Credit risk is the risk of the financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations.

The Group ensures through appropriate background checks that the office premises are leased to parties of repute and of good credit standing only. It has also taken refundable interest free security deposits equivalent to 3-6 months of lease rentals from its customers which is used to mitigate credit risk. Further Management also monitors its receivables on a monthly basis and does not expect any default of its trade receivables. Credit risk related to cash and cash equivalents and bank deposits is managed by only accepting highly rated banks. However, the maximum amount exposed to credit risk is limited to amount disclosed in financial statements."

Movement in loss allowance for trade receivables during the year are as follows:

Particulars	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Balance at the beginning of the period	25.00	68.26
Loss allowance created during the year	79.52	10.22
Others	23.28	(53.48)
Balance at the end of the year	127.80	25.00

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iii. Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The Group's primary sources of liquidity include cash, undrawn borrowings, construction facilities and cash flow from operating activities. The Group seeks to increase income from its existing properties by maintaining quality standards for its properties that promote high occupancy rates and support increases in rental rates while reducing tenant turnover and related costs, and by controlling operating expenses.

Consequently, the Group believes its revenue, along with proceeds from financing activities will continue to provide the necessary funds to cover its short term liquidity needs. In addition, the Group projects cash flows and considering the level of liquid assets necessary to meet liquidity requirement.

Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

31 March 2024	Carrying amount	Contractual cash flows			
		Total	0 -1 years	1 -5 years	Above 5 years
Non-derivative financial liabilities					
Borrowings					
- Term Loans (including current maturities and interest accrued)	100,668.34	157,890.68	9,399.36	57,951.90	90,539.42
- Liability component of compound financial instrument	212.90	288.41	75.67	212.74	-
- 12.50% Non convertible debentures	8,430.00	18,329.91	1,053.75	4,862.30	12,413.86
- 14% Compulsorily Convertible Debentures	3,497.26	5,542.25	405.18	1,620.70	3,516.37
- Commercial papers	7,284.87	7,500.00	7,500.00	-	-
Trade payables	1,042.46	1,042.46	1,042.46	-	-
Other financial liabilities (excluding current maturities and interest accrued)	9,851.53	10,630.31	6,870.51	3,759.80	-
Lesae liabilities	563.40	2,064.51	28.67	114.70	1,921.14

31 March 2023	Carrying amount	Contractual cash flows			
		Total	0 -1 years	1 -5 years	Above 5 years
Non-derivative financial liabilities					
Borrowings					
- Term loans (including current maturities and interest accrued)	54,520.38	84,681.94	5,028.92	30,208.10	49,444.92
Trade payables	654.96	654.96	654.96	-	-
Other financial liabilities (excluding current maturities of term loan)	6,401.51	8,458.23	4,818.01	1,690.40	1,949.82

The Group has undrawn borrowing facilities amounting to ₹ 5,351.00 million (31 March 2023: 3,260.00 million) with following expiry:

Particulars	Expiring within			
	Total	0 -1 years	1 -5 years	Above 5 years
As at 31 March 2024	5,351.00	2,631.00	2,720.00	-
As at 31 March 2023	3,260.00	-	3,260.00	-

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(All amounts are in Rupees millions unless otherwise stated)

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iv. Market risk

The Group is exposed to market risk preliminary relating to the risk of changes in market prices (including lease rentals) that will affect the Group's income or expense or the value of its holdings of financial instruments.

a) Currency risk

The Group's exposure to foreign currency risk is mainly on account of imports of capital goods and services taken, which is not material in proportion to the total expenses incurred by the Group.

Foreign Currency risk exposure

Particulars	Currency	As at 31 March 2024	As at 31 March 2023
Financial Liabilities	SGD	(0.13)	(0.60)
Financial Liabilities/Assets	USD	(16.60)	(9.04)
		(16.73)	(9.64)

10% appreciation/depreciation in foreign currencies (SGD) at the reporting date would result in (decrease)/increase in the Group's profit/(loss) before tax by approximately (₹ 0.01) million (31 March 2023 : (₹ 0.06 million)).

10% appreciation/depreciation in foreign currencies (USD) at the reporting date would result in (decrease)/increase in the Group's profit/(loss) before tax by approximately (₹ 1.66) million (31 March 2023 : (₹ 0.90 million)).

b) Interest rate risk

The Group is exposed to both fair value interest rate risk as well as cash flow interest rate risk arising both on short-term and long-term floating rate instruments as well as on the refinancing of fixed rate instrument. the Group's borrowings are principally denominated in Indian Rupees.

The fair value interest rate risk is the risk of changes in fair values of fixed interest bearing borrowings because of fluctuations in the interest rates and possible requirement to refinance such instruments. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing borrowings will fluctuate because of fluctuations in the interest rates.

Exposure to interest rate risk

The interest rate profile of the Group's interest-bearing financial instruments is as follows:

	31 March 2024	31 March 2023
Fixed-rate instruments		
Financial assets	4,876.45	2,555.25
Financial liabilities	12,140.17	-
	17,016.62	2,555.25
Variable-rate instruments		
Financial assets	-	-
Financial liabilities	(100,644.35)	(54,520.38)
	(100,644.35)	(54,520.38)
Total	(83,627.73)	(51,965.13)

Cash flow sensitivity analysis for variable-rate instruments

The Group has Borrowings with variable-rate of interest amounting to ₹ 100,644.34 million (31 March 2023: ₹ 54,520.38 million). A reasonably possible change of 100 basis points in interest rates at the reporting date would have increased (decreased) profit or loss (before tax) by the amounts shown below. This analysis assumes that all other variables remain constant. The amounts shown below are net off borrowing cost capitalisation of ₹ 6.27 million (31 March 2023: ₹ 5.09 million) using capitalisation rate of respective year.

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₹ million	Profit/ (Loss)	
	100 bp increase	100 bp decrease
31 March 2024		
Variable-rate instruments	(1,194.42)	1,194.42
Cash flow sensitivity (net)	(1,194.42)	1,194.42
31 March 2023		
Variable-rate instruments	(540.12)	540.12
Cash flow sensitivity (net)	(540.12)	540.12

39 SEGMENT REPORTING

Ind AS 108 establishes requirements to identify the operating segment and related disclosures, basis how the Chief Operating Decision Maker ('CODM') evaluates the performance and allocates resources to different segments. Based on an analysis of Brookfield India REIT structure and powers conferred to the Manager to REIT, Board of Directors of the Manager (Brookprop Management Services Private Limited) has been identified as the Chief Operating Decision Maker ('CODM'), since they are empowered for all major decisions w.r.t. the management, administration, investment, disinvestment, etc.

As the Group is primarily engaged in the business of developing, maintaining and leasing commercial real estate properties in India, CODM reviews the entire business as a single operating segment and accordingly disclosure requirements of Ind AS 108 "Operating Segments" in respect of reportable segments are not applicable.

S. No	Customer	Nature	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
1	A	% of revenue	9.87%	13.95%
2	B	% of revenue	10.53%	14.74%
3	C	% of revenue	7.06%	10.64%

40 EARNINGS PER UNIT (EPU)

Basic EPU amounts are calculated by dividing the profit for the period / year after income tax attributable to unitholders by the weighted average number of units outstanding during the period / year. Diluted EPU amounts are calculated by dividing the profit for the period / year after income tax attributable to unitholders by the weighted average number of units outstanding during period / year plus the weighted average number of units that would be issued on conversion of all the dilutive potential units into unit capital. The units of the Trust were allotted on 08 February 2021, 11 February 2021, 24 January 2022, 02 August 2023 and 28 August 2023.

Particulars	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Profit after tax for calculating basic and diluted EPU (attributable to unitholders of Brookfield India REIT)	235.96	1,312.32
Weighted average number of Units (Nos.)	403,233,066	335,087,073
Earnings Per Unit		
- Basic (Rupees/unit)	0.59	3.92
- Diluted (Rupees/unit)*	0.59	3.92

* The Trust does not have any outstanding dilutive units.

41 CAPITALIZATION STATEMENT

The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Group's capital structure mainly constitutes equity in the form of unit capital and debt. The projects of SPVs are initially funded through construction financing arrangements. On completion, these loans are restructured into lease-rental discounting arrangements or debentures.

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(All amounts are in Rupees millions unless otherwise stated)

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The Group's capital structure is influenced by the changes in regulatory framework, government policies, available options of financing and the impact of the same on the liquidity position.

The Group monitors its capital structure using ratio of 'Net debt' to 'Total Equity'. The capital structure of the Group consists of net debt (comprising borrowings as disclosed in notes 17 and 21 and lease liabilities offset by cash and cash equivalents as disclosed in note 10) and equity of the Group (comprising issued unit capital, Non- controlling interest, reserves and retained earnings as disclosed in notes 15 and 16). The Group's Net debt to equity ratio as at 31 March 2024 and 31 March 2023 are as follows:

Particulars	As at 31 March 2024	As at 31 March 2023
Borrowings	120,069.38	54,520.38
Lease Liability	563.40	563.32
Gross debt	120,632.78	55,083.70
Less : Cash and cash equivalents	(3,702.87)	(2,096.55)
Adjusted Net debt	116,929.91	52,987.15
Total equity		
-Unit capital	109,101.43	86,556.65
-Other equity	(6,543.00)	(3,219.27)
Equity attributable to unit holders of the Brookfield India REIT	102,558.43	83,337.38
Non-controlling interest	20,055.00	-
Total equity	122,613.43	83,337.38
Debt/Equity Ratio	0.95	0.64

42 RELATED PARTY DISCLOSURES

A. Related parties to Brookfield India REIT as at 31 March 2024

BSREP India Office Holdings V Pte. Ltd. - Sponsor

Brookprop Management Services Private Limited - Investment Manager or Manager

Axis Trustee Services Limited - Trustee

The Ultimate parent entity, sponsor groups and fellow subsidiaries, with whom the group has related party transactions during the period, consist of the below entities:

Ultimate parent entity

Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.), ultimate parent entity and controlling party

Sponsor

BSREP India Office Holdings V Pte. Ltd. - Sponsor

Sponsor group

- BSREP II India Office Holdings II Pte. Ltd. (BSREP II India)
- Kairos Properties Private Limited (Formerly known as Kairos Property Managers Private Limited) (Kairos) (till 07 September 2022)
- BSREP Moon C1 L.P (till 07 September 2022)
- BSREP Moon C2 L.P (till 07 September 2022)
- BSREP India Office Holdings III Pte Ltd. (BSREP India Office III)
- BSREP India Office Holdings Pte. Ltd. (BSREP India Holdings)
- BSREP India Office Holdings IV Pte. Ltd. (BSREP India Office IV)
- BSREP India Office Holdings VI Pte. Ltd. (BSREP India Office VI)
- Project Diamond Holdings (DIFC) Limited (Project Diamond)

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(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

Fellow subsidiaries

- Mountainstar India Office Parks Private Limited
- Technology Service Group LLC
- Arliga India Office Parks Private Limited
- Brookfield Property Group LLC
- Sriton Properties Private Limited
- Witwicky One Private Limited
- Brookfield HRS TS LLC
- Brookprop Property Management Services Private Limited
- Aerobode One Private Limited
- Coworks India Private limited
- Parthos Properties Private Limited
- Equinox Business Parks Private Limited
- Clean Max Enviro Energy Solutions Private Limited
- Project Diamond FPI Holdings (DIFC) Limited
- Project Cotton Holdings One (DIFC) Limited
- Schloss Chanakya Pvt. Ltd.
- Schloss Bangalore Private Limited
- Summit Digital Infrastructure Limited
- Brooksolutions Global Services Private Limited
- Mars Hotels and Resorts Private Limited*

* Amalgamated with Kairos Properties Private Limited (formerly known as Kairos Property Managers Private Limited) and got demerged into Sriton Properties Private Limited vide NCLT order dated 24 April 2023 with appointed date of 1 October 2021.

Associates of Subsidiaries

- Reco Cerium Private Limited (w.e.f. 18 August 2023)
 Reco Rock Private Limited (w.e.f. 18 August 2023)
 Reco Iris Private Limited (w.e.f. 18 August 2023)
 Reco Europium Private Limited (w.e.f. 28 August 2023)

Other related parties with whom the transactions have taken place during the year

Axis Bank Limited - Promotor of Trustee*

Axis Capital Limited- Fellow subsidiary of Trustee*

*Based on the internal assessment, the Trust has disclosed transactions from this financial year ended 31 March 2024, for all the periods presented.

Brookfield India REIT's interests in subsidiaries are set out in note 1"- Organization structure.

Directors & Key personnel of the Investment Manager (Brookprop Management Services Private Limited)

Directors

- Akila Krishnakumar (Independent Director)
 Shailesh Vishnubhai Haribhakti (Independent Director)
 Anuj Ranjan (Non-Executive Director) (till 12 February 2024)
 Ankur Gupta (Non-Executive Director)
 Thomas Jan Sucharda (Non-Executive Director) (w.e.f. 30 March 2023)
 Rajnish Kumar (Independent Director) (w.e.f. 30 March 2023)

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(All amounts are in Rupees millions unless otherwise stated)

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Key Personnels

Alok Aggarwal - Chief Executive Officer and Managing Director- India office business (Chief Executive Officer to Chief Executive Officer and Managing Director w.e.f 12 February 2024)
 Sanjeev Kumar Sharma - Executive Vice President and Chief Financial Officer-India office business (till 09 May 2024)
 Amit Jain - Chief Financial Officer - India office business (w.e.f. 09 May 2024)
 Ankit Gupta- President - India office business (w.e.f. 09 May 2024)
 Shantanu Chakraborty- Chief Operating Officer- India office business (w.e.f. 09 May 2024)
 Saurabh Jain- Compliance Officer

Key Managerial Personnel of SPV's

- Candor Kolkata One Hi-Tech Structures Private Limited

Subrata Ghosh- Managing Director (till 13th February 2024)

- Festus Properties Private Limited

Lalit Kumar- Company Secretary

- Shantiniketan Properties Private Limited

Kanika Dhingra – Company Secretary (till 2nd November 2022)

Juhi Sen - Company Secretary (w.e.f. 24 April 2023)

B. Related party transactions:

Nature of transaction/ Entity's Name	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Trustee Fee Expense		
- Axis Trustee Services Limited	2.95	2.95
Total	2.95	2.95
Reimbursement of expense incurred by (excluding GST)		
- Brookprop Management Services Private Limited	(0.55)	3.73
- Brookprop Property Management Services Private Limited	33.20	-
- BSREP India Office Holdings V Pte. Ltd.	9.51	-
- Brookfield Property Group LLC	-	1.98
- Mountainstar India Office Parks Private Limited	6.59	-
- Cowrks India Private limited	0.50	-
- Equinox Business Parks Private Limited	0.08	-
Total	49.33	5.71
Reimbursement of expense incurred on behalf of (excluding GST)		
- Mountainstar India Office Parks Private Limited	1.24	2.08
- Aerobode One Private Limited	0.58	-
- Parthos Properties Private Limited	0.68	-
Total	2.50	2.08
Internet & Connectivity Charges		
- Technology Service Group LLC	-	22.22
- Brookfield HRS TS LLC	49.12	9.06
- Cowrks India Private limited	0.07	-
Total	49.19	31.28
Power and fuel expenses		
- Clean Max Enviro Energy Solutions Private Limited	0.61	-
Total	0.61	-
Issue of Unit Capital		
- Project Diamond Holdings (DIFC) Limited	4,000.00	-
- Axis Bank Limited	500.00	-
Total	4,500.00	-

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(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

Nature of transaction/ Entity's Name	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Issue expenses		
- Axis Capital Limited	73.28	-
Total	73.28	-
Expenses directly attributable to investment in subsidiaries		
- Axis Capital Limited	14.75	-
Total	14.75	-
Issue of 12.50% Non convertible debentures		
- Reco Iris Private Limited	7,370.00	-
- Reco Rock Private Limited	1,500.00	-
Total	8,870.00	-
Interest expense on 12.50% Non convertible debentures		
- Reco Iris Private Limited	546.77	-
- Reco Rock Private Limited	113.31	-
Total	660.08	-
Interest expense on liability component on compulsory convertible debentures		
- Reco Cerium Private Limited	22.63	-
Total	22.63	-
Repayment of 12.5% Non convertible debenture		
-Reco Iris Private Limited	294.00	-
-Reco Rock Private Limited	146.00	-
Total	440.00	-
Interest expense on compulsory convertible debentures		
-Reco Europium Private Limited	228.43	-
Total	228.43	-
Payment of liability component of compound financial instrument		
- Reco Cerium Private Limited	24.04	-
Total	24.04	-
Payment of interest on compulsory convertible debentures		
- Reco Europium Private Limited	238.72	-
Total	238.72	-
Payment of interest on liability component of compound financial instrument		
- Reco Cerium Private Limited	46.67	-
Total	46.67	-
Payment of interest on 12.5% Non convertible debenture		
- Reco Iris Private Limited	546.77	-
- Reco Rock Private Limited	113.31	-
Total	660.08	-
Payment of interest on liability component of compound financial instrument		
- BSREP India Office Holdings II Pte. Ltd	607.68	-
Total	607.68	-
Payment of interest on compulsory convertible debentures		
-Project Diamond Holdings (DIFC) Limited	1,176.49	-
Total	1,176.49	-



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Nature of transaction/ Entity's Name	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Payment of interest on 12% Non convertible debenture		
-Project Diamond FPI Holdings (DIFC) Limited	204.34	-
Total	204.34	-
Repayment of 12% Non convertible debentures		
-Project Diamond FPI Holdings (DIFC) Limited	2,228.80	-
Total	2,228.80	-
Property management fees		
- Brookprop Management Services Private Limited	-	237.78
- Brookprop Property Management Services Private Limited	321.73	-
- Mountainstar India Office Parks Private Limited	108.85	-
- Cowrks India Private limited	6.77	-
Total	437.35	237.78
Investment management fees		
- Brookprop Management Services Private Limited	90.92	80.11
Total	90.92	80.11
Compensation to key management personnel of SPV's		
- Short-term employee benefits	4.71	8.63
- Post-employment benefits*	-	-
- Other long-term benefits	0.25	0.48
- Other Fees	0.56	0.30
Total	5.52	9.41
Provision for Gratuity and compensated absences transfer to#		
- Arliga India Office Parks Private Limited	-	0.59
- Mountainstar India Office Parks Private Limited	-	0.02
- Witwicky One Private Limited	1.75	0.08
- Brookprop Property Management Services Private Limited	7.70	-
Total	9.45	0.69
Provision for Gratuity and compensated absences transfer from#		
- Arliga India Office Parks Private Limited	-	0.21
- Brookprop Management Services Private Limited	-	3.21
Total	-	3.42
Provision for Bonus transfer to#		
- Arliga India Office Parks Private Limited	-	0.17
- Mountainstar India Office Parks Private Limited	-	0.04
- Witwicky One Private Limited	0.73	0.16
- Brookprop Property Management Services Private Limited	6.54	-
Total	7.27	0.37
Provision for Bonus transfer from#		
- Arliga India Office Parks Private Limited	-	0.33
- Brookprop Management Services Private Limited	-	3.66
Total	-	3.99
Repayment of Unit Capital		
- BSREP India Office Holdings V Pte. Ltd.	503.29	534.68
- BSREP India Office Holdings Pte Ltd.	385.95	410.01
- Kairos Property Managers Pvt. Ltd.	-	15.95
- BSREP Moon C1 L.P.	-	3.77

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Nature of transaction/ Entity's Name	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
- BSREP Moon C2 L.P.	-	0.00
- BSREP II India Office Holdings II Pte. Ltd.	292.72	295.01
- BSREP India Office Holdings III Pte. Ltd.	341.56	362.86
- BSREP India Office Holdings IV Pte. Ltd.	143.81	152.79
- BSREP India Office Holdings VI Pte. Ltd.	7.45	4.14
- Project Diamond Holdings (DIFC) Limited	58.66	-
- Axis Bank Limited	13.15	-
Total	1,746.59	1,779.21
Interest Distributed		
- BSREP India Office Holdings V Pte. Ltd.	452.96	541.19
- BSREP India Office Holdings Pte. Ltd.	347.34	414.99
- Kairos Property Managers Pvt. Ltd.	-	17.99
- BSREP Moon C1 L.P.	-	4.25
- BSREP Moon C2 L.P.	-	0.00
- BSREP II India Office Holdings II Pte. Ltd.	263.44	296.76
- BSREP India Office Holdings III Pte. Ltd.	307.41	367.27
- BSREP India Office Holdings IV Pte. Ltd.	129.43	154.64
- BSREP India Office Holdings VI Pte. Ltd.	6.70	3.76
- Project Diamond Holdings (DIFC) Limited	54.34	-
- Axis Bank Limited	12.02	-
Total	1,573.64	1,800.85
Other Income Distributed		
- BSREP India Office Holdings V Pte. Ltd.	17.85	22.73
- BSREP India Office Holdings Pte. Ltd.	13.69	17.41
- Kairos Property Managers Pvt. Ltd.	-	0.60
- BSREP Moon C1 L.P.	-	0.14
- BSREP Moon C2 L.P.	-	0.00
- BSREP II India Office Holdings II Pte. Ltd.	10.39	12.61
- BSREP India Office Holdings III Pte. Ltd.	12.12	15.43
- BSREP India Office Holdings IV Pte. Ltd.	5.11	6.49
- BSREP India Office Holdings VI Pte. Ltd.	0.26	0.19
- Project Diamond Holdings (DIFC) Limited	3.17	-
- Axis Bank Limited	0.58	-
Total	63.17	75.60
Income support received		
- Mountainstar India Office Parks Private Limited	1,562.02	722.36
Total	1,562.02	722.36
Purchase of office equipment		
- Mars Hotels and Resorts Private Limited	-	0.50
Total	-	0.50
Purchase of Books and Periodical		
- Striton Properties Private Limited	0.07	-
Total	0.07	-



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Nature of transaction/ Entity's Name	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Revenue from operations		
-Parthos Properties Private Limited	(0.01)	-
-Striton Properties Private Limited	0.06	-
-Aerobode One Private Limited	(0.01)	-
-Cowrks India Private limited	45.48	-
-Summit Digital Infrastructure Limited	4.05	-
-Brooksolutions Global Services Private Limited	2.85	-
Total	52.42	-
Rent and Hire Charges		
- Equinox Business Parks Private Limited	2.39	-
Total	2.39	-
Development Management fees		
-Brookprop Property Management Services Private Limited	1.15	-
Total	1.15	-
Brokerage Cost		
-Cowrks India Private limited	0.47	-
Total	0.47	-
Deferred Income/ (Deferred Income Amortisation)		
- Mountainstar India Office Parks Private Limited	0.82	1.20
Total	0.82	1.20
Reimbursement towards withholding tax liability on Restricted Stock Unit		
- Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.)	-	1.31
Total	-	1.31
Repair and maintenance / Miscellaneous Expenses/Marketing and advertisement expenses		
- Striton Properties Private Limited	3.00	-
- Schloss Chanakya Pvt. Ltd.	0.49	-
Total	3.49	-
Dividend received on behalf of employees		
- Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.)	-	0.13
Total	-	0.13
Amount received on account of term loan from bank		
- Axis Bank Limited	8,137.00	-
Total	8,137.00	-
Interest on term loan from bank		
- Axis Bank Limited	983.44	-
Total	983.44	-
Payment of processing fee for term loan from bank (excluding GST)		
- Axis Bank Limited	38.00	-
Total	38.00	-
Payment towards other borrowing cost (excluding GST)		
- Axis Trustee Services Limited	0.29	-
Total	0.29	-
Deposits with banks made		
- Axis Bank Limited	61,122.17	1,675.50
Total	61,122.17	1,675.50

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(All amounts are in Rupees millions unless otherwise stated)

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Nature of transaction/ Entity's Name	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Deposits with banks matured		
- Axis Bank Limited	60,056.35	-
Total	60,056.35	-
Interest income on deposits with banks		
- Axis Bank Limited	195.25	0.62
Total	195.25	0.62
Bank charges		
- Axis Bank Limited	0.69	-
Total	0.69	-
Security deposit received		
- Equinox Business Parks Private Limited	1.46	-
Total	1.46	-

*As the liabilities for the gratuity and compensated absences are provided on an actuarial basis, and calculated for the respective SPV as a whole, the said liabilities pertaining specifically to KMP are not known for current period and hence, not included here.

#This amount relates to provision for bonus, gratuity and compensated absences transferred on account of transfer of employees.

Outstanding balances	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Trade Payable (net of withholding tax)		
- Brookprop Management Services Private Limited	22.09	18.63
- Brookfield HRS TS LLC	15.93	7.12
- Brookprop Property Management Services Private Limited	32.62	-
- Schloss Chanakya Pvt. Ltd.	0.09	-
- Striton Properties Private Limited	5.34	-
- Clean Max Enviro Energy Solutions Private Limited	0.08	-
- Equinox Business Parks Private Limited	0.08	-
Total	76.23	25.75
Other Payable (net of withholding tax)		
- Brookprop Property Management Services Private Limited	15.04	-
- Witwicky One Private Limited	2.47	-
- Mountainstar India Office Parks Private Limited	1.86	-
- BSREP India Office Holdings V Pte. Ltd.	9.51	-
- Brookfield Corporation (formerly known as Brookfield Asset Management Inc.)	0.08	-
Total	28.96	-
Prepaid expenses		
- Mountainstar India Office Parks Private Limited	0.94	-
- Brookprop Property Management Services Private Limited	1.26	-
Total	2.20	-
Other receivables		
- Mountainstar India Office Parks Private Limited	0.01	0.08
- Brookfield Corporation (Formerly known as Brookfield Asset Management Inc.)	-	1.32
- Brookprop Management Services Private Limited	-	0.32
Total	0.01	1.72

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(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

Outstanding balances	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Finance receivables*		
- Mountainstar India Office Parks Private Limited	936.01	517.23
Total	936.01	517.23
Deferred Income		
- Mountainstar India Office Parks Private Limited	1.43	1.20
Total	1.43	1.20
12.50% Non convertible debentures		
- Reco Iris Private Limited	7,076.00	-
- Reco Rock Private Limited	1,354.00	-
Total	8,430.00	-
14% Compulsorily Convertible Debentures		
-Reco Europium Private Limited	3,497.26	-
Total	3,497.26	-
Derivative Assets		
-Reco Europium Private Limited	260.25	-
Total	260.25	-
Security deposit from lessee		
-Cowrks India Private limited	31.37	-
Total	31.37	-
Security Deposit Receivable		
- Mountainstar India Office Parks Private Limited	4.57	-
Total	4.57	-
Liability component of compound financial instrument		
- Reco Cerium Private Limited	212.90	-
Total	212.90	-
Term loans from banks		
- Axis Bank Limited	19,453.25	-
Total	19,453.25	-
Trade receivable		
-Summit Digital Infrastructure Limited	0.76	-
-Mountainstar India Office Parks Private Limited	0.17	-
-Brooksolutions Global Services Private Limited	0.15	-
Total	1.08	-
Contingent consideration payable		
- Project Diamond Holdings (DIFC) Limited	37.52	-
- Project Cotton Holdings One (DIFC) Limited	0.00	-
- BSREP India Office Holdings II Pte. Ltd	49.22	-
- BSREP India Office Holdings Pte. Ltd	0.03	-
Total	86.77	-
Balance with banks (in current account)		
- Axis Bank Limited	46.75	0.90
Total	46.75	0.90
Balance with banks (in deposit account)-Cash and cash equivalents		
- Axis Bank Limited	2,741.12	1,675.50
Total	2,741.12	1,675.50

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Outstanding balances	As at 31 March 2024 (Audited)	As at 31 March 2023 (Audited)
Balance with banks (in deposit account)-Other bank balances		
- Axis Bank Limited	177.30	-
Total	177.30	-
Interest accrued but not due on deposits with banks		
- Axis Bank Limited	6.60	0.56
Total	6.60	0.56

*Represents income support provided by Mountainstar India Office Parks Private Limited to SDPL Noida and Candor Gurgaon 1 as part of Income support agreement starting quarter ended 31 March 2022 until the quarter ending 31 March 2024 for SDPL Noida and starting from quarter ended 30 September 2023 until the quarter ending 30 June 2025 for Candor Gurgaon 1.

43 ASSETS ACQUISITION

- (i) On 18 August 2023, Brookfield India REIT acquired controlling stake by acquiring 50% of the equity interest and compulsorily convertible debentures of Candor Gurgaon 1 as described in more detail in Note 1 - Organization structure; for a total consideration of ₹ 8,602.64 million. Brookfield India REIT has also incurred directly attributable expenses in relation to this asset acquisition, amounting to ₹ 66.87 million, resulting in the total purchase consideration of ₹ 8,669.51 million (the "Purchase consideration").

Brookfield India REIT applied the optional concentration test, under Ind AS 103, and concluded that the acquired set of activities and assets is not a business because substantially all of the fair value of the gross assets acquired is concentrated in investment properties, with similar risk characteristics. Accordingly, this transaction has been accounted for as an asset acquisition.

Brookfield India REIT identified and recognized the individual identifiable assets acquired and liabilities assumed; and allocated the purchase consideration to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of acquisition.

The allocated value of the identifiable assets and liabilities of Candor Gurgaon 1 as at the date of acquisition were:

Assets	Amount (in million)
Property, plant and equipment	58.51
Investment property	42,954.58
Investment property under development	211.74
Other assets	4,741.86
Total Assets (A)	47,966.69
Liabilities	
Borrowings (including current maturities of long term borrowings)	28,471.45
Other liabilities	2,460.04
Total Liabilities (B)	30,931.49
Non-Controlling Interest (C)	8,365.69
Net Assets (A-B-C)	8,669.51

- (ii) On 28 August 2023, Brookfield India REIT acquired controlling stake by acquiring 50% of the equity interest and compulsorily convertible debentures of Kairos as described in more detail in Note 1 - Organization structure; for a total consideration ₹ 15,256.85 million (including issue of units of Brookfield India REIT of ₹ 4,000 million). Brookfield India REIT has also incurred directly attributable expenses in relation to this asset acquisition, amounting to ₹ 67.91 million, resulting in the total purchase consideration of ₹ 15,324.76 million (the "Purchase consideration").

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Brookfield India REIT applied the optional concentration test, under Ind AS 103, and concluded that the acquired set of activities and assets is not a business because substantially all of the fair value of the gross assets acquired is concentrated in investment properties, with similar risk characteristics. Accordingly, this transaction has been accounted for as an asset acquisition.

Brookfield India REIT identified and recognized the individual identifiable assets acquired and liabilities assumed; and allocated the purchase consideration to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of acquisition.

The allocated value of the identifiable assets and liabilities of Kairos as at the date of acquisition were:

Assets	Amount (in million)
Property, plant and equipment	30.54
Investment property	63,699.62
Investment property under development	493.46
Other assets	2,378.32
Total Assets (A)	66,601.94
Liabilities	
Borrowings (including current maturities of long term borrowings)	34,063.11
Other liabilities	5,250.18
Total Liabilities (B)	39,313.29
Non-Controlling Interest (C)	11,963.89
Net Assets (A-B-C)	15,324.76

44 MANAGEMENT FEE

Property Management Fees

In terms of the REIT Regulations, the manager of the REIT is required to undertake management of the assets of the REIT, either directly or through the appointment and supervision of appropriate agents. Therefore, pursuant to an internal restructuring of the Investment manager, the property management services previously undertaken by the Investment manager are now to be undertaken by the Brookprop Property Management Services Private Limited (Service Provider) w.e.f. 1 April 2023 (Restructured Amended and Restated Service Agreement), and accordingly the Amended and Restated Service Agreement, dated December 1, 2020 and the Amended Agreement dated February 11, 2022, between the Investment manager and the CIOP (together the "Original CIOP PMF Agreement") is being terminated by way of entering into a termination deed of even date.

Further, REIT has acquired stake in Kairos w.e.f. 29 August 2023 and new property management agreement has been signed between CIOP and Kairos dated 18 May 2023 which is effective from Acquisition Date. Hence pursuant to the Restructured Amended and Restated Service Agreement dated 01 April 2023 and acquisition of Kairos, Service Provider is entitled to a yearly fees @ 3% of the income from operating lease rentals as recorded in the books of accounts of SPPL Noida, Candor Kolkata, SDPL Noida and Kairos (w.e.f. Acquisition Date), payable on a monthly basis, exclusive of applicable taxes. The fees has been determined for providing real estate operating services to CIOP in relation to the Operational Services rendered by it with respect to SPPL Noida, Candor Kolkata, SDPL Noida and Kairos. The said Management fees for the quarter, half year and year ended 31 March 2024 amounts to ₹ 83.62 million, ₹ 165.61 million and ₹ 276.54 million respectively. There are no changes during the period in the methodology for computation of fees paid to the service provider.

Also in light of the abovementioned internal restructuring of the Investment Manager, the property management services previously undertaken by the Investment manager are now to be undertaken by the Brookprop Property Management Services Private Limited (Service Provider) w.e.f. 1 April 2023 (Restructured Amended and Restated Service Agreement), and accordingly the Amended and Restated Service Agreement, dated December 1, 2020 between the Investment manager and the Festus (together the "Original Festus PMF Agreement") is being terminated by way of entering into a termination deed of even date.

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Pursuant to this Festus Restructured Service Agreement dated 01 April 2023, Service Provider is entitled to a yearly fee of 3% of the income from operating lease rentals as recorded in the books of accounts of Festus, payable on a monthly basis, exclusive of applicable taxes. The fees has been determined for providing real estate operating services to Festus in relation to the management and operation of the Kensington and any other properties developed by Festus from time to time ("Festus Properties"). The said Management fees for the quarter, half year and year ended 31 March 2024 amounts to ₹ 11.94 million, ₹ 23.38 million and ₹ 45.49 million respectively. There are no changes during the period in the methodology for computation of fees paid to the Service Provider.

Also, REIT has acquired stake in Candor Gurgaon 1 w.e.f. 19 August 2023 and new property management agreement has been signed between MIOP and Candor Gurgaon 1 dated 18 May 2023 which is effective from Acquisition Date. Hence, effective from Acquisition Date, the Service Provider is entitled to a yearly fees @ 3% of the income from operating lease rentals as recorded in the books of accounts of Candor Gurgaon 1, payable on a monthly basis, exclusive of applicable taxes. The fees has been determined for providing real estate operating services to Mountainstar India Office Parks Private Limited in relation to the Operational Services rendered by it with respect to Candor Gurgaon 1. The said Management fees for the quarter, half year and period ended 31 March 2024 amounts to ₹ 44.24 million, ₹ 88.13 million and ₹ 108.85 million respectively.

REIT Management Fees

Pursuant to the Investment Management Agreement dated 17 July 2020, Investment Manager is entitled to fees @ 1% of NDCF, exclusive of applicable taxes (also refer note 49). The fees has been determined for undertaking management of the REIT and its investments. The said Management fees for the quarter, half year and year ended 31 March 2024 amounts to ₹ 24.13 million, ₹ 48.78 million and ₹ 90.92 million respectively. There are no changes during the year in the methodology for computation of fees paid to the Investment Manager.

ADDITIONAL INFORMATION DISCLOSURE PURSUANT TO SCHEDULE III OF COMPANIES ACT, 2013 AS PER MCA NOTIFICATION DATED 24 MARCH 2021

45 RELATIONSHIP WITH STRUCK OFF COMPANIES:

Name of struck off Company	Nature of transactions with struck-off Company	Transactions during the year 31 March 2024 (₹ million)	Balance outstanding 31 March 2024 (₹ million)	Relationship with the Struck off company, if any, to be disclosed
Mechwing Engineering & Services Private Limited	Repair & Maintenance expenses	-	0.07	Vendor
Cyber Aluinfra Pvt Ltd	Retention Money Payable	-	(0.06)	Vendor
Cyber Aluinfra Pvt Ltd	Capital Creditors	-	(0.00)	Vendor
Grace Decors Pvt Ltd	Retention Money Payable	(0.07)	(0.34)	Vendor
Grace Decors Pvt Ltd	Capital Creditors	(0.48)	(0.58)	Vendor

Name of struck off Company	Nature of transactions with struck-off Company	Transactions during the year 31 March 2023 (₹ million)	Balance outstanding 31 March 2023 (₹ million)	Relationship with the Struck off company, if any, to be disclosed
Cyber Aluinfra Private Limited	Capital Creditors	-	(0.00)	Vendor
Cyber Aluinfra Private Limited	Retention Money Payable	-	(0.04)	Vendor
Grace Decors Pvt Ltd	Retention Money Payable	-	(0.27)	Vendor
Grace Decors Pvt Ltd	Capital Creditors	0.44	(0.10)	Vendor
Kwals Hospitality OPC Private Limited	Payables	3.35	-	Vendor
Kwals Hospitality OPC Private Limited	Security deposit payable	1.75	-	Customer
Kwals Hospitality OPC Private Limited	Trade Receivable	(7.10)	-	Customer



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Notes to the Consolidated Financial Statements

46. TAX EXPENSE

(a) Amounts recognised in Statement of Profit and Loss

Particulars	For the year ended 31 March 2024	For the year ended 31 March 2023
(a) Income tax expense		
Current tax		
- for current period	89.17	40.17
- for earlier years	1.64	(12.89)
Total current tax expense	90.81	27.28
Deferred tax		
(i) Origination and reversal of temporary differences	448.58	64.30
(ii) Minimum alternate tax credit		
- for the period	143.80	-
- for earlier years	-	-
Deferred tax expense	592.38	64.30
Tax expense for the year	683.19	91.58

(b) Amounts recognized in other comprehensive income

Particulars	For the year ended 31 March 2024	For the year ended 31 March 2023
Deferred income tax liability / (asset), net		
(i) Net (gain)/ loss on remeasurement of define benefit plans	0.07	(0.37)
Tax expense charged in other comprehensive income for the year	0.07	(0.37)

(c) Reconciliation of effective tax rate (tax expense and the accounting profit multiplied by India's domestic tax rate)

Particulars	For the year ended 31 March 2024	For the year ended 31 March 2023
Profit before tax	644.56	1,403.90
Tax at the rates applicable to the respective entities	606.90	776.96
Tax effect of:		
Deferred tax assets not recognised because realisation is not probable	136.14	245.00
Effect of exempt income	(1,435.45)	(1,345.21)
Tax for earlier years	1.64	(12.89)
Effect of non-deductible expenses	234.21	99.33
Effect of initial recognition exception	1,045.22	310.05
Others	94.53	18.34
Tax expense for the year	683.19	91.58

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(d) Deferred tax assets (net)

Particulars	Net balance as at 01 April 2023	Net balance as at 18 August 2023*	Recognized in profit or loss	Recognized in other comprehensive income	Net balance as at 31 March 2024
Deferred tax assets (Liabilities)					
Investment property	(1,374.00)	-	(811.67)	-	(2,185.67)
Borrowings	66.96	-	2.42	-	69.38
Unabsorbed depreciation & losses	3,521.29	1,435.67	579.94	-	5,536.90
MAT credit entitlement	1,253.92	87.71	(143.80)	-	1,197.83
Others	222.62	-	(219.27)	0.07	3.42
Tax assets (Liabilities)	3,690.79	1,523.38	(592.38)	0.07	4,621.86

* on account of Candor Gurgaon one acquisition (refer note 43)

Particulars	Net balance as at 01 April 2022	Recognized in profit or loss	Recognized in other comprehensive income	Net balance as at 31 March 2023
Deferred tax assets (Liabilities)				
Investment property	(537.69)	(836.31)	-	(1,374.00)
Borrowings	59.18	7.78	-	66.96
Unabsorbed depreciation & losses	2,921.36	599.93	-	3,521.29
MAT credit entitlement	1,253.92	-	-	1,253.92
Others	58.69	164.30	(0.37)	222.62
Tax assets (Liabilities)	3,755.46	(64.30)	(0.37)	3,690.79

The Group has recognized deferred tax asset of ₹ 5,536.90 million (31 March 2023: ₹ 3,521.29 million) on unabsorbed depreciation & business losses and ₹ 1,197.83 million (31 March 2023: ₹ 1,253.92 million) on MAT credit entitlement, considering the deferred tax liability on existing taxable temporary differences in respective SPVs that will reverse in the future and estimated taxable income for future years. The amount of deferred tax assets considered realizable, however, could reduce in the near term if estimates of future taxable income during the carry-forward period are reduced.

As at 31 March 2024, unrecognized deferred tax assets amounting to ₹ 2,852.75 million (31 March 2023: ₹ 736.09 millions) on unabsorbed interest u/s 94B of Income Tax Act 1961, ₹ 62.00 million (31 March 2023: Nil) on Unabsorbed Liability component of CCDs, ₹ 77.93 million (31 March 2023: ₹ 77.89 million) on business loss and ₹ 1,363.94 million (31 March 2023: ₹ 654.86 million) on unabsorbed depreciation, has been detailed below. The deferred tax asset has not been recognized on the basis that its recovery is not considered probable in the foreseeable future.

Deductible temporary differences on which deferred tax asset is not recognised:

As at 31 March 2024

March 31,	Particulars	Amounts (₹ in millions)	Deferred tax asset (₹ in millions)
2026	Unabsorbed interest u/s 94B of Income Tax Act 1961	301.90	88.30
2027	Unabsorbed interest u/s 94B of Income Tax Act 1961	366.97	107.40
2028	Unabsorbed interest u/s 94B of Income Tax Act 1961	787.29	229.96
2029	Unabsorbed interest u/s 94B of Income Tax Act 1961	2,550.94	852.26
2030	Unabsorbed interest u/s 94B of Income Tax Act 1961	1,754.87	599.76
2031	Unabsorbed interest u/s 94B of Income Tax Act 1961	1,385.70	471.72
2032	Unabsorbed interest u/s 94B of Income Tax Act 1961	1,531.36	503.34
2032	Unabsorbed Liability component of CCDs	212.91	62.00
2029	Unabsorbed business losses	52.05	15.16
2030	Unabsorbed business losses	165.04	48.06
2031	Unabsorbed business losses	50.52	14.71
Indefinite life period	Unabsorbed depreciation	4,336.15	1,363.94

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As at 31 March 2023

March 31,	Particulars	Amounts (₹ in millions)	Deferred tax asset (₹ in millions)
2026	Unabsorbed interest u/s 94B of Income Tax Act 1961	167.74	49.23
2027	Unabsorbed interest u/s 94B of Income Tax Act 1961	221.79	65.12
2028	Unabsorbed interest u/s 94B of Income Tax Act 1961	622.65	182.02
2029	Unabsorbed interest u/s 94B of Income Tax Act 1961	1,307.51	427.28
2030	Unabsorbed interest u/s 94B of Income Tax Act 1961	42.68	12.43
2029	Unabsorbed business losses	52.05	15.16
2030	Unabsorbed business losses	165.04	48.06
2031	Unabsorbed business losses	50.38	14.67
Indefinite life period	Unabsorbed depreciation	2,248.83	654.86

Significant management judgement is required in determining provision for income tax, deferred tax assets and liabilities and recoverability of deferred tax assets. The recoverability of deferred tax assets is based on estimates of taxable income and the period over which deferred tax assets will be recovered. It also depends on availability of taxable temporary differences when the deductible temporary differences are expected to reverse.

47. EMPLOYEE BENEFITS

a) Defined contribution plan:

The Group makes Provident Fund contributions which are defined contribution plans, for qualifying employees. Under the Schemes, the Group is required to contribute a specified percentage of the payroll costs to fund the benefits. The Group recognized ₹ 23.31 million for the year ended 31 March 2024 (for the year ended 31 March 2023: ₹ 17.53 million) for Provident Fund contributions, in the Statement of Profit and Loss. The contributions payable to these plans by the Group are at rates specified in the rules of the schemes.

b) Defined benefit obligation

i. Gratuity (included in Note 30 Employee benefits expense)

1) Reconciliation of opening and closing balances of the present value of defined benefit obligation:

Particulars	For the year ended 31 March 2024	For the year ended 31 March 2023
Change in defined benefit obligations (DBO) during the period		
Present value of DBO at the beginning of the period	25.17	19.09
Adjustment on transfer of employees	0.18	2.16
Current service cost	10.66	6.91
Benefits Paid	(4.56)	(3.34)
Interest Cost	1.84	1.38
Net actuarial (Gain)/ loss recognized in the year	0.01	(1.03)
Present value of DBO at the end of the year	33.30	25.17

2) Reconciliation of present value of defined benefit obligations & fair value of plan assets:

Particulars	For the year ended 31 March 2024	For the year ended 31 March 2023
Present value of defined benefit obligation at the year end	33.30	25.17
Plan assets at the year end, at fair value	-	-
Net liability recognised in the balance sheet	33.30	25.17

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3) Net employee benefit expense (recognized in Employee benefits expense):

Particulars	For the year ended 31 March 2024	For the year ended 31 March 2023
Components of employer's expense		
Current service cost	10.66	6.91
Interest Cost	1.84	1.38
Defined benefit cost recognized in the Statement of Profit and Loss	12.50	8.29

4) Amount recognized in Other Comprehensive Income:

Particulars	For the year ended 31 March 2024	For the year ended 31 March 2023
Net cumulative recognized actuarial (gain)/ loss at the beginning of the year	(3.29)	(2.26)
Actuarial (gain) / loss for the year on Present Benefit Obligations (PBO)	0.01	(1.03)
Net cumulative recognized actuarial (gain)/ loss at the end of the year	(3.28)	(3.29)

5) Actuarial assumptions Economic Assumptions

- The discount rate is based on the prevailing market yields of Government of India securities as at the balance sheet date for the estimated term of the obligations.

- The estimate of future salary increases considered, takes into account the inflation, seniority, promotion, increments and other relevant factors.

	As at 31 March 2024	As at 31 March 2023
Discount rate	7.10%	7.36%
Future Salary escalation	8.00%	8.00%
Expected return on plan assets	NA	NA
Demographic Assumption		
Retirement age (Years)	62.00	60.00
Mortality Table	100% of IALM (2012-14)	100% of IALM (2012-14)

Attrition at ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	3.00	3.00
From 31 to 44 years	2.00	2.00
Above 44 years	1.00	1.00

6) Sensitivity Analysis of defined benefit obligation

a) Impact of Change in discount rate	Impact due to increase of 0.5%	Impact due to decrease of 0.5%
Present Value of Obligation at the end of the year	(2.28)	2.51

b) Impact of Change in Salary Increase	Impact due to increase of 0.5%	Impact due to decrease of 0.5%
Present Value of Obligation at the end of the year	1.92	(1.92)

7) Expected contribution to defined benefit plans for the year ending 31 March 2025 is ₹ 14.17 million (31 March 2024: ₹ 10.98 million).

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8) The expected maturity analysis of defined benefit obligation is as follows:

Particulars	As at 31 March 2024	As at 31 March 2023
Within the next 12 months	0.36	1.31
Between 1 and 5 years	3.31	4.47
Beyond 5 years	29.64	17.79
Total expected payments	33.31	23.57

Other employee benefits

During the year ended 31 March 2024 the Group has incurred an expense on compensated absences amounting to ₹ 1.61 million (year ended 31 March 2023: ₹ 1.11 million). The Group determines the expense for compensated absences basis the actuarial valuation of present value of obligation, using the Projected Unit Credit method.

48 A. Details of utilization of Institutional placement as on 31 March 2024 are as follows:

Objects of the issue as per the placement document	Actual utilization upto 31 March 2024	Unutilized amount as at 31 March 2024
Funding of the consideration for the (i) Downtown Powai Acquisition; and/or (ii) G1 Acquisition	21,896.76	103.24
General purposes	138.53	65.06
Issue expenses	719.37	130.63
Total	22,754.66	298.93

B. Details of utilization of proceeds of Commercial Paper as on 31 March 2024 are as follows:

Objects of the issue as per the letter of offer	Actual utilization upto 31 March 2024	Unutilized amount as at 31 March 2024
For repayment of debt of Special Purpose Vehicles (SPVs) of Brookfield India Real Estate Trust and towards transaction expenses, capital expenditure and working capital requirements of Brookfield India Real Estate Trust and its SPVs	6,948.95	-
Total	6,948.95	-

49 DISTRIBUTION POLICY

In terms of the Distribution policy and REIT Regulations, not less than 90% of the NDCFs of our Asset SPVs are required to be distributed to Brookfield REIT, in proportion of its shareholding in our Asset SPVs, subject to applicable provisions of the Companies Act. The cash flows receivable by Brookfield REIT may be in the form of dividends, interest income, principal loan repayment, proceeds of any capital reduction or buyback from our Asset SPVs/ CIOP, sale proceeds out of disposal of investments of any or assets directly/ indirectly held by Brookfield REIT or as specifically permitted under the Trust Deed or in such other form as may be permissible under the applicable laws.

At least 90% of the NDCFs of Brookfield REIT ("REIT Distributions") shall be declared and made once every quarter of a Financial Year by our Manager. In accordance with the REIT Regulations, REIT Distributions shall be made no later than 15 days from the date of such declarations. The REIT Distributions, when made, shall be made in Indian Rupees.

The NDCFs shall be calculated in accordance with the REIT Regulations and any circular, notification or guidelines issued thereunder including the SEBI Guidelines.

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50 IN ACCORDANCE WITH REGULATION 52(4) OF SEBI (LODR) REGULATION, 2015, THE TRUST HAS DISCLOSED FOLLOWING RATIOS, WHICH IS ALSO DISCLOSED IN CONDENSED CONSOLIDATED FINANCIAL STATEMENT OF BROOKFIELD INDIA REIT:

Particulars	For the year ended 31 March 2024 (Audited)	For the year ended 31 March 2023 (Audited)
Current ratio (in times) (refer note a)	0.43	0.63
Debt-equity ratio (in times) (refer note b)	0.98	0.66
Debt service coverage ratio (in times) (refer note c)	0.29	1.61
Interest service coverage ratio (in times) (refer note d)	1.48	1.94
Outstanding redeemable preference shares (quantity and value)	NA	NA
Capital redemption reserve/debenture redemption reserve	NA	NA
Net worth (Amounts in ₹ million)	122,613.43	83,337.38
Net profit after tax (Amounts in ₹ million)	(38.63)	1,312.32
Earnings per unit- Basic	0.59	3.92
Earnings per unit- Diluted	0.59	3.92
Long term debt to working capital (refer note e)	(11.54)	(22.16)
Bad debts to Account receivable ratio (refer note f)	0.14	0.05
Current liability ratio (in times) (refer note g)	0.13	0.11
Total debts to total assets (in times) (refer note h)	0.47	0.38
Debtors turnover (in times) (refer note i)	28.56	26.61
Inventory turnover	NA	NA
Operating margin (in %) (refer note j)	70%	68%
Net profit margin (in %) (refer note k)	-0.21%	10.67%

Formulae for computation of ratios are as follows basis Consolidated financial statements (including non controlling interest):-

- Current ratio = Current Assets / Current Liabilities
- Debt Equity ratio = Total Debt (including lease liability) / Total Equity
- Debt Service Coverage Ratio = (Earnings available for debt service) / (Interest expense + Principle repayments made during the period which excludes bullet and full repayment of external borrowings)
- Interest Service Coverage Ratio = Earnings available for debt service / Interest expense
- Long term debt to working capital = Long term debt (including non current lease liability) / working capital (i.e. Current assets less current liabilities)
- Bad debts to Account receivable ratio = Bad debts (including provision for doubtful debts) / Average trade receivable
- Current Liability Ratio = Current Liability / Total Liability
- Total debts to Total assets; = Total debts (including lease liability) / Total assets;
- Debtors turnover = Revenue from operations (Annualized) / Average trade receivable
- Operating margin = (Earning before interest, depreciation and tax - Other income - Interest income) / Revenue from operations
- Net profit margin = Profit after tax / Total Income

51 During the year ended 31 March 2024, SPPL Noida filed a petition with "Hon'ble National Company Law Tribunal, Mumbai Bench, Mumbai" ("NCLT") for reduction of the issued, subscribed and paid up equity share capital of SPPL Noida from ₹ 1,43,86,50,970/- (Rupees One Hundred and Forty Three Crore Eighty Six Lakh Fifty Thousand Nine Hundred and Seventy only) consisting of 14,38,65,097 (Fourteen Crore Thirty Eight Lakh Sixty Five Thousand and Ninety Seven) equity shares of ₹ 10/- (Rupees Ten only) each fully paid, to ₹ 1,15,09,20,776/- (Rupees One Hundred and Fifteen Crore Nine Lakh Twenty Thousand Seven Hundred and Seventy Six only) consisting of 14,38,65,097 (Fourteen Crore Thirty Eight Lakh Sixty Five Thousand and Ninety Seven) shares of ₹ 8/- (Rupees Eight only) each fully paid, by reducing the face value of each share from ₹ 10/- (Rupees Ten only) each to ₹ 8/- (Rupees Eight only) each fully paid thereby reducing the equity share capital to the extent of ₹ 28,77,30,194/- (Rupees Twenty Eight Crore

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Seventy Seven Lakh Thirty Thousand One Hundred and Ninety Four only); and utilizing ₹ 1,26,89,39,750/- (Rupees One Hundred and Twenty Six Crore Eighty Nine Lakh Thirty Nine Thousand Seven Hundred and Fifty only) out of the balance available in the securities premium account of SPPL Noida to set off the entire accumulated losses (i.e., debit balance of profit and loss account) of ₹ 1,55,66,69,944/- (Rupees One Hundred and Fifty Five Crore Sixty Six Lakh Sixty Nine Thousand Nine Hundred and Forty Four only) reflected as debit balance under "Accumulated deficit" as part of the "Other Equity" in the unaudited financial statements as at June 30, 2023.

The said petition was admitted by NCLT vide its order dated February 07, 2024 and the same is under consideration as on date and the requisite approval is awaited.

During the year ended 31 March 2024, Candor Kolkata filed a petition with "Hon'ble National Company Law Tribunal, Mumbai Bench, Mumbai" ("NCLT") for reduction of share capital of Candor Kolkata to set off the aggregate of (i) the accumulated losses i.e., the debit balance in the profit & loss account of ₹ 2,77,79,87,549/- (Rupees Two Hundred and Seventy Seven Crore Seventy Nine Lakh Eighty Seven Thousand Five Hundred and Forty Nine only) appearing in the debit balance under "Accumulated deficit" as part of the "Other Equity" in the unaudited financial statements of Candor Kolkata as on September 30, 2023; and (ii) any additional balance of the accumulated losses (in excess of the balance appearing as on September 30, 2023) as on the date on which the order approving the petition for reduction of share capital of Candor Kolkata is confirmed by the NCLT, by way of utilization of available balance in the securities premium account upto a maximum of ₹ 10,41,97,70,190/- (Rupees One Thousand and Forty One Crore Ninety Seven Lakh Seventy Thousand One Hundred and Ninety only).

The said petition was admitted by NCLT vide its order dated February 21, 2024 and the same is under consideration as on date and the requisite approval is awaited.

During the year, Festus filed a petition with "Hon'ble National Company Law Tribunal, Mumbai Bench, Mumbai" ("NCLT") for reduction of the issued, subscribed and paid up equity share capital of the Festus from ₹ 4,64,64,11,220/- (Rs. Four Hundred and Sixty Four Crore Sixty Four Lakh Eleven Thousand Two Hundred and Twenty only) consisting of 46,46,41,122 (Forty Six Crore Forty Six Lakh Forty One Thousand One Hundred and Twenty Two only) equity shares of ₹ 10/- (Rs. Ten only) each fully paid, to ₹ 46,46,41,122/- (Rs. Forty Six Crore Forty Six Lakh Forty One Thousand One Hundred and Twenty Two only) consisting of 46,46,41,122 (Forty Six Crore Forty Six Lakh Forty One Thousand One Hundred and Twenty Two only) equity shares of ₹ 1/- (Rs. One only) each fully paid, by reducing the face value of each equity share from ₹ 10/- (Rs. Ten only) each to ₹ 1/- (Rs. One only) each fully paid thereby reducing the equity share capital to the extent of ₹ 4,18,17,70,098 (Rs. Four Hundred and Eighteen Crore Seventeen Lakh Seventy Thousand and Ninety Eight only) to set-off the accumulated losses i.e., the debit balance in the profit and loss account to the extent of ₹ 4,18,17,70,098 (Rs. Four Hundred and Eighteen Crore Seventeen Lakh Seventy Thousand and Ninety Eight only) reflected as debit balance under "Accumulated deficit" as part of the "Other Equity" in the unaudited financial statements of Festus as on 30 June 2023.

The said petition has been approved by NCLT vide its order dated 8 May 2024 and has been duly filed with Registrar of Companies on 13 May 2024 thereby making the Scheme effective from 13 May 2024. The order will be given effect to in the books of account of Festus from the effective date during the year ended 31 March 2025.

52 Subsequent to the balance sheet date, On 29 April 2024, Brookfield India REIT has issued and allotted 4,000 commercial papers aggregating to ₹ 2,000.00 million at a face value of ₹ 5,00,000 each, at 7.90% p.a.. The discounted amount raised by Brookfield India REIT through these commercial papers is ₹ 1,870.83 million and the value payable on maturity is ₹ 2,000.00 million. These commercial papers are listed on BSE on 30 April 2024 and would mature on 14 March 2025.

Consolidated Financial Statements

(All amounts are in Rupees millions unless otherwise stated)

Notes to the Consolidated Financial Statements

53 "0.00" Represents value less than ₹ 0.01 million.

For and on behalf of the Board of Directors of

Brookprop Management Services Private Limited

(as Manager to the Brookfield India REIT)

Ankur Gupta

Director
DIN No. 08687570
Place: Mumbai
Date: 15 May 2024

Alok Aggarwal

CEO and Managing Director
DIN No. 00009964
Place: New Delhi
Date: 15 May 2024

Amit Jain

Chief Financial Officer
Place: New Delhi
Date: 15 May 2024