

## **Material Contracts and Material Documents**

The contracts as disclosed in the Scheme Offer Document (“Offer Document”), which are or may be deemed material have been entered into in due course.

These contracts and also the documents for inspection referred to hereunder, may be inspected at the principal place of business of the Property Share Investments Trust as per prescribed manner in the Offer Document. Further, please note that any of the contracts or documents mentioned in the offer documents may be amended or modified (as per prescribed manner in the REIT Regulations and Offer Document) at any time if so, required in the interest of the Trust or Scheme or if required by the other parties.

1. Trust deed entered into between the Investment Manager (as the Settlor) and the Trustee dated June 27, 2024 amended on July 19, 2024.
2. SEBI registration certificate for the Property Share Investment Trust bearing number IN/SM-REIT/24-25/0001 dated August 5, 2024 as a small and medium real estate investment trust.
3. Investment management agreement entered into between the Trustee (on behalf of the Property Share Investment Trust), and the Investment Manager dated June 27, 2024 amended first, on July 19, 2024 and second, on November 5, 2024.
4. Agreement dated October 22, 2024 between NSDL, the Property Share Investment Trust (on behalf of the PropShare Platina) and the Registrar to the Offer.
5. Agreement dated November 7, 2024, between CDSL, the Property Share Investment Trust (on behalf of the PropShare Platina) and the Registrar to the Offer.
6. Offer Agreement entered into between the Trustee, the Investment Manager and the Lead Manager dated September 26, 2024.
7. The Share Purchase Agreements dated November 17, 2024 executed amongst Platina SPVs, shareholders of Platina SPVs, Trustee (on behalf of the PropShare Platina) and the Investment Manager.
8. Securities Subscription Agreements dated November 19, 2024 executed between the Trustee (on behalf of the PropShare Platina), the Investment Manager, and the Platina SPVs.
9. Trust loan agreements dated November 19, 2024 executed between the Trustee (on behalf of the PropShare Platina), the Investment Manager, and the Platina SPVs.
10. The Registrar Agreement dated November 21, 2024 executed between the KFIN Technologies Limited, Axis Trustee Services Limited, and the Investment Manager.
11. The Cash Escrow Agreement dated November 21, 2024 executed between the Axis Trustee Services Limited, the Investment Manager, ICICI Securities Limited, KFIN Technologies Limited and ICICI Bank Limited.
12. Trademark license letter agreement dated September 18, 2024 executed between the AltInvest Online Platform Private Limited (formerly known as PropertyShare Online Platform Private Limited) and the Investment Manager.
13. Certified copies of the Memorandum and Articles of Association of the Investment Manager as amended from time to time.
14. Board resolution of the Investment Manager dated September 17, 2024 read with board resolution dated September 26, 2024, authorizing this Offer.

15. The letter of intent dated July 10, 2024, as amended on November 8, 2024, and November 18, 2024 have been executed amongst the Investment Manager and 24/7 Customer Private Limited.
16. Final observation letter dated November 14, 2024 received from the Securities and Exchange Board of India on Draft Scheme Offer Document.
17. In-principle approval received from the BSE for listing of our Platina Units pursuant to letter dated November 12, 2024.
18. Consents from the (i) Lead Manager; (ii) Legal counsel to the Property Share Investment Trust and the Investment Manager as to Indian law (iii) Valuer dated September 11, 2024; (iv) Registrar to the Offer dated September 11, 2024; (v) Compliance Officer of the Property Share Investment Trust dated September 26, 2024, as applicable.
19. Consent from the Auditors dated September 25, 2024.
20. Valuation Report dated September 14, 2024 issued by Kzen Valtech Private Limited Partners (represented by its partner Sachin Gulaty), a registered valuer.
21. Industry report titled “Industry Report on SM REITs in India” dated September 13, 2024, issued by JLL.
22. Consent from Tax Advisers dated September 13, 2024.
23. Technical Due Diligence Report dated September 11, 2024, issued by Colliers International.
24. Consent from Title Lawyer September 14, 2024.