## BROOKFIELD INDIA REAL ESTATE TRUST - FINAL OFFER DOCUMENT

**IMPORTANT:** You must read and agree with the terms and conditions of the following disclaimer before continuing.

The following disclaimer applies to the final offer document of Brookfield India Real Estate Trust (the "Trust") dated February 9, 2021 and filed with the Securities Exchange Board of India ("SEBI") on February 9, 2021 (the "Final Offer Document") and hosted on this website in connection with a proposed public offering of units (the "Units", and such offering, the "Offer") that J.P. Morgan India Private Limited ("J.P. Morgan") is associated with as a Book Running Lead Manager. In accessing the Final Offer Document, you agree to be bound by the following terms and conditions, including any modifications to them from time to time. You are therefore advised to read the following terms and conditions carefully before reading, accessing or making any other use of the Final Offer Document.

You are reminded that you have accessed the Final Offer Document on the basis that you are a person into whose possession the Final Offer Document may be lawfully delivered in accordance with the laws of the jurisdiction in which you are located. The Final Offer Document is directed at, and is intended for distribution to, and use by, residents of India only. The information in this portion of our website, including the Final Offer Document, is not for publication or distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia) and is not intended to be viewed by any person in the United States. No part of the contents of the Final Offer Document shall be copied or duplicated in any form by any means, or redistributed.

The Final Offer Document has been made available on this website in electronic form solely to comply with the provisions of the SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended (the "REIT Regulations") and the requirements of the SEBI circular dated December 19, 2016 on Guidelines for public issue of units of Real Estate Investment Trusts issued by the SEBI (the "REIT Public Issue Guidelines", and together with the REIT Regulations, the "SEBI Guidelines"). J.P. Morgan as one of the Book Running Lead Managers to the Offer, has taken all necessary steps to ensure that the contents of the Final Offer Document as appearing on this website are identical to the Final Offer Document filed with SEBI for its comments in accordance the SEBI Guidelines. You are reminded that documents transmitted in electronic form may be altered or changed during the process of transmission and consequently; neither J.P. Morgan nor any of its affiliates accepts any liability or responsibility whatsoever in respect of alterations or changes which have taken place during the course of transmission of electronic data.

Any potential investor should note that investment in the Units involves a high degree of risk. For details, potential investors should refer to the Final Offer Document filed with the SEBI in connection with the Offer, including the section titled "Risk Factors" and "Forward-Looking Statements".

The contents of the Final Offer Document are for your information only. The Final Offer Document does not constitute an offer to sell or an invitation to subscribe to Units offered in any jurisdiction to any person to whom it is unlawful to make an offer or invitation in such jurisdiction. The Final Offer Document is not an offer of Units for sale into the United States, Canada or Japan. The Units referred to therein have not been and will not be registered under the U.S. Securities Act of 1933, as amended, and may not be offered or sold in the United States, except pursuant to an applicable exemption from registration. No public offering of the Units is being made in the United States. Any person into whose possession the Final Offer Document comes is required to inform him or herself about and to observe any such restrictions. J.P. Morgan is not soliciting any action based on the Final Offer Document, and it should not be construed as an offer to sell or the solicitation of an offer to buy any Units.

**J.P. Morgan** will not be responsible for any loss or damage that could result from interception and interpretation by any third parties of any information being made available to you through this website. The information contained in a final offer document may not be updated since its original publication date and may not reflect the latest updates, and **J.P. Morgan** cannot and does not guarantee the accuracy, timeliness or completeness of the information being made available to you in the Final Offer Document beyond the date of the Final Offer Document.

Neither **J.P. Morgan**, nor any of its affiliates nor their directors, officers and employees will be liable or have any responsibility of any kind for any loss or damage that you incur in the event of any failure or disruption of this website, or resulting from the act or omission of any other party involved in making this website or the data contained therein available to you, or from any other cause relating to your access to, inability to access, or use of the website or these materials.

IF YOU ARE NOT PERMITTED TO VIEW MATERIALS ON THIS WEBSITE OR ARE IN ANY DOUBT AS TO WHETHER YOU ARE PERMITTED TO VIEW THESE MATERIALS, PLEASE EXIT THIS WEBPAGE.

I hereby declare that I am a resident of India and there are no restrictions on my accessing or receiving the information contained on this website. I have read the legal disclaimer and am entitled to receive information contained in this website.

Agree <u>Disagree</u>