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This is an abridged version of the Scheme Offer Document containing salient features of the Scheme Offer Document dated November 22, 2024 (the “Scheme Offer Document”). You are encouraged to read greater details available in the Scheme Offer Document.

THIS DOCUMENT CONSISTS OF FOUR PAGES OF APPLICATION FORM ALONG WITH INSTRUCTIONS AND EIGHT PAGES OF THE ABRIDGED SCHEME 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 Scheme Offer Document from the Designated Intermediaries at the Bidding Centers and at the Principal Place of Business of Propshare Platina An electronic copy of the Bid cum Application Form will also be available for download on the website of the Stock Exchange at www.bseindia.com. You may download the Scheme Offer Document dated November 22, 2024 (“**Scheme Offer Document**”) from the website of the Securities and Exchange Board of India (the “**SEBI**”) at www.sebi.gov.in, the website of the book running lead manager (the “**BRLM**”) at www.icicisecurities.com and the website of the Stock Exchange. All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the Scheme Offer Document.

Restrictions : This Abridged Scheme Offer Document may only be accessed by investors outside of India that have read the Scheme Offer Document of Propshare Platina dated November 22, 2024, a copy of which is available to eligible investors from the Lead Manager.



PROPSHARE PLATINA

Registered in the Republic of India as contributory, determinate and irrevocable trust on June 27, 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@propertysare.in; **Website:** www.propertysare.in

Initial public offering of up to [●] Platina Units for cash at price of ₹ [●] per Platina Unit aggregating up to ₹ 3,530 million by PropShare Platina comprising of a Fresh Issue of up to [●] Platina Units, aggregating to ₹ 3,530 million. This Net Offer is being made through the Book Building Process or any other process in accordance with applicable laws. The Offer is being undertaken in reliance upon Regulation 26R of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended (the “**REIT Regulations**”).

TRUSTEE	INVESTMENT MANAGER
Axis Trustee Services Limited	PropShare Investment Manager Private Limited

The Price Band and the Minimum Bid Size (as determined by the Investment Manager in consultation with the Lead Manager) will be announced on the website of the Propshare Platina, the Investment Manager and the Stock Exchange as well as advertised in all editions of Financial Express (a widely circulated English national daily newspaper) and in all editions of Jansatta (a widely circulated Hindi national daily newspaper) and in all edition of Vishwavani (a widely circulated Kannada national daily newspaper, with wide circulation in Bangalore) at least two Working Days prior to the Bid/Offer 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 Offer Price*” on page 135 of the Scheme Offer Document. 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 website of the Propshare Platina, 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 Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended (“**REIT Regulations**”) and the SEBI circular dated December 19, 2016 on Guidelines for public issue of units of REITs,

SEBI circular dated December 26, 2016 on Disclosure of Financial Information in Scheme Offer Document for REITs, SEBI circular

dated January 18, 2018 on participation by Strategic Investor(s) in InvITs and REITs, SEBI circular dated April 23, 2019 on Guidelines for determination of allotment and trading lot size for REITs and InvITs and any other circulars, guidelines and clarifications issued by SEBI under the REIT Regulations, from time to time (“**SEBI Guidelines**”).

The Price Band and the Minimum Bid Size (as determined by the Investment Manager in consultation with the Lead Manager will be announced on the website of the Propshare Platina, the Investment Manager and the Stock Exchange as well as advertised in all editions of Financial Express (a widely circulated English national daily newspaper) and in all editions of Jansatta (a widely circulated Hindi national daily newspaper) and in all edition of Vishwavani (a widely circulated Kannada national daily newspaper, with wide circulation in Bangalore) at least two Working Days prior to the Bid/Offer 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 Offer Price*” on page 135 of the Scheme Offer Document. 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 website of the Propshare Platina, 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 Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended (“REIT Regulations”) and the SEBI circular dated December 19, 2016 on Guidelines for public issue of units of REITs, SEBI circular dated December 26, 2016 on Disclosure of Financial Information in Scheme Offer Document for REITs, SEBI circular dated January 18, 2018 on participation by Strategic Investor(s) in InvITs and REITs, SEBI circular dated April 23, 2019 on Guidelines for determination of allotment and trading lot size for REITs and InvITs and any other circulars, guidelines and clarifications issued by SEBI under the REIT Regulations, from time to time (“**SEBI Guidelines**”).

This Offer is being made through the Book Building Process and in compliance with the REIT Regulations and the SEBI Guidelines, wherein not more than 75% of the Offer shall be available for allocation on a proportionate basis to Institutional Investors, provided that the Investment Manager, in consultation with the Lead Manager, may allocate up to 60% of the Institutional Investor Portion on a discretionary basis in accordance with the REIT Regulations and the SEBI Guidelines. Further, not less than 25% of the Offer 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 Offer Price. For details, see “*Offer Information*” on page 116 of the Scheme Offer Document. All Bidders (except Anchor Investors) are required to utilise the Application Supported by Blocked Amount (“**ASBA**”) process by providing details of their respective ASBA accounts in which case the corresponding Bid Amounts will be blocked by the SCSBs as applicable to participate in the Offer. For details, see “*Offer Information*” on page 116 of the Scheme Offer Document.

THE UNITS HAVE NOT BEEN, AND WILL NOT BE, REGISTERED UNDER THE U.S. SECURITIES ACT OF 1933, AS AMENDED (THE “SECURITIES ACT”) OR THE SECURITIES LAWS OF ANY STATE OF THE UNITED STATES AND 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 ANY APPLICABLE STATE SECURITIES LAWS.

Indicative Offer Timeline

Bid/ Offer Opening Date	Monday, December 2, 2024	Closing Date	On or about Tuesday, December 10, 2024 ⁽²⁾
Bid/ Offer Closing Date	Wednesday, December 4, 2024 ⁽¹⁾	Initiation of refunds	On or about Wednesday, December 11, 2024
Finalization of the Basis of Allotment	On or about Monday, December 9, 2024	Listing Date	On or about Thursday, December 12, 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.*
- The date on which allotment of the Platina Units pursuant to the Offer is expected be made, i.e. on or about December 10, 2024.*

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. Prospective Investors are advised to read “*Risk Factors*” on page 29 to 34 before making an investment decision relating to the Offer. Each prospective investor is advised to consult its own advisors in respect of the consequences of an investment in the Platina Units being issued pursuant to the Scheme Offer Document. The Scheme Offer Document has been prepared by the Investment Manager solely for providing information in connection with the Offer. The Securities and Exchange Board of India (“SEBI”) and the Stock Exchange assume no responsibility for or guarantee the correctness or accuracy of any statements made, opinions expressed, or reports contained herein. Admission of the Platina Units to be issued pursuant to the Offer for trading on the Stock Exchange should not be taken as an indication of the merits of the Property Share Investment Trust or of the Platina Units. A copy of the Scheme Offer Document has been delivered to SEBI and the Stock Exchange.

SUMMARY OF THE TERMS OF THE OFFER

REIT	Propshare Platina	
Investment Manager	Compliance Officer	Trustee
Property Share Investment Manager Private Limited 10 th Floor, SKAV Seethalakshmi, 21/22, Kasturba Road, Bangalore 560001	Prashant Kataria 16 th Floor, SKAV Seethalakshmi, 21/22, Kasturba Road, Bangalore, 560001, India. Email: prashant.kataria@propertyshare.in Fax: NA Tel: +91 80 3100 3902	Axis Trustee Services Limited Axis House, Bombay Dyeing Mills, Pandurang Budhkar Marg, Worli, Mumbai 400 025, Maharashtra, India Tel: +91 22 6230 0451 E-mail: debenturetrustee@axistrustee.com Website: www.axistrustee.com

BOOK RUNNING LEAD MANAGER

REGISTRAR AND TRANSFER AGENT

	
ICICI Securities Limited ICICI Venture House, Appasaheb Marathe Marg Prabhadevi, Mumbai – 400 025, Maharashtra, India Tel: +91 22 6807 7100 E-mail: propshare.smreit@icicisecurities.com Investor grievance e-mail: customercare@icicisecurities.com Website: www.icicisecurities.com Contact Person: Rupesh Khant/ Hitesh Malhotra SEBI Registration No.: INM000011179	Kfin Technologies Limited Address: Selenium Tower-B, Plot 31 & 32, Gachibowli, Financial District, Nanakramguda, Serilingampally, Hyderabad – 500 032, Telangana Tel: +91 40 6716 2222 E-mail: propshare.ipo@kfintech.com Investor grievance e-mail: einward.ris@kfintech.com Website: www.kfintech.com Contact Person: M Murali Krishna SEBI Registration No.: INR000000221

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. BSE is the Designated Stock Exchange for the Offer.

Self-Certified Syndicate Banks: The banks registered with SEBI, which offer the facility of ASBA services, in relation to ASBA, where the Bid Amount will be blocked by an SCSB, a list of which is available on the website of SEBI at (www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmId=34) and updated from time to time and at such other website as may be prescribed by SEBI from time to time.

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

The list of the Registered Brokers eligible to accept ASBA forms, including details such as postal address, telephone number and e-mail address, is provided on the website of the BSE at www.bseindia.com/Markets/PublicIssues/brokercentres_new.aspx? respectively, as updated from time to time.

The list of the RTAs eligible to accept ASBA Forms at the Designated RTA Locations, including details such as address, telephone number and e-mail address, is provided on the website of Stock Exchange at www.bseindia.com/Static/Markets/PublicIssues/RtaDp.aspx? respectively, as updated from time to time.

The list of the CDPs eligible to accept ASBA Forms at the Designated CDP Locations, including details such as name and contact details, is provided on the website of BSE at www.bseindia.com/Static/Markets/PublicIssues/RtaDp.aspx? as updated from time to time.

For further details, see “General Information” on page 25 of the Scheme Offer Document.

Offer Size: Initial public offering of up to [●] Platina Units for cash at price of ₹ [●] per Platina Unit aggregating up to ₹ 3,530 million by PropShare Platina comprising of a Fresh Issue of up to [●] Platina Units, aggregating to ₹ 3,530 million. This Net Offer is being made through the Book Building Process or any other process in accordance with applicable laws.

Offer Price: ₹ [●] per Unit, being the final price at which Units will be Allotted to successful Bidders in terms of the Scheme Offer Document. The Offer Price will be decided by the Investment Manager in consultation with the Book Running Lead Manager on the Pricing Date.

Face Value: Not Applicable

Minimum Bid Size: 1 Units and in multiples of 1 Units thereafter.

Expected Date of Allotment: On or about December 10, 2024

Issuance mode of the Instrument: Units will be Allotted to all successful Bidders only in dematerialized form

Depositories: NSDL & CDSL

ISIN: INE19RO25013

USE OF PROCEEDS

The gross proceeds (including the Investment Manager’s Contribution *i.e.* at least 5% of the Offer) from the Offer will be up to ₹ 3,530 million (“**Gross Proceeds**”), of which the Offer Proceeds will be ₹ [●] million. The Offer Proceeds will be utilised by PropShare Platina towards the following objects:

- (i) Acquisitions of the Project Platina by Platina SPVs as commercial office spaces and reimbursement of the stamp duty payment expenses to the Investment Manager for the proposed acquisition of the Project Platina by the Platina SPVs as commercial office spaces by way of lending to the Platina SPVs and subscribing to the equity and debt instruments of our Platina SPVs; and
- (ii) General purposes

The details of the Offer Proceeds (including the Investment Manager’s Contribution *i.e.* 5% of the Offer) are set forth in the following table:

(In ₹ millions)

Particulars	Estimated Amount
Gross proceeds of the Offer (including the Investment Manager’s Contribution <i>i.e.</i> 5% of the Offer)	Up to 3,530
Less: Offer expenses related and other expenses to be borne by the PropShare Platina (Offer Expenses)	([●])*
Offer Proceeds (including the Investment Manager’s Contribution <i>i.e.</i> 5% of the Offer)	[●]

**To be updated in the Final Scheme Offer Document to be filed with SEBI and Stock Exchange.*

Requirements of Funds

The Offer Proceeds are proposed to be utilised in accordance with the details provided in the following table:

(In ₹ millions)

S. No.	Particulars	Amount*
1	Acquisitions of Project Platina by the Platina SPVs as commercial office spaces and reimbursement of the stamp duty payment expenses to the Investment Manager for the proposed acquisition of the Project Platina by way of lending to SPVs and subscribing to the equity and debt instruments of Platina SPVs	Up to 3,390*
2	General purposes*	[●]
	TOTAL	[●]

* To be finalized upon determination of Offer Price.

* Pursuant to market circumstances and other economic factors, the actual purchase price for the Project Platina may fluctuate from the agreed consideration.

RISK FACTORS

Below mentioned risks are the top 5 risk factors as per the Scheme Offer Document:

1. We have not executed binding agreements with respect to the 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.
2. 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.
3. 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.
4. Our actual results may be materially different from the projections included in the Scheme Offer Document.
5. 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.

For details, please see “*Risk Factors*” beginning on page 29 of the Scheme Offer Document.

BRIEF OVERVIEW OF THE PROPSHARE PLATINA

Property Share Investment Trust was settled on June 27, 2024, at Bangalore, Karnataka, India as contributory, determinate and irrevocable trust under the provisions of the Indian Trusts Act, 1882, pursuant to a trust deed dated June 27, 2024 as amended on July 19, 2024. The Property Share Investment Trust was registered with SEBI on August 5, 2024 as a small and medium real estate investment trust under Regulation 26L(1) of the REIT Regulations having registration number IN/SM-REIT/24-25/0001. The Property Share Investment Trust has been settled by the Investment Manager for an aggregate initial sum of ₹0.02 million. Also, the first scheme of the Trust i.e. PropShare Platina has been settled by the Investment Manager.

The principal place of business of the Property Share Investment Trust is situated at 16th Floor, SKAV Seethalakshmi, 21/22, Kasturba Road, Bangalore 560001, India.

PropShare Platina, a first scheme of the Trust, having six wholly owned SPVs under its structure (“Platina SPVs”), in accordance with the REIT Regulations.

The share purchase agreements have been executed on November 17, 2024 amongst Rumosch Private Limited, PropAreas Private Limited, Avenueprops Private Limited, Willowprops Private Limited, Premiumbiz Private Limited and Estapropfront Private Limited (“**Platina SPVs**”), shareholders of Platina SPVs, Axis Trustee Services Limited (on behalf of Trust for its first scheme PropShare Platina) and the Investment Manager for the acquisition of 100% shareholding of the Platina SPVs (without the assets/Project Platina), at nominal or face value.

Further, the shareholders of the “Platina SPVs” are not the related party or an associate of the SM REIT, as per definition under the SEBI (REIT) Regulations, 2014.

For details, please see “*Our Business and Properties*” beginning on page 14 of the Scheme Offer Document.

BRIEF OVERVIEW OF THE PORTFOLIO – AS OF SEPTEMBER 1, 2024 UNLESS OTHERWISE INDICATED

Key Operating Metrics

	Leasable			Security	Projected	Market		
	Area	Occupancy	Rentals	Deposit	NDCF ⁽¹⁾	Value ⁽²⁾	WALE ⁽³⁾	WALoE ⁽⁴⁾
	(sf)	(%)	(₹/sf/month)	(₹ cr)	(₹ cr)	(₹ cr)	(years)	(years)
Commercial Office								
<i>Proposed Assets</i>								
Prestige Tech Platina								
Ground Floor	34,991	100%	108.0	2.1	4.6	50.1	9.0	7.0
First Floor	37,075	100%	100.0	2.0	4.5	53.1	9.0	3.0
Second Floor	43,717	100%	100.0	2.4	5.3	62.6	9.0	3.0
Third Floor	43,717	100%	100.0	2.4	5.3	62.6	9.0	3.0
Fourth Floor	43,717	100%	108.0	2.6	5.7	62.6	9.0	7.0
Fifth Floor	43,717	100%	103.5	2.5	5.5	62.6	9.0	5.0
Total/Wtd.	2,46,935	100%	103.2	13.8	30.7	353.7	9.0	4.6
Avg.								

(1) Projected NDCF for the period ending FY26. Refer to Financial Projections section for more details.

- (2) *Market Value as determined by the Valuer as of September 1, 2024. The Valuer has determined the valuation at an overall level for the asset. The floor-wise valuation has been calculated on a pro-rata basis of the leasable area.*
- (3) *WALE: Weighted Average Lease Expiry*
- (4) *WALoE: Weighted Average Lock-in Expiry*

COMBINED FINANCIAL INFORMATION IN RELATION TO THE PROPSHARE PLATINA

The PropShare Platina which consists of the following newly incorporated Platina SPVs; (i) Rumosch Private Limited; (ii) PropAreas Private Limited; (iii) Avenueprops Private Limited; (iv) Willowprops Private Limited; (v) Premium Private Limited; and (vi) Estapropfront Private Limited. Further, currently there are no assets under the control and ownership of these Platina SPVs and these Platina SPVs are not operational. Therefore, the combined financial statement of the Platina SPVs for the PropShare Platina have not been prepared and are not available. However, the standalone financial statements of these Platina SPVs have been prepared and attached as Annexure 4 of the Scheme Offer Document. Therefore, presently combined financial statements of the PropShare Platina are not available.

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.

RELEVANT FINANCIAL RATIOS

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 Prtoperty Share Investment Trust on Annexure 1.*
- (2) *There are no audited financial statements as of March 31, 2024. Therefore, NAV can not be determined.*

SUMMARY VALUATION REPORT

The summary valuation included in the Scheme Offer Document is a summary of the Valuation Report dated September 17, 2024, as issued by Kzen Valtech Private Limited, the Valuer.

For details, please see “*Valuation Report*” in Annexure 2 to the Scheme Offer Document.

DISTRIBUTION POLICY

The distribution policy of the Trust adopted by the Investment Manager pursuant to a resolution of the IM Board dated September 17, 2024, and as amended from time to time. For details, please see “*Distributions*” on page 51 of the Scheme Offer Document.

FEES AND EXPENSES PAYABLE BY THE REIT

The expenses to be directly charged to the PropShare Platina (through the Property Share Investment Trust) would include (i) fees payable to the Trustee; (ii) SM 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 Property Share Investment Trust will incur or reimburse expenses in relation to this Offer. The Platina SPVs will also incur recurring fees under the management framework for the Project Platina. For details, please see “*Management Framework - Fees and Expenses*” on page 92 of the Section 2 of the Scheme Offer Document.

OUR COMPETITIVE STRENGTHS

We believe PropShare Platina is a compelling investment opportunity for the following key reasons:

1. Grade A, LEED Gold asset built by one of India’s leading developers, The Prestige Group
2. Located on the Outer Ring Road, Bangalore’s largest office market
3. 100% proposed lease to a US-based technology company
4. Stable cash flows from a long 9-year lease and a 3-7 year staggered lock-in period under the proposed lease
5. Inflation linked cash flows with contracted escalations every 3 years under the proposed lease
6. Improved connectivity with the upcoming metro line expected to be operational by June 2026

7. Experienced investment and asset management team
8. Corporate governance through an experienced board, marquee investors and advisory team
9. Low management fee with 0% in the first year going up to a maximum of 0.3% in year 3

For details, please see “*Our Business and Properties – Our Key Strengths*” beginning on page 14 of the Scheme Offer Document.

SHAREHOLDING STRUCTURE OF THE PORTFOLIO ASSETS

For details, please see “*Overview of the Propshare Platina*” beginning on page 35 of the Scheme Offer Document.

DECLARATION BY THE INVESTMENT MANAGER - PROPSHARE INVESTMENT MANAGER PRIVATE LIMITED

The Investment Manager declares and certifies that all relevant provisions of the REIT Regulations, SEBI Guidelines, the SEBI Act and all rules, regulations and guidelines issued by the GoI or SEBI (as the case may be) have been complied with and no statement made in the Scheme Offer Document (Section 1 – Details of the Trust and Section 2 – Details of the Scheme, collectively referred to as PropShare Platina’s Scheme Offer Document, referred to as the “Scheme Offer Document”) is contrary to the provisions of the REIT Regulations, the SCRA, the SEBI Guidelines, SEBI Act and all rules, regulations and guidelines issued by the GoI or SEBI (as the case may be). The Investment Manager further certifies that all the statements and disclosures in the Scheme 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 TRUSTEE - AXIS TRUSTEE SERVICES LIMITED (ON BEHALF OF THE PROPERTY SHARE INVESTMENT TRUST)

The Trustee (on behalf of the Property Share Investment Trust) hereby declares and certifies that all relevant provisions of the REIT Regulations, SEBI Guidelines, SEBI Act and all rules, regulations and guidelines issued by the GoI or SEBI (as the case may be) have been complied with and no statement made in the Scheme Offer Document (Section 1 – Details of the Trust and Section 2 – Details of the Scheme, collectively referred to as PropShare Platina’s Scheme Offer Document, referred to as the “**Scheme 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 GoI or SEBI (as the case may be). The Trustee (on behalf of the Property Share Investment Trust) further certifies that all the statements and disclosures in the Scheme Offer Document are material, true, correct, not misleading and adequate in order to enable the investors to make a well-informed decision.

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