Brookfield
India Real Estate Trust

November 4, 2025

BSE Limited
The Corporate Relations Department,
25th Floor, P J Towers, Dalal Street
Fort, Mumbai – 400 001
SCRIP CODE: 543261
SCRIP ID: BIRET

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: Quarterly statement of deviation(s) or variation(s) in use of proceeds of Preferential Issue - 2025.

Dear Sir/Ma'am,

Pursuant to paragraph 4.17 of Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated Julu 11, 2025 (the "**REIT Master Circular**") issued by the Securities and Exchange Board of India ("**SEBI**"), please note that the proceeds of the preferential issue of units of Brookfield India Real Estate Trust ("**Brookfield India REIT**") will be utilized in line with the use of proceeds stated in the explanatory statement dated August 1, 2025.

In this regard, the statement of deviations/variations in use of proceeds of preferential issue of units, till quarter ended September 30, 2025, is enclosed as **Annexure I**

Thanking You.
Yours Faithfully,

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

SAURABH JAIN Digitally signed by SAURABH JAIN Date: 2025.11.04 23:55:31 +05'30'

Saurabh Jain
Company Secretary & Compliance Officer
Cc: Axis Trustee Services Limited
Axis House, P B Marg, Worli,
Mumbai, Maharashtra, India, 400025

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Annexure I

STATEMENT OF DEVIATION/VARIATION IN UTILISATION OF FUNDS RAISED

<table>
<tr><td colspan="3">Name of listed entity</td><td colspan="4">Brookfield India Real Estate Trust (Brookfield India REIT)</td></tr>
<tr><td colspan="3">Mode of Fund Raising</td><td colspan="4">Preferential Issue of Units of Brookfield India REIT - 2025</td></tr>
<tr><td colspan="3">Date of Raising Funds</td><td colspan="4">September 2, 2025 (Date of Allotment)</td></tr>
<tr><td colspan="3">Amount Raised</td><td colspan="4">₹ 10,000,000,150/-</td></tr>
<tr><td colspan="3">Report filed for Quarter ended</td><td colspan="4">September 30, 2025</td></tr>
<tr><td colspan="3">Monitoring Agency</td><td colspan="4">Not Applicable</td></tr>
<tr><td colspan="3">Monitoring Agency Name, if applicable</td><td colspan="4">Not Applicable</td></tr>
<tr><td colspan="3">Is there a Deviation / Variation in use of funds raised</td><td colspan="4">No</td></tr>
<tr><td colspan="3">If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the Unitholders</td><td colspan="4">Not Applicable</td></tr>
<tr><td colspan="3">If Yes, Date of Unitholders Approval</td><td colspan="4">Not Applicable</td></tr>
<tr><td colspan="3">Explanation for the Deviation / Variation</td><td colspan="4">Not Applicable</td></tr>
<tr><td colspan="3">Comments of the Audit Committee after review</td><td colspan="4">None</td></tr>
<tr><td colspan="3">Comments of the auditors, if any</td><td colspan="4">Not Applicable</td></tr>
<tr><td colspan="7">Set forth below are objects for which funds have been raised in the Institutional Placement of units of Brookfield India REIT and details of deviation, if any, in the following table:</td></tr>
<tr><td>Original Object</td><td>Modified Object, if any</td><td>Original Allocation (Rs./Mn)</td><td>Modified Allocation, if any</td><td>Funds Utilised till September 30, 2025 (Rs./Mn)</td><td>Amount of Deviation /Variation for Quarter according to applicable object</td><td>Remarks if any</td></tr>
<tr><td>Acquisition of economic interest in companies owning real estate assets, and/ or providing real estate, property management, operational services, through purchase and / or subscription of equity securities, debt securities and / or shareholder loans</td><td>NA</td><td>10,000.0</td><td></td><td>0</td><td>NIL</td><td></td></tr>
</table>

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of such companies. Pending utilization of the proceeds of Third Party Preferential Issue for the purposes described above, the Manager will have flexibility to deploy such proceeds in creditworthy instruments, including money market mutual funds, and deposits with banks and corporates or other securities, subject to compliance with the REIT Regulations and applicable laws.						

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

SAURABH JAIN Digitally signed by SAURABH JAIN Date: 2025.11.04 23:56:01 +05'30'

Saurabh Jain
Company Secretary & Compliance Officer

Cc: Axis Trustee Services Limited
Axis House, P B Marg, Worli,
Mumbai, Maharashtra, India, 400025