

September 20, 2024

BSE Limited

The Corporate Relations Department,
25th Floor, P J Towers, Dalal Street
Fort, Mumbai – 400 001

SCRIP CODE: 543261**SCRIP ID: BIRET****SCRIP CODE OF CP –726939, 727648, 727649****SCRIP ID OF CP –BIRET29424 & BIRET16824****National Stock Exchange of India Limited**

The Corporate Relations Department
Exchange Plaza, 5th Floor,
Plot no. C/1, G Block
Bandra-Kurla Complex, Bandra(E),
Mumbai – 400 051

SYMBOL: BIRET**Sub: Intimation regarding filling of DRHP by Brookfield Group Company**

Dear Sir/Ma'am,

We wish to inform you that one of the entities in the Brookfield group, Schloss Bangalore Limited has filed a draft red herring prospectus with the Securities and Exchange Board of India on September 20, 2024, in connection with its proposed initial public offering (“**DRHP**”). Brookprop Management Services Private Limited is identified as a related party and a ‘Group Company’ of Schloss Bangalore Limited in the DRHP.

Accordingly, certain disclosures relating to Brookfield sponsorship, Brookprop Management Services Private Limited and Brookfield India Real Estate Trust have been made in the DRHP, to comply with disclosure requirements applicable to Schloss Bangalore Limited. Such disclosure has been set out in the Annexure herein.

Please take the above information on record.

Thanking You.
Yours Faithfully,

**For Brookprop Management Services Private Limited
(as manager of Brookfield India Real Estate Trust)**

Saurabh Jain**Company Secretary & Compliance Officer**

Cc: Axis Trustee Services Limited
Axis House, Bombay Dyeing Mills Compound
Pandurang Budhkar Marg, Worli
Mumbai 400 025, Maharashtra, India

BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED (As Manager of Brookfield India Real Estate Trust)

Registered Office of Manager: Godrej BKC, Office No.2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Mumbai – 400051

Correspondence Address: 1st Floor, Asset No. 8, Unit No. 101, Worldmark-2, Hospitality District Aerocity, IGI Airport, New Delhi 110037

T: +91 11 4929 5555; 022-45832450 E: reit.compliance@brookfield.com; reit.manager@brookfield.com

Website of Brookfield India Real Estate Trust: <https://www.brookfieldindiareit.in/> CIN: U74999MH2018FTC306865

Annexure

Sponsorship by Brookfield – A Leading Global Investor with Deep Local Expertise

Schloss Bangalore Limited (“Company”, “our”, “we”) are promoted by private equity funds which are managed and/or advised by affiliates of Brookfield Asset Management Ltd (“Brookfield”), one of the world’s largest alternative asset managers and investors with US\$925 billion of assets under management as of March 31, 2024, across real estate, infrastructure, renewable power, private equity and credit sectors. Brookfield has a global presence supported by over 240,000 operating employees across more than 30 countries, as of March 31, 2024. Brookfield manages US\$267 billion of real estate assets and has a strong global track record in hospitality with a global portfolio comprising over 41,000 keys across 179 hotels. This includes iconic hospitality developments such as Pendry Manhattan West in New York, the United States, and Centre Parcs, near London in the United Kingdom.

Additionally, Brookfield’s longstanding presence in India, managing US\$27 billion of assets under management and a history of approximately 15 years as of March 31, 2024, deep operating expertise, a demonstrated track record of managing capital and its commitment of resources are likely to create growth opportunities for the Company. This is demonstrated by our growth pipeline which includes our collaboration with affiliates of Brookfield in relation to a serviced apartments project in Mumbai. As outbound tourism from India grows, and approximately 30 million Indians are expected to travel internationally in 2024 (*Source: HVS Report*), we are uniquely positioned to leverage these trends for potential international expansion opportunities, supplemented by Brookfield’s global expertise and resources.

Brookfield, through its affiliates, also has extensive development experience in India and has delivered large scale mixed-use real estate projects of more than 10 msf as of March 31, 2024. As such, we have entered into a development management agreement with an affiliate of Brookfield. Depending on the location and project type, we plan to either utilize Brookfield’s affiliates’ resources directly for development and project management services for a fixed fee or manage the projects ourselves while collaborating closely and benefiting from their extensive knowledge and resources. This synergy ensures that our projects adhere to the highest standards of luxury and quality, while being delivered on time and in a capital efficient manner.

Further, we believe that we derive significant benefit from Brookfield’s expertise in real estate, relationships with lenders, asset owning partners, and vendors, to drive further growth opportunities. Brookfield complements our management team by bringing a disciplined culture on capital expenditure and global insights with respect to existing and future asset investment and acquisition strategies.

Further, our governance structure also benefits from sponsorship by Brookfield, which has a strong track record of corporate governance and compliance frameworks including anti-bribery and anti-corruption policies. Brookfield is listed on the NYSE and TSX and we benefit significantly from its strong corporate governance standards.

Related Party Transactions

Particulars					(In. Rs. Million)		
					For the two months ended May 31, 2024	Fiscals ended	
Nature of transaction	Related parties with whom transactions have taken place	with Nature of relationship	2024	2023	2022		
				-	-		
Revenue from operations	Brookfield India Real Estate Trust	Real Fellow subsidiary	0.07	-	-		
Business support services	Brookprop Management Services Private Limited		-	-	16.73 6.07		

Notices received by Group Companies

One of our Group Companies, Brookprop Management Services Private Limited, received a show cause notice dated June 11, 2024, in terms of Rule 4 of SEBI (Procedure for Holding Inquiry and Imposing Penalties) Rules 1995 read with Sections 15-I and 15HB of the SEBI Act, 1992 pertaining to provisions of Regulations 7(d) read with Clauses 5 & 7 of Schedule VI of the SEBI Real Estate Trust Regulations, 2014. Brookprop Management Services Private Limited has responded to this show cause notice and filed a settlement application dated July 26, 2024, which is currently pending. This matter has been disclosed in the Draft Red Herring Prospectus in accordance with the requirements under clause 4(1) of the SEBI (Issuing Observations on Draft Offer Documents Pending Regulatory Actions) Order, 2020. This matter does not have any impact on the Company.

Our Group Companies

Based on the parameters mentioned above, as on the date of the Draft Red Herring Prospectus, we have inter alia identified the following as Group Companies, the details of which are set forth below:

Sr. No.	Name	Registered Office
7.	Brookprop Management Services Private Limited	Godrej BKC, Office No. 2, 4th Floor, Plot C-68, 3rd Avenue, G-Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051, Maharashtra, India