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INITIAL PUBLIC OFFER OF PROSHARE PLATINA IN RELIANCE UPON REGULATION 26R OF THE SECURITIES AND EXCHANGE BOARD OF INDIA (REAL ESTATE INVESTMENT TRUSTS) REGULATIONS, 2014, AS AMENDED (THE "REIT REGULATIONS")



PROPERTY SHARE INVESTMENT TRUST

PROSHARE PLATINA



(Please scan this QR Code to view Offer Document)

PropShare Platina is the first scheme of Property Share Investment Trust registered in the Republic of India as contributory, determinate and irrevocable trust on June 27, 2024 as amended on July 19, 2024, at Bangalore, Karnataka, India under the Indian Trusts Act, 1882 and as a small and medium real estate investment trust on August 5, 2024, under the Regulation 26(L)(1) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, having registration number IN/SM-REIT/24-25/0001

Principal Place of Business: 16th Floor, SKAV Seethalakshmi, 21/22, Kasturba Road, Bangalore 560001, India; Tel: +91 80 3100 3902; Fax: NA; Compliance Officer: Prashant Kataria; E-mail: compliance.officer@propshare.in; Website: www.propshare.in

TRUSTEE	INVESTMENT MANAGER
AXIS TRUSTEE	PROPERTY SHARE
Axis Trustee Services Limited	PropShare Investment Manager Private Limited

Initial public offering of up to [•] Platina Units (as defined herein) for cash at a price of ₹ [•] per Platina Unit aggregating up to ₹ Up to 3,530 million (the "Fresh Issue" or the "Offer")

Institutional Investor Portion: Not more than 75% of the Net Offer | Non-Institutional Investor Portion: Not less than 25% of the Net Offer

Price Band: ₹10 Lakhs to ₹10.5 Lakhs per Unit
Bids can be made for a minimum of 1 Unit and
in multiples of 1 Unit thereafter by Bidders.

RISK TO INVESTORS

- We have not executed binding agreements with respect to certain agreements for the proposed acquisition of the Project Platina and our ability to consummate these transactions will impact the ability of the Investment Manager to complete this Offer.
- We have no operating history and may not be able to operate our business successfully, achieve our business objectives or generate sufficient cash flows to make or sustain distributions.
- A significant portion of our revenues will be derived from a proposed single tenant. Any conditions that impact this tenant, the properties or the markets may adversely affect our business, revenue from operations and financial condition.
- Our actual results may be materially different from the projections included in this Scheme Offer Document.
- The Valuation Reports obtained for our Project Platina are based on various assumptions and may not be indicative of the true value of Project Platina.
- This Scheme Offer Document contains information from the JLL Report, the Technical Due Diligence Report and the Valuation Report which the Investment Manager has commissioned on our behalf.
- The Investment Manager may not be able to execute our growth strategy successfully resulting in inability to offer projected yields.
- The Platina SPVs are newly incorporated entities with no established operating history and no historical financial information and, as a result, investors may not be able to assess prospects of the Platina SPVs on the basis of past records or accurately assess future growth prospectus of PropShare Platina and Platina SPVs.
- Our funding requirements and the proposed deployment of Net Proceeds have not been appraised by any bank or financial institution or any other independent agency and our management will have broad discretion over the use of the Net Proceeds.
- The Platina Units have never been publicly traded and the listing of the Platina Units on the Stock Exchange may not result in an active or liquid market for the Platina Units. The Platina Units may also experience price and volume fluctuations.

BASIS FOR OFFER PRICE

The Offer Price will be determined by the Investment Manager, in consultation with the Lead Manager, on the basis of assessment of market demand for the Platina Units offered through the Book Building Process and on the basis of quantitative and qualitative factors as described below.

Bidders are requested to also refer to "Risk Factors", and "Our Business and Properties" on pages 29 to 34 and 14 to 24 of the Scheme Offer Document to make an informed investment decision.

The Price Band is ₹ 10 Lakhs to ₹ 10.5 Lakhs.

Based on the evaluation of the qualitative and quantitative factors listed below, the equity value at the floor price, the cap price and the Offer Price is as follows:

Particulars	At Floor Price	At Cap Price	At Offer Price
Platina Unit Value	[•]	[•]	[•]
Number of Platina Units Issued	[•]	[•]	[•]

Qualitative Factors

We believe that some of the qualitative factors which form the basis for computing the Offer Price are as follows:

- Grade A, LEED Gold asset built by one of India's leading developers, The Prestige Group.
- Located on the Outer Ring Road, Bangalore's largest office market.
- 100% proposed lease to a US-based technology company.
- Stable cash flows from a long 9-year lease and a 3-7 year staggered lock-in period under the proposed lease.
- Inflation linked cash flows with contracted escalations every 3 years under the proposed lease.

For further details, see "Our Key Strengths" on pages 14 to 24.

Quantitative Factors

We believe that some of the quantitative factors which may form the basis for computing the Offer Price are as follows:

1. Valuation provided by the Valuer

The Valuer has followed the income approach, wherein the value of the Project Platina has been assessed through the discounted cash flow method (basis term plus reversion) is likely to reveal the market value estimate of the Project Platina. The assumptions based on which the value of the Project Platina has been arrived at, have been disclosed in the section entitled "Summary Valuation Report" on Annexure 2 of the Scheme Offer Document.

2. Projections

The Investment Manager has provided the projected revenue from operations, EBITDA cash flow from operating activities NOI and NDCF of the Property Share Investment Trust for the Fiscals 2026, 2027 and 2028. For details of the Projections and notes thereto, see "Projections" on Annexure 1 of the Scheme Offer Document.

3. Price/Net Asset Value per Platina Unit ratio in relation to Offer Price:

Particulars	Amount (in ₹)	Price/ Net Asset Value per Unit		
		At Floor Price	At Cap Price	At Offer Price
Net Asset Value per Platina Unit as of March 31, 2024 (1)	NA(2)	[•]	[•]	[•]

(1) Net assets in accordance with the projections have been used in the analysis. For further details, refer to Projections of the Property Share Investment Trust on Annexure 1 of the Scheme Offer Document.

(2) There are no audited financial statements as of March 31, 2024. Therefore, NAV can not be determined.

4. Comparison with Industry Peers

Currently there are no listed schemes under the small and medium real estate investment trusts in India. Accordingly, it is not possible to provide an industry comparison in relation to the PropShare Platina.

**BID/OFFER
PROGRAM****BID/OFFER OPENS ON: MONDAY, DECEMBER 2, 2024****BID/OFFER CLOSES ON: WEDNESDAY, DECEMBER 4, 2024***

* The Investment Manager may, in consultation with the Lead Manager, consider closing the Bid/Offer Period for Institutional Investors one Working Day prior to the Bid/Offer Closing Date in accordance with the SEBI Guidelines.

ASBA* Simple, Safe, Smart way of Application!!!

*Applications Supported by Blocked Amount ("ASBA") is a better way of applying to offers by simply blocking the fund in the bank account. Mandatory in public issues. No cheque will be accepted.

In case of any revision to the Price Band, the Bid/Offer 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/Offer Period will be extended for a minimum period of three Working Days, subject to the total Bid/Offer Period not exceeding 30 days, provided that there shall not be more than two revisions to the Price Band during the Bid/Offer Period. Any revision to the Price Band and the revised Bid/Offer Period, if applicable, will

be widely disseminated by notification to the Stock Exchange during the Bid/Offer Period and by indicating the change on the respective websites of the Property Share Investment Trust, the Investment Manager and the Stock Exchange. The Investment Manager in consultation with the Lead Manager, may retain oversubscription in the Offer in accordance with the REIT Regulations and the SEBI Guidelines.

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This Net Offer is being made through the Book Building Process, wherein not more than 75% of the Net Offer shall be available for allocation to Institutional Investors on a proportionate basis and minimum 25% of the Net Offer shall be available for allocation to Non Institutional Investors in accordance with the REIT Regulations and the SEBI Guidelines.

Bidders should note that on the basis of Bidders' PAN, DP ID, and Client ID provided by them in the Bid cum Application Form and as entered into the electronic bidding system of the Stock Exchange by the SCSBs, as the case may be, the Registrar will obtain from the Depository the demographic details including the Bidders' address, occupation and bank account details, including the nine-digit magnetic ink character recognition ("MICR") code as appearing on the cheque leaf ("Demographic Details"), from the Depository.

By signing the Bid cum Application Form, the Bidder is deemed to have authorized the Depositories to provide to the Registrar, on request, the required Demographic Details as available in their records.

BOOK RUNNING LEAD MANAGER: ICI Securities Limited. REGISTRAR TO THE OFFER: KFINTECH. COMPLIANCE OFFICER: Prashant Kataria.

AVAILABILITY OF THE SCHEME OFFER DOCUMENT: Investors are advised to refer to the Scheme Offer Document and the Risk Factors section on page 29 to 34 of the Scheme Offer Document, contained therein before applying in the Offer.

AVAILABILITY OF BID CUM APPLICATION FORMS: Bid-cum-Application Forms can be obtained from the Principal place of business of Propshare Platina, Tel: +91 80 3100 3902; Fax: NA, at the office of the BRLM: ICI Securities Limited, Tel: +91 22 6807 7100; and at the select locations of the SCSBs, Registered Brokers, RTAs and CDPs participating in the Offer.

APPLICATIONS SUPPORTED BY BLOCKED AMOUNT (ASBA): Investors have to apply through the ASBA process. For details on the ASBA process, please refer to the details given in the ASBA Form and the Abridged Scheme Offer Document and also please refer to the section entitled "Offer Information beginning on page 116 of the Scheme Offer Document. ASBA Forms can also be downloaded from the website of the BSE, ASBA form can be obtained from the list of banks that is available on the website of SEBI at www.sebi.gov.in.

Escrow Collection Bank, Public Offer Bank and Refund Bank: ICI Bank Limited. All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the Offer Document.

Place: Bangalore. Date: November 23, 2024.

PROPSHARE PLATINA, acting through its Investment Manager, is proposing, subject to receipt of requisite approvals, market conditions and other considerations, to make an initial offer of its Platina Units representing an undivided beneficial interest in Propshare Platina, and has filed the Scheme Offer Document with SEBI and the BSE on dated November 22, 2024.

Listing: Our Platina Units are proposed to be listed on BSE Limited ("BSE") (the "Stock Exchange"). The PropShare Platina (acting through the Property Share Investment Trust) has received in-principle approval received from the BSE for listing of our Platina Units pursuant to letter dated November 12, 2024.

SEBI Disclaimer: It is to be distinctly understood that submission of the Scheme Offer Document to SEBI should not in any way be deemed or construed that the same has been cleared or approved by SEBI.

BSE Disclaimer: It is to be distinctly understood that the permission given by BSE Limited should not in any way be deemed or construed that the Scheme Offer Document has been cleared or approved by BSE Limited nor does it certify the correctness or completeness of any of the contents of the Scheme Offer Document.

General Risks: Investments in Platina Units involve a degree of risk and investors should not invest any funds in the Offer unless they can afford to take the risk of losing their entire investment. For taking an investment decision, investors must rely on their own examination of the Property Share Investment Trust and the Offer.

For PROPSHARE PLATINA. On behalf of the Board of Directors. Prashant Kataria, Compliance Officer.

AMBIT FINVEST PRIVATE LIMITED. PUBLIC NOTICE E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES. E-Auction Sale Notice of 30 days for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

E-AUCTION SALE NOTICE UNDER IBC, 2016. RAJMANGAL MILK & AGRO FOODS PRIVATE LIMITED (In Liquidation). Reg. Office: A/P Hingangaon Tal Indapur, Pune - 413106.

Suryoday Small Finance Bank Limited. Regd. & Corp. office : 1101, Sharda Terraces, Plot 65, Sector - 11, CBD Belapur, Navi Mumbai - 400614.

APPENDIX -IV [Rule 8(1)] Possession Notice (For Immovable Property). Whereas The undersigned being the Authorized Officer of the M/s. Suryoday Small Finance Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Bank of Maharashtra. Possession Notice (Appendix IV under the Act- Rule- 8(1)). Whereas the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on the dates as mentioned below calling upon the following Borrowers to repay the amounts mentioned in the notices within 60 days from the date of receipt of the said Notice.

Indian Overseas Bank. Public Notice For Mega E-Auction For Sale of Immovable Properties. Sale of Immovable Properties Mortgaged to the Bank Under The Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. (No.54 of 2002).

GRIHUM HOUSING FINANCE LIMITED. Registered Office: 602, 6th Floor, Zero One IT Park, Sr. No. 79/1, Ghorpadi, Mundhwa Road, Pune - 411038. APPENDIX IV (See rule 8(1)) POSSESSION NOTICE (For Immovable Property).