



VALUATION REPORT

OFFICE SPACE PART OF BUILDING 2A & 10, MINDSPACE MADHAPUR, HYDERABAD

Date of Valuation: 30th September 2024

Date of Report: 19th October 2024

Report For:

**K. Raheja Corp. Investment Managers Private Limited (acting as
Investment Manager to Mindspace Business Parks REIT)**



Disclaimer

This report is prepared exclusively for the benefit and use of MREIT and Manager (“Recipient” or “Client”) and / or its associates for the valuation of the property christened Office Space part of Building 2A and Building 10 in Mindspace Madhapur, Hyderabad (the “Property”) owned by Orchid Propcon LLP, Tulip Propcon LLP and Crest Enterprises, which is proposed to be acquired (“Proposed Acquisition”) by MREIT Group (MREIT and its Asset SPVs) (subject to board and other approvals, due diligence and commercial negotiations), in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange does not carry any right of publication to any other party. Mindspace Business Parks REIT (“MREIT”, “Trust”, “REIT”, “Mindspace REIT”) is a Real Estate Investment Trust under the Securities and Exchanges Board of India (Real Estate Investment Trust), 2014 and amended till date (“SEBI REIT Regulations”). The Client may share the report with its appointed advisors and investor materials for any statutory or reporting requirements, in connection with the disclosure of valuation of assets. Neither this report nor any of its contents may be used for any other purpose other than the purpose as agreed upon in the Letter of Engagement (“LOE”) for Acquisition for REIT dated September 3, 2024, without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, all of which are, accordingly, subject to change. In preparation of this report, the accuracy and completeness of information shared by the Manager has been relied upon and assumed, without independent verification, while applying reasonable professional judgment by the Valuer.

This report has been prepared upon the express understanding that it will be used only for the purposes set out in the LOE dated September 3, 2024. The Valuer is under no obligation to provide the Recipient with access to any additional information with respect to this report unless required by any prevailing law, rule, statute or regulation.

This report should not be deemed an indication of the state of affairs of the real estate financing industry nor shall it constitute an indication that there has been no change in the business or state of affairs of the industry since the date of preparation of this document.



Executive Summary

Office Space including part of Building 2A & 10 of Mindspace, Madhapur, Hyderabad	
Valuation Date:	30 th September, 2024
Valuation Purpose:	Proposed purchase of a property by MREIT
Subject Property:	<p>The Building 2A was constructed in 2007. The subject property is a fitted-out office space located on the 1st floor and 2nd floor. It is a vacant space as on date of site visit with leasable area of 73,599 sq.ft. at current market efficiency of 75%. The 8th ,9th and 10th floors are a fitted out office space leased to BA Continuum India with leasable area of 125,640 sq. ft. respectively. The total leasable area of part of 1st, 2nd, 8th, 9th & 10th floor of Building 2A is 199,239 sq. ft. The subject property is accessible through 80 ft internal road which abuts the property on South. Building 2B and Building 1 surrounds the property on west and east side respectively. Individual houses and mid-rise residential development bound the subject property on the north side.</p>
	<p>The Building 10 was constructed in 2005. The subject property is a fitted office space located on the 1st and 8th floors of building 10 and currently was a vacant space on the date of site visit. The total leasable area of 1st and 8th floor of Building 10 the is 62,702 sq. ft. at current market efficiency of 75%. The subject property is accessible through the 120 ft internal road that abuts the property on South, building 12A and 80 ft. internal road surrounds the property on east and west side respectively. Vacant private land bounds the property on the north side.</p>
Location / Situation:	<p>The subject property (Building No. 2A and 10) is located in Mindspace Madhapur, Hyderabad. Mindspace Madhapur a major IT park in Hyderabad spread over 110 acres comprises of SEZ and Non-SEZ commercial office space. It enjoys good accessibility and connectivity with other parts of the city. Hitech city –Durgam Cheruvu Road and Hitech city internal road connecting to Mumbai highway abuts the subject IT Park. Building No. 2A and 10 is accessible through 80 feet and 120 feet internal road respectively with in the Mindspace Madhapur.</p> <p>Commercial IT/ITeS developments: Ascendas V Park, Salarpuria Knowledge City (P1), Raheja Mindspace, TCS Deccan Park, Cyber Pearl, Cyber Gateway, Cyber Towers, Meenakshi Tech Park, Phoenix aVance Hub, Aurobindo Galaxy, RMZ Skyview, My Home Twitza and Dallas Centre</p> <p>Residential developments: My Home Abhra, NCC Urban Gardenia and My Home Bhooja</p>



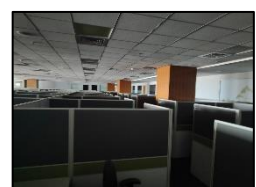
View of Subject Property – Building 2A



View of Subject Property – Building 2A - Part of 1st floor & 2nd floor



View of Subject Property – Building 2A - Part of 8th, 9th & 10th floors.



View of Subject Property – Building 10 - Part of 1st, & 8th floors.



	Retail, Hospitality & other developments: Inorbit mall, ITC Kohenur, The Westin, Lemon Tree, Trident, Shilparamam and Shilpa kala vedika.				
Description:	Considering the vacant areas at current market efficiency of 75%, the Subject Property admeasures ~ 261,941 sq. ft. of leasable area which is ~48% occupied as on the date of valuation.				
	Building	Entity	Floor	Leasable Area (in Sq.ft.)	Tenant
	Mindspace-2A	Orchid Propcon LLP	Part of 1st floor & 2nd floor	73,599	Vacant Space
	Mindspace-2A	Tulip Propcon LLP	8th, 9th & 10th floor	125,640	BA Continuum India Pvt. Ltd.
Mindspace-10	Crest Enterprises	Part of 1st & 8th floor	62,702	Vacant Space	

Total Area:	Total Leasable Area: 261,941 sq. ft.			
MARKET VALUE OF THE SUBJECT PROPERTIES				
Building	Entity	Leasable Area (in Sq.ft.)	Market Value (in INR Million)	Market Value (in INR /Sq.ft.)
Mindspace Building 2A	Orchid Propcon LLP	73,599	806	10,945
Mindspace Building 2A	Tulip Propcon LLP	125,640	1,489	11,855
Mindspace Building 10	Crest Enterprises	62,702	679	10,826
Total Portfolio Value		261,941	2,974	11,209
<i>Note: Tulip Propcon LLP area is currently full leased space with higher efficiency than the current market efficiency. Hence, the value per sq. ft is high.</i>				
<i>This summary must not be copied, distributed or considered in isolation from the full report.</i>				

Prepared By

(L. Anuradha) MRICS
 IBBI Registered Valuer (L&B)
 (IBBI/RV/02/2022/14979)



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From: L. Anuradha, MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To: K. Raheja Corp. Investment Managers Private
Limited (acting as Investment Manager to
Mindspace Business Parks REIT)

Property: Part of Building 2A & 10, Mindspace Madhapur,
Madhapur, Hyderabad

Report Date: 19th October 2024

Valuation Date: 30th September 2024

A REPORT

1 Instructions

K Raheja Corp Investment Managers Private Limited, has appointed Ms. Anuradha, MRICS, registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset class Land and Building under the provisions of the Companies (Registered Valuers and Valuation) Rules, 2017 (hereinafter referred as the “Valuer”), in order to undertake the valuation of property comprising commercial office real estate asset located in Hyderabad (herein referred as “Subject Property” across the report) owned by the Orchid Propcon LLP, Tulip Propcon LLP and Crest Enterprises which is proposed to be acquired (subject to necessary approvals including board approvals, due diligence and commercial negotiations) (“Proposed Acquisition”) by MREIT, in accordance with Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The property and interests valued as part of this valuation exercise are detailed in Part B of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 8 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. Anuradha Vijay is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her bachelor’s in architecture in 2002 and Masters in Planning from School of Planning & Architecture in 2004.

Anuradha has more than 16 years of experience in the domain of urban infrastructure, valuation and real estate advisory. She was working as an Associate Director for Cushman and Wakefield from 2013-2022 and was leading the team for Tamil Nadu, Kerala and Sri Lanka. Prior to joining Cushman, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked with



Price Waterhouse Coopers in the Government, Real estate and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at CWI. As an Associate Director of the Valuation and Advisory team at CWI, Ms. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. Anuradha was also key personnel in carrying out the Market study for the Mindspace REIT micro markets in India. She has undertaken valuations exercises for multiple private equity/real estate funds, financial institutions, developers and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, Embassy Group, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The Valuer confirms that there are no conflicts of interest in so far as discharging her duties as a valuer for the subject properties/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Properties in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

The Report is being prepared to be relied upon by the Reliant Parties and inclusion, as a whole, a summary thereof or any extracts of the report, in any documents prepared in relation to purchase of the Subject Property by MREIT and for any documents to be filed with Stock Exchange Board of India or other regulators, other documents pertaining to fund raising, investment materials, research reports, press releases, notice, or communication to unitholders or lenders or sellers (collectively, the "Documents").

5 Basis of Valuation

It is understood that the valuation is required by the Client which is proposed to be acquired ("Proposed Acquisition") by MREIT Group (MREIT and its Asset SPVs), in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange and for accounting purposes. Accordingly, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Property in accordance with IVS 104 of the IVSC International Valuation Standards issued in 2021, effective from 31 January 2022.

Market Value is defined as 'The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.'



6 Valuation Approach & Methodology

The basis of valuation for the Subject Property being Market Value, the same may be derived by any of the following approaches:

Market Approach

In '**Market Approach**', the Subject Property is compared to similar properties that have actually been sold in an arms-length transaction or are offered for sale (after deducting for value of built-up structure located thereon). The comparable evidence gathered during research is adjusted for premiums and discounts based on property specific attributes to reflect the underlying value of the property.

Income Approach

The income approach is based on the premise that value of an income – producing asset is a function of future benefits and income derived from that asset. There are two commonly used methods of the income approach in real estate valuation namely, direct capitalization and discounted cash flow (DCF).

Income Approach – Direct Capitalization Method

Direct capitalization involves capitalizing a 'normalized' single – year net income estimated by an appropriate yield. This approach is best utilized with stable revenue producing assets, whereby there is little volatility in the net annual income.

Income Approach – Discounted Cash Flow Method

Using this valuation method, future cash flows from the property are forecasted using precisely stated assumptions. This method allows for the explicit modelling of income associated with the property. These future financial benefits are then discounted to a present-day value (valuation date) at an appropriate discount rate. A variation of the Discounted Cash Flow Method is illustrated below:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In



order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the subject property.

For the purpose of the valuation of Subject Property, Discounted Cash Flow Method using rental reversion has been adopted.

7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 8 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock – in period, escalation terms, etc. pertaining to the Subject Property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

8 Inspection

The Property was visually inspected on September 6, 2024, by the valuer, however no measurement or building survey has been carried out as part of the valuation exercise and the Valuer has relied entirely on the site areas provided by the Client, which has been assumed to be correct.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Property values can change substantially, even over short periods of time, and thus the valuation of the subject property/ business herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any other purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets under the applicable law for the purposed of proposed acquisition by MREIT.

11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation to the Acquisition and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of his name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as



contemplated under this Agreement, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by him due to such usage other than for the Acquisition as contemplated under this Agreement. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in his favor, reasonably satisfactory to him for any use of the Report other than for the purpose permitted under this Agreement. It is however clarified that the indemnity shall not cover any losses resulting from the use of the Report for the Acquisition including disclosure in the Documents and in the valuation report.

The Report (draft and final) shall be addressed to the Client and will be subject to the Caveats & Limitations described in Annexure 8 attached hereto and incorporated herein by reference.

The Parties to this engagement represent that they are authorized to enter into this engagement and the individuals signing this engagement are authorized representatives of the respective parties.

12 Reliant Parties

The reliance on the valuation reports prepared as part of this engagement to K Raheja Corp Investment Managers Private Limited ("Manager"), Mindspace REIT and Stock Exchanges, Credit rating agencies, lenders of Mindspace REIT and or its SPVs holders/proposed investors and Axis Trustee Services Limited, the trustee to the Mindspace REIT ("MREIT") for the purpose as highlighted in this report (valuation). The reliant parties shall also include auditors, lawyers and book running lead managers appointed in connection with the Acquisition. The Valuer, however, would extend no liability to such reliant parties.

The valuation exercise is conducted strictly and only for the use of the parties as stated above who need to rely on such valuation ("Reliant Party") and for the Purpose specifically stated. The Instructing Party shall make all reliant parties aware of the terms and conditions of the agreement under which this exercise is being undertaken and take due acknowledgements to the same effect.

13 Limitation of Liability

The Valuer shall endeavour to provide services to the best of its ability and professional standards and in bonafide good faith. Subject to the terms and conditions in this Agreement, the Valuer's total aggregate liability to the Client arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the total fees paid to Valuer by Client hereunder. The Valuer acknowledges that it shall consent to be named as an 'expert' in the Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Client, the sponsors, the trustee, the REIT, the intermediaries appointed in connection with the Acquisition be subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and he shall not object to his inclusion as a necessary party/ respondent. In all such cases, the Client agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by him while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against him in this regard.



14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represents, warrants and undertakes that:

They are familiar with applicable Anti-Corruption Laws under this Agreement including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case the Valuer is insisted upon or asserted by Client to violate any of the above said undertakings including Anti-Corruption regulations in any form or manner, on pretext of business relationship or otherwise, the Valuer shall have a discretionary right to terminate this Agreement without any liability or obligation on her part.

Such termination of this Agreement shall not in any way prejudice the rights and obligations (including payment for the services delivered under this Agreement) already accrued to the Valuer, prior to such termination.



B HYDERABAD CITY REPORT



1 Hyderabad Office Market Overview

The overall commercial office market in India and Hyderabad and its key micro markets:

Particulars	India*	Hyderabad	**Madhapur	Gachibowli	Peripheral east
Total completed stock H1 2024 (msf)	691.3	107.4	65.3	37.2	2.3
Current occupied stock H1 2024 (msf)	317.2	80.0	57.2	19.9	1.3
Current Vacancy H1 2024 (%)	17.1%	25.5%	12.4%	46.5%	41.5%
Future Supply – H2 2024F – 2026F (msf)	162.4	40.6	11.0	29.5	0.0
Market Rent – H1 2024 (INR psf / month)	93	72	77	65	45

Source: Cushman & Wakefield Research

*Please Note: India data comprises of the major cities in India i.e. Bengaluru, Chennai, Delhi, Noida, Gurugram, Hyderabad, Mumbai and Hyderabad.

**Subject property micro-market

Location Key:

Madhapur – Hitec – city, Kondapur, Madhapur, Raidurg.

Gachibowli – Kokapet, Nanakramguda, Gachibowli, Manikonda, Puppalguda.

Peripheral East – Uppal, Pocharam, L.B. Nagar.

Hyderabad is the capital city of Telangana and India's fourth most populous city. Hyderabad Metropolitan Area (HMR) is spread over 7,229 sq.km. Affordable cost of living, rapid infrastructure development and a proactive government have driven the corporate activity and investments in the city. Hyderabad has emerged as 2nd largest IT exporter. Hyderabad is home to global captive centres of renowned technology companies such as Apple, Microsoft, Uber, Google, Facebook, Infosys and Cognizant, institutions (such as Centre for Cellular and Molecular Biology, Centre for Good Governance, Insurance and Regulatory Development Authority) as well as prominent educational institutions (such as Indian School of Business, Indian Institute of Technology, NALSAR University of Law and Agha Khan Academy). The physical infrastructure of the city is well developed with excellent road, rail and air transport networks. Madhapur and Gachibowli economic corridor houses most of the commercial office space establishments in Hyderabad. In Madhapur and Gachibowli economic corridor, Madhapur is an established micro market with presence of renowned technological, financial services and professional services companies.



The key drivers of demand for office space in Hyderabad are as follows:

- **Technology Sector:** Technology services are the primary demand driver for the office space demand in Hyderabad. Hyderabad houses most of the technology companies and provides direct employment to people. Major technology companies operating from Hyderabad include Apple, Accenture, Google, IBM, Cognizant, Qualcomm, Facebook and others. In addition to the tenanted commercial office spaces, Hyderabad also houses several large size campuses of companies like Infosys, Wipro, Amazon, Cognizant, Cyient, Capgemini, Virtusa and Hitachi Consulting to name a few.
- **Engineering & Manufacturing, Professional and Financial Services:** Engineering & Manufacturing, Professional and Financial services companies are among the key demand drivers for office space in Hyderabad. Major Engineering & Manufacturing companies include Qualcomm, Micron, Apple, Intel and others. Major professional services companies / knowledge centers in Hyderabad include Deloitte, Invesco, E&Y, KPMG, OMICS and others. Major financial services Companies in Hyderabad include JP Morgan, Wells Fargo, Bank of America, DBS, HSBC, Synchrony, Goldman Sachs and others.
- **Social Infrastructure:** Hyderabad has established educational institutions and colleges (International Institute of Information Technology, Indian School of Business, Tata Institute of Social Sciences), shopping malls (Inorbit, Nexus, GVK One, City Capital, Central, etc.), hospitals (Apollo, Yashoda, KIMS, Sunshine, Care etc.), hotels (ITC, Westin, Park Hyatt, Novotel and Taj Krishna) and MICE centers (HITEX Exhibition Centre and HICC Convention Centre).
- **Physical Infrastructure:** Hyderabad is well connected to the rest of the country by National Highways – NH-7, NH-9 and NH-202. Outer Ring Road encircles the city and acts as nodal connecting point with the city and other town located within the state. The city has India's 4th busiest airport which connects Hyderabad to major international hubs and has current capacity to handle 25 million passengers. The city has a combination of light rail transportation system and metro.

Hyderabad enjoys relatively superior physical infrastructure facilities as compared to other metro cities in India. Integrated infrastructural facilities like outer ring road, metro rail, MMTS, radial roads and arterial roads provide faster and easier connectivity to Madhapur- Gachibowli economic corridor. To sustain the existing developments and grow the technology sector in Hyderabad, Government of Telangana has initiated several steps including the enhancement of physical infrastructure through strategic road development program and establishment of incubation center to promote value added technology initiatives and entrepreneurship. Several large-scale infrastructure developments like Regional Ring Road ("RRR"), Phase-2 of Metro Rail, Future Fourth City are at planning stage.



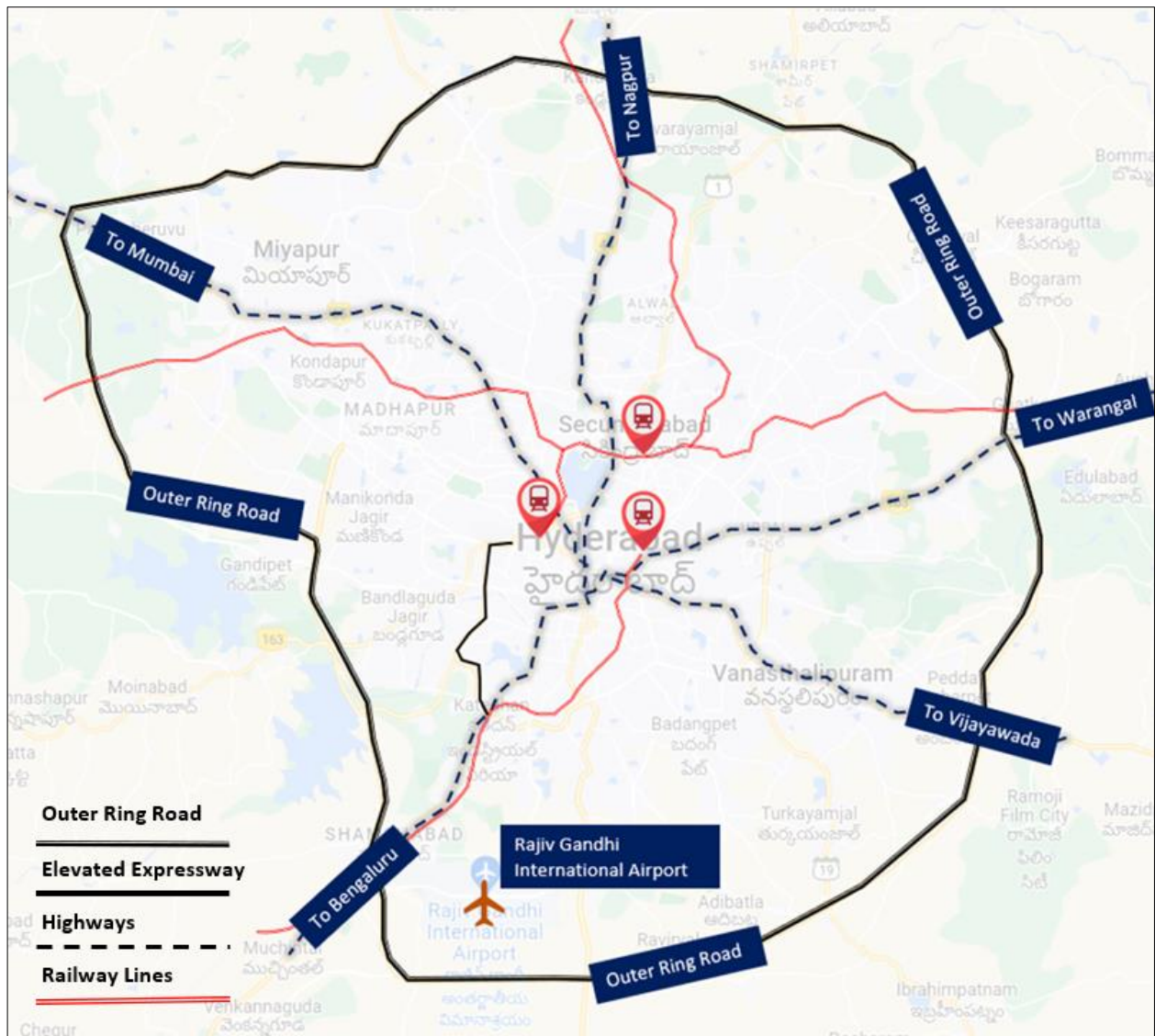
1.1 Existing and Upcoming Infrastructure - Hyderabad

The city is well connected by all the modes of transport to the major cities of India via road, rail and air. The details of various modes of connectivity are highlighted in the table below:

Particulars	Details
Air Connectivity	Hyderabad's connectivity via air is primarily through the Rajiv Gandhi International Airport (RGIA), located at Shamshabad approx. 25 kms from Hyderabad. The new state-of-the-art Rajiv Gandhi International Airport is well equipped to handle high passenger and cargo traffic. It commenced operations in March 2008. The present capacity of the airport is approximately 25 million passenger per annum.
Rail Connectivity	Hyderabad has a robust rail network both for commuting inside and outside the city. The city has a combination of light rail transportation system known as the Multimodal Transport System ("MMTS") which offers connectivity within the city. The Hyderabad Metro, another mode of rapid transport is with approximately 69 km stretch in 3 stretches. Secunderabad, Nampally and Kachiguda railway stations are the major railway junctions in the city. These junctions provide connectivity via rail both within the city and to other parts of the country.
Road Connectivity	Hyderabad is well connected to the rest of the country by National Highways – NH-44, NH-65, NH-163 and NH-765. It is well connected to other parts of the State also through Srisailem Highway, Karimnagar Highway, Nagarjuna Sagar Highway, etc. Inner Ring Road and ORR are the major road networks present in Hyderabad which provide easier and faster connectivity across the city. The city has several flyovers which facilitate and quick connectivity. The city is well connected by bus network and its Mahatma Gandhi Bus Station (Imlibun Bus Station) ranks third in the league of largest bus stations in Asia. The bus station consists of 72 platforms and has a capacity of housing about 89 buses at a time. The other most common means of commuting within the city are auto rickshaw and private cabs.
Elevated Expressway	12 km stretch from Shamshabad (International airport) to Mehdiapatnam for better connectivity of airport with the city.



The map below highlights the connectivity of the city as it is well connected by all modes of transport – rail, road, and air



Map Not to Scale



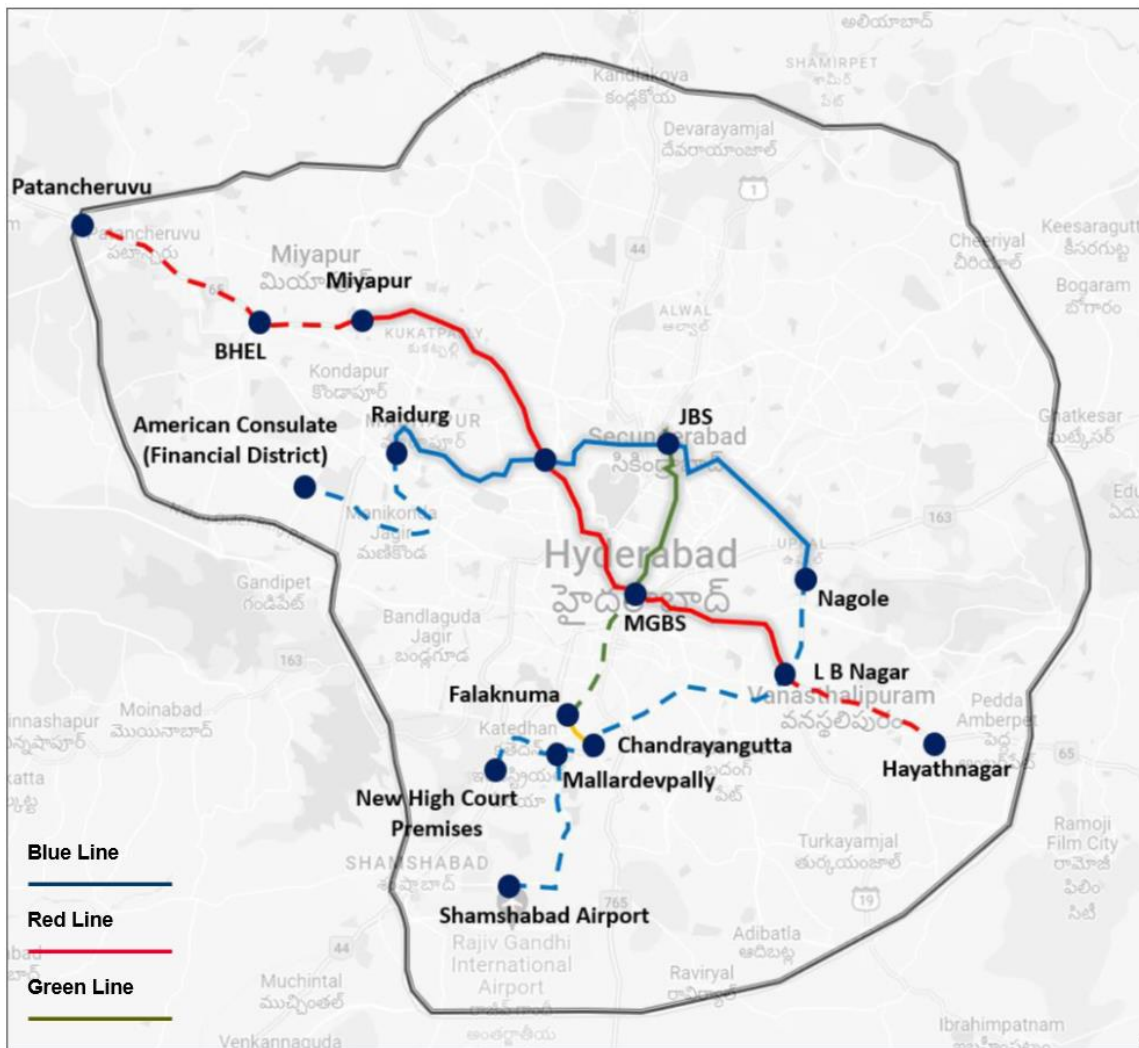
Further, few of the infrastructure initiatives, in past and in current date which have been undertaken to improve the connectivity are as highlighted in the table below:

Particulars	Status	Details
Outer Ring Road (ORR) – 158 Km	Operational since 2012	ORR developed under two phases cover as total distance of 158 km. ORR being operational led to relieve in traffic congestion in the city area, facilitates development of satellite townships, and provide linkage to the proposed MMTS, MRTS and bus networks.
Inner Ring Road	Operational since 2008	The project stretches from the following areas covering around 53 kms - Mettuguda to Uppal Junction to Katedan to Mettuguda, all the prominent areas around Hyderabad.
Metro Line Phase 1	Operational since 2017	Hyderabad Metro Phase 1 is 73 kms long, of which approx. 69 kms is operational. There are 3 lines viz. Blue, Red and Green that are fully elevated and operational. The Red line is of 29 kms from LB Nagar to Miyapur, blue line is of 29 kms from Nagole to Raidurg and green line is of 11 kms from JBS to MGBS. The metro lines provide interchange facilities at Ameerpet junction of red and blue metro lines, MG Bus Station junction of red and green line and Parade Ground junction of blue and green line.
Metro Line Phase 2	Under Planning	The phase 2 of Metro line includes extension of blue line, red line, green line and Nagole Airport line (Corridor 4). The new line will connect Nagole to Rajiv Gandhi International Airport via L. B Nagar, Chandrayangutta Junction and Mallardevpally Junction. The red line extension on Miyapur side will connect Patancheru (14 kms) and will pass through Miyapur – BHEL – Ramachandrapuram – Patancheru (located also on the Red Line) intersecting itself to form a small ring for the north-west quadrant of the city. The red line on L. B. Nagar side will connect to Hayathnagar via Vanasthalipuram (8 km). The blue line extension is going to connect Raidurg to American Consulate (Financial District) (8 kms) which connects old to city to Gachibowli IT zone.
Strategic Road Development Plan (SRDP)	Under-Development	<ul style="list-style-type: none"> Phase-1: 47 projects with co-construction of numerous flyovers, under passes across Hyderabad are planned as part of SRDP phase-1. Out of 47 projects 35 projects are already completed as of June 2023. Balance projects are expected to be completed by end of 2024. Phase 2: The Government in June 23 has announced 36 Projects under Phase 2 of SRDP programme at a cost of Rs. 4305 crores. These flyovers and underpasses are expected to relieve congestion in



Particulars	Status	Details
		the micro markets like Madhapur, Biodiversity Junction, Kondapur RTO Junction, Aramghar Junction, Indira Park-VST Road, Gachibowli, LB Nagar & Nagole Junction, Chandrayangutta, Shaikpet, Punjagutta, Bahadurpura, Owaisi Hospital, Balanagar, Amberpet, RTC crossroads, Uppal – Narapally Junction and will aid to the faster connectivity across the city.

The map below highlights the above-mentioned infrastructure initiatives:

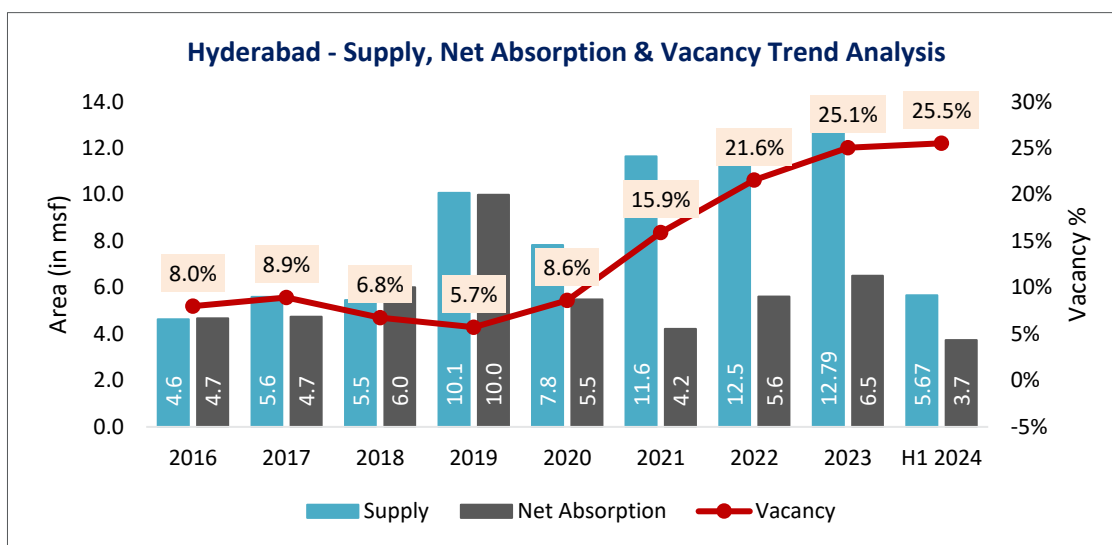


Map Not to Scale



1.2 Hyderabad- Supply, Absorption & Vacancy

A snapshot of the supply, net absorption and vacancy trend for Hyderabad is as below –



Source: Cushman Wakefield Research

Net Absorption: Refers to the difference between the occupied stock for two subsequent periods



2 Madhapur Micro-Market

2.1 Madhapur is the preferred market for global IT/ITES tenants

The Madhapur micro-market in Hyderabad has emerged as a dynamic hub for corporate activities, reflecting a distinctive shift in the city's commercial real estate landscape. Comprising prominent areas such as Hitec - City and Madhapur, this micro-market has become a focal point for major corporates, commanding premium rentals compared to other parts of Hyderabad.

Madhapur boasts a unique mix of IT parks and non-IT office developments, creating a diverse tenant profile. This micro-market has seen consistent Grade A supply, offering quality assets to occupiers. The current vacancy rate in the overall Grade A front office market is around 12.4%.

Looking ahead, the Madhapur micro-market is poised for further growth, with approximately 11.03 msf of Grade A supply expected to be delivered by 2026. Noteworthy projects by leading developers, such as K. Raheja Corp, Phoenix Group, Salarpuria Sattva, RMZ Corp., etc. are set to contribute to the micro-market's expansion, solidifying its position as a premier destination for corporate offices in Hyderabad.



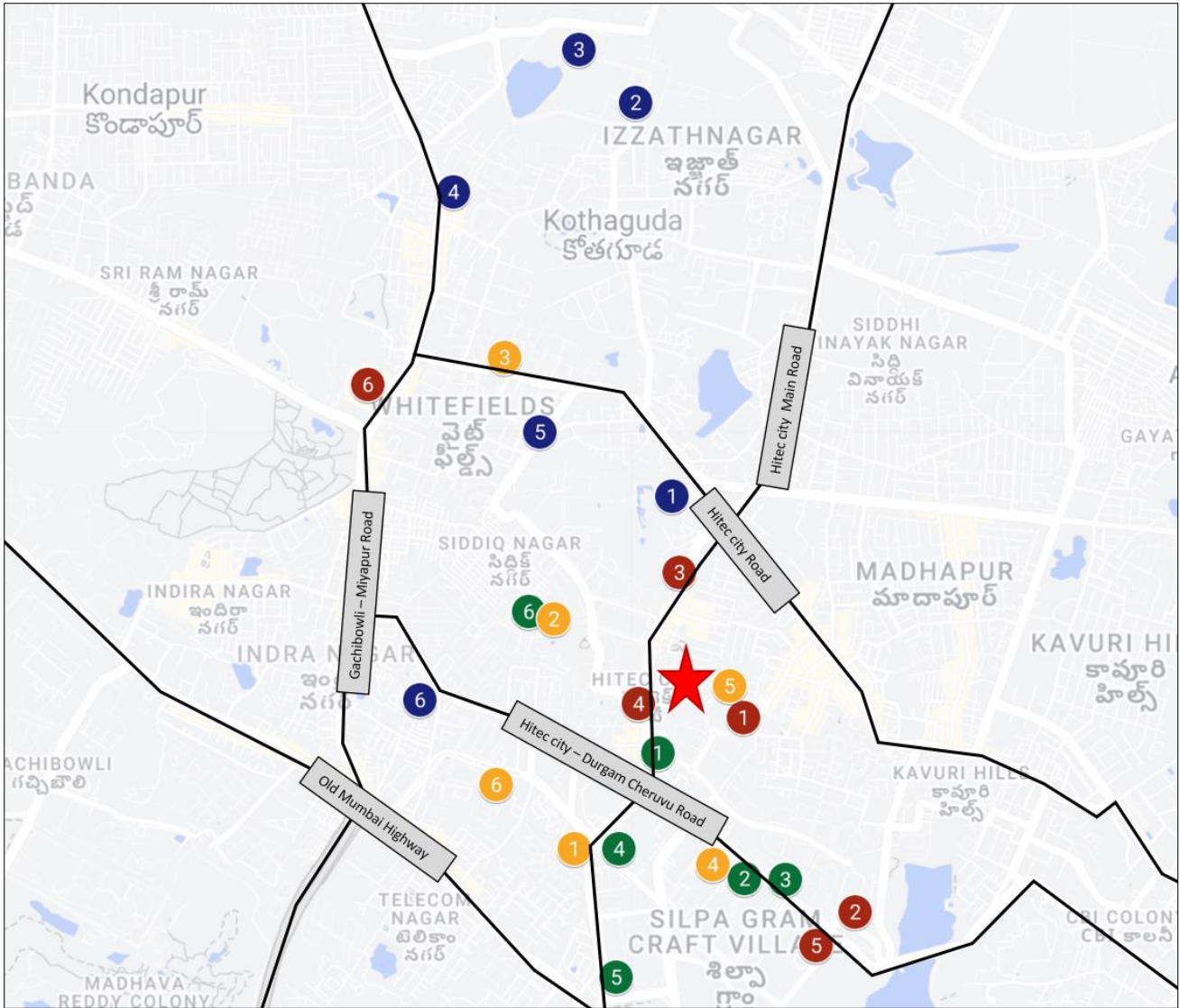
2.2 Madhapur Office Micro Market Overview

Madhapur is an established office space micro market in Hyderabad and is home to large scale commercial developments such as Raheja Mindspace, The V, Cyber Pearl, I-Labs, Divyasree Orion, Salarpuria Sattva Knowledge City as well as TCS and TCL campuses.

In addition to office space, Madhapur also consists of several retail, hospitality, and entertainment developments such as HITEX Exhibition Centre, HICC Convention Centre, Inorbit mall, L&T Next Galleria Mall and Shilpa Kala Vedika. Prominent hospitality developments in the micro-market include ITC Kohenur, Westin and Novotel.

Madhapur enjoys excellent physical infrastructure with direct connectivity to the airport and connectivity with other parts of the city via the metro rail, MMTS rail network and road networks. Infrastructure projects in Madhapur include, flyover at Kondapur to ease traffic congestion, thereby providing easier and faster access to other parts of the city.

Madhapur is the most preferred office space micro market in Hyderabad due to the presence of existing office space infrastructure, superior physical infrastructure and social infrastructure. In last decade, Madhapur dominated the other office space micro markets in Hyderabad doubling its office space to 65.3 msf in H1 2024 from 25.4 msf in 2016 and represents 69.4% of total office absorption in Hyderabad since 2016. The vacancy levels have been at sub 5% during 2016 to 2019, however delay in timelines of under construction projects & consolidation of spaces by existing tenants due to Covid pushed vacancy levels to 10.0% in 2021 and further increased to 12.4% in H1 2024. CAGR rental growth during 2016 – H1 2024 stood at 4.0%.



Map Not to Scale

- ★ Subject Property
- Key Commercial Developments
- Social Infrastructure
- Hospitality Developments
- Proposed Commercial Developments

Key Office Developments	Social Infrastructure	Lifestyle Infrastructure	Proposed Commercial Developments
1. Raheja Mindspace	1. Shilparamam	1. Westin Hotel	1. Phoenix Equinox
2. Salarpuria Knowledge City	2. Hitex Exhibition Centre	2. Inorbit Mall	2. Phoenix H10
3. Ascendas IT Park	3. HICC Convention Centre	3. Trident Hotel	3. Aparna Technopolis
4. Aurobindo Galaxy	4. KIMS Hospital	4. Lemon Tree	4. The Image Towers
5. RMZ Skyview	5. Rainbow Hospital	5. ITC Kohenur	5. Mindspace Block 1
6. aVance Business Hub	6. AIG Hospitals	6. Sharat City Capital Mall	6. Phoenix 14

Source: Cushman and Wakefield Research

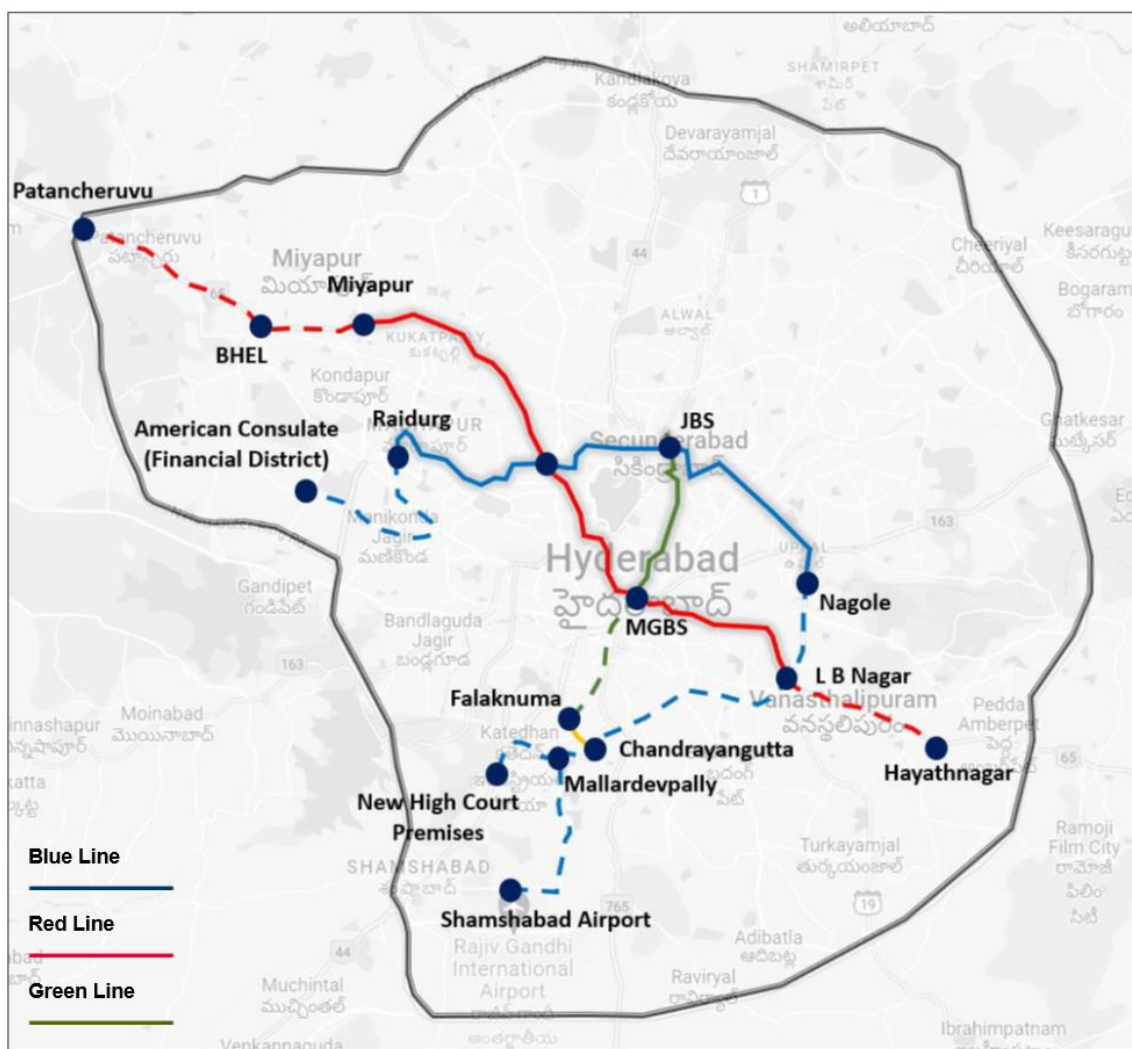


2.3 Existing and Upcoming Infrastructure – Madhapur

Madhapur enjoys excellent physical infrastructure with direct connectivity to the airport and connectivity with other parts of the city via the metro rail, MMTS rail network and road networks. Infrastructure projects in Madhapur includes, flyover at Kondapur to ease traffic congestion, thereby providing easier and faster access to other parts of the city.

Durgam Cheruvu cable bridge is the recent development in the micro market, providing easier access to Jubilee Hills and other CBD parts of the city by reducing the travel time. Apart from the Durgam Cheruvu Cable bride, the Multilevel Flyover at Mindspace Junction & Biodiversity Park on Old Mumbai highway improve connectivity of the micro market with other parts of the city by reducing the travel time. Further, the commencement of metro line from Nagole to Raidurg also eased the connectivity form longer distances.

Below map represents metro infrastructure:



Operational ———
Upcoming - - - - -

Map Not to Scale



Hyderabad Metro Rail Project – Madhapur

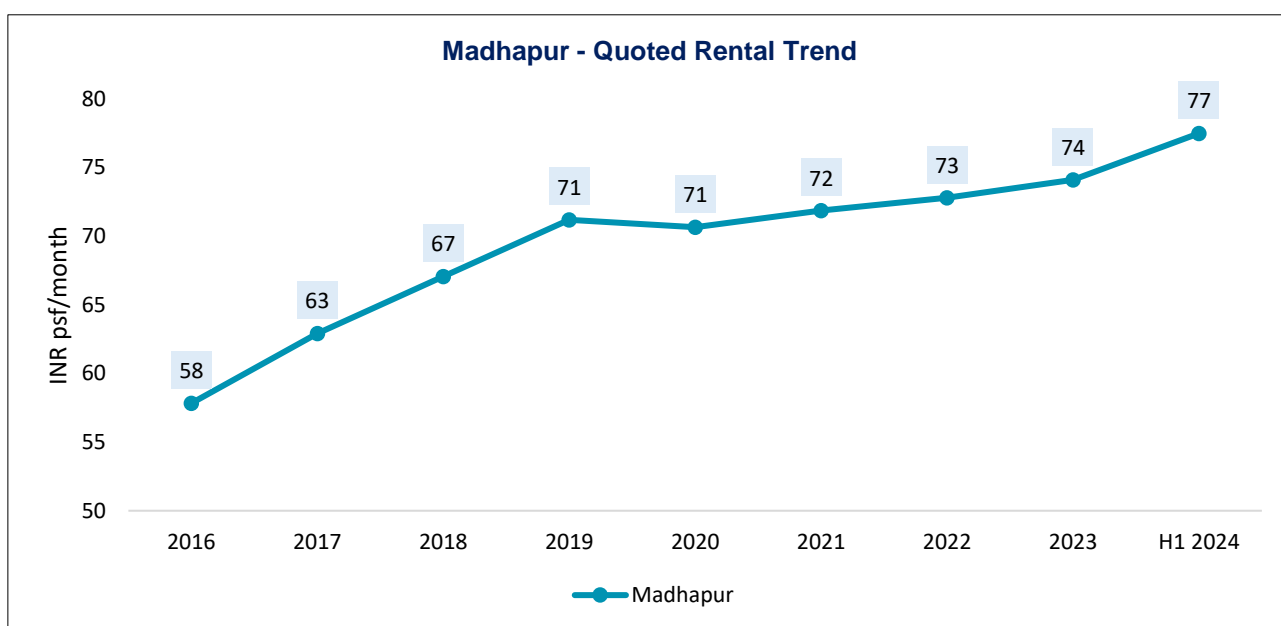
Particulars	Existing	Upcoming
Blue Line	Operational Since 2019 Raidurg – Nagole (27 Kms)	Raidurg – American Consulate (Financial District) (7.3 Kms)



2.4 Micro Market- Rental Trend Analysis

With positive commercial outlook and limited supply, continued expansion of existing tenants and entry of new tenants there has been a continued growth in the rentals in Madhapur in during 2016-2019. The current ongoing rentals are in the range of INR 70 psf / month to 80 psf / month. Due to robust fundamentals and superior infrastructure, Madhapur rentals outperformed the other micro markets in Hyderabad and grew at a CAGR of 4.0% during 2016 to H1 2024. Madhapur witnessed pre-Covid rental growth of 7.2 % from 2016 – 2019 and remained stable during the 2020 – 2022 (during Covid).

Madhapur office space dominated by IT/iTeS tenants have shown growth in their business in last 2-3 years. Several Tier-1 IT/iTeS companies have increased their head count substantially in last 12-24 months which resulted in organic growth in space expansion of these tenants leading to moderate increase in rentals in last 2 years.



Source: Cushman Wakefield Research

Note: The rentals are basis the prevailing quotes in the micro market. Actual achievable rent may vary +/- 5% depending upon negotiations, final structuring of the lease agreement and other parameters.



Some of the prominent transactions in the Madhapur are tabulated below-

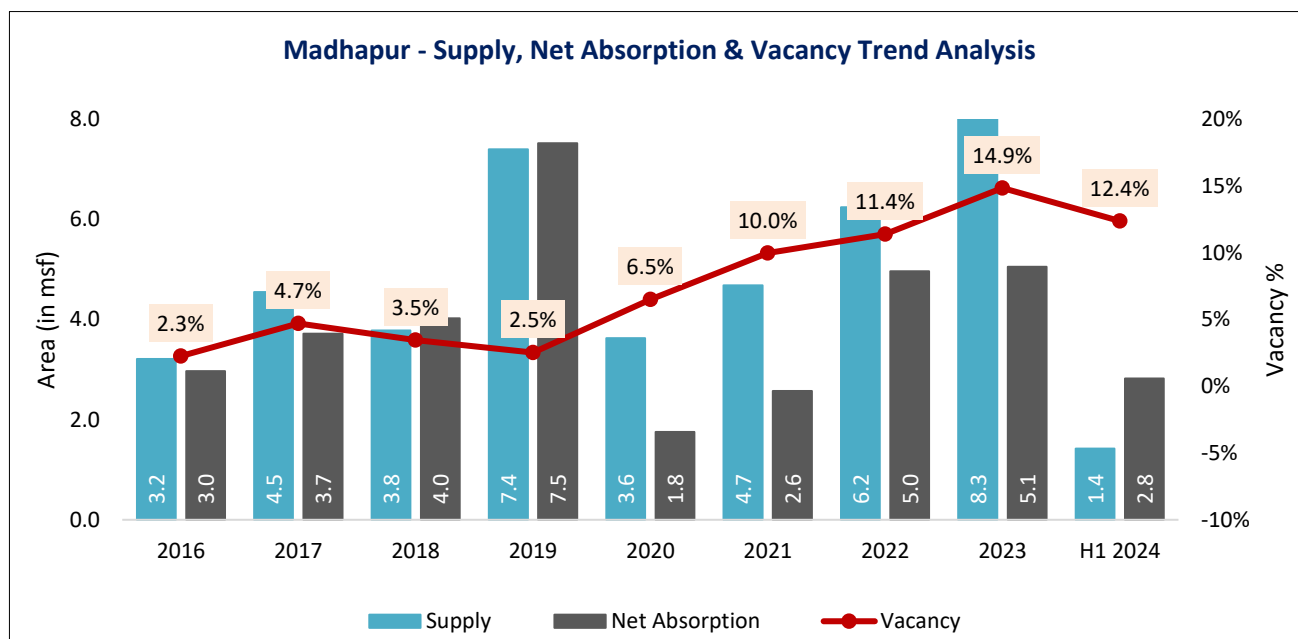
Tenant	Development	Location	Area Leased (Mn sq. ft.)	Date of Transaction	Rent (INR per sq. ft. per month)	Type of facility
Cigna Healthcare	Sattva Knowledge Park Tower 2	Madhapur	0.6	Q1 2024	76	Warm Shell
HCL	KRC Commerzone	Madhapur	0.3	Q2 2024	71	Warm Shell
HCA Healthcare	Sattva Knowledge Park Tower 2	Madhapur	0.2	Q1 2024	73	Warm Shell
Lloyds Bank	Sattva Knowledge Park Tower 2	Madhapur	0.2	Q1 2024	74	Warm Shell
Tablespace	KRC Mindspace Building No. 4	Madhapur	0.2	Q1 2024	70	Warm Shell
Merilytics	RMZ Nexity Tower 30	Madhapur	0.3	Q1 2024	71	Warm Shell
Swiss Re	Sattva Knowledge Park Tower 2	Madhapur	0.1	Q2 2024	80	Warm Shell
Omnicom Group	RMZ - The Spire Tower 110	Madhapur	0.09	Q2 2024	73	Warm Shell
Indiqube	KRC Building No. 16	Madhapur	0.09	Q2 2024	74	Warm Shell
Hetero	KRC Commerzone	Madhapur	0.07	Q1 2024	72	Warm Shell
Tablespace	KRC Building No. 4	Madhapur	0.07	Q2 2024	71	Warm Shell
Infinix	KRC Building No. 16	Madhapur	0.06	Q2 2024	74	Warm Shell
HSBC	RMZ Nexity Tower 10	Madhapur	0.06	Q1 2024	75	Warm Shell
Terafina Software Solutions	KRC Building No. 12 B	Madhapur	0,06	Q1 2024	80	Warm Shell

Source: Cushman and Wakefield Research



2.5 Micro Market- Supply, Absorption & Vacancy

A snapshot of the supply, absorption and vacancy trend for Madhapur is as below-



Source: Cushman Wakefield Research

Note: Future supply estimates are based on analyses of under construction buildings, however future absorption estimates are derived basis past trend, current vacancy and estimated supply. Vacancy estimates are based on supply and absorption trend.

Net Absorption: Refers to the difference between the occupied stock for two subsequent periods

Note: Cushman & Wakefield has considered the future supply after analyzing each of the project based on the physical progress of the project, available information on approvals and interactions held with various stake holders

Approximately 4.2 -10.0 million sq. ft per annum of grade A office space that Hyderabad has absorbed historically from 2016 to H1 2024 (~ 3.7 million sq. ft. in H1 2024), Madhapur has accounted for approximately 3.0- 7.5 million sq. ft of absorption per year for the same period accounting for 69.44% of the city’s absorption. Madhapur net absorption was ~ 2.8 million sq. ft. in H1 2024 compared to ~5.1 million sq. ft. in 2023 and vacancy levels stood at 12.4% as on H1 2024.



Some of the prominent operational commercial developments in Madhapur include:

Building Name	Developer/ Investor	Location	Year of Completion	Completed Gross Leasable area (Sq. Ft.)	Vacancy as on H1 2024 (Mn sq.ft)	Warm shell Quoted Rentals (INR per Sq. Ft. per month)	Main Occupiers
Mindspace Business Park REIT	K Raheja Corp	Madhapur	2004-2020	9.6	0.3	75-80	IBM, Wipro, AMD, LTIMindtree, HSBC, Qualcomm, Smart works, Table Space, High-Radius Corporation
Avance Business Hub	Ascendas Property Fund Trustee /Phoenix Group	Madhapur	2007-2023	5.0	1.3	70-80	Legato, Technip FMC, Mphasis, Open Text, Cognizant Technology Solutions, HCL, Cap Gemini, Value Labs, Amazon, IBM
DivyaSree Orion	DivyaSree Developers	Madhapur	2010-2021	6.0	0.9	70-75	IBM, Wells Fargo, Salesforce, Invesco, NTT Data, Kony, Mind Tree, Pulsus, Accenture
Salarpuria Sattva Knowledge City	Salarpuria Sattva	Madhapur	2015-2023	7.2	0.0	75-85	AT & T, Apple, Copart India Technology Center, Lloyds Bank ,HPP, CBRE,JP Morgan, Persistent Systems
The V IT Park	Ascendas Property Fund Trustee	Madhapur	2007-2022	2.6	0.2	70-75	UST Global , VXI Global solutions , Evoke Technologies , Cigniti, Ryan, Inside View, CtrlS
DivyaSree Omega	DivyaSree Developers	Madhapur	2009-2014	1.2	0.1	70-75	Google, Ivy Comptech, Synopsis
Cyber Gate Way	L&T Infocity	Madhapur	2003	0.8	0.2	60-70	iSpace, Inc., BSNL, Andhra Bank, L&T Construction, Algo leap, TEKsystems, Synergy
I-labs	Peepul Capital Advisors	Madhapur	2004-2010	0.6	0.1	70-75	E&Y, Wisemen, AMD, Paysafe, SIS, Nowfloats

Part of Building 2A & 10, Mindspace, Madhapur



Cyber Pearl	Ascendas Property Fund Trustee	Madhapur	2004	0.5	0.1	70-75	UST Global , GE Haier ,Bank of Baroda, Nexilabs, Sitel, Meridium Services, Finisar, Clean Harbors, NTT Data,
Cyber Tech Park	Salarpuria Sattva	Madhapur	2013	0.5	0.0	70-75	Oracle
Cyber Tower	L&T Infocity	Madhapur	2000	0.5	0.1	50-60	Signant Health , BHEL- GE, Zenoti, Artech Info Systems

Source: Cushman and Wakefield Research



Some of the prominent under construction commercial developments in Madhapur are:

Building Name	Developer	Location	Year of Completion	Leasable Area (Million sq. ft.)	Construction Status
Phoenix Equinox	Phoenix Group	Raidurg	2024	2.6	Under Construction
Phoenix H10	Ascendas Property Fund Trustee /Phoenix Group	Madhapur	2024 - 2025	1.99	Under Construction
Aparna Technopolis	Aparna	Madhapur	2024	1.7	Under Construction
The Image Towers	Salarpuria Sattva	Madhapur	2026	1.6	Under Construction
Mindspace Block 1	K. Raheja Corp.	Madhapur	2026	1.3	Under Construction
Phoenix 14	Phoenix Group	Madhapur	2026	0.94	Under Construction
The Nexity Tower 20	RMZ Corp.	Madhapur	2024	0.9	Under Construction

Source: Cushman and Wakefield Research



2.6 Key Statistics for Madhapur:

Particulars	Details
Total completed stock (H1 2024)	Approximately 65.3 Million sq. ft.
Current occupied stock (H1 2024)	Approximately 57.2 Million sq. ft.
Current Vacancy (H1 2024)	Approximately 12.4%
Future Supply (H2 2024 – 2026)	Approximately 11.0 Million sq. ft.

Source: Cushman and Wakefield Research

Note: Cushman & Wakefield has considered the future supply after analyzing each of the project based on the physical progress of the project, available information on approvals and interactions held with various stake holders



2.7 Office Market Outlook

The total commercial stock in Madhapur as of H1 2024 is approximately 65.3 million sq. ft. (approx. 61% of the city's total stock of commercial office stock). Current quoted market rentals in Madhapur are in the range of INR 70 - 80 per sq. ft./ month. Due to locational advantages, the developments in Madhapur tend to command higher rental rates. Further, over 2016 – H1 2024 the rentals in the micro market witness growth resulting in a CAGR of approximately 4.0% (better than city average). Madhapur has seen a new high in net absorption in 2019 since 2016. Madhapur has seen average annual net absorption of approximately 4.2 million sq. ft. between 2016 to H1 2024. Vacancy in this micro market has seen decrease from 14.9 % in 2023 to 12.4% in H1 2024. Basis the lease rates and the capitalisation rates prevailing in the micro market, the capital value of Grade - A office spaces is in the range of INR 10,000 to 13,000 per sq. ft. on leasable area.

The Subject Properties is a part of Mindspace REIT (Part of Building 2A & Building 10), admeasuring ~0.25 msf of leasable area and the achievable rent in this park is in the range of INR 75 - 80 per sq. ft. per month. Looking ahead to the future, Madhapur is anticipated to experience an influx of new supply of approximately 11.0 million sq. ft. between H2 2024 to 2026. The projections for H2 2024 suggest an expected net absorption of about 3-3.5 million sq. ft., reflecting a noteworthy increase of approximately 20% compared to the absorption levels observed in 2023. This anticipated growth is driven by the high demand in the micro market and the quality of the upcoming supply, suggesting a potential increase in rentals in the upcoming years.



C PROPERTY REPORT



1. Address, ownership and title details of Subject property

Address:	1. Office floor part of 1 st floor & 2 nd floor, Building 2A, Mindspace Madhapur, Hyderabad, India 2. Office floor 8 th , 9 th & 10 th floors, Building 2A, Mindspace Madhapur, Hyderabad, India 3. Office floor part of 1 st floor & 8 th floor, Building 10, Mindspace Madhapur, Hyderabad, India
Related Party Transaction:	Proposed transaction is not a related party transaction.
Current Ownership & title details:	1. 100% owned by Orchid Propcon LLP 2. 100% owned by Tulip Propcon LLP 3. 100% owned by Crest Enterprises
Proposed Holding:	The unit under consideration is proposed to be held completely by MREIT Group (MREIT and its Asset SPVs) (subject to necessary approvals including but not limited to board approvals, due diligence and commercial negotiations)

Source: Client Information

1.1 Encumbrances

Unless disclosed and recorded in the Property Report – Part C, the Subject Property is considered to possess a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders as mentioned below, based on the Management Representation and the title documents provided. We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of Management Representation and discussion with the Client, there are no revenue pendency including local authority taxes associated with and compounding charges, if any with the asset proposed to be sold. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

1.3 Material Litigation

Based on discussions with the Client and Management Representation shared, there are no material litigation including tax dispute relating to the Subject Property. It may be noted that the valuation is subject to the fact that the property is considered to possess a good and clear marketable title and is free from any unusually onerous encumbrances.

1.4 Major Repairs

Based on discussions with the Client and Management Representation shared, there were no major repairs undertaken or expected to be happen at present.



2 Location

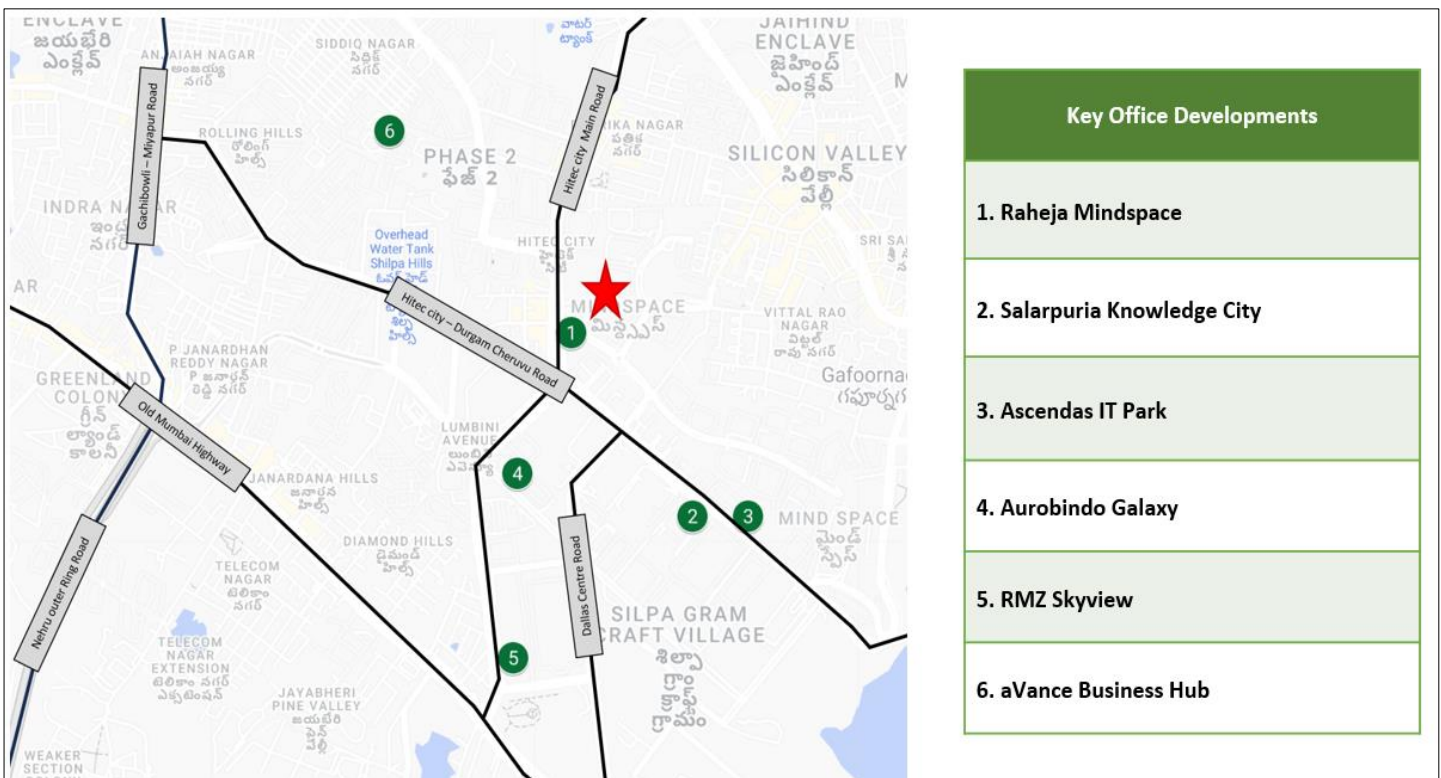
2.1 General

The subject property (Building No. 2A and 10) is located in Mindspace Madhapur, Hyderabad. Mindspace Madhapur a major IT park in Hyderabad spread over 110 acres comprises of SEZ and Non-SEZ commercial office space. It enjoys good accessibility and connectivity with other parts of the city. Hitech city –Durgam Cheruvu Road and Hitech city internal road connecting to Mumbai highway abuts the subject IT Park. Building No. 2A and 10 is accessible through 80 feet and 120 feet internal road respectively with in the Mindspace Madhapur.

Commercial IT/ITeS developments: Ascendas V Park, Salarpuria Knowledge City (P1), Raheja Mindspace, TCS Deccan Park, Cyber Pearl, Cyber Gateway, Cyber Towers, Meenakshi Tech Park, Phoenix aVance Hub, Aurobindo Galaxy, RMZ Skyview, My Home Twitza and Dallas Centre

Residential developments: My Home Abhra, NCC Urban Gardenia and My Home Bhooja

Retail, Hospitality & other developments: Inorbit mall, ITC Kohenur, The Westin, Lemon Tree, Trident, Shilparamam and Shilpa kala vedika. The location map of the Subject Property is set out below:



Subject Property

Map Not to Scale



2.2 Accessibility

The Subject Property is well connected to major locations in the city via road network. The distance of the Subject Property from major landmarks in the city is as follows:

- Approximately 0.5-1 kms from Raidurg Metro Station
- Approximately 6-7 kms from Hitech City MMTS Railway Station
- Approximately 20-25 kms from Secunderabad Railway Station
- Approximately 34-40 kms from Rajiv Gandhi International Airport

The Subject Property is well accessible to different parts of the city through the Hitech City main road and Durgam Cheruvu Road. It also has access to basic urban infrastructure in terms of power, water supply and municipal sewerage system. The property photographs of the Subject Property are attached in Annexure 4.

2.3 Ground Conditions

Based on visual inspection, there were no evidence of adverse ground conditions at the property or immediate vicinity.

2.4 Environmental Considerations

We have not carried out any investigations or tests or been supplied with any information from Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster the location of the property with respect to risks pertaining to earthquakes, high winds/cyclone and flooding was studied. Hyderabad where the Subject Property is located falls in Seismic Zone II with moderate risk. The city faces low risk in terms of high winds or cyclones too. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it for any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the property, and we have not considered any Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.



3 Subject Property - Asset Description

The Building 2A was constructed in 2007. The subject property is a fitted-out office space located on the 1st floor and 2nd floor. It is a vacant space as on date of site visit with leasable area of 73,599 sq.ft. at current market efficiency of 75%. The 8th, 9th and 10th floors are a fitted out office space leased to BA Continuum India with leasable area of 125,640 sq. ft. respectively. The total leasable area of part of 1st, 2nd, 8th, 9th & 10th floor of Building 2A is 199,239 sq. ft. The subject property is accessible through 80 ft internal road which abuts the property on South. Building 2B and Building 1 surrounds the property on west and east side respectively. Individual houses and mid-rise residential development bound the subject property on the north side.

The Building 10 was constructed in 2005. The subject property is a fitted office space located on the 1st and 8th floors of building 10 and currently was a vacant space on the date of site visit. The total leasable area of 1st and 8th floor of Building 10 is 62,702 sq. ft. at current market efficiency of 75%. The subject property is accessible through the 120 ft internal road that abuts the property on South, building 12A and 80 ft. internal road surrounds the property on east and west side respectively. Vacant private land bounds the property on the north side.

3.1 Key Asset Information

Particulars	Details
Grade A Tech Park:	Part of larger development called Mindspace Madhapur
Occupancy Certificate Date:	1. Building 2A- 2007 2. Building 10- 2005
Age of the Building:	1. Building 2A- 17 Years 2. Building 10- 17 Years 8 Months
Asset type:	IT and Non SEZ
Approved Usage:	IT
Leasable Area:	1. 1 st floor part & 2 nd floor, Building 2A- 73,599 sq.ft. at current market efficiency of 75%. 2. 8 th , 9 th & 10 th floor, Building 2A- 125,640 sq.ft. 3. Pat of 1 st floor & 8 th floor, Building 10- 62,702 sq.ft. at current market efficiency of 75%.
Status of construction:	Operational
Approvals received and pending as on Valuation Date	List of approvals detailed in Annexure 6

3.2 Property Inspection

The Subject Property comprises multiple floors of Building 2A & 10 admeasuring a total leasable area of approximately 261,941 sq. ft. The Subject Property is 48% occupied as on the date of inspection.

3.3 Investigation and nature and source of information

The Valuer undertook physical visits of the Subject Property wherein the buildings and related assets were visually inspected to assess the condition of the buildings and the apparent state of its maintenance/upkeep.

Information related to state and structure of the relevant real estate market for the Subject Property was sourced from the industry and market sources.

The Valuer relied on the following information and documents shared by the Client with respect to the Subject Property:

Title documents provided by MREIT covering the type of ownership interest enjoyed and information on



ongoing litigation with respect to the Subject Property.

- a. Architect’s certificates mentioning site areas and property areas.
- b. Relevant approval documents from competent authorities regarding occupancy, operations and fire safety with respect to specific buildings in the subject property
- c. Masterplan/ Development plan applicable in the jurisdiction of the Subject property.
- d. Management representation regarding the following:
 - i. Statement of Assets
 - ii. Revenue pendency if any

3.4 Tenant Profile

The tenant profile for the subject property is as following:

Building	Entity	Floor	Leasable Area (in Sq.ft.)	Tenant
Mindspace-2A	Orchid Propcon LLP	1st floor part & 2nd floor	73,599	Vacant Space
Mindspace-2A	Tulip Propcon LLP	8th, 9th & 10th floor	125,640	BA Continuum India Pvt. Ltd.
Mindspace-10	Crest enterprises	Part of 1st & 8th floor	62,702	Vacant Space

We have considered the efficiency as 75% for vacant spaces.

3.5 Lease Expiry Profile

The lease expiry profile for the subject property is as following:

Building	Floor	Tenant	Lease Tenure
Mindspace-2A	1st floor part & 2nd floor	Vacant	0
Mindspace-2A	8th, 9th & 10th floor	BA Continuum India Pvt. Ltd.	2
Mindspace-10	Part of 1st & 8th floor	Vacant	0



D VALUATION APPROACH & METHODOLOGY

1.1 Asset-specific Review:

As the first step, the rent rolls (and the corresponding lease deeds/key lease related terms on a sample basis) were reviewed to identify tenancy characteristics for the asset.

Physical site inspections were undertaken to assess the current status of the Subject Property.

1.2 Micro-market Review:

An assessment of the site and surroundings has been undertaken with respect to the prevailing activities, market dynamics impacting the values and the current use of the respective property vis-à-vis its locational context, etc of office assets. Analysis of the micro-market was undertaken primarily based on the findings of the industry and readily available information in public domain to ascertain the transaction activity of office space. The analysis entailed review of comparable assets in terms of potential competition (both completed and under-construction/planned assets), comparable recent lease transactions witnessed in the micro-market along with the historical leasing and re-leasing history within the asset over the last 2-3 years, if available. This was undertaken to assess the achievable market rent (applicable rental for the micro- market where the asset is located) for the Subject Property for leasing vacant spaces as well as upon releasing.

1.3 Cash Flow Projections:

1. The cash flows for the operational and under-construction/proposed area have been projected separately to arrive at their respective value estimates.
2. Net operating income (NOI) has primarily been used to estimate the cash flows from the Subject Property. The following steps were undertaken to arrive at the value for operational and under-construction/proposed areas respectively. The projected future cash flow from the Subject Property is based on existing lease terms for the operational area till the expiry of the leases or re-negotiation (using the variance analysis), whichever is earlier, following which, the lease terms have been aligned with achievable market rent for the Subject Property. For vacant area and under-construction/proposed area, the achievable market rent led cash flows are projected factoring appropriate lease-up time frame for vacant/under-construction/proposed area. These cash flows have been projected for 10-year duration from the date of valuation and for 11th year (for assessment of terminal value based on NOI). These future cash flows are then discounted to present-day value (valuation date) at an appropriate discount rate.

For each lease, principally, the following steps have been undertaken to assess the rent over a 10-year time horizon:

Step 1: Projecting the rental income for the tenancies up to the period of lease expiry, lock-in expiry, escalation milestones, etc. whichever is applicable. In the event of unleased spaces, market-led rent is adopted with suitable lease-up time

Step 2: Generating a rental income stream for the tenancies for the time period similar to the cash flows drawn in the aforementioned step



Step 3: For projection of rental income, the contracted terms have been adopted going forward until the next lease review/ renewal. Going forward for new leases, rent escalation of 15% at the end of every 3 years has been assumed.

Step 4: Computing the monthly rental income projected as part of Step 3 and translating the same to a quarterly income (for the next 10 years and NOI of the 11th year – considered for calculation of terminal value)

3. Adjustments for other revenues and recurring operational expenses, fit-out income (if any) – projected till first term expiry and discounted to present day – the same has been not included in the NOI for the purpose of arriving at the terminal value by capitalisation) and vacancy provisions have been adopted in-line with prevalent market dynamics. In addition, appropriate rent-free periods have been adopted during any fresh lease and lease roll-overs to consider potential rent-free terms as well as outflows towards brokerage. For all office assets, operational revenues and expenses of the respective assets are reviewed to understand the recurring, non-recurring, recoverable and non-recoverable expenses and accordingly estimate the income which accrues as cash inflows to the Subject Property.
4. The net income on quarterly basis have been projected over the next 10 years and the one year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net cash flows over the next 10 years along with the terminal value estimated at the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the commercial office assets through this approach.

2 Assumptions considered in Valuation (DCF Method)- Mindspace-2A, Orchid Propcon LLP

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2024

Cashflow Period	Unit	Details
Valuation Date		30-Sep-24
Cashflow period	Years	10
Cashflow exit period	End date	30-Sep-34

2.1 Valuation

Property details

Property Details	Unit	Details
Total Property Leasable Area	sq.ft.	73,599
Area Leased	sq.ft.	-
Leased	%	0.00%
Vacant Area	Sft	73,599
Vacancy	%	100.0%
Stabilized Vacancy	%	2.0%
Further leasing	Sft	72,127
Existing Lease rollovers	%	100.0%
Rent Free Period-Existing Lease Roll Overs	Months	2.0
Rent Free Period- New Lease	Months	3.0
Total 4W parking slots	Number	69
Estimated leasing period	No. of quarter	2.0

- The Total Property Leasable Area is ~73,599 sq. ft. and 100% is vacant as of 30th September 2024.
- Rent-free period:** In accordance with market benchmarks for Grade A property, rent-free period of two months has been considered for existing lease rollovers and three months for new leases.

Revenue Assumptions

Revenue Assumptions	Unit	Details
Market Rent - Office	Per sq.ft./month	INR 77.0
Market 4 W Parking Rent	Per slot/month	INR 2,000
Market Rent growth rate-	% p.a.	5.00%
Parking Parking income growth rate	% p.a.	5.00%
Normal Market lease tenure	years	9 years
Normal market escalation at end of every	years	1 years of lease tenure
Market escalation at end of escalation period	%	5.0%

- Achievable Market Office:** Achievable market rent of the Subject Property has been considered in line with market rental trends at INR 77 per sq. ft. per month.
- 4W Parking Rent** of INR 2000 per slot per month has been assumed with an annual escalation of 5%.

Operating Cost Assumptions

Cost Assumptions	Unit	Details
Brokerage cost (New Lease)		2 Month Rent
Brokerage cost (Renewal/Release)		1 Month Rent
Property Tax	Per sq.ft./month	INR 1.79
Insurance	Per sq.ft./month	INR 0.43
Cost escalation	% p.a.	3%
Transaction cost on sale	% of Terminal Value	1.0%
Other Operating Expenses	% of Lease Rentals	0.3%
Property Management Fees	% of Lease Rentals	3.5%

- **Brokerage-** In accordance with the market benchmarks for Grade A property, we brokerage expenses amounting to two months for new leases and one month for existing lease rollovers.
- **Property Tax and Insurance** have been considered as per the information provided by the client at INR 1.79 per sq. ft. per month and INR 0.43 per sq. ft. per month respectively.
- **Other Operating Expenses** have been assumed at 0.3% of the rentals based on the inputs received from client. The other expenses account for minor repairs and maintenance to the buildings, legal and professional fees, rates and taxes and other such expenses.
- Based on information provided by the client, **Property Management fees** have been assumed at 3.5% of lease rentals, parking income, and other operating income.
- **Transaction cost** has been assumed at 1% of the terminal value and is expected to be incurred towards brokerage, transaction fees, etc.
- **CAM Loss:** CAM loss till the lease of the property is considered as INR 4.2 per sq. ft. per month respectively. No CAM margin is considered post lease of the property

3 Assumptions considered in Valuation (DCF Method)- Mindspace-2A, Tulip Propcon LLP

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2024

Cashflow Period	Unit	Details
Valuation Date		30-Sep-24
Cashflow period	Years	10
Cashflow exit period	End date	30-Sep-34

3.1 Valuation

Property details

Property Details	Unit	Details
Total Property Leasable Area	sq.ft.	125,640
Area Leased	sq.ft.	125,640
Leased	%	100.00%
Vacant Area	Sft	-
Vacancy	%	0.0%
Stabilized Vacancy	%	2.0%
Further leasing	Sft	-
Existing Lease rollovers	%	98.0%
Rent Free Period-Existing Lease Roll Overs	Months	2.0
Rent Free Period- New Lease	Months	3.0
Total 4W parking slots	Number	142
Estimated leasing period	No. of quarter	3.0

- The Total Property Leasable Area is ~125,640 sq. ft. and 100% is leased as of 30th September 2024.
- **Rent-free period:** In accordance with market benchmarks for Grade A property, rent-free period of two months has been considered for existing lease rollovers and three months for new leases.

Revenue Assumptions

Revenue Assumptions	Unit	Details
Market Rent - Office	Per sq.ft./month	INR 77.0
Market 4 W Parking Rent	Per slot/month	INR 2,000
Market Rent growth rate-	% p.a.	5.00%
Parking Parking income growth rate	% p.a.	5.00%
Normal Market lease tenure	years	9 years
Normal market escalation at end of every	years	1 years of lease tenure
Market escalation at end of escalation period	%	5.0%

- **Achievable Market Office:** Achievable market rent of the Subject Property has been considered in line with market rental trends at INR 77 per sq. ft. per month.
- **4W Parking Rent** of INR 2000 per slot per month has been assumed with an annual escalation of 5%.
- No CAM margin is considered for the subject property.



Operating Cost Assumptions

Cost Assumptions	Unit	Details
Brokerage cost (New Lease)		2 Month Rent
Brokerage cost (Renewal/Release)		1 Month Rent
Property Tax	Per sq.ft./month	INR 1.79
Insurance	Per sq.ft./month	INR 0.43
Cost escalation	% p.a.	3%
Transaction cost on sale	% of Terminal Value	1.0%
Other Operating Expenses	% of Lease Rentals	0.3%
Property Management Fees	% of Lease Rentals	3.5%

- **Brokerage-** In accordance with the market benchmarks for Grade A property, we brokerage expenses amounting to two months for new leases and one month for existing lease rollovers.
- **Property Tax and Insurance** have been considered as per the information provided by client at INR 1.79 per sq. ft. per month and INR0.43 per sq. ft. per month respectively.
- **Other Operating Expenses** have been assumed at 0.3% of the rentals. The other expenses account for minor repairs and maintenance to the buildings, legal and professional fees, rates and taxes and other such expenses.
- Based on information provided by the client, **Property Management fees** have been assumed at 3.5% of lease rentals, parking income, and other operating income.
- **Transaction cost** has been assumed at 1% of the terminal value and is expected to be incurred towards brokerage, transaction fees, etc.

4 Assumptions considered in Valuation (DCF Method)- Mindspace-10, Crest Enterprises

The following assumptions have been made to arrive at the market value of the Subject Property as on 30th September 2024

Cashflow Period	Unit	Details
Valuation Date		30-Sep-24
Cashflow period	Years	10
Cashflow exit period	End date	30-Sep-34

4.1 Valuation

Property details

Property Details	Unit	Details
Total Property Leasable Area	sq.ft.	62,702
Area Leased	sq.ft.	-
Leased	%	0.00%
Vacant Area	Sft	62,702
Vacancy	%	100.0%
Stabilized Vacancy	%	2.0%
Further leasing	Sft	61,448
Existing Lease rollovers	%	100.0%
Rent Free Period-Existing Lease Roll Overs	Months	2.0
Rent Free Period- New Lease	Months	3.0
Total 4W parking slots	Number	0
Estimated leasing period	No. of quarter	2.0

- The Total Property Leasable Area is ~62,702 sq. ft. and 100% is vacant as of 30th September 2024.
- **Rent-free period:** In accordance with market benchmarks for Grade A property, rent-free period of two months has been considered for existing lease rollovers and three months for new leases.

Revenue Assumptions

Revenue Assumptions	Unit	Details
Market Rent - Office	Per sq.ft./month	INR 77.0
Market 4 W Parking Rent	Per slot/month	INR 2,000
Market Rent growth rate-	% p.a.	5.00%
Parking Parking income growth rate	% p.a.	5.00%
Normal Market lease tenure	years	9 years
Normal market escalation at end of every	years	1 years of lease tenure
Market escalation at end of escalation period	%	5.0%

- **Achievable Market Office:** Achievable market rent of the Subject Property has been considered in line with market rental trends at INR 77 per sq. ft. per month.
- **4W Parking Rent** of INR 2000 per slot per month has been assumed with an annual escalation of 5%.



Operating Cost Assumptions

Cost Assumptions	Unit	Details
Brokerage cost (New Lease)		2 Month Rent
Brokerage cost (Renewal/Release)		1 Month Rent
Property Tax	Per sq.ft./month	INR 1.70
Insurance	Per sq.ft./month	INR 0.43
Cost escalation	% p.a.	3%
Transaction cost on sale	% of Terminal Value	1.0%
Other Operating Expenses	% of Lease Rentals	0.3%
Property Management Fees	% of Lease Rentals	3.5%

- **Brokerage-** In accordance with the market benchmarks for Grade A property, we brokerage expenses amounting to two months for new leases and one month for existing lease rollovers.
- **Property Tax and Insurance** have been considered as per the information provided by client at INR 1.70 per sq. ft. per month and INR 0.43 per sq. ft. per month respectively.
- **Other Operating Expenses** and have been assumed at 0.3% of the rentals. The other expenses account for minor repairs and maintenance to the buildings, legal and professional fees, rates and taxes and other such expenses.
- Based on information provided by the client, **Property Management fees** have been assumed at 3.5% of lease rentals, parking income, and other operating income.
- **Transaction cost** has been assumed at 1% of the terminal value and is expected to be incurred towards brokerage, transaction fees, etc.
- **CAM Loss:** CAM loss till the lease of the property is considered as INR 6.0 per sq. ft. per month respectively. No CAM margin is considered post lease of the property



Discount Rate & Capitalization rate assumptions

- Capitalization Rate: (Office Development)**

Capitalization rate (“Cap rate”) is a real estate industry metric referring to the ratio of the Net Operating Income (NOI) arising rental income to their gross asset value indicating the expected income yield of the investor from concerned property. It reflects the expectation of the investor on stability of rental income driven by the asset quality, tenant profile, market demand-supply dynamics and macro-economic expectations on prevailing risk free/low risk interest rates.

In order to arrive at the capitalization rate for the property, relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through private equity and the subject valuation is being carried out for a potential public listing with better liquidity/marketability of ownership interest, the cap rate for the commercial office portion of the Subject Property has been assumed to be 8.00% in line with the available market information applied on the one year forward NOI in the terminal year.

Name of Seller	Name of Buyer	City	Name of Building	Type of Building	Year of Transaction	Area (Sq.ft)	Deal Size (INR Mn)	Cap Rate
Shapoorji Pallongji-Allianz	Govt of Singapore Investment Corporation	Hyderabad	Waverock	Commercial	2024	23,00,000	2,200	~8%
Aurean	Microchip	Hyderabad	One Golden Mile	Commercial	2022	170,000	1,445	~8%
Prestige Estates	CPPIB*	Bangalore	Prestige RMZ Star Tech	Commercial	2022	13,70,000	18,800	7.6%-7.8%
Brookfield	Brookfield India REIT	Pan India	Brookfield Buildings	Commercial	2021	1,40,00,000	Public Listing	~8%
K Raheja Corp	Mindspace REIT	Pan India	Mindspace	Commercial	2020	3,10,00,000	Public Listing	~8%
Embassy Sponsor Group	Embassy Office Parks REIT	Bangalore	Embassy Tech Village	Commercial	2020	91,00,000	97,984	~8%
Hines	DCCDL-GIC	Gurugram	One Horizon Centre	Commercial	2020	4,21,134	10,101	~8%
Radius Developers	Blackstone	Mumbai	One BKC	Commercial	2019	7,00,000	25,000	~8-8.25%
Essar Group	Brookfield Asset Management	Mumbai	Equinox Business Park	Commercial	2018	12,50,000	24,500	~8.25%
India Bulls Real Estate	Blackstone	Chennai	One India Bulls	Commercial	2018	18,80,000	9,000	8.33%
JV of Shapoorji and CPPIB	Mapletree	Chennai	SP Infocity	Commercial	2018	27,00,000	24,000	~7.75%-8%

Source: News in media, discussion with market participants

*CPPIB took 51% stake in the property erstwhile held by Prestige estates



- **Discount Rate**

This discount rate applied to the available cash flows reflect the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

For the purpose of arriving at the Cost Equity, a peer group of listed comparable were studied and suitable adjustments made therein to reflect the specific opportunities and characteristics of the Subject Property as part of a listed portfolio. The Cost of Debt is assumed on the basis of the marginal cost of debt that the MREIT Group (MREIT and its Asset SPVs) owning the Subject Property has been able to avail and the general borrowing rates of similar assets. The Weights attributed to equity and debt were benchmarked against similar portfolios/properties in the market. The derived discount rate of 11.75% was found to be aligned with the expectations of international investors investing in similar assets.

5 Market Value

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the complete ownership interest in the Subject Property, as explained above, on 30 September 2024 is as follows:

MARKET VALUE OF THE SUBJECT PROPERTIES				
Building	Entity	Leasable Area (in Sq.ft.)	Market Value (in INR Million)	Market Value (in INR /Sq.ft.)
Mindspace Building 2A	Orchid Propcon LLP	73,599	806	10,945
Mindspace Building 2A	Tulip Propcon LLP	125,640	1,489	11,855
Mindspace Building 10	Crest Enterprises	62,702	679	10,826
Total Portfolio Value		261,941	2,974	11,209

I, L. Anuradha, the Valuer for the Subject Property, hereby declare that:

- I am fully competent to undertake the valuation,
- I am independent and have prepared the report on a fair and unbiased basis, and
- I have valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 21 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014

Prepared by

(L.Anuradha)

IBBI/RV/02/2022/14979



E ANNEXURES



Annexure 1: Cash Flows

Mindspace-2A, Orchid Propcon LLP

Particulars	Unit	1	2	3	4	5	6	7	8	9	10	11
		1-Oct-24 30-Sep-25	1-Oct-25 30-Sep-26	1-Oct-26 30-Sep-27	1-Oct-27 30-Sep-28	1-Oct-28 30-Sep-29	1-Oct-29 30-Sep-30	1-Oct-30 30-Sep-31	1-Oct-31 30-Sep-32	1-Oct-32 30-Sep-33	1-Oct-33 30-Sep-34	1-Oct-34 30-Sep-35
OPERATING INCOME												
Lease Rentals	INR Million	25.2	69.6	73.1	76.7	80.5	84.6	88.8	93.2	97.9	84.6	106.7
Parking Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Income	INR Million	25.2	69.6	73.1	76.7	80.5	84.6	88.8	93.2	97.9	84.6	106.7
Total Income from occupancy	INR Million	25.2	69.6	73.1	76.7	80.5	84.6	88.8	93.2	97.9	84.6	106.7
OPERATING COSTS												
O&M Loss	INR Million	(3.7)	-	-	-	-	-	-	-	-	-	-
Insurance Cost	INR Million	(0.4)	(0.4)	(0.4)	(0.4)	(0.4)	(0.4)	(0.5)	(0.5)	(0.5)	(0.5)	(0.5)
Property Taxes	INR Million	(1.7)	(1.7)	(1.8)	(1.8)	(1.9)	(1.9)	(2.0)	(2.0)	(2.1)	(2.2)	(2.2)
Total Operating Costs	INR Million	(5.7)	(2.1)	(2.2)	(2.2)	(2.3)	(2.4)	(2.4)	(2.5)	(2.6)	(2.7)	(2.7)
Net Operating Income	INR Million	19.5	67.5	70.9	74.5	78.3	82.2	86.4	90.7	95.3	82.0	103.9
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	1,299.1	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(13.0)	-
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Net income	INR Million	19.5	67.5	70.9	74.5	78.3	82.2	86.4	90.7	95.3	1,368.1	
Property Management Fees	INR Million	(0.9)	(2.4)	(2.6)	(2.7)	(2.8)	(3.0)	(3.1)	(3.3)	(3.4)	(3.0)	
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(0.1)	(0.2)	(0.2)	(0.2)	(0.2)	(0.3)	(0.3)	(0.3)	(0.3)	(0.3)	
Brokerage Expenses	INR Million	(11.2)	-	-	-	-	-	-	-	-	(8.6)	
Net Cashflows	INR Million	7.3	64.8	68.1	71.6	75.2	79.0	83.0	87.2	91.6	1,356.3	
Net Cashflows	INR Million	7.3	64.8	68.1	71.6	75.2	79.0	83.0	87.2	91.6	1,356.3	
Warmshell Property Value												
NPV INR Million	806											
INR/ sq.ft.	10,945											

Note: We have arrived at the valuation using quarterly cash flows and reproduced the above-mentioned annual cash flows for representation purposes.

Note: The estimated annualized stabilized NOI on full lease is INR 67.5 million and the estimated vacancy loss till full lease up is INR 47.99 million.

Part of Building 2A & 10, Mindspace, Madhapur



Mindspace-2A, Tulip Propcon LLP

Particulars	Unit	1	2	3	4	5	6	7	8	9	10	11
		1-Oct-24 30-Sep-25	1-Oct-25 30-Sep-26	1-Oct-26 30-Sep-27	1-Oct-27 30-Sep-28	1-Oct-28 30-Sep-29	1-Oct-29 30-Sep-30	1-Oct-30 30-Sep-31	1-Oct-31 30-Sep-32	1-Oct-32 30-Sep-33	1-Oct-33 30-Sep-34	1-Oct-34 30-Sep-35
OPERATING INCOME												
Lease Rentals	INR Million	83.3	72.5	121.7	137.3	144.1	151.3	158.9	166.8	175.2	183.9	193.1
Parking Income	INR Million	-	-	3.3	4.0	4.2	4.5	4.7	4.9	5.2	5.4	5.7
O&M income	INR Million	20.2	21.3	22.3	23.4	24.6	25.8	27.1	28.5	29.9	31.4	33.0
Other Income (Kiosk and Conference)	INR Million	-	-	-	-	-	-	-	-	-	-	-
Cafeteria Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Income	INR Million	103.5	93.8	147.3	164.7	173.0	181.6	190.7	200.2	210.3	220.8	231.8
Total Income from occupancy	INR Million	103.5	93.8	147.3	164.7	173.0	181.6	190.7	200.2	210.3	220.8	231.8
OPERATING COSTS												
O&M cost	INR Million	(20.2)	(21.3)	(22.3)	(23.4)	(24.6)	(25.8)	(27.1)	(28.5)	(29.9)	(31.4)	(33.0)
Insurance Cost	INR Million	(0.7)	(0.7)	(0.7)	(0.7)	(0.7)	(0.8)	(0.8)	(0.8)	(0.8)	(0.9)	(0.9)
Property Taxes	INR Million	(2.8)	(2.9)	(3.0)	(3.1)	(3.2)	(3.3)	(3.4)	(3.5)	(3.6)	(3.7)	(3.8)
Total Operating Costs	INR Million	(23.7)	(24.8)	(26.0)	(27.2)	(28.5)	(29.9)	(31.3)	(32.8)	(34.3)	(35.9)	(37.6)
Net Operating Income	INR Million	79.8	69.0	121.3	137.5	144.5	151.8	159.4	167.5	175.9	184.8	194.2
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	2,427.0	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(24.3)	-
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Net income	INR Million	79.8	69.0	121.3	137.5	144.5	151.8	159.4	167.5	175.9	2,587.5	
Property Mangement Fees	INR Million	(2.9)	(2.5)	(4.4)	(4.9)	(5.2)	(5.5)	(5.7)	(6.0)	(6.3)	(6.6)	
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(0.2)	(0.2)	(0.4)	(0.4)	(0.4)	(0.5)	(0.5)	(0.5)	(0.5)	(0.6)	
Brokerage Expenses	INR Million	-	(7.2)	(3.7)	-	-	-	-	-	-	-	
Campus Upgrade	INR Million	-	-	-	-	-	-	-	-	-	-	
Net Cashflows	INR Million	76.6	59.0	112.8	132.1	138.8	145.8	153.2	161.0	169.1	2,580.3	
Capex	INR Million	(24.8)	-	-	-	-	-	-	-	-	-	
Net Cashflows	INR Million	51.8	59.0	112.8	132.1	138.8	145.8	153.2	161.0	169.1	2,580.3	
Warmshell Property Value												
NPV INR Million		1,489										
INR/ sq.ft.		11,855										

Note: We have arrived at the valuation using quarterly cash flows and reproduced the above-mentioned annual cash flows for representation purposes.

Note: The estimated annualized stabilized NOI on full lease is INR 79.8million. NOI on re-leasing at market rentals post expiry of the lease is 121.3 million and the loss due to under renting is 52.3 million.



Mindspace-10, Crest Enterprises

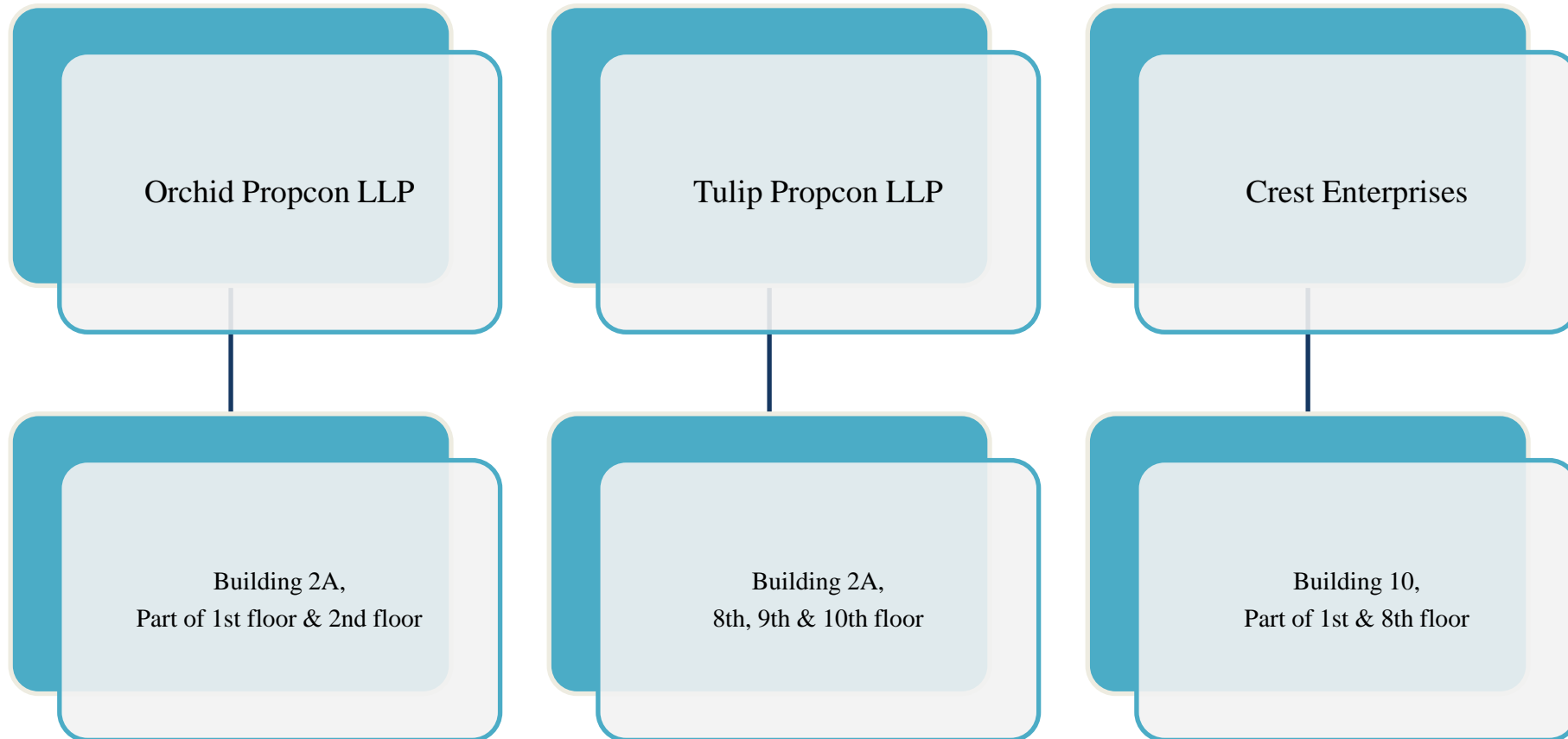
Particulars	Unit	1	2	3	4	5	6	7	8	9	10	11
		1-Oct-24 30-Sep-25	1-Oct-25 30-Sep-26	1-Oct-26 30-Sep-27	1-Oct-27 30-Sep-28	1-Oct-28 30-Sep-29	1-Oct-29 30-Sep-30	1-Oct-30 30-Sep-31	1-Oct-31 30-Sep-32	1-Oct-32 30-Sep-33	1-Oct-33 30-Sep-34	1-Oct-34 30-Sep-35
OPERATING INCOME												
Lease Rentals	INR Million	21.5	59.3	62.2	65.4	68.6	72.1	75.7	79.4	83.4	72.1	90.9
Parking Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
O&M income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Other Income (Kiosk and Conference)	INR Million	-	-	-	-	-	-	-	-	-	-	-
Cafeteria Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Income	INR Million	21.5	59.3	62.2	65.4	68.6	72.1	75.7	79.4	83.4	72.1	90.9
Total Income from occupancy	INR Million	21.5	59.3	62.2	65.4	68.6	72.1	75.7	79.4	83.4	72.1	90.9
OPERATING COSTS												
O&M cost	INR Million	(4.5)	-	-	-	-	-	-	-	-	-	-
Insurance Cost	INR Million	(0.3)	(0.3)	(0.3)	(0.4)	(0.4)	(0.4)	(0.4)	(0.4)	(0.4)	(0.4)	(0.4)
Property Taxes	INR Million	(1.3)	(1.3)	(1.4)	(1.4)	(1.5)	(1.5)	(1.6)	(1.6)	(1.6)	(1.7)	(1.7)
Total Operating Costs	INR Million	(6.1)	(1.7)	(1.7)	(1.8)	(1.8)	(1.9)	(1.9)	(2.0)	(2.1)	(2.1)	(2.2)
Net Operating Income	INR Million	15.3	57.6	60.5	63.6	66.8	70.2	73.7	77.4	81.4	70.0	88.7
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	1,108.6	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(11.1)	-
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Total Net income	INR Million	15.3	57.6	60.5	63.6	66.8	70.2	73.7	77.4	81.4	1,167.5	
Property Management Fees	INR Million	(0.8)	(2.1)	(2.2)	(2.3)	(2.4)	(2.5)	(2.6)	(2.8)	(2.9)	(2.5)	
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(0.1)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.2)	(0.3)	(0.2)	
Brokerage Expenses	INR Million	(9.6)	-	-	-	-	-	-	-	-	(7.3)	
Campus Upgrade	INR Million	-	-	-	-	-	-	-	-	-	-	
Net Cashflows	INR Million	5.0	55.4	58.2	61.1	64.2	67.4	70.8	74.4	78.2	1,157.4	
Capex	INR Million	(7.7)	-	-	-	-	-	-	-	-	-	
Net Cashflows	INR Million	(2.7)	55.4	58.2	61.1	64.2	67.4	70.8	74.4	78.2	1,157.4	
Warmshell Property Value												
NPV INR Million		679										
INR/ sq.ft.		10,826										

Note: We have arrived at the valuation using quarterly cash flows and reproduced the above-mentioned annual cash flows for representation purposes.

Note: The estimated annualized stabilized NOI on full lease is INR 57.6 million and the estimated vacancy loss till full lease up is INR 42.26 million.

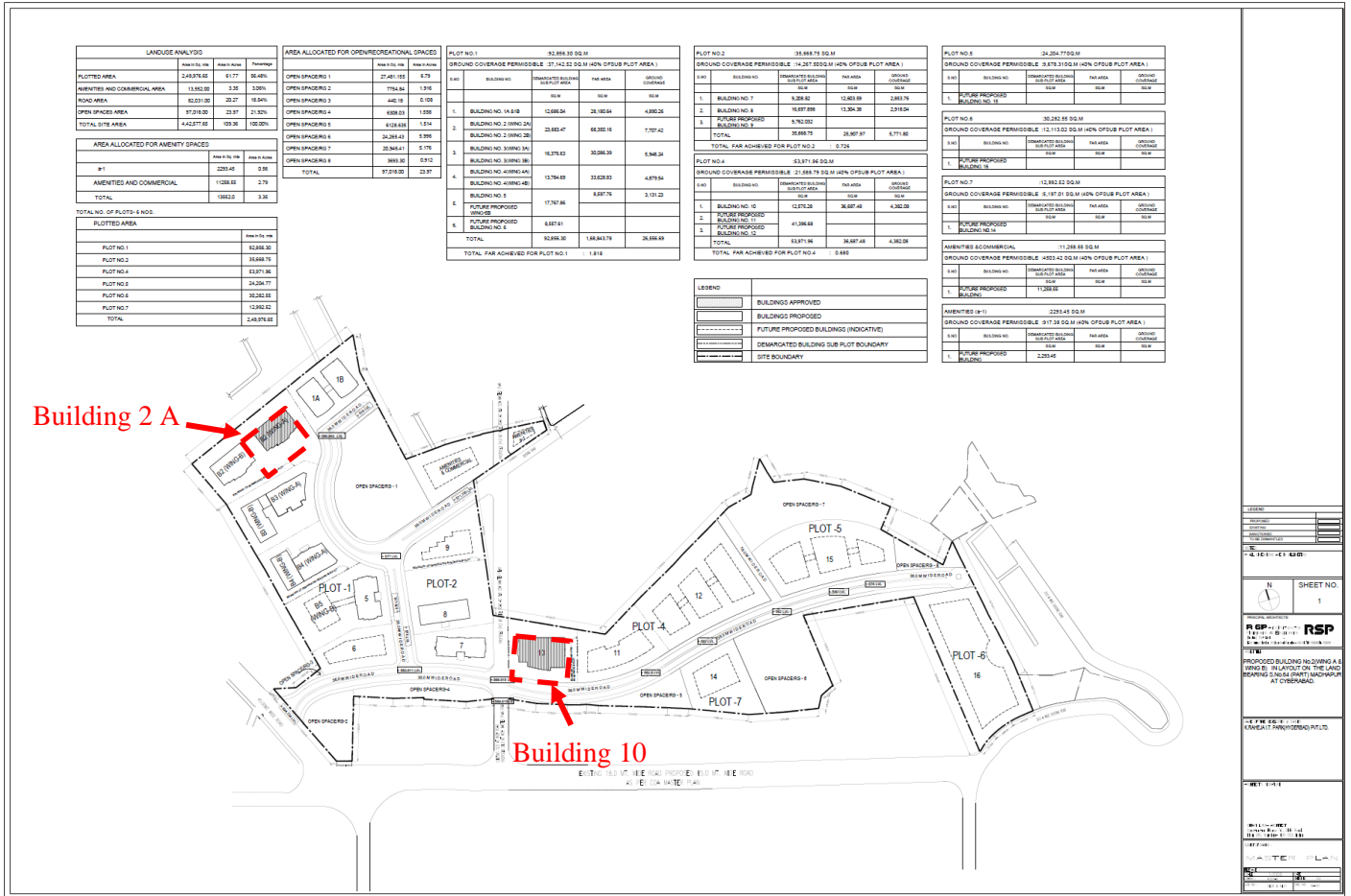


Annexure 2: Ownership Structure





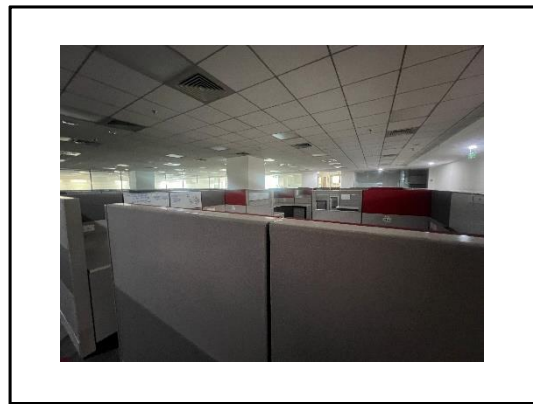
Annexure 3: Property Master Plan



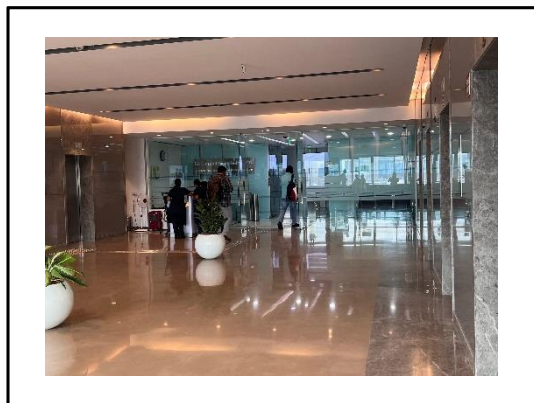
Annexure 4: Property Photographs



View of Subject Property - Building 2A



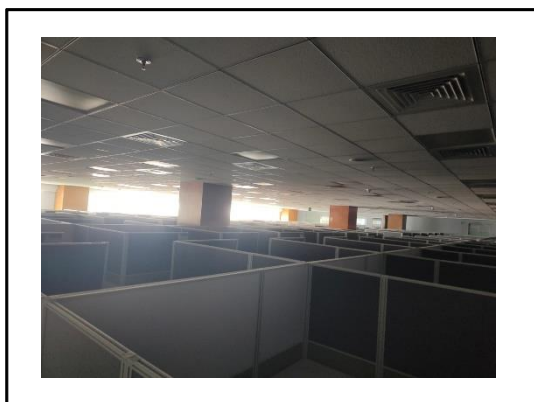
View of Subject Property - Building 2A
Part of 1st floor and 2nd floor.



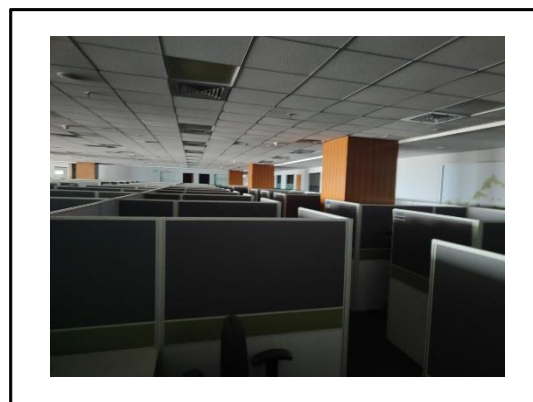
View of Subject Property - Building 2A
8th, 9th & 10th floors



Internal Access Road of Subject Property



View of Subject Property – Building 10
– Part of 1st floor & 8th floor



View of Subject Property – Building 10
– Part of 1st floor & 8th floor

Annexure 5: Statement of assets used for operations of the building 2A & 10

SERVICE	AS PER ATL
Air Cooled Chiller	1. Building 2A- 1 X 280, 1 X 350 TR 2. Building 10- 60 TR
No. of Elevators	1. Building 2A- 10- Mitsubishi 2. Building 10- 5- Kone
DG	1. Building 2A- 3 X 1010 KVA 2. Building 10- 1 X 380 KVA, 1 X 740 KVA, 4 X 1010 KVA
Transformer	1. Building 2A- 2 X 2500 KVA 2. Building 10- 2 X 2500 KVA
Booster Pumps	1. Building 2A- 9.3 KW - Kirloskar Brothers 2. Building 10- 9.3 KW - Kirloskar Brothers
Jockey Pumps	1. Building 2A- 11 KW Kirloskar Brothers 2. Building 10- 11 KW – Kirloskar Brothers
Fire Diesel Pump	1. Building 2A- 68 KW Kirloskar Brothers 2. Building 10- 68 KW – Kirloskar Brothers
Hydrant Pump	1. Building 2A- 75 KW Kirloskar Brothers 2. Building 10- 75 KW – Kirloskar Brothers
Sprinkle Pump	1. Building 2A- 75 KW Kirloskar Brothers 2. Building 10- 75 KW – Kirloskar Brothers
STP Rating	1. Building 2A- 350 KLD 2. Building 10- 150 KLD

Note: The Statement of Asset represented above is for the operation of the entire Building 2A & 10. It is not part of the Subject Property.



Annexure 6: List of sanctions and approvals

Approvals Received (includes onetime approvals and periodic approvals)

1. Approved Masterplan
2. Occupancy Certificate
3. Consent to Operate
4. Fire NOC
5. Environmental Clearance

Approvals Pending: None



Annexure 7: Guideline Value

REGISTRATION & STAMPS DEPARTMENT
Government of Telangana

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S.No.	Ward-Block	Locality	Ground Floor	First Floor	Other Floors	Classification	Effective Date (dd/mm/yyyy)	Door No. Wise Details - Rates
			4,500	4,500	4,500			
4.	0 - 2	MADHAPUR MAIN ROAD	7,300	6,600	6,600	02(Commercial)	01/02/2022	Get
5.	0 - 3	COMMERCIAL PROPERTIES IN MADHAPUR RESIDENTIAL	4,500	4,500	4,500	02(Commercial)	01/02/2022	Get
6.	0 - 3	RES PROP ABUTTING TO KOTHAGUDA JN TO MADHAPUR	4,500	4,500	4,500	01(Residential)	01/02/2022	Get
7.	0 - 2	MADHAPUR MAIN RD TO JUBILEE HILLS VIA YSR STAT	4,500	4,500	4,500	01(Residential)	01/02/2022	Get
8.	0 - 3	MADHAPUR	3,000	3,000	3,000	01(Residential)	01/02/2022	Get
9.	0 - 3	MADHAPUR MAINROAD	7,300	6,600	6,600	02(Commercial)	01/02/2022	Get
10.	0 - 3	MADHAPUR TO JUBILEEHILLS ROAD VIA YSR STATUE	7,300	6,600	6,600	02(Commercial)	01/02/2022	Get
11.	0 - 3	MINDSPACE JUNCTION TO INORBIT MALL	7,300	6,600	6,600	02(Commercial)	01/02/2022	Get
12.	0 - 3	RES PROP ABUTTING TO MINDSPACE JN TO INORBIT	4,500	4,500	4,500	01(Residential)	01/02/2022	Get
13.	0 - 3	RES PROPERTIES ABUTTING MADHAPUR TO J.HILLS V	4,500	4,500	4,500	01(Residential)	01/02/2022	Get
14.	0 - 3	RES PROP ABUTTING MADHAPUR MAIN ROAD	4,500	4,500	4,500	01(Residential)	01/02/2022	Get
15.	0 - 4	MADHAPUR MAIN ROAD TO JUBILEEHILLS VIA YSR ST	7,300	6,600	6,600	02(Commercial)	01/02/2022	Get

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Annexure 8: Caveats and Limitations

1. The Valuation Report (hereafter referred to as the “Report”) covers specific markets and situations that are highlighted in the Report based on readily available secondary market information and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
 - a. The valuation method adopted is based on the Valuer’s expertise and knowledge taking into account the generally available market information and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to **K. Raheja Corp. Investment Managers Private Limited (Acting as Investment Manager to Mindspace Business Parks REIT)**(or “the Client”) or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
 - b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
 - c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
 - d. The Valuer has relied on his own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro- level understandings on the market with the assumptions estimated for the analysis herein.
 - e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
 - f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
 - g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.

All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations, and this is on a bona-fide basis, believed to be reliable.

4. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be



against the assets. Therefore, no responsibility is assumed for matters of a legal nature.

5. The Valuer's total aggregate liability to the Client including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum agreed in the LOE. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
6. The Client including its agents, affiliates and employees, must not use, reproduce or divulge to any third party any information it receives from the Valuer for any purpose.
7. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be resolved by Arbitration at Mumbai.