

BIDDER'S UNDERTAKING FOR BID CUM APPLICATION FORM

(IN CASE OF A JOINT BID, THE CONFIRMATIONS, AUTHORIZATIONS, UNDERTAKINGS AND REPRESENTATIONS MADE BY THE FIRST BIDDER WILL BE DEEMED TO HAVE BEEN MADE ON BEHALF OF ALL JOINT BIDDERS. THE FIRST BIDDER SHALL BE LIABLE FOR ALL THE OBLIGATIONS ARISING OUT OF THE ISSUE OF THE UNITS.)

On the basis of the Offer Document dated January 27, 2021 and having studied the attached details as per the Abridged Offer Document, I/we hereby apply for allotment to me/us of the Units in the Issue up to my/our Bids for maximum number of Units at or above the Issue Price, to be discovered through Book Building Process. I/We hereby confirm that I am/we are eligible person(s) to invest in this Issue in accordance with applicable laws. The amount payable on bidding has been blocked with the SCSB. I/We agree to accept the Units Bid for, or Nil or such lesser number as may be allotted to me/us subject to the terms of the Offer Document, the Bid cum Application Form, the Abridged Offer Document and other applicable laws. I/We undertake that I/we will sign all such other documents and do all such acts, if any, necessary on my/our part to enable me/us to be registered as the holder(s) of the Units which may be Allotted and to register my/our address as given in the depository records, with the BROOKFIELD INDIA REAL ESTATE TRUST. I/We note that in case of Institutional Bidders, the Lead Managers and the Syndicate Members have the right to reject Bids at the time of acceptance of the Bid cum Application Form provided that the reasons for rejecting the same shall be recorded in writing and disclosed to such Bidder, whereas the (i) SCSBs (for Bids other than the Bids by Anchor Investors); and (ii) the Syndicate Members (only in the Specified Locations) and the Sub-syndicate Members have a right to reject it from Other Bidders category based on technical grounds and/or grounds as specified in the Abridged Offer Document and the Offer Document. I/We authorize the Manager along with the Lead Managers to make the necessary changes in this Bid cum Application Form and the Offer Document for filing of the Final Offer Document with the Securities and Exchange Board of India, The National Stock Exchange of India Limited and BSE Limited without intimation to me/us and use this Bid cum Application Form as the Application Form for the purpose of the Issue.

I/WE CONFIRM THAT: EITHER I am/we are Indian National(s) resident in India and I am/we are not applying for the said Units as nominees of any person resident outside India or Foreign Nationals OR I am/we are Indian National(s) resident in India and I am/we are applying for the said Units as power of attorney holder(s) of Non-Resident Indian(s) on Non-Repatriation basis OR I am/we are Indian National(s) resident outside India and I am/we are applying for the said Units on my/our own behalf through NRO account on Non Repatriation basis. I am/we are, or at any time the Units are purchased will be, the beneficial owner of such Units and I/we and any customer I/we represent, (a) am/are located outside the United States within the meaning of Regulation S under the U.S. Securities Act of 1933, as amended, (the "Securities Act") and am/are purchasing the Units in an "offshore transaction" as defined in Regulation S under the Securities Act; and pursuant to the applicable laws of the jurisdiction where those offers and sales are made, and have read and agree to the representations, warranties and agreements contained in the section "Issue Procedure" of the Offer Document (if we are in India) or the sections "Transfer Restrictions" and "Selling Restrictions" of the Preliminary Offering Memorandum (if we are outside India), (b) understand that the Units have not been and will not be registered under the Securities Act or under the securities laws of any state of the United States; (c) acknowledge that the Units may not be reoffered, resold, pledged or otherwise transferred except in an "offshore transaction" complying with Regulation S of the Securities Act or pursuant to any other available exemption from registration under the Securities Act and in accordance with all applicable securities laws of the states of the United States and any other jurisdiction; and (d) am/are not an affiliate of Brookfield REIT, or a person acting on behalf of such affiliate. My/our investment decision is based solely on the Offer Document.

FOR INSTITUTIONAL BIDDERS: We confirm that the Bid Size/maximum Units applied for by us do not exceed the relevant regulatory approvals/limits. I/We confirm that I/we am/are eligible to participate in the Issue and be Allotted Units under applicable law. I/We am/are not prohibited from accessing capital markets under any order/ruling/judgment of any regulatory, judicial or any other authority, including SEBI or under the provisions of any law, regulation or statute. Further: 1) In accordance with ASBA process provided in the relevant regulations and circulars issued by the Securities and Exchange Board of India and as disclosed in the Offer Document, I/we authorize (a) the members of the Syndicate (in Specified Locations only) or the Registered Brokers (at Broker Centers) or the SCSBs or the RTAs or the CDPs to do all acts as are necessary to make the Bid in the Issue, including uploading my/our Bid, blocking or unblocking of funds in the bank account maintained with the SCSB as specified in the Bid cum Application Form, transfer of funds to the Public Issue Account on receipt of instruction from Registrar to the Issue, after finalization of Basis of Allotment; and (b) the Registrar to the Issue to Issue instruction to the SCSBs to unblock the funds in the specified bank account upon finalization of the Basis of Allotment. 2) In case the amount available in the specified bank account is insufficient as per the highest Bid option, the SCSB shall reject the Bid. 3) I/we hereby authorize the members of the Syndicate (in Specified Locations only) or the Registered Brokers (at Broker Centres) or the SCSBs or RTAs or the CDPs, as the case may be, to make relevant revisions as may be required to be done in the Bid, in the event of a revision of the Price Band.

INSTRUCTIONS FOR FILLING UP THE BID CUM APPLICATION FORM

- Name of sole and/ or first Bidder should be exactly the same as it appears in the depository records. In case of joint Bids, only the name of the first Bidder (which should also be the first name in which the beneficiary account is held) should be provided in the Bid cum Application Form. The Bid means an 'Indication to make an Issue' and not as 'An Issue'.
- The first Bidder, should mention his/ her PAN allotted under the Income Tax Act 1961 and any Bid cum Application Form without the PAN is liable to be rejected. The exemption from specifying the PAN for the Central or the State Government and officials appointed by the courts, for investors residing in the State of Sikkim and persons exempted under applicable law from having a PAN is subject to (a) the demographic details received from the respective depositories confirming the exemption granted to the beneficiary owner by a suitable description in the PAN field and the beneficiary account remaining in "active status"; and (b) in the case of residents of Sikkim, the address as per the demographic details evidencing the same.
- Based on the PAN, DP ID and Client ID provided by the Bidders, the Registrar will obtain demographic details registered with Depository Participants to be used for Allotment, technical rejections, etc. Hence, Bidders are advised to immediately update any change in their details as appearing on the records of the Depository Participant. Please note that failure to do so could result in failure in allotment of Units, delay in blocking or unblocking of ASBA account at the Bidders sole risk and none of the members of the Syndicate, the Registrar, the RTAs, the CDPs, the SCSBs, the Manager, the Lead Managers shall have any responsibility and undertake any liability for the same.
- Bid Lot and Price Band:** The Price Band, and the minimum Bid Lot will be decided by the Manager in consultation with the Lead Managers and will be announced at least two Working Days prior to the Bid/Issue Opening Date, on the website of the Brookfield REIT, the Sponsors and the Manager, and shall be made available to the Stock Exchanges for the purpose of uploading on their respective websites.
In case of any revision of the Price Band, the Bid/Issue Period will be extended by at least one Working Day subject to the total Bid/Issue Period not exceeding 30 days, provided that there shall not be more than two revisions to the Price Band during the Bid/Issue Period. In case of force majeure, banking strike or similar circumstances, the Brookfield REIT may, for reasons to be recorded in writing, extend the Bid/ Issue Period for a minimum of three Working Days, subject to the total Bid/Issue Period not exceeding 30 days. Any revision to the Price Band and the revised Bid/Issue Period, if applicable, will be widely disseminated by notification to the Stock Exchanges during the Bid/Issue Period and by indicating the change on the websites of the Brookfield REIT, the Sponsors, the Manager and Stock Exchanges.
Maximum and Minimum Bid Size: Bids can be made for a minimum of 200 Units and in multiples of 200 Units thereafter by Bidders. A Bid cannot be submitted for more than the Issue size. The maximum Bid by any Bidder should not exceed the investment limits prescribed for them under applicable laws. For further details please refer to the price band advertisement.
- Please tick Category as applicable to ensure proper upload of Bids in the Stock Exchange system. For further details pertaining to the Investor Category, please refer "Issue Structure" on page 290 of the Offer Document.
- Please tick investor status as applicable. Please ensure investor status is updated in your Depository records.
- Bidders should submit only one Bid cum Application Form. Bidder/Applicant shall have the option to make a maximum of three Bids at different price levels in the Bid cum Application Form and such options are not considered as multiple Bids. Total amount payable must be calculated for the highest of three options, at the time of the submission of the Bid cum Application Form. Cheques/demand drafts/cash/stock invest/money orders/postal orders will not be accepted. All NRI Bidders bidding on a repatriation basis by using the Bid cum Application Forms for Non-Residents are required to authorize their SCSB to block their Non-Resident External ("NRE") accounts, or Foreign Currency Non-Resident Bank ("FCNR") accounts, and all NRI Bidders bidding on a non-repatriation basis by using Bid cum Application Forms for Residents are required to authorize their SCSB to block their Non-Resident Ordinary ("NRO") accounts for the full Bid Amount, at the time of the submission of the Bid cum Application Form. The NRI Bidders can obtain the Bid cum Application Form from offices at select locations of the Syndicate. Bidders please ensure that your bank is an SCSB and has notified an SCSB Branch in the city where Bid cum Application Form is being submitted. Submission of a second Bid cum Application Form to either the same or to another Designated Intermediary and/or duplicate copies of Bid cum Application Forms bearing the same application number shall be treated as multiple Bids and are liable to be rejected.
- Only the first Bidder is required to sign the Bid cum Application Form/Revision Form. Thumb impressions and signatures other than in the languages specified in the Eighth Schedule to the Constitution of India must be attested by a Magistrate or a Notary Public or a Special Executive Magistrate under official seal. Signature of ASBA Bank Account Holder is mandatory.
- Other Instructions:** a. Bids must be made only in the prescribed Bid cum Application Form. b. Bids must be completed in full, in BLOCK LETTERS in ENGLISH. Bidders should note that the members of the Syndicate, Registered Brokers, CDPs, RTAs, and/or SCSBs will not be liable for errors in data entry due to incomplete or illegible Bid cum Application Forms. c. Ensure that all applicable documents in support of the Bid are attached with the Application Form.
- Bidders may note that in case the DP ID, Client ID and PAN mentioned in the Bid cum Application Form and entered into the electronic bidding systems of the Stock Exchanges do not match with the DP ID, Client ID and PAN available in the Depository database, the Bid cum Application Form is liable to be rejected.
- The Units have not been and will not be registered under the Securities Act or any other applicable law of the United States and, unless so registered, may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and applicable state securities laws. Accordingly, the Units are only being offered and sold (i) within the United States only to persons reasonably believed to be "qualified institutional buyers" (as defined in Rule 144A under the Securities Act and referred to in the Offer Document as "U.S. QIBs", for the avoidance of doubt, the term U.S. QIBs does not refer to a category of institutional investor defined under applicable Indian regulations and referred to in the Offer Document as "QIBs") pursuant to Section 4(a) of the Securities Act or another available exemption from the registration requirements of the Securities Act, and (ii) outside the United States in offshore transactions in reliance on Regulation S under the Securities Act and the applicable laws of the jurisdiction where those offers and sales occur. The Units have not been and will not be registered, listed or otherwise qualified in any other jurisdiction outside India and may not be offered or sold, and Bids may not be made by persons in any such jurisdiction, except in compliance with the applicable laws of such jurisdiction.

Note : Capitalized terms used but not defined herein shall have the meaning assigned to such terms in the Offer Document.

TEAR HERE

	ISSUER CONTACT DETAILS	REGISTRAR CONTACT DETAILS
<ul style="list-style-type: none"> In case of queries related to Allotment/ credit of Allotted Units, the Bidders should contact Registrar to the Offer. In case of Bids submitted to the SCSBs, the Bidders should contact the relevant SCSB. In case of queries related to upload of Bids submitted to the Syndicate Members/RTAs/Registered Brokers/CDPs, as applicable the Bidders should contact the relevant Designated Intermediary. 	<p style="text-align: center;">BROOKFIELD INDIA REAL ESTATE TRUST (Acting through its Manager, namely Brookprop Management Services Private Limited) Principal Place of Business: Candor TechSpace IT/ ITES SEZ, Building 5A/10, Sector-48, Tikri (Near Subash Chowk), Gurugram 122 018, Haryana, India; Tel: +91 22 6600 0700; Fax: +91 22 6600 0777; Compliance Officer: Ruhi Goswami; E-mail: reit.compliance@brookfield.com; Website: brookfieldindiareit.in</p>	<p style="text-align: center;">LINK INTIME INDIA PRIVATE LIMITED C-101, 1st Floor, 247 Park Lal Bhadur Shastri Marg, Vikhroli (West), Mumbai 400 083, Maharashtra, India Tel: +91 22 4918 6200 ; Fax: +91 22 4918 6195 E-mail: brookfield.reit@linkintime.co.in Investor grievance e-mail: brookfield.reit@linkintime.co.in Website: www.linkintime.co.in Contact Person: Shanti Gopalkrishnan SEBI Registration No.: INR000004058</p>

This is an abridged version of the Offer Document containing salient features of the Offer Document dated January 27, 2021 (the “Offer Document”). You are encouraged to read greater details available in the Offer Document.

THIS DOCUMENT CONSISTS OF FOUR PAGES OF APPLICATION FORM ALONG WITH INSTRUCTIONS AND EIGHT PAGES OF THE ABRIDGED OFFER DOCUMENT. PLEASE ENSURE THAT YOU HAVE RECEIVED ALL THE PAGES.

You may obtain copies of the Bid cum Application Form and the abridged version of the Offer Document from the Designated Intermediaries at the Bidding Centers and at the Principal Place of Business of Brookfield REIT. An electronic copy of the Bid cum Application Form will also be available for download on the websites of the Stock Exchanges at www.nseindia.com and www.bseindia.com. You may download the Offer Document dated January 27, 2021 (“Offer Document”) from the websites of the Securities and Exchange Board of India (the “SEBI”) at www.sebi.gov.in, the websites of the book running lead managers (the “BRLMs”) at www.morganstanley.com, www.ml-india.com, www.online.citibank.co.in/rhtm/citigroupglobalscreen1.htm, https://www.business.hsbc.co.in/en-gb/in/generic/ipo-open-offer-and-buyback, www.ambit.co, www.axiscapital.co.in, www.iifcap.com, www.jmfl.com, www.jpnipl.com, www.investmentbank.kotak.com, and www.sbcaps.com and the websites of the Stock Exchanges. All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the Offer Document. **Restrictions** : This Abridged Offer Document may only be accessed by investors outside of India that have read the Preliminary Offering Memorandum of Brookfield India Real Estate Trust dated January 27, 2021, a copy of which is available to eligible investors from the Lead Managers.

Brookfield

India Real Estate Trust

BROOKFIELD INDIA REAL ESTATE TRUST

(Registered in the Republic of India as a contributory, determinate and irrevocable trust on July 17, 2020 at Mumbai, India under the Indian Trusts Act, 1882 and as a real estate investment trust on September 14, 2020 at Mumbai under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, having registration number IN/REIT/20-21/0004)

Principal Place of Business: Candor TechSpace IT/ ITES SEZ, Building 5A/10, Sector-48, Tikri (Near Subash Chowk), Gurugram 122 018, Haryana, India;

Tel: +91 22 6600 0700; **Fax:** +91 22 6600 0777; **Compliance Officer:** Ruhi Goswami; **E-mail:** reit.compliance@brookfield.com; **Website:** brookfieldindiareit.in

Initial public offer of up to [•] Units (as defined hereinafter) of Brookfield India Real Estate Trust (the “Brookfield REIT”) for cash at a price of ₹[•] per Unit aggregating up to ₹ 38,000 million (the “Issue”). The Issue is being undertaken in reliance upon Regulation 14(1) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended (the “REIT Regulations”). The Issue will constitute [•]% of the issued and paid-up Units on a post-Issue basis in accordance with Regulation 14(2A) of the REIT Regulations.

TRUSTEE	SPONSOR	MANAGER
Axis Trustee Services Limited	BSREP India Office Holdings V Pte. Ltd.	Brookprop Management Services Private Limited

The Price Band and the Minimum Bid Size (as determined by the Manager in consultation with the Lead Managers) will be announced on the respective websites of the Brookfield REIT, the Manager, the Sponsor and the Stock Exchanges (as defined hereafter) as well as advertised in all editions of Financial Express (a widely circulated English national daily newspaper) and all editions of Jansatta (a widely circulated Hindi national daily newspaper, Hindi also being the regional language of the place where the principal place of business of the Brookfield REIT is located) at least two Working Days prior to the Bid/ Issue Opening Date. The announcement/ advertisement shall contain relevant financial ratios computed for both the upper and lower end of the Price Band. For further information, see “Basis for Issue Price” beginning on page 292 of the Offer Document. In case of any revision to the Price Band, the Bid/ Issue Period will be extended by at least one Working Day, and in case of force majeure, banking strike or similar circumstances, for reasons to be recorded in writing, the Bid/ Issue Period will be extended for a minimum period of three Working Days, subject to the total Bid/ Issue Period not exceeding 30 days, provided that there shall not be more than two revisions to the Price Band during the Bid/ Issue Period. Any revision to the Price Band and the revised Bid/ Issue Period, if applicable, will be widely disseminated by notification to the Stock Exchanges during the Bid/ Issue Period and by indicating the change on the respective websites of the Brookfield REIT, the Sponsor, the Manager and the Stock Exchanges.

The Issue is being made through the Book Building Process and in compliance with the REIT Regulations and the SEBI Guidelines (as defined hereafter), wherein not more than 75% of the Issue shall be available for allocation on a proportionate basis to Institutional Investors, provided that the Manager may, in consultation with the Lead Managers, allocate up to 60% of the Institutional Investor Portion to Anchor Investors on a discretionary basis in accordance with the REIT Regulations and the SEBI Guidelines. Further, not less than 25% of the Issue shall be available for allocation on a proportionate basis to Non-Institutional Investors, in accordance with the REIT Regulations and the SEBI Guidelines, subject to valid Bids being received at or above the Issue Price. The Manager, in consultation with the Lead Managers, may retain oversubscription in the Issue in accordance with the REIT Regulations and the SEBI Guidelines. All Bidders, other than Anchor Investors, are required to mandatorily utilise the Application Supported by Blocked Amount (“ASBA”) process by providing details of their respective bank accounts which will be blocked by the Self Certified Syndicate Banks (“SCSBs”), to participate in this Issue. For details, see “Issue Procedure” beginning on page 294 of the Offer Document.

Indicative Issue Timeline

Bid/ Issue Opening Date	February 3, 2021 ⁽¹⁾	Designated Date	On or about February 12, 2021
Bid/ Issue Closing Date	February 5, 2021	Initiation of refunds	On or about February 12, 2021
Finalization of the Basis of Allotment	On or about February 11, 2021	Listing Date	On or about February 17, 2021
Closing Date	On or about February 12, 2021		

(1) The Manager may, in consultation with the Lead Managers, consider participation by Anchor Investors in accordance with the REIT Regulations and SEBI Guidelines. The Anchor Investor Bid/ Issue Period shall be one Working Day prior to the Bid/ Issue Opening Date.

GENERAL RISKS

Investments in the Units involves a degree of risk and investors should not invest any funds in the Issue unless they can afford to take the risk of losing their entire investment. Prospective investors are advised to read the “Risk Factors” beginning on page 30 of the Offer Document carefully before taking an investment decision with respect to the Issue. For taking such investment decision, prospective investors must rely on their own examination of the Brookfield REIT and the Issue including the risks involved. Each prospective investor is advised to consult its own advisors in respect of the consequences of an investment in the Units being issued pursuant to this Offer Document.

This Offer Document has been prepared by the Manager solely for providing information in connection with the Issue and a copy of this Offer Document has been delivered to the Securities and Exchange Board of India (“SEBI”) and the Stock Exchanges. However, the Units have not been recommended or approved by SEBI and the Stock Exchanges and nor do SEBI or the Stock Exchanges guarantee the accuracy or adequacy of any statements made, opinions expressed or reports contained herein and accordingly, admission of the Units to be allotted pursuant to the Issue for trading on the Stock Exchanges should not be taken as an indication of the merits of the Brookfield REIT or of the Units.

SUMMARY OF THE TERMS OF THE ISSUE

REIT	Brookfield India Real Estate Trust
Sponsor	BSREP India Office Holdings V Pte. Ltd.





Manager	Compliance Officer	Trustee
Brookprop Management Services Private Limited Unit 804, 8th Floor, One BKC, A Wing, G-Block Bandra Kurla Complex, Bandra East, Mumbai, Maharashtra 400 051 Tel: +91 22 6600 0700 Fax: +91 22 6600 0777 E-mail: reit.manager@brookfield.com Contact Person: Sanjeev Kumar Sharma	Ruhi Goswami Candor TechSpace IT/ ITES SEZ Building 5A (Tower 10), Sector 48, Tikri (Near Subhash Chowk), Gurugram 122 018, Haryana, India Tel: +91 124 3821 400 Fax: +91 124 3821 499 E-mail: ruhi.goswami@brookfieldproperties.com Website: brookfieldindiareit.in	Axis Trustee Services Limited Axis House, Bombay Dyeing Mills Compound Pandurang Budhkar Marg, Worli Mumbai 400 025, Maharashtra, India Tel: +91 22 6230 0451 Fax: +91 22 6230 0700 E-mail: debenturetrustee@axistrustee.com Website: www.axistrustee.com Contact Person: Anil Grover

GLOBAL COORDINATORS AND BOOK RUNNING LEAD MANAGERS TO THE ISSUE

Morgan Stanley			 HSBC
Morgan Stanley India Company Private Limited 18th Floor, Tower 2 One World Centre Plot - 841, Jupiter Textile Mill Compound, Senapati Bapat Marg Lower Parel, Mumbai 400 013 Maharashtra, India Tel: +91 22 6118 1000 Fax: +91 22 6118 1040 E-mail: brookfieldreit@morganstanley.com Investor grievance e-mail: investors_india@morganstanley.com Website: www.morganstanley.com Contact Person: Ayushee Thukral SEBI Registration No.: INM000011203	BofA Securities India Limited Ground Floor, "A" Wing One BKC, "G" Block Bandra Kurla Complex Bandra (East), Mumbai 400 051 Maharashtra, India Tel: +91 22 6632 8000 Fax: +91 22 6776 2343 E-mail: dg.brookfield_reit@bofa.com Investor grievance e-mail: dg.india_merchantbanking@bofa.com Website: www.ml-india.com Contact Person: Vivek Arora SEBI Registration No.: INM000011625	Citigroup Global Markets India Private Limited 1202, 12th Floor First International Financial Centre, G-Block, C54 & 55, Bandra Kurla Complex, Bandra (East), Mumbai 400 098, Maharashtra, India Tel: +91 22 6175 9999 Fax: +91 22 6175 9898 E-mail: brookfield.ipo.2020@citi.com Investor grievance e-mail: investors.cgmb@citi.com Website: www.online.citibank.co.in/ rhtm/citigroupglobalscreen1.htm Contact Person: Abhijay Thacker SEBI Registration No.: INM000010718	HSBC Securities and Capital Markets (India) Private Limited 52/60, Mahatma Gandhi Road Fort, Mumbai 400 001 Maharashtra, India Tel: +91 22 2268 5555 Fax: +91 22 6653 6207 E-mail: brookfieldreitipo@hsbc.co.in Investor grievance e-mail: investorgrievance@hsbc.co.in Website: https://www.business.hsbc. co.in/en-gb/in/generic/ipo-open- offer-and-buyback Contact Person: Sanjana Maniar/ Rishiraj Singh SEBI Registration No.: INM000010353

BOOK RUNNING LEAD MANAGERS TO THE ISSUE

			
Ambit Private Limited Ambit House 449, Senapati Bapat Marg Lower Parel, Mumbai 400 013 Maharashtra, India Tel: +91 22 3982 1819 Fax: +91 22 3982 3020 E-mail: brookfield.reit@ambit.co Investor grievance e-mail: customerservicemb@ambit.co Website: www.ambit.co Contact Person: Praveen Sangal SEBI Registration No.: INM000010585	Axis Capital Limited 1st Floor, Axis House C-2 Wadia International Centre Pandurang Budhkar Marg, Worli Mumbai 400 025 Maharashtra, India Tel: +91 22 4325 2183 Fax: +91 22 4325 3000 E-mail: brookfieldreit.ipo@axiscap.in Investor grievance e-mail: complaints@axiscap.in Website: www.axiscapital.co.in Contact Person: Mayuri Arya SEBI Registration No.: INM000012029	IIFL Securities Limited 10th Floor, IIFL Centre Kamala City, Senapati Bapat Marg Lower Parel (West) Mumbai 400 013, Maharashtra, India Tel: +91 22 4646 4600 Fax: +91 22 2493 1073 E-mail: brookfield.reit@iiflcap.com Investor grievance e-mail: ig.ib@iiflcap.com Website: www.iiflcap.com Contact Person: Nishita Mody/ Koustav Pal SEBI Registration No.: INM000010940	JM Financial Limited 7th Floor, Cynergy Appasaheb Marathe Marg, Prabhadevi Mumbai 400 025 Maharashtra, India Tel: +91 22 6630 3030 Fax: +91 22 6630 3330 E-mail: brookfield.reit@jmfl.com Investor grievance e-mail: grievance.ibd@jmfl.com Website: www.jmfl.com Contact Person: Gitesh Vargantwar SEBI Registration No.: INM000010361

BOOK RUNNING LEAD MANAGERS TO THE ISSUE		REGISTRAR AND TRANSFER AGENT	
			
J.P. Morgan India Private Limited J.P. Morgan Tower Off. C.S.T. Road Kalina, Santacruz (East) Mumbai 400 098 Maharashtra, India Tel: +91 22 6157 3000 Fax: +91 22 6157 3911 E-mail: brookfieldreit_ipo@jpmorgan.com Investor grievance e-mail: investorsmb.jpmpi@jpmorgan.com Website: www.jpmpi.com Contact Person: Shagun Gupta SEBI Registration No.: INM000002970	Kotak Mahindra Capital Company Limited 1st Floor, 27 BKC, Plot No. 27,G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051 Maharashtra, India Tel: +91 22 4336 0000 Fax: +91 22 6713 2447 E-mail: brookfield.reit@kotak.com Investor grievance e-mail: kmccredressal@kotak.com Website: www.investmentbank.kotak.com Contact Person: Ganesh Rane SEBI Registration No.: INM000008704	SBI Capital Markets Limited 202, Maker Tower 'E' Cuffe Parade, Mumbai 400 005 Maharashtra, India Tel: +91 22 2217 8300 Fax: +91 22 2218 8332 E-mail: brookfieldreit@sbicaps.com Investor grievance e-mail: investor.relations@sbicaps.com Website: www.sbicaps.com Contact Person: Aditya Deshpande SEBI Registration No.: INM000003531	Link Intime India Private Limited C-101, 1st Floor, 247 Park Lal Bhadur Shastri Marg Vikhroli (West), Mumbai 400 083 Maharashtra, India Tel: +91 22 4918 6200 Fax: +91 22 4918 6195 E-mail: brookfield.reit@linkintime.co.in Investor grievance e-mail: brookfield.reit@linkintime.co.in Website: www.linkintime.co.in Contact Person: Shanti Gopalkrishnan SEBI Registration No.: INR000004058
Listing : The Units are proposed to be listed on BSE Limited (“BSE”) and National Stock Exchange of India Limited (“NSE”, together with BSE, the “Stock Exchanges”). The Brookfield REIT has received in-principle approvals from BSE and NSE for listing of the Units pursuant to letters dated November 2, 2020 and November 5, 2020, respectively. BSE is the Designated Stock Exchange for the Issue.			
Syndicate Members: Ambit Capital Private Limited, Investec Capital Services (India) Private Limited, IIFL Securities Limited, JM Financial Services Limited, Kotak Securities Limited and SBICAP Securities Limited.			
Self-Certified Syndicate Banks: The list of banks is available on the website of the SEBI at https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=34 .			
Details regarding website address(es)/link(s) from which the investor can obtain list of RTAs, CDPs and Registered Brokers who can accept application from Investor List of Registered Brokers, Registrar and Share Transfer Agents (RTAs) and Collecting Depository Participants (CDPs) eligible to accept ASBA Forms, including details such as address, telephone number and e-mail address, are provided on the websites of Stock Exchanges at: http://www.bseindia.com/Markets/PublicIssues/brokercentres_new.aspx?expandable=3 ; and https://www.nseindia.com/products/content/equities/ipos/asba_procedures.htm ; http://www.bseindia.com/Static/Markets/PublicIssues/RtaDp.aspx?expandable=6 and http://www.nseindia.com/products/content/equities/ipos/asba_procedures.htm ; http://www.bseindia.com/Static/Markets/PublicIssues/RtaDp.aspx?expandable=6 and http://www.nseindia.com/products/content/equities/ipos/asba_procedures.htm , respectively, updated by the Stock Exchanges from time to time. For further details, see “Issue Procedure” beginning on page 294 of the Offer Document and “General Information” on page 356 of the Offer Document.			
Issue Size: The Issue, aggregating up to ₹ 38,000 million			
Option to retain oversubscription: not more than 25% of the Issue Size.			
Issue Price: ₹ [●] per Unit, being the final price at which Units will be Allotted to successful Bidders, other than Anchor Investors in terms of the Offer Document. The Issue Price will be decided by the Manager in consultation with the Book Running Lead Managers on the Pricing Date.			
Face Value: Not Applicable			
Minimum Bid Size: ₹ 0.05 million, for Bidders other than Anchor Investors and ₹ 100 million for Anchor Investors			
Expected Date of Allotment: On or about February 12, 2021.			
Issuance mode of the Instrument: Units will be Allotted to all successful Bidders only in dematerialised form			
Depositories: NSDL & CDSL		ISIN: INE0FDU25010	

USE OF PROCEEDS

The following tabular representation sets forth details of the Net Proceeds:

Particulars	Estimated Amount (in ₹ million)
Gross proceeds of the Issue	38,000
Less: Issue expenses*	([•])
Net Proceeds	[•]

*To be finalized upon determination of Issue Price

Requirements of Funds

The Net Proceeds are proposed to be utilized in accordance with the details set forth in the following table:

Particulars	Estimated Amount (in ₹ million)
Partial or full pre-payment or scheduled repayment of the existing indebtedness of the Asset SPVs	35,750
General purposes*	[•]
Total	[•]

*To be finalized upon determination of Issue Price

RISK FACTORS

1. The Formation Transactions will be consummated only after the Bid/ Issue Closing Date. The Manager's inability to consummate transactions in relation to these agreements will impact the Issue and its ability to complete the Issue within the anticipated time frame or at all.
2. The Brookfield REIT will assume certain liabilities of the Portfolio Companies and such liabilities, if realised, may adversely affect the Brookfield REIT's results of operations, profitability and cash flows, the trading price of the Units and the Manager's ability to make distributions.
3. The extent to which the Coronavirus disease (COVID-19) may affect the Brookfield REIT's business and operations in the future is uncertain and cannot be predicted.
4. A significant portion of the revenue is derived from a limited number of tenants and sectors, and any adverse developments affecting such tenants or sectors may have an adverse effect on the business, results of operations and financial condition.
5. The Brookfield REIT has no operating history and may not be able to operate the business successfully, achieve the business objectives or generate sufficient cash flows to make or sustain distributions. Further, the Condensed Combined Financial Statements included in the Offer Document may not accurately reflect the future financial position, results of operation and cash flows.
6. The Agreements to Purchase entered into by the Brookfield REIT are subject to various terms and conditions and the Manager cannot assure you that the Brookfield REIT will be able to acquire the Identified Assets in a timely manner, or at all.
7. The ROFO Agreements entered into by the Brookfield REIT are subject to various terms and conditions and the Manager cannot assure you that the Brookfield REIT will be able to consummate such transactions in a timely manner, or at all.

BRIEF OVERVIEW OF THE BROOKFIELD REIT

The Brookfield REIT is India's only institutionally managed public commercial real estate vehicle. Sponsored by an affiliate of Brookfield Asset Management ("BAM"), one of the world's largest alternative asset managers with approximately US\$575 billion in assets under management, as of September 30, 2020, the Brookfield REIT's goal is to be the leading owner of high quality income producing commercial real estate assets in key gateway Indian markets, which have significant barriers to entry.

Over the last two decades, India has emerged as a leading hub for technology and corporate services due to a highly skilled and young workforce and a distinct competitive cost advantage. With approximately 90 million people expected to be added to the workforce by 2030, this structural driver will further increase office absorption, creating compelling opportunities across the commercial real estate market in India. The COVID-19 pandemic has accelerated the structural shift that was already underway prior to the crisis in relation to the usage and deployment of technology especially cloud, data analytics, e-commerce and digital transformation. The global spending on software and IT services is expected to grow at a robust rate between FY 2020 and FY 2025 and the technology industry in India is expected to grow at a CAGR of 13% to US\$350 billion by FY 2025 from an estimated US\$191

billion in FY 2020 due to the large STEM talent pool, competitive cost advantage and favorable demographics in the country. (Source: Industry Report) The Brookfield REIT's strategy is to address this demand by owning and operating large "fully-integrated", "campus-format" office parks in established locations, and providing a complete ecosystem to the Brookfield REIT's tenants and their employees.

The primary objective of the Brookfield REIT's strategy is to provide attractive risk-adjusted total returns to the Unitholders derived from:

- stable yield supported by the Initial Portfolio's long-term contracted cash flows;
- property level income growth that is embedded in the Initial Portfolio through contractual rent escalations, mark-to-market headroom and in-situ development potential;
- acquisitions including those of identified external growth opportunities through the Identified Assets and the ROFO Properties; and
- asset value appreciation, through continuous investment in the properties to upgrade them.

The Brookfield REIT seeks to achieve this objective through the performance of the high quality Initial Portfolio, driven by proactive portfolio management, maintaining a prudent capital structure, implementing corporate governance framework aligned with best market practices, and access to Brookfield's global platforms, which provide us a breadth of resources, relationships and expertise. Further, to execute the strategy, the Brookfield REIT believes that the Manager, which is an affiliate of Brookfield, has an on-ground professional management team with extensive industry experience, domain knowledge and a strong track record of value creation.

BRIEF OVERVIEW OF THE SPONSOR

BSREP India Office Holdings V Pte. Ltd. is part of the Brookfield Group. The Sponsor's associate, BAM, is the flagship entity of the Brookfield Group and a global alternative asset manager, currently listed on the NYSE and TSX and has a market capitalization of approximately US\$ 63 billion as of September 30, 2020. BAM is incorporated in Ontario, Canada and through the Brookfield Group, has a 120-year history as an owner and asset manager across a broad portfolio of real estate assets with a focus on property, infrastructure, renewable power and private equity.

Brookfield Property Group carries out investments, directly and indirectly, through Brookfield Property Partners L.P. ("BPY"), which is listed on the NASDAQ and TSX, and private funds, including its flagship real estate funds in the Brookfield Strategic Real Estate Partners series. BAM acts, directly or indirectly, as the asset manager to all the public vehicles and private funds in the Brookfield Group.

As BAM's primary vehicle to make investments across all strategies in real estate, BPY's global portfolio of assets includes office, retail, multifamily, logistics, hospitality, self-storage, triple net lease, manufactured housing and student housing assets located in five continents. The Brookfield Group currently manages approximately US\$ 17 billion of assets in India (as of September 30, 2020), which includes several significant assets managed by the Brookfield Property Group, such as the Initial Portfolio, Identified Assets and the ROFO Properties.

The Sponsor is a wholly owned subsidiary of BSREP India Holdings, a company incorporated in Singapore, which is a part of the Brookfield Strategic Real Estate Partners series of funds under the Brookfield Group.

For details, please see 'Background of our Sponsor' on page 71 of the Offer Document.

BRIEF OVERVIEW OF THE PORTFOLIO – AS OF SEPTEMBER 30, 2020

The table below shows certain key financial and operational metrics of the Initial Portfolio, as of September 30, 2020.

	Kensington	Candor Techspace G2 ^(1,2)	Candor Techspace N1	Candor Techspace K1 ⁽²⁾	CIOP	Initial Portfolio
Type of Asset	SEZ	SEZ	IT Park	SEZ & Mixed Use	-	-
Completed Area (msf)	1.5	3.9	1.9	3.1	-	10.3
Under Construction Area (msf)	-	-	0.1	-	-	0.1
Future Development Potential (msf)	-	0.1	0.9	2.7	-	3.7
Total Area (msf)	1.5	4.0	2.8	5.7	-	14.0
Committed Occupancy (%)	86%	91%	72%	92%	-	87%
Same Store Committed Occupancy ⁽³⁾	Not Applicable	Not Applicable	97%	Not Applicable	-	92%
WALE (years)	3.0	8.0	7.6	7.6	-	7.1
Average in-place rent ₹/psf/month)	90	78	45	42	-	62

	Kensington	Candor Techspace G2 ^(1,2)	Candor Techspace N1	Candor Techspace K1 ⁽²⁾	CIOP	Initial Portfolio
FY23 NOI (₹ in millions)	1,580	3,213	1,342	1,673	378	8,186
Market Value (₹ in millions)	25,374	43,582	19,736	25,382	-	114,074
% of Initial Portfolio Market Value	22.2%	38.2%	17.3%	22.3%	-	100.0%

- (1) Pursuant to the G2 Co-Development Agreement, we are entitled to receive 72% of the gross rentals and deposits from tenants arising out of the lease of area in Candor Techspace G2, while GIL is entitled to receive the remaining 28% and tenants are billed as per such agreed arrangement.
- (2) Candor Gurgaon 2 was merged into Candor Kolkata with effect from May 4, 2020 with an appointed date of January 9, 2019.
- (3) Same Store Committed Occupancy represents Committed Occupancy for areas where the occupancy certificate was received on or before March 31, 2020. Subsequent to such date, Candor Techspace N1 received an occupancy certificate for 0.5 msf on September 22, 2020.

FINANCIAL INFORMATION OF THE BROOKFIELD REIT

The Special Purpose Condensed Combined Financial Statements of Brookfield REIT have been prepared in accordance with the basis of preparation described in Note 1 to the Special Purpose Condensed Combined Financial Statements as included in the Offer Document. For details, please see “Financial Information of The Brookfield REIT” on page 374 of the Offer Document.

PROJECTIONS

Projections of Income from operating lease rentals, revenue from operations, net operating income, earnings before interest, tax, depreciation and amortization (EBITDA), cash flows from operating activities and net distributable cash flows for the Brookfield India REIT for FY2021, FY2022 and FY2023, prepared in accordance with the REIT Regulations and the SEBI Guidelines have been included on page 256 of the Offer Document.

RELEVANT FINANCIAL RATIOS

Price/ Net Asset Value per Unit ratio in relation to Issue Price:

Particulars	Price/ Net Asset Value per Unit			
	Amount (in ₹)	At Floor Price	At Cap Price	At Issue Price
Net Asset Value per Unit ⁽¹⁾	[•]	[•]	[•]	[•]

- (1) Net assets in accordance with the Condensed Combined Financial Statements have been used in the analysis. For further details, refer to “Financial Information of the Brookfield REIT” beginning on page 374 of the Offer Document. Net Asset Value per unit has been calculated based on [•]

SUMMARY VALUATION REPORT

The summary valuation included in the Offer Document is a summary of the Valuation Report dated January 13, 2021, as issued by Mr. Shubhendu Saha, the Valuer, which has been prepared by drawing inputs from the macro and market data provided by Cushman & Wakefield, the Independent Industry Expert, in its report dated January 13, 2021.

For details, please see “Summary Valuation Report” on page 446 of the Offer Document.

DISTRIBUTION POLICY

At least 90% of the NDCFs of Brookfield REIT (“REIT Distributions”) shall be declared and made once every quarter of a Financial Year by the Manager. The first distribution shall be made upon completion of the first full quarter after the listing of the Units on the Stock Exchanges. Further, 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. For details, please see “Distributions” on page 284 of the Offer Document.

IDENTIFIED ASSETS AND ROFO PROPERTIES

The Brookfield REIT intends to leverage Brookfield Group’s real estate holdings in India by entering into agreements that provide rights to acquire their existing properties in the Brookfield REIT’s markets. The Brookfield REIT has the exclusive right, at its discretion, to acquire the Identified Assets, one office park in each of Gurugram and Noida, similar to the office parks in the Initial Portfolio that are near-stabilization and currently owned by members of the Brookfield Group. The Identified Assets encompass 8.3 msf of office space. In addition, the Brookfield REIT will

IN THE NATURE OF ABRIDGED VERSION OF THE OFFER DOCUMENT - MEMORANDUM CONTAINING SALIENT FEATURES OF THE OFFER DOCUMENT

also benefit from rights of first offer on the ROFO Properties - the Brookfield Group's 100% owned commercial real estate assets in India's financial capital, Mumbai, comprising 6.7 msf in office space. The Initial Portfolio, Identified Assets and ROFO Properties combined, create the potential for the Brookfield REIT to almost double the Initial Portfolio's Leasable Area to 28.9 msf, while growing consistent with the Brookfield REIT's strategy of owning high quality real estate in premier locations.

FEES AND EXPENSES PAYABLE BY THE REIT

The expenses to be directly charged to the Brookfield REIT would include (i) fees payable to the Trustee; (ii) REIT Management Fees payable to the Manager; (iii) fees payable to the Auditor; (iv) fees payable to the Valuer; (v) fees payable to other intermediaries and consultants; and (vi) other miscellaneous expenses. Further, the Brookfield REIT will incur or reimburse expenses in relation to the Issue. The Brookfield REIT shall reimburse the Sponsor and the Manager for all expenses incurred by it in relation to setting up of the Brookfield REIT. For details, please see "Management Framework - Fees and Expenses" on page 185 of the Offer Document.

OUR COMPETITIVE STRENGTHS

We believe that the following competitive strengths differentiate us from other public commercial real estate companies and REITs in India.

- (1) Global Sponsorship with Local Expertise
- (2) Difficult to Replicate, Dominant and Strategically Located Properties
- (3) Placemaking Capabilities
- (4) Diversified Blue Chip Tenant Roster and Cash Flow Stability
- (5) Significant Identified Internal and External Growth Opportunities
- (6) Experienced, Cycle-Tested Senior Management Team
- (7) Institutional Corporate Governance Framework and Strong Alignment of Interests

For details, please see "*Our Business and Properties – Our Competitive Strengths*" beginning on page 118 of the Offer Document.

SHAREHOLDING STRUCTURE OF THE PORTFOLIO ASSETS

For details, please see "*Formation Transactions in relation to the Brookfield REIT - Our Portfolio Companies*" beginning on page 177 of the Offer Document.

DECLARATION BY THE MANAGER - BROOKPROP MANAGEMENT SERVICES PRIVATE LIMITED

The Manager declares and certifies that all relevant provisions of the REIT Regulations, SEBI Guidelines, SEBI Act and all rules, regulations and guidelines issued by the Government or SEBI (as the case may be) have been complied with and no statement made in the Offer Document is contrary to the provisions of the REIT Regulations, the SCRA, SEBI Guidelines, SEBI Act and all rules, regulations and guidelines issued by the Government or SEBI (as the case may be). The Manager further certifies that all the statements and disclosures in the Offer Document are true, fair and adequate in order to enable the investors to make a well informed decision as to their investment in the Offer.

DECLARATION BY THE SPONSOR - BSREP INDIA OFFICE HOLDINGS V PTE. LTD.

The Sponsor declares and certifies that all statements specifically made and undertakings provided by it in the Offer Document, about or in relation to itself in connection with the Offer are true, fair and adequate in order to enable the investors to make a well informed decision as to their investment in the Offer.

DECLARATION BY THE TRUSTEE - AXIS TRUSTEE SERVICES LIMITED (ON BEHALF OF THE BROOKFIELD REIT)

The Trustee (on behalf of the Brookfield REIT) declares and certifies that all relevant provisions of the REIT Regulations SEBI Guidelines, SEBI Act and all rules, regulations and guidelines issued by the Government or SEBI (as the case may be) have been complied with and no statement made in the Offer Document is contrary to the provisions of the REIT Regulations the SCRA, SEBI Guidelines, SEBI Act and all rules, regulations and guidelines issued by the Government or SEBI (as the case may be). The Trustee (on behalf of the Brookfield REIT) further certifies that all the statements and disclosures in the Offer Document are true, fair and adequate in order to enable the investors to make a well informed decision as to their investment in the Offer.

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IN THE NATURE OF ABRIDGED OFFER DOCUMENT - MEMORANDUM CONTAINING SALIENT FEATURES OF THE OFFER DOCUMENT (OD)

BIDDER'S UNDERTAKING FOR BID CUM APPLICATION FORM

I/We (on behalf of joint bidders, if any) confirm that the Acknowledgement Slip for my/our bids are enclosed for the revisions which are being requested. I/We agree to be bound by all the terms & conditions mentioned in the Bid cum Application Form submitted earlier by me/us.

I/We (on behalf of joint bidders, if any) authorize you to reject this Bid Revision Form, in case any of the details of my existing Bids as appearing on the electronic book building system do not tally with the details given in this Revision Form.

INSTRUCTIONS FOR FILLING UP THE BID REVISION FORM

- Name of Sole/ First Bidder should be exactly the same as it appears in the depository records.
- Please ensure that the Bid options provided are in the same order as that provided in the Bid cum Application Form submitted earlier.
- In case there is no change in the particular Bid option, please write "NO CHANGE". In case you want to cancel the Bid option, please write "CANCELLED".
- Total Amount payable must be calculated for the highest of three options, at Bid Price to Bidder's category. Total amount to be paid must be calculated net of total amount paid at the time of submission of Bid cum Application Form. Bidders, please ensure that your Bank has notified an SCSB Branch in the city where Bid cum Application Form is being submitted. Revision of Bids in case of revision of Price Band: In case of an upward revision in the Price Band, Bidders could either (i) revise their Bid or (ii) shall make additional payment based on the cap of the revised Price Band with the members of the Syndicate / Registered Brokers / RTAs / CDPs to whom the original Bid was submitted. If, however, the Bidder does not either revise the Bid or make additional payment and the Issue Price is higher than the cap of the Price Band prior to revision, the number of Units Bid for shall be adjusted downwards for the purpose of Allotment, such that no additional payment would be required from the Bidder and the Bidder is deemed to have approved such revised Bid at the Issue Price. (i) In case of a downward revision in the Price Band, announced as above, Bidders, could either revise their Bid such that Bid amount is more than minimum bid lot or the excess amount blocked at the time of bidding would be unblocked from the ASBA Account. The payment accompanied with any revision of Bid, shall be adjusted against the payment made at the time of the original Bid or the previously revised Bid. However, Bidders are not allowed to withdraw or lower their Bid (in terms of number of Units or the Bid Amount) at any stage. Bidders can only make upward revisions in their bids.
- Only the first Bidder is required to sign the Bid cum Application Form /Revision Form. Thumb impressions and signatures other than in the languages specified in the Eighth Schedule to the Constitution of India must be attested by a Magistrate or a Notary Public or a Special Executive Magistrate under official seal. Signature of Bank Account Holder is mandatory.
- Other Instructions:** a. Revision to Bids must be made only in the prescribed Revision Form, as applicable. b. Revision form must be completed in full, in BLOCK LETTERS in ENGLISH. Bidders should note that the Syndicate Members/SCSBs/ Registered Brokers/Collecting DPs/Collecting RTAs will not be liable for errors in data entry due to incomplete or illegible Revision Forms. c. Ensure that Acknowledgement Slip for your Bid and any other applicable documents in support of the revision are attached with the Revision Form; and d. Bidders shall only be required to pay the amount in excess of their original Bid Amount (if any) upon an upward revision of their Bid.

OFFER STRUCTURE

Particulars	Institutional Investors ⁽¹⁾	Non Institutional Investors
Number of Units available for Allotment/ allocation ⁽²⁾	Not more than [●] Units	Not less than [●] Units
Percentage of Issue Size available for Allotment/ allocation	Not more than 75% of the Offer	Not less than 25% of the Offer
Basis of Allotment/ allocation if respective category is oversubscribed	Proportionate	Proportionate
Minimum Bid	Such number of Units that the Bid Amount is not less than ₹ 50,000 and in multiples of [●] Units thereafter, provided however that an Anchor Investor shall make an application of a value of at least ₹100 million.	Such number of Units that the Bid Amount is not less than ₹50,000 and in multiples of [●] Units thereafter.
Maximum Bid (subject to applicable limits)	Such number of Units (in multiples of [●] Units) not exceeding the size of the Offer	Such number of Units (in multiples of [●] Units) not exceeding the size of the Offer
Mode of Allotment	Compulsorily in dematerialised form	Compulsorily in dematerialised form
Bid Lot	[●] Units and in multiples of [●] Units thereafter	[●] Units and in multiples of [●] Units thereafter
Allotment Lot	[●] Units and in multiples of [●] Units	[●] Units and in multiples of [●] Units
Trading Lot	Such number of Units, the value of which is not less than ₹ 50,000	Such number of Units, the value of which is not less than ₹ 50,000
Who can apply ⁽³⁾	(i) QIBs; or (ii) family trusts or intermediaries registered with SEBI, with net-worth of more than ₹ 5,000 million, in accordance with the last audited financial statements	Bidders other than Institutional Investors, eligible to apply in this Offer
Terms of Payment	Full Bid Amount shall be blocked by the SCSBs in the bank account of the ASBA Bidder that is specified in the Bid cum Application Form ⁽⁴⁾⁽⁵⁾	Full Bid Amount shall be blocked by the SCSBs in the bank account of the ASBA Bidder that is specified in the Bid cum Application Form ⁽⁴⁾

(1) The Manager, in consultation with the Lead Managers may allocate up to 60% of the Institutional Investor Portion to Anchor Investors on a discretionary basis.

(2) Subject to valid Bids being received at or above the Issue Price.

(3) In case of joint Bids, the Bid cum Application Form should contain only the name of the First Bidder whose name should also appear as the first holder of the beneficiary account held in joint names. The signature of only the First Bidder would be required in the Bid cum Application Form and such First Bidder would be deemed to have signed on behalf of the joint holders. Bidders are advised to consult their own advisors with respect to any restrictions or limitations that may be applicable to them, including any restrictions or limitations with respect to their ability to invest in the Units. By making a Bid (including any revision thereof), the Bidder will be deemed to have represented to our Manager, the Trustee, the Lead Managers and the Syndicate Members that it is eligible to participate in the Offer and be Allotted Units under applicable law.

(4) The full Bid Amount shall be payable by the Anchor Investors at the time of submission of the Bid cum Application Forms. Any difference between the Anchor Investor Allocation Price and the Offer Price (in the event the Offer Price is higher) shall be paid within the Pay-in-Date.

(5) In case of ASBA Investors, the SCSBs shall be authorised to block such funds in the bank account of the Investor that are specified in the Bid cum Application Form.

For further details, refer to price band advertisement.

COMMON BID REVISION FORM

BROOKFIELD INDIA REAL ESTATE TRUST (Acting through its Manager, namely Brookprop Management Services Private Limited)
INITIAL PUBLIC OFFER - R
 Principal Place of Business: Candor TechSpace IT/ITES SEZ, Building 5A/10, Sector-48, Tikri (Near Subash Chowk), Gurugram 122 018, Haryana, India; Tel: +91 22 6600 0700; Fax: +91 22 6600 0777; Compliance Officer: Rubi Goswami; E-mail: reit.compliance@brookfield.com; Website: brookfieldindiareit.in

FOR RESIDENT INDIANS, INCLUDING RESIDENT INSTITUTIONAL BIDDERS AND ELIGIBLE NRIS APPLYING ON A NON-REPATRIATION BASIS

Brookfield
 India Real Estate Trust

To,
BROOKFIELD INDIA REAL ESTATE TRUST
 (Acting through its Manager, namely Brookprop Management Services Private Limited)

BOOK BUILT ISSUE
ISIN : INE0FDU25010

Bid cum Application Form No.

SYNDICATE MEMBER'S STAMP & CODE	REGISTERED BROKER / SCSB / CDP / RTA STAMP & CODE	1. NAME & CONTACT DETAILS OF SOLE / FIRST BIDDER	
Axis Capital Ltd. 01/6105	R R EQUITY BROKERS PVT. LTD. 23/12196-36	Mr. / Ms./M/s. _____ Address _____ Email _____ Tel. No (with STD code) / Mobile _____	
SUB-BROKER'S / SUB-AGENT'S STAMP & CODE	SCSB BRANCH STAMP & CODE	2. PAN OF SOLE / FIRST BIDDER	

BANK BRANCH SERIAL NO.	SCSB SERIAL NO.	3. BIDDER'S DEPOSITORY ACCOUNT DETAILS <input type="checkbox"/> NSDL <input type="checkbox"/> CDSL	

For NSDL enter 8 digit DP ID followed by 8 digit Client ID / For CDSL enter 16 digit Client ID			

PLEASE CHANGE MY BID

4. BID OPTIONS												
Bid Options	No. of Units Bid (In Figures) (Bids must be in multiples of Bid Lot as advertised)										Price per Unit (₹) (Price in multiples of ₹ 1/- only) (In Figures only)	
	10	9	8	7	6	5	4	3	2	1	Bid Price	
Option 1												
(OR) Option 2												
(OR) Option 3												

5. TO (Revised Bid)												
Bid Options	No. of Units Bid (In Figures) (Bids must be in multiples of Bid Lot as advertised)										Price per Unit (₹) (Price in multiples of ₹ 1/- only) (In Figures only)	
	10	9	8	7	6	5	4	3	2	1	Bid Price	
Option 1												
(OR) Option 2												
(OR) Option 3												

6. 100% OF PAYMENT: DETAILS
 Additional Amount Blocked (₹ in figures) _____ (₹ in words) _____

ASBA
 Bank A/c No. _____
 Bank Name & Branch _____

I/WE (ON BEHALF OF JOINT APPLICANTS, IF ANY) HEREBY CONFIRM THAT I/WE HAVE READ AND UNDERSTOOD THE TERMS AND CONDITIONS OF THIS BID CUM APPLICATION FORM AND THE ATTACHED ABRIDGED OFFER DOCUMENT AND HEREBY AGREE AND CONFIRM THE 'BIDDERS UNDERTAKING' AS GIVEN OVERLEAF. I/WE (ON BEHALF OF JOINT APPLICANTS, IF ANY) HEREBY CONFIRM THAT I/WE HAVE READ THE INSTRUCTIONS FOR FILLING UP THE BID CUM APPLICATION FORM GIVEN OVERLEAF.

7A. SIGNATURE OF SOLE/ FIRST BIDDER Date : _____ 2021	7B. SIGNATURE OF ASBA BANK ACCOUNT HOLDER(s) (AS PER BANK RECORDS)		SYNDICATE MEMBER / REGISTERED BROKER / SCSB / CDP / RTA STAMP (Acknowledging upload of Bid in Stock Exchange system)
	I/We authorise the SCSB to do all acts as are necessary to make the application in the Offer.		
	1) _____		
	2) _____		

TEAR HERE

Brookfield
 India Real Estate Trust

BROOKFIELD INDIA REAL ESTATE TRUST
BID REVISION FORM - INITIAL PUBLIC OFFER - R

Acknowledgement Slip for Syndicate Member/ Registered Broker/SCSB/ CDP/RTA

Bid cum Application Form No.

DPID / CLID	_____										PAN of Sole / First Bidder	
Additional Amount Blocked (₹)						ASBA Bank A/c No.				Stamp & Signature of SCSB Branch		
Bank & Branch												
Received from Mr./Ms./M/s.						Telephone / Mobile				Email		

TEAR HERE

BROOKFIELD INDIA REAL ESTATE TRUST - BID REVISION FORM - INITIAL PUBLIC OFFER - R	Option 1		Option 2		Option 3		Stamp & Signature of Syndicate Member / Registered Broker / SCSB / CDP / RTA	Name of Sole / First Bidder	
	No. of Units		Bid Price		Additional Amount Paid (₹)			_____	
	ASBA Bank A/c No.		Bank & Branch					Acknowledgement Slip for Bidder	
								Bid cum Application Form No.	

TEAR HERE