



PRAVIN RATILAL
SINCE 1957

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 **INDIA GRID TRUST**

Year	Quarter	Record Date	Interest	Return of Capital	Dividend (Tax Free)	Dividend (Taxable)	Other Income	Total
FY18	Q1	4/Aug/17	0.92	-	-	-	-	0.92
	Q2	7/Nov/17	2.75	-	-	-	-	2.75
	Q3	23/Jan/18	2.89	-	-	-	-	2.89
	Q4	2/May/18	3.00	-	-	-	-	3.00
	Total			9.56	-	-	-	9.56
FY19	Q1	2/Aug/18	3.00	-	-	-	-	3.00
	Q2	26/Oct/18	2.72	0.28	-	-	-	3.00
	Q3	22/Jan/19	3.00	-	-	-	-	3.00
	Q4	30/Apr/19	3.00	-	-	-	-	3.00
	Total			11.72	0.28	-	-	12.00
FY20	Q1	5/Aug/19	2.88	0.12	-	-	-	3.00
	Q2	30/Oct/19	3.00	-	-	-	-	3.00
	Q3	27/Jan/20	3.00	-	-	-	-	3.00
	Q4	1/Jun/20	3.00	-	-	-	-	3.00
	Total			11.88	0.12	-	-	12.00
FY21	Q1	12/Aug/20	3.00	-	-	-	-	3.00
	Q2	9/Nov/20	3.00	-	-	-	-	3.00
	Q3	28/Jan/21	3.10	-	-	-	-	3.10
	Q4	2/Jun/21	1.51	1.07	0.52	-	-	3.10
	Total			10.61	1.07	0.52	-	12.20
FY22	Q1	5/Aug/21	3.04	-	0.15	-	-	3.19
	Q2	2/Nov/21	1.86	1.28	0.05	-	-	3.19
	Q3	27/Jan/22	2.66	-	0.52	-	-	3.18
	Q4	20/May/22	2.55	0.64	-	-	-	3.19
	Total			10.11	1.91	0.72	-	12.74
FY23	Q1	1/Aug/22	3.06	-	0.24	-	-	3.30
	Q2	16/Nov/22	3.11	0.19	-	-	-	3.30
	Q3	31/Jan/23	2.80	0.50	-	-	-	3.30
	Q4	18/May/23	2.53	0.59	0.26	0.03	0.05	3.45
	Total			11.51	1.27	0.50	0.03	13.35
FY24	Q1	3/Aug/23	3.18	0.20	-	0.06	0.01	3.45
	Q2	9/Nov/23	2.90	0.63	-	-	0.02	3.55
	Q3	31/Jan/24	2.95	0.56	-	-	0.04	3.55
	Q4	30/May/24	2.74	-	0.03	0.79	-	3.55
	Total			11.76	1.40	0.03	0.85	14.10
FY25	Q1	30/Jul/24	3.20	0.35	-	0.21	-	3.75
	Q2	30/Oct/24	3.62	-	-	0.11	0.02	3.75
	Q3		-	-	-	-	-	-
	Q4		-	-	-	-	-	-
	Total			6.81	0.35	-	0.32	7.50
Distribution Till Date			83.96	6.39	1.77	1.20	0.13	93.45



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POWERGRID INFRA INVIT

Year	Quarter	Record Date	Interest	Dividend (Taxable)	Dividend (Tax Free)	Repayment of SPV Debt	Treasury Income	TOTAL
FY22	Q2	15/Nov/21	3.02	0.96	0.52	-	-	4.50
	Q3	28/Jan/22	1.99	0.72	0.28	-	0.01	3.00
	Q4	26/May/22	1.90	0.82	0.28	-	-	3.00
Total			6.91	2.50	1.08	-	0.01	10.50
FY23	Q1	2/Aug/22	1.97	0.50	0.28	0.24	0.01	3.00
	Q2	15/Nov/22	1.98	0.62	0.20	0.19	0.01	3.00
	Q3	30/Jan/23	2.01	0.43	0.25	0.30	0.01	3.00
	Q4	31/May/23	1.90	0.26	0.34	0.49	0.01	3.00
Total			7.86	1.81	1.07	1.22	0.04	12.00
FY24	Q1	2/Aug/23	2.03	0.20	0.24	0.52	0.01	3.00
	Q2	14/Nov/23	1.97	0.34	0.21	0.47	0.01	3.00
	Q3	30/Jan/24	1.97	0.39	0.16	0.47	0.01	3.00
	Q4	28/May/24	1.78	0.30	0.15	0.75	0.02	3.00
Total			7.75	1.23	0.76	2.21	0.05	12.00
FY25	Q1	1/Aug/24	1.99	0.31	0.13	0.55	0.02	3.00
	Q2	12/Nov/24	1.91	0.60	0.26	0.22	0.01	3.00
	Q3		-	-	-	-	-	-
	Q4		-	-	-	-	-	-
Total			3.90	0.91	0.39	0.77	0.03	6.00
Distribution Till Date			26.42	6.45	3.30	4.20	0.13	40.50



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IRB IRB INVIT
IRB INVIT FUND

Year	Quarter	Record Date	Interest	Return of Capital	EXEMPT Dividend	Total
FY18	Q1	4/Aug/17	1.05	0.50	-	1.55
	Q2	8/Nov/17	2.20	0.80	-	3.00
	Q3	2/Feb/18	2.20	0.80	-	3.00
	Q4	9/May/18	2.20	0.80	-	3.00
	Total			7.65	2.90	10.55
FY19	Q1	6/Aug/18	2.25	0.80	-	3.05
	Q2	31/Oct/18	2.20	0.80	-	3.00
	Q3	29/Jan/19	2.20	0.90	-	3.10
	Q4	10/May/19	2.20	0.90	-	3.10
	Total			8.85	3.40	12.25
FY20	Q1	5/Aug/19	2.00	1.00	-	3.00
	Q2	29/Oct/19	2.00	0.50	-	2.50
	Q3	13/Feb/20	2.00	0.70	-	2.70
	Q4	10/Jun/20	1.00	0.80	-	1.80
	Total			7.00	3.00	10.00
FY21	Q1	24/Aug/20	1.50	-	-	1.50
	Q2	3/Nov/20	1.50	0.50	-	2.00
	Q3	21/Jan/21	1.80	0.70	-	2.50
	Q4	20/May/21	1.70	0.80	-	2.50
	Total			6.50	2.00	8.50
FY22	Q1	12/Aug/21	1.20	0.60	-	1.80
	Q2	27/Oct/21	1.20	1.00	-	2.20
	Q3	8/Feb/22	1.20	1.20	-	2.40
	Q4	7/May/22	1.20	1.40	-	2.60
	Total			4.80	4.20	9.00
FY23	Q1	4/Aug/22	1.20	0.80	-	2.00
	Q2	21/Oct/22	1.25	0.80	-	2.05
	Q3	11/Feb/23	1.75	0.25	-	2.00
	Q4	12/May/23	1.70	0.30	-	2.00
	Total			5.90	2.15	8.05
FY24	Q1	10/Aug/23	1.70	0.30	-	2.00
	Q2	1/Nov/23	1.70	0.30	-	2.00
	Q3	5/Feb/24	1.70	0.30	-	2.00
	Q4	7/May/24	1.70	0.30	-	2.00
	Total			6.80	1.20	8.00
FY25	Q1	31/Jul/24	1.35	0.36	0.29	2.00
	Q2	31/Oct/24	1.20	0.57	0.23	2.00
	Q3		-	-	-	-
	Q4		-	-	-	-
	Total			2.55	0.93	0.52
Distribution Till Date			50.05	19.78	0.52	70.35



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BHARAT HIGHWAYS INVIT

BHARAT HIGHWAYS INVIT

Year	Quarter	Record Date	Interest	Dividend (Taxable)	Return of Capital	Other Income	Total
FY24	Q4	31-May- 24	0.50	2.50	-	-	3.00
Total			0.50	2.50	-	-	3.00
FY25	Q1	16/Aug/24	0.72	2.28	-	-	3.00
	Q1(2)	17/Sep/24	0.24	0.76	-	-	1.00
	Q2	8/Nov/24	1.66	0.30	0.19	0.05	2.20
	Q3		-	-	-	-	0.00
	Q4		-	-	-	-	0.00
Total			2.62	3.34	0.19	0.05	6.20
Distribution Till Date			3.12	5.84	0.19	0.05	9.20



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EMBASSY OFFICE PARKS REIT

Year	Quarter	Record Date	Interest	SPV Loan Amortization	Dividend	Other Income	Total
FY20	Q1	21/Aug/19	2.30	3.10	-	-	5.40
	Q2	19/Nov/19	2.70	3.16	0.14	-	6.00
	Q3	24/Feb/20	2.50	3.60	-	-	6.10
	Q4	28/May/20	2.49	4.17	0.23	-	6.89
	Total			9.99	14.03	0.37	-
FY21	Q1	14/Aug/20	2.14	3.33	0.36	-	5.83
	Q2	17/Nov/20	1.90	3.18	0.42	-	5.50
	Q3	22/Feb/21	2.03	2.50	0.02	-	4.55
	Q4	7/May/21	1.24	2.15	2.21	-	5.60
	Total			7.31	11.16	3.01	
FY22	Q1	5/Aug/21	1.13	2.00	2.51	-	5.64
	Q2	10/Nov/21	1.14	1.98	2.54	-	5.66
	Q3	28/Jan/22	0.88	1.77	2.55	-	5.20
	Q4	28/Apr/22	0.70	2.31	2.25	-	5.26
	Total			3.85	8.06	9.85	
FY23	Q1	29/Jul/22	0.65	1.85	2.83	-	5.33
	Q2	1/Nov/22	0.86	2.40	2.20	-	5.46
	Q3	3/Feb/23	0.69	2.39	2.23	-	5.31
	Q4	6/May/23	0.86	1.94	2.81	-	5.61
	Total			3.06	8.58	10.07	
FY24	Q1	3/Aug/23	0.69	2.30	2.38	0.01	5.38
	Q2	3/Nov/23	1.21	2.02	2.30	-	5.53
	Q3	12/Feb/24	1.28	2.38	1.54	-	5.20
	Q4	6/May/24	1.35	2.83	1.04	-	5.22
	Total			4.53	9.53	7.26	0.01
FY25	Q1	2/Aug/24	0.84	3.19	1.57	-	5.60
	Q2	29/Oct/24	0.93	3.65	1.25	-	5.83
	Q3		-	-	-	-	-
	Q4		-	-	-	-	-
	Total			1.77	6.84	2.82	-
Distribution Till Date			30.51	58.20	33.38	0.01	122.10



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MINDSPACE OFFICE PARKS REIT

Year	Quarter	Record Date	Interest	Dividend	Other Income	Repayment of SPV Debt	Total
FY21	Q3	18/Feb/21	0.53	4.25	-	-	4.78
	Q4	21/May/21	0.37	4.44	-	-	4.81
Total			0.90	8.69	-	-	9.59
FY22	Q1	19/Aug/21	0.37	4.23	-	-	4.60
	Q2	18/Nov/21	0.32	4.28	-	-	4.60
	Q3	10/Feb/22	0.32	4.31	0.01	-	4.64
	Q4	12/May/22	0.31	4.30	-	-	4.61
Total			1.32	17.12	0.01	-	18.45
FY23	Q1	16/Aug/22	0.32	4.41	0.01	-	4.74
	Q2	21/Nov/22	0.36	4.37	0.02	-	4.75
	Q3	6/Feb/23	0.43	4.37	-	-	4.80
	Q4	10/May/23	0.43	4.37	0.01	-	4.81
Total			1.54	17.52	0.04	-	19.10
FY24	Q1	31/Jul/23	0.46	4.33	0.01	-	4.80
	Q2	6/Nov/23	0.49	4.30	-	-	4.79
	Q3	31/Jan/24	0.50	4.29	0.01	-	4.80
	Q4	9/May/24	0.46	4.31	-	-	4.77
Total			1.91	17.23	0.02	-	19.16
FY25	Q1	2/Aug/24	0.34	3.03	0.01	1.66	5.04
	Q2	31/Oct/24	0.28	3.10	0.01	1.76	5.15
	Q3		-	-	-	-	-
	Q4		-	-	-	-	-
Total			0.62	6.13	0.02	3.42	10.19
Distribution Till Date			6.29	66.69	0.09	3.42	76.49



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Brookfield **BROOKFIELD INDIA REIT**

Year	Quarter	Record Date	Interest	Dividend	Repayment of Loan	Interest on FD	Total
FY22	Q1	18/Aug/21	4.57	0.45	0.98	0.003	6.00
	Q2	17/Nov/21	3.88	0.09	2.00	0.03	6.00
	Q3	11/Feb/22	3.28	0.10	1.59	0.03	5.00
	Q4	18/May/22	2.86	0.07	2.15	0.02	5.10
	Total			14.59	0.71	6.72	0.08
FY23	Q1	12/Aug/22	2.45	0.06	2.56	0.03	5.10
	Q2	16/Nov/22	2.42	0.09	2.57	0.02	5.10
	Q3	15/Feb/23	2.27	0.10	2.60	0.03	5.00
	Q4	26/May/23	2.30	-	2.66	0.04	5.00
	Total			9.44	0.25	10.39	0.12
FY24	Q1	23/Aug/23	1.79	-	2.02	0.04	3.85
	Q2	14/Nov/23	2.07	-	2.14	0.19	4.40
	Q3	20/Feb/24	2.21	-	2.48	0.06	4.75
	Q4	24/May/24	2.18	-	2.51	0.06	4.75
	Total			8.25	-	9.15	0.35
FY25	Q1	15/Aug/24	1.79	0.51	2.13	0.07	4.50
	Q2	9/Nov/24	1.66	0.51	2.38	0.05	4.60
	Q3		-	-	-	-	-
	Q4		-	-	-	-	-
	Total			3.45	1.02	4.51	0.12
Distribution Till Date			35.73	1.98	30.77	0.67	69.15



NEXUX SELECT TRUST REIT

Year	Quarter	Record Date	Interest	Dividend	Repayment of Loan	Other Income	Repayment of SPV debt	Interest on FD	Total
FY24	Q2	17/Nov/23	0.85	1.84	0.29	-	-	-	2.98
	Q3	14/Feb/24	0.71	1.05	0.22	-	-	0.03	2.00
	Q4	17/May/24	0.50	1.07	0.51	0.01	-	-	2.09
	Total			2.06	3.96	1.02	0.01	-	0.03
FY25	Q1	7/Aug/24	0.69	1.25	0.20	0.02	-	-	2.15
	Q2	21/Nov/24	0.57	1.13	-	0.01	0.30	-	2.01
	Q3		-	-	-	-	-	-	-
	Q4		-	-	-	-	-	-	-
	Total			1.26	2.38	0.20	0.02	0.30	-
Distribution Till Date			3.32	6.34	1.21	0.03	0.30	0.03	11.23



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TAX TREATMENT OF DISTRIBUTIONS BY REIT & INVIT

Disclaimer:

Please note that the above tax treatment is with respect to **Resident unitholders** and according to the declarations made by the REIT. The source of the same has been mentioned beside every REIT. Please contact your CA/Financial advisor for any specific tax treatment that may apply to you. PRSSB Ltd is not responsible for any misstatements whatsoever.

INVIT	INTEREST	DIVIDEND	RETURN OF CAPITAL (CAPITAL REPAYMENT)	OTHER INCOME (INTEREST ON BANK DEPOSITS)	SOURCE
India Grid Trust	Taxable-Slab rate	Taxable #	Exempt ^	-	Click Here
Powergrid InVIT	Taxable-Slab rate	\$\$	Exempt ^	-	Click Here
IRB InVIT	Taxable-Slab rate	Exempt	&	-	Click Here

IndiGrid has opted for concessional tax rate regime i.e. 22% plus applicable surcharge & cess under Sec.115BAA of the IT Act for its current SPVs (except PrKTCL). The tax obligation may vary in case the SPV acquired in future does not opt for such concessional tax regime.

^ Considering "Capital Repayment" to be part of any other income and hence not subject to tax.

\$\$ Please note that in case of Dividend distributed by PG Invit - the taxability depends on whether the underlying SPV has opted for concessional tax regime. If the underlying SPV has opted for concessional tax regime under section 115BAA of Income Tax act, the "Dividend" received to that extent will be taxable.

& Capital reduction/ buyback will result in reduction in the cost of Investments.

REIT	INTEREST	DIVIDEND	AMORTISATION OF SPV LEVEL DEBT (REPAYMENT OF SHAREHOLDER'S LOAN)	OTHER INCOME (INTEREST ON BANK DEPOSITS)	SOURCE
Embassy REIT	Taxable-Slab rate	Exempt	Exempt*	-	Click Here
Mindspace REIT	Taxable-Slab rate	Exempt	Not Distributed	-	Click Here
Brookfield REIT	Taxable-Slab rate	Exempt	Exempt**	Exempt	Click Here

*It is assumed that Amortization of SPV level debt is part of "balance distributions" in case of Embassy REIT and hence not subject to tax.

**Repayment of Shareholder's loan is exempt but it may reduce cost of acquisition of units for unitholders.

In case of Embassy REIT - Return of Capital is termed as "Amortization of SPV level Debt"

In case of Mindspace REIT - One of the nature of distributions is "Other Income" but the tax treatment for the same is unclear.

In case of Brookfield REIT - Return of Capital is termed as "Repayment of Shareholder's Loan" and they also distribute Income in the nature of "Interest on Fixed deposits"