

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 Institutional Placement.

Dear Sir/Ma'am,

Pursuant to paragraph 4.17 of Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025 (the “**REIT Master Circular**”) issued by the Securities and Exchange Board of India (“**SEBI**”), please note that the proceeds of the institutional placement of units of Brookfield India Real Estate Trust (“**Brookfield India REIT**”) have been utilized in line with the use of proceeds stated in the placement document dated December 12, 2024.

In this regard, the statement of deviations/variations in use of proceeds of institutional placement, 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

Company Secretary & Compliance Officer

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

Annexure I
STATEMENT OF DEVIATION/VARIATION IN UTILISATION OF FUNDS RAISED

Name of listed entity				Brookfield India Real Estate Trust (Brookfield India REIT)		
Mode of Fund Raising				Institutional Placement of Units of Brookfield India REIT - 2024		
Date of Raising Funds				Institutional Placement – December 12, 2024 (Date of Allotment)		
Amount Raised				Institutional Placement - ₹ 35,000 million		
Report filed for Quarter ended				September 30, 2025		
Monitoring Agency				Not Applicable		
Monitoring Agency Name, if applicable				Not Applicable		
Is there a Deviation / Variation in use of funds raised				No		
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the Unitholders				Not Applicable		
If Yes, Date of Unitholders Approval				Not Applicable		
Explanation for the Deviation / Variation				Not Applicable		
Comments of the Audit Committee after review				None		
Comments of the auditors, if any				Not Applicable		
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:						
Original Object	Modified Object, if any	Original Allocation (Rs./Mn)	Modified Allocation, if any	Funds Utilised till September 30, 2025 (Rs./Mn)	Amount of Deviation /Variation for Quarter according to applicable object	Remarks if any
1. Partial or full pre-prepayment or scheduled repayment of certain debt facilities availed by the REIT and Asset SPVs from banks/financial institutions	NA	32,000.0		31,991.06	NIL	

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

2. General Purpose	NA	2,300		1,853.87	-	Refer Note 1
3. Issue related expenses	NA	700		669.99	-	

Note:

- As disclosed in the Placement Document dated December 12, 2024, the manager of Brookfield India REIT will have flexibility in utilizing the balance net proceeds and unutilized Issue proceeds, if any, for general purposes including in relation to the operation, meeting exigencies and expenses incurred by the Brookfield REIT or any of its Portfolio Companies, towards funding growth opportunities and strategic initiatives and acquisitions, shareholders and external loans, funding equity contribution towards our assets, working capital requirements, meeting day to day expenses, meeting expenses in the ordinary course of business, strengthening of our marketing capabilities, as may be applicable. Accordingly, an amount of Rs. 1.99 million has been utilized for general purposes. Details of further utilization of balance net proceeds and unutilized Issue proceeds will be provided in subsequent quarterly statements (until all amounts have been utilized).

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, P B Marg, Worli,
Mumbai, Maharashtra, India, 400025

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