



October 25, 2024

To,

**The National Stock Exchange of India Ltd.**  
Exchange Plaza, Plot No. C/1, G-Block,  
Bandra Kurla Complex,  
Bandra (East), Mumbai - 400051

**BSE Limited**  
Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai - 400001

**Scrip Symbol "MINDSPACE" (Units)**

**Scrip Code "543217" (Units) and Scrip Code "973754", "974075", "974668", "974882", "975068", "975537", "975654" and "975763" (Non-Convertible Debentures) and Scrip Codes "726938", "727703" and "727977" (Commercial Papers)**

**Subject: Outcome of the meeting of the Board of Directors of K Raheja Corp Investment Managers Private Limited, Manager to Mindspace Business Parks REIT, held on October 25, 2024.**

Dear Sir,

We wish to inform you that the Board of Directors ("**Board**") of K Raheja Corp Investment Managers Private Limited ("**Manager**"), Manager to Mindspace Business Parks REIT ("**Mindspace REIT**") at its meeting held on October 25, 2024, has, inter-alia:

1. noted that proceeds raised through issuance of following Commercial Papers issued by Mindspace REIT during the quarter ended September 30, 2024, have been utilized in line with the objects/purposes as stated in respective Offer Documents without any deviations or variations in the stated use of proceeds.

<b>Security Description</b>	<b>ISIN</b>	<b>BSE Scrip Code</b>
3,000 Rated, listed, unsecured, commercial papers series 4 aggregating to Rs. 1500 million at a face value per Commercial paper of Rs. 5,00,000 each. The total amount raised was Rs. 1,473.05 million.	INEOCCU14047	727703
2,000 Rated, listed, unsecured, commercial papers series 5 aggregating to Rs. 1000 million at a face value per Commercial paper of Rs. 5,00,000 each. The total amount raised was Rs. 947.70 million.	INEOCCU14054	727977

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

**Corporate Identification Number (CIN): U68200MH2023PTC406104**

**Regd. Office: Raheja Tower, C-30, Block 'G', Bandra Kurla Complex, Bandra (E), Mumbai – 400 051**

**Phone: +91 – 22- 2656 4000 | [www.mindspacereit.com](http://www.mindspacereit.com)**



Further, we enclose herewith:

1. Details of extent and nature of security(ies) created and maintained with respect to each of the Debentures are set out at Note No. 16 of the Unaudited Condensed Standalone Interim Financial Statements and at Note No. 22 and 27 of the Unaudited Condensed Consolidated Interim Financial Statements of Mindspace REIT for the quarter and half year ended September 30, 2024, pursuant to Regulation 54(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”) as **Annexure-1**;
2. Security Cover Certificate pursuant to Regulation 54(3) of Listing Regulations, as **Annexure-2**; and
3. Statement of utilization of issue proceeds under Regulation 52(7) of Listing Regulations, as **Annexure-3**.

The above information shall also be made available on Mindspace REIT’s website at - <https://www.mindspacereit.com/investor-relations/stock-exchange-filings>.

Please take the same on your record.

Thanking you.

Yours faithfully,

**For K Raheja Corp Investment Managers Private Limited  
(Formerly known as K Raheja Corp Investment Managers LLP)  
(acting as Manager to Mindspace Business Parks REIT)**

**Bharat Sanghavi  
Company Secretary and Compliance Officer  
Membership No.: A13157**

Encl.: as above

## **INDEPENDENT AUDITOR'S REPORT ON REVIEW OF CONDENSED STANDALONE INTERIM FINANCIAL STATEMENTS**

To

The Board of Directors,

K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP) (The "Investment Manager")

(Acting in capacity as the Investment Manager of Mindspace Business Parks REIT)

### **Introduction**

1. We have reviewed the accompanying unaudited Condensed Standalone Interim Financial Statements of **MINDSPACE BUSINESS PARKS REIT** (the "REIT"), which comprise the unaudited Condensed Standalone Balance Sheet as at September 30, 2024, the unaudited Condensed Standalone Statement of Profit and Loss, including other comprehensive income, the unaudited Condensed Standalone Statement of Cash Flow for quarter and half year ended September 30, 2024, the unaudited Condensed Standalone Statement of changes in Unitholders' Equity for the quarter and half year ended September 30, 2024, the unaudited statement of Net assets as at September 30, 2024, the unaudited statement of Total Return for the half year ended September 30, 2024 and the unaudited Statement of Net Distributable Cash Flow for the quarter and half year ended September 30, 2024, as an additional disclosure in accordance with paragraph 4.6 of Chapter 4 to the Security Exchange Board of India (SEBI) Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024 ("SEBI Circular") along with summary of the material accounting policies and select explanatory notes (together hereinafter referred as the "Condensed Standalone Interim Financial Statements").
2. The Condensed Standalone Interim Financial Statements, which is the responsibility of the Investment Manager and approved by the Board of Directors of the Investment Manager, have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time read with Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024 ("SEBI REIT Regulations"); Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the SEBI REIT Regulations. Our responsibility is to express a conclusion on the Condensed Standalone Interim Financial Statements based on our review.

**Scope of review**

3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Investment Manager's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing issued by ICAI and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

**Conclusion**

4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Condensed Standalone Interim Financial Statements have not been prepared in accordance with SEBI REIT Regulations, Ind AS 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the SEBI REIT Regulations and has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed or that it contains any material misstatement.

**Emphasis of matter**

5. We draw attention to Note 14(a) of the Condensed Standalone Interim Financial Statements, which describes the presentation of "Unit Capital" as "Equity" to comply with the SEBI REIT Regulations. Our conclusion is not modified in respect of this matter.

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)

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**Nilesh Shah**  
Partner  
Membership No. 49660  
UDIN:24049660BKFRVB9606

Mumbai, 25 October 2024

# Mindspace Business Park REIT

RN:IN/REIT/19-20/003

## Condensed Standalone Balance Sheet

(all amounts are in Rs. million unless otherwise stated)

Particulars	Note	As at 30 September 2024 (Unaudited)	As at 31 March 2024 (Audited)
<b>ASSETS</b>			
<b>Non-current assets</b>			
Financial assets			
- Investments	4	1,56,102.58	1,54,102.77
- Loans	5	40,432.48	32,936.88
- Other financial assets	6	3.13	3.13
Non current tax assets	7	2.80	-
Other non-current assets	8	6.04	9.00
<b>Total non-current assets</b>		<b>1,96,547.03</b>	<b>1,87,051.78</b>
<b>Current assets</b>			
Financial assets			
- Loans	9	11,200.16	10,881.12
- Cash and cash equivalents	10	948.32	3,038.21
- Others financial assets	11	125.46	930.19
Other current assets	12	35.15	9.51
<b>Total current assets</b>		<b>12,309.09</b>	<b>14,859.03</b>
<b>Total assets</b>		<b>2,08,856.12</b>	<b>2,01,910.81</b>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
Corpus	13	0.01	0.01
Unit capital	14	1,61,854.41	1,62,838.82
Other equity	15	781.69	3,428.71
<b>Total equity</b>		<b>1,62,636.11</b>	<b>1,66,267.54</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Financial liabilities			
- Borrowings	16	35,294.67	23,804.89
- Other financial liabilities	17	26.06	25.13
<b>Total non-current liabilities</b>		<b>35,320.73</b>	<b>23,830.02</b>
<b>Current liabilities</b>			
Financial liabilities			
- Borrowings	18	10,703.26	10,931.12
Trade payables	19		
- total outstanding dues of micro and small enterprises: and		0.45	1.63
- total outstanding dues of creditors other than micro and small enterprise		22.33	12.99
- Other financial liabilities	20	169.53	860.13
Other current liabilities	21	3.71	7.29
Current tax liabilities (net)	22	-	0.09
<b>Total current liabilities</b>		<b>10,899.28</b>	<b>11,813.25</b>
<b>Total liabilities</b>		<b>46,220.01</b>	<b>35,643.27</b>
<b>Total equity and liabilities</b>		<b>2,08,856.12</b>	<b>2,01,910.81</b>

Material accounting policies 3  
See the accompanying notes to the Condensed standalone financial statements. 4 -37

As per our report of even date attached.

### For Deloitte Haskins & Sells LLP

Chartered Accountants

Firm's registration number: 117366W/W-100018

**NILESH VASANTLAL SHAH**  
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Date: 2024.10.25 16:14:24 +05'30'

**Nilesh Shah**

Partner

Membership number: 49660

Place: Mumbai

Date : 25 October 2024

For and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited**  
(Formerly known as K Raheja Corp Investment Managers LLP)  
(acting as the Manager to Mindspace Business Parks REIT)

**NEEL CHANDRU RAHEJA**  
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Date: 2024.10.25 15:40:23 +05'30'

**Neel C. Raheja**  
Director

DIN: 00029010

Place: Mumbai

Date : 25 October 2024

**RAMESH KUMAR NAIR**  
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Date: 2024.10.25 15:29:23 +05'30'

**Ramesh Nair**  
Chief Executive Officer

Place: Mumbai

Date : 25 October 2024

**PREETI NAVEEN CHHEDA**  
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Date: 2024.10.25 15:35:16 +05'30'

**Preeti N. Chheda**  
Chief Financial Officer

Place: Mumbai

Date : 25 October 2024

# Mindspace Business Park REIT

RN:IN/REIT/19-20/003

## Condensed Standalone Statement of Profit and Loss

(All amounts are in Rs. million unless otherwise stated)

Particulars	Note	For the quarter ended 30 September 2024 (Unaudited*)	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited*)	For the half year ended 30 September 2024 (Unaudited)	For the half year ended 31 March 2024 (Unaudited*)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>Income and gains</b>								
Interest	23	1,040.92	999.10	850.60	2,040.02	1,848.80	1,594.25	3,443.05
Dividend***		1,877.00	-	2,612.04	1,877.00	5,285.90	5,266.09	10,551.99
Other income	24	7.40	9.23	2.87	16.63	10.93	11.59	22.52
<b>Total income</b>		<b>2,925.32</b>	<b>1,008.33</b>	<b>3,465.51</b>	<b>3,933.65</b>	<b>7,145.63</b>	<b>6,871.93</b>	<b>14,017.56</b>
<b>Expenses</b>								
Valuation expenses		2.01	0.13	1.92	2.14	3.31	3.01	6.32
Audit fees**		2.08	2.95	2.64	5.03	3.00	5.51	8.51
Insurance expenses		0.13	0.13	0.13	0.26	0.23	0.26	0.49
Management fees	29	17.99	17.66	16.82	35.65	33.85	33.66	67.51
Trustee fees		0.59	0.59	0.46	1.18	1.18	1.18	2.36
Legal and professional fees		19.16	8.67	15.81	27.83	31.49	20.49	51.98
Other expenses	25	20.07	9.12	9.22	29.19	21.00	17.51	38.51
<b>Total expenses</b>		<b>62.03</b>	<b>39.25</b>	<b>47.00</b>	<b>101.28</b>	<b>94.06</b>	<b>81.62</b>	<b>175.68</b>
<b>Earnings before finance costs and tax</b>		<b>2,863.29</b>	<b>969.08</b>	<b>3,418.51</b>	<b>3,832.37</b>	<b>7,051.57</b>	<b>6,790.31</b>	<b>13,841.88</b>
Finance cost	26	881.47	757.84	538.00	1,639.31	1,234.79	986.72	2,221.51
<b>Profit before tax</b>		<b>1,981.82</b>	<b>211.24</b>	<b>2,880.51</b>	<b>2,193.06</b>	<b>5,816.78</b>	<b>5,803.59</b>	<b>11,620.37</b>
<b>Tax expense</b>	27							
Current tax		3.10	3.88	0.97	6.98	3.97	4.42	8.39
Deferred tax		-	-	-	-	-	-	-
<b>Total Tax Expenses</b>		<b>3.10</b>	<b>3.88</b>	<b>0.97</b>	<b>6.98</b>	<b>3.97</b>	<b>4.42</b>	<b>8.39</b>
<b>Profit for the period/year</b>		<b>1,978.72</b>	<b>207.36</b>	<b>2,879.54</b>	<b>2,186.08</b>	<b>5,812.81</b>	<b>5,799.17</b>	<b>11,611.98</b>
<b>Items of other comprehensive income</b>		-	-	-	-	-	-	-
<b>Total comprehensive income for the period/year</b>		<b>1,978.72</b>	<b>207.36</b>	<b>2,879.54</b>	<b>2,186.08</b>	<b>5,812.81</b>	<b>5,799.17</b>	<b>11,611.98</b>
<b>Earnings per unit</b>	28							
Basic		3.34	0.35	4.86	3.69	9.80	9.78	19.58
Diluted		3.34	0.35	4.86	3.69	9.80	9.78	19.58
Material accounting policies	3							
See the accompanying notes to the Condensed standalone financial statements.	4-37							

\*\*Audit fees includes payments made to auditor's towards certification fees amounting to Rs. 0.89 million for the quarter ended 30 September 2024, Rs. 1.72 million for the quarter ended 30 June 2024, Rs. 1.13 million for the quarter ended 30 September 2023, Rs. 2.61 million for the half year ended 30 September 2024, Rs. 0.41 million for the half year ended 31 March 2024, Rs. 2.56 million for the half year ended 30 September 2023 and Rs. 2.97 million for the year ended 31 March 2024.

\*\*\*Dividend distribution of Rs. 1,877.00 million was received by Mindspace Business Parks REIT from SPVs during the quarter ended 30 September 2024 and dividend distribution of Rs. 1,786.92 million was received post 30 September 2024 in line with revised NDCF framework.

\*refer note 34

As per our report of even date attached.

For Deloitte Haskins & Sells LLP  
Chartered Accountants

Firm's registration number: 117366W/W-100018

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Date: 2024.10.25  
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**Nilesh Shah**  
Partner  
Membership number: 49660

Place: Mumbai  
Date : 25 October 2024

For and on behalf of the Board of Directors of  
**K Raheja Corp Investment Managers Private Limited**  
(Formerly known as K Raheja Corp Investment Managers LLP)  
(acting as the Manager to Mindspace Business Parks REIT)

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NEEL CHANDRUR  
CHANDRUR  
RAHEJA  
Date: 2024.10.25  
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**Neel C. Raheja**  
Director  
DIN: 00029010

Place: Mumbai  
Date : 25 October 2024

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RAMESH KUMAR NAIR  
KUMAR NAIR  
Date: 2024.10.25  
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**Ramesh Nair**  
Chief Executive Officer

Place: Mumbai  
Date : 25 October 2024

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**Preeti N. Chheda**  
Chief Financial Officer

Place: Mumbai  
Date : 25 October 2024

**Mindspace Business Park REIT**

RN-IN/REIT/19-20/003

**Condensed Standalone Statement of Cash Flows**  
 (all amounts are in Rs. million unless otherwise stated)

Particulars	For the quarter ended 30 September 2024 (Unaudited)*	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)*	For the half year ended 30 September 2024 (Unaudited)	For the half year ended 31 March 2024 (Unaudited*)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>A Cash flows from operating activities</b>							
Profit before tax	1,981.82	211.24	2,880.51	2,193.06	5,816.78	5,803.59	11,620.37
<b>Adjustments:</b>							
Interest income	(1,040.92)	(999.10)	(850.60)	(2,040.02)	(1,848.80)	(1,594.25)	(3,443.05)
Dividend Income	(1,877.00)	-	(2,612.04)	(1,877.00)	(5,285.90)	(5,266.09)	(10,551.99)
Guarantee commission fees	(0.67)	(0.94)	(1.02)	(1.61)	(4.98)	(1.92)	(6.90)
Gain on redemption of mutual fund units	(6.73)	(8.29)	(1.85)	(15.02)	(5.95)	(9.67)	(15.62)
Finance costs	881.47	757.84	538.00	1,639.31	1,234.79	986.72	2,221.51
<b>Operating cash flows before working capital changes</b>	<b>(62.03)</b>	<b>(39.25)</b>	<b>(47.00)</b>	<b>(101.28)</b>	<b>(94.06)</b>	<b>(81.62)</b>	<b>(175.68)</b>
<b>Changes in working capital</b>							
Decrease in trade receivables	-	-	-	-	0.41	-	0.41
(Increase) / Decrease in financial and other assets	(1.64)	(20.94)	(12.21)	(22.58)	47.47	(25.77)	21.70
Increase / (Decrease) in financial and other liabilities	(2.09)	(10.41)	16.49	(12.50)	(2.04)	18.55	16.51
Increase / (Decrease) in Trade payables	4.36	3.80	(0.64)	8.16	4.49	(6.91)	(2.42)
<b>Cash (used in) / generated from operations</b>	<b>(61.40)</b>	<b>(66.81)</b>	<b>(43.36)</b>	<b>(128.21)</b>	<b>(43.73)</b>	<b>(95.75)</b>	<b>(139.48)</b>
Income tax paid (net)	(8.48)	(1.38)	(2.99)	(9.86)	(4.64)	(5.18)	(9.82)
<b>Net cash (used in) / generated from operating activities (A)</b>	<b>(69.88)</b>	<b>(68.19)</b>	<b>(46.35)</b>	<b>(138.07)</b>	<b>(48.37)</b>	<b>(100.93)</b>	<b>(149.30)</b>
<b>B Cash flows from investing activities</b>							
Loans repaid by SPV	4,629.30	26,845.93	6,205.00	31,475.23	17,970.10	15,939.51	33,909.61
Loans given to SPVs	(6,992.75)	(32,297.13)	(11,194.06)	(39,289.88)	(19,929.96)	(25,938.55)	(45,868.51)
Investment in Equity Shares of SPVs	-	(1,999.81)	-	(1,999.81)	(999.79)	-	(999.79)
Investment in fixed deposit	-	-	-	-	-	-	-
Investment in Mutual Fund	(2,707.57)	(3,319.83)	(729.02)	(6,027.40)	(2,773.70)	(5,418.79)	(8,192.49)
Proceeds from redemption of mutual fund	2,714.30	3,328.26	730.87	6,042.56	2,779.65	5,428.46	8,208.11
Dividend Received	1,877.00	-	2,612.04	1,877.00	5,285.90	5,265.73	10,551.63
Guarantee commission fees	2.01	3.01	-	5.02	-	-	-
Interest received	958.39	1,883.02	760.25	2,841.41	1,633.51	1,414.49	3,048.00
<b>Net cash (used in)/ generated from investing activities (B)</b>	<b>480.68</b>	<b>(5,556.55)</b>	<b>(1,614.92)</b>	<b>(5,075.87)</b>	<b>3,965.71</b>	<b>(3,308.49)</b>	<b>656.51</b>
<b>C Cash flows from financing activities</b>							
Proceeds from issue of Commercial Paper	2,420.75	3,287.13	-	5,707.88	1,446.12	-	1,446.12
Redemption of Commercial Paper	-	(1,446.12)	-	(1,446.12)	-	-	-
Proceeds from issue of debentures	-	11,500.00	5,000.00	11,500.00	3,400.00	10,000.02	13,400.02
Redemption of debentures	-	(4,500.00)	-	(4,500.00)	(2,000.00)	-	(2,000.00)
Distribution to unit holders	(2,988.81)	(2,828.70)	(2,846.49)	(5,817.51)	(5,687.61)	(5,698.90)	(11,386.51)
Recovery Expense Fund Deposits	-	-	-	-	-	(0.50)	(0.50)
Interest paid	(786.75)	(1,517.16)	(455.37)	(2,303.91)	(1,032.63)	(817.89)	(1,851.35)
Debentures issue expenses	-	(15.76)	(25.69)	(15.76)	(13.95)	(47.51)	(61.46)
<b>Net cash (used in)/ generated from financing activities ( C )</b>	<b>(1,354.81)</b>	<b>4,479.39</b>	<b>1,672.45</b>	<b>3,124.58</b>	<b>(3,888.07)</b>	<b>3,435.22</b>	<b>(453.68)</b>
<b>Net (decrease) / increase in cash and cash equivalents</b>	<b>(944.01)</b>	<b>(1,145.88)</b>	<b>11.18</b>	<b>(2,089.89)</b>	<b>29.28</b>	<b>24.78</b>	<b>54.06</b>
<b>Cash and cash equivalents at the beginning of the period/year</b>	<b>1,892.33</b>	<b>3,038.21</b>	<b>2,997.75</b>	<b>3,038.21</b>	<b>3,008.93</b>	<b>2,984.15</b>	<b>2,984.15</b>
<b>Cash and cash equivalents at the end of the period/year</b>	<b>948.32</b>	<b>1,892.33</b>	<b>3,008.93</b>	<b>948.32</b>	<b>3,038.21</b>	<b>3,008.93</b>	<b>3,038.21</b>
<b>Cash and cash equivalents comprise:</b>							
Balance with banks							
- In current accounts	258.35	1,892.33	3,008.93	258.35	3,038.21	3,008.93	3,038.21
Investment in overnight mutual fund	689.97	-	-	689.97	-	-	-
<b>Cash and cash equivalents at the end of the period/year (refer note 10)</b>	<b>948.32</b>	<b>1,892.33</b>	<b>3,008.93</b>	<b>948.32</b>	<b>3,038.21</b>	<b>3,008.93</b>	<b>3,038.21</b>

Cash and cash equivalents comprise:

Balance with banks

- In current accounts

Investment in overnight mutual fund

**Cash and cash equivalents at the end of the period/year (refer note 10)**

Material accounting policies

See the accompanying notes to the Condensed standalone financial statements.

\*refer note 34

As per our report of even date attached.

**For Deloitte Haskins & Sells LLP**

Chartered Accountants

Firm's registration number: 117366W/W-100018

**NILESH VASANTLAL SHAH**
**Nilesh Shah**

Partner

Membership number: 49660

Place: Mumbai

Date : 25 October 2024

 Digitally signed by  
 NILESH VASANTLAL  
 SHAH  
 Date: 2024.10.25  
 16:16:47 +05'30'

For and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited**
**(Formerly known as K Raheja Corp Investment Managers LLP)**

(acting as the Manager to Mindspace Business Parks REIT)

**NEEL CHANDRU RAHEJA**
**Neel C. Raheja**

Director

DIN: 00029010

Place: Mumbai

Date : 25 October 2024

**RAMESH KUMAR NAIR**
**Ramesh Nair**

Chief Executive Officer

Place: Mumbai

Date : 25 October 2024

 Digitally signed by  
 RAMESH KUMAR NAIR  
 Date: 2024.10.25  
 15:26:09 +05'30'

**PREETI NAVEEN CHHEDA**
**Preeti N. Chheda**

Chief Financial Officer

Place: Mumbai

Date : 25 October 2024

 Digitally signed by  
 PREETI NAVEEN  
 CHHEDA  
 Date: 2024.10.25  
 15:36:43 +05'30'

## Mindspace Business Park REIT

RN:IN/REIT/19-20/003

Condensed Standalone Statement of changes in Unitholder's Equity  
(all amounts are in Rs. Millions unless otherwise stated)

### A. Corpus

Particulars	Amount
Balance as on 1 April 2023	0.01
Add : Changes during the year	-
Balance as on 31 March 2024	0.01
Balance as on 1 April 2024	0.01
Add : Changes during the period	-
Closing balance as at 30 September 2024	0.01
Balance as on 1 April 2023	0.01
Add : Changes during the period	-
Closing balance as at 30 September 2023	0.01

### B. Unit Capital

Particulars	Amount
Balance as on 1 April 2023	1,62,838.82
Add : Changes during the year	-
Balance as on 31 March 2023	1,62,838.82
Balance as on 1 April 2024	1,62,838.82
Add : Changes during the period	-
Less: Distribution to Unit holders for the quarter ended 30 June 2024*	(984.41)
Closing balance as at 30 September 2024	1,61,854.41
* This represents repayment of debt by SPV to the REIT, being part of the Net Distributable Cash flows (NDCF), distributed by REIT to the unitholders pursuant to the REIT regulations.	
Balance as on 1 April 2023	1,62,838.82
Add : Changes during the period	-
Closing balance as at 30 September 2023	1,62,838.82

### C. Other equity

Particulars	Retained Earnings
Balance as on 1 April 2023	3,202.49
Profit for the year ended 31 March 2024	11,611.98
Other comprehensive income for the year	-
Less: Distribution to Unit holders for the quarter ended 31 March 2023*	(2,852.42)
Less: Distribution to Unit holders for the quarter ended 30 June 2023*	(2,846.49)
Less: Distribution to Unit holders for the quarter ended 30 September 2023*	(2,840.56)
Less: Distribution to Unit holders for the quarter ended 31 December 2023*	(2,846.49)
Balance at 31 March 2024	3,428.71
Balance as on 1 April 2024	3,428.71
Profit for the period ended 30 September 2024	2,186.08
Other comprehensive income for the period	-
Less: Distribution to Unit holders for the quarter ended 31 March 2024*	(2,828.70)
Less: Distribution to Unit holders for the quarter ended 30 June 2024*	(2,004.40)
Balance at 30 September 2024	781.69
Balance as on 1 April 2023	3,202.49
Profit for the period ended 30 September 2023	5,799.17
Other comprehensive income for the period	-
Less: Distribution to Unit holders for the quarter ended 31 March 2023*	(2,852.42)
Less: Distribution to Unit holders for the quarter ended 30 June 2023*	(2,846.49)
Balance at 30 September 2023	3,302.45

\*The distributions made by Mindspace REIT to its Unit holders are based on the Net Distributable Cash flows (NDCF) of Mindspace REIT under the REIT Regulations and represents distributions other than repayment of debt by SPV to REIT.

See the accompanying notes to the Condensed Standalone financial statements.  
As per our report of even date attached.

For Deloitte Haskins & Sells LLP  
Chartered Accountants

Firm's registration number: 117366W/W-100018

**NILESH VASANTLAL SHAH**  
Digitally signed by NILESH VASANTLAL SHAH  
Date: 2024.10.25 16:17:59 +05'30'

**Nilesh Shah**  
Partner  
Membership number: 49660

Place: Mumbai  
Date : 25 October 2024

For and on behalf of the Board of Directors of  
**K Raheja Corp Investment Managers Private Limited**  
(Formerly known as K Raheja Corp Investment Managers LLP)  
(acting as the Manager to Mindspace Business Parks REIT)

**NEEL CHANDRU RAHEJA**  
Digitally signed by NEEL CHANDRU RAHEJA  
Date: 2024.10.25 15:41:24 +05'30'

**Neel C. Raheja**  
Director  
DIN: 00029010

Place: Mumbai  
Date : 25 October 2024

**RAMESH KUMAR NAIR**  
Digitally signed by RAMESH KUMAR NAIR  
Date: 2024.10.25 15:28:11 +05'30'

**Ramesh Nair**  
Chief Executive Officer

Place: Mumbai  
Date : 25 October 2024

**PREETI NAVEEN CHHEDA**  
Digitally signed by PREETI NAVEEN CHHEDA  
Date: 2024.10.25 15:38:26 +05'30'

**Preeti N. Chheda**  
Chief Financial Officer

Place: Mumbai  
Date : 25 October 2024



# MINDSPACE BUSINESS PARKS REIT

RN:IN/REIT/19-20/003

Statement of Net Assets at fair value

(all amounts in Rs. million unless otherwise stated)

Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016

## A) Statement of Net Assets at fair value

S.No	Particulars	Unit of measurement	As at 30 September 2024 (Unaudited)		As at 31 March 2024 (Audited)	
			Book Value	Fair Value	Book Value	Fair Value
A	Assets	Rs in million	2,08,856.12	2,74,557.39	2,01,910.81	2,56,819.78
B	Liabilities	Rs in million	46,220.01	46,220.01	35,643.27	35,643.27
C	Net Assets (A-B)	Rs in million	<b>1,62,636.11</b>	<b>2,28,337.38</b>	<b>1,66,267.54</b>	<b>2,21,176.51</b>
D	No. of units	Numbers	59,30,18,182.00	59,30,18,182.00	59,30,18,182	59,30,18,182
E	NAV (C/D)	Rs	<b>274.25</b>	<b>385.04</b>	<b>280.38</b>	<b>372.97</b>

### Notes

#### 1) Measurement of fair values:

The fair values of Investments in SPV are computed basis the fair value of Investment property, Property, plant and equipment, Investment property under construction and Capital work-in-progress which are solely based on an independent valuation performed by an external property valuer ("independent valuer"), having appropriately recognised professional qualification and recent experience in the location and category of the properties being valued.

Other assets include cash and cash equivalents and other working capital balances which are not factored in the discounted cashflow method used in determining the fair value of investment property, investment property under development, property, plant and equipment, capital work-in-progress and intangibles.

#### Valuation Technique

The fair value measurement for all of the Investment property, Property, plant and equipment, Investment property under construction and Capital work-in-progress (excluding Pocharam) has been categorized as a Level 3 fair value based on the inputs to the valuation technique used. The valuer has followed a Discounted Cash Flow method, except for valuation of land for future development where the valuer has adopted Market Approach or Government Benchmark Price / Guideline Value as may be applicable. The Discounted Cash Flow valuation model considers the present value of net cash flows to be generated from the respective properties, taking into account the expected rental growth rate, vacancy period, occupancy rate, and lease incentive costs. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality, lease terms and investor return expectations from such properties.

The existing buildings in Pocharam are unoccupied. Considering the absence of leasing demand in the near term, and therefore no expected income stream and also since the asset is held for sale, the Valuer has opted for the Cost Approach. Under this method, the land component is assessed using the Comparable Sales/Quoted Instances Method under the Market Approach while building and plant & machinery components have been valued using the Depreciated Replacement Cost Method.

#### 2) Break up of Net asset value as at 30 September 2024

Particulars	As at 30 September 2024 (Unaudited)	As at 31 March 2024 (Audited)
Fair Value of Investments in SPVs	2,21,805.25	2,09,012.12
Add: Other assets*	52,752.14	47,808.04
Less: Liabilities	(46,220.01)	(35,643.27)
<b>Net Assets</b>	<b>2,28,337.38</b>	<b>2,21,176.89</b>

\*Other assets includes cash and cash equivalents, loans to spvs and other working capital balances which are not factored in the discounted cashflow method used in determining the fair value of investment property, investment property under development, property, plant and equipment, capital work-in-progress and intangibles.

#### 3) The Trust holds investment in SPVs which in turn hold the properties. Hence, the breakup of property wise fair values has been disclosed in the Condensed Consolidated financial statements.

## B) Statement of Total Returns at fair value

S.No	Particulars	For the half year ended	For the half year ended	For the half year ended	For the year ended
		30 September 2024 (Unaudited)	31 March 2024 (Unaudited*)	30 September 2023 (Unaudited)	31 March 2024 (Audited)
A	Total comprehensive income	2,186.08	5,812.81	5,799.17	11,611.98
B	Add : Changes in fair value not recognised in the other comprehensive income and other adjustments	10,797.09	6,206.89	(1,400.76)	4,805.53
<b>C=(A+B)</b>	<b>Total Return</b>	<b>12,983.17</b>	<b>12,019.70</b>	<b>4,398.41</b>	<b>16,417.51</b>

Note: Total Return for the purpose of Standalone financial statements has been considered based on the total return of Mindspace REIT on a consolidated basis adjusted for consolidation adjustments.

\*refer note 34

As per our report of even date attached.

For Deloitte Haskins & Sells LLP  
Chartered Accountants

Firm's registration number: 117366W/W-100018

NILESH VASANTLAL SHAH  
Nilesh Shah  
Partner  
Membership number: 49660

Digitally signed by NILESH VASANTLAL SHAH  
Date: 2024.10.25 16:19:19 +05'30'

For and on behalf of the Board of Directors of  
**K Raheja Corp Investment Managers Private Limited**  
(Formerly known as K Raheja Corp Investment Managers LLP)  
(acting as the Manager to Mindspace Business Parks REIT)

NEEL CHANDRU RAHEJA  
Neel C. Raheja  
Director  
DIN: 00029010

RAMESH KUMAR NAIR  
Ramesh Nair  
Chief Executive Officer

PREETI NAVEEN CHHEDA  
Preeti N. Chheda  
Chief Financial Officer

Place: Mumbai  
Date : 25 October 2024

Place: Mumbai  
Date : 25 October 2024

Place: Mumbai  
Date : 25 October 2024

Place: Mumbai  
Date : 25 October 2024

## MindSpace Business Park REIT

RN:IN/REIT/19-20/003

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

(All amounts in Rs. million unless otherwise stated)

Net Distributable Cash Flows (NDCF) pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43(6)

Description	For the quarter ended 30 September 2024 (Unaudited)	For the quarter ended 30 June 2024 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)
Cashflows from operating activities of the Trust	(69.88)	(68.19)	(138.07)
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework <sup>(4) &amp; (5)</sup>	4,050.39	4,637.09	8,687.48
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments)	8.74	11.30	20.04
(+) Proceeds from sale of infrastructure / real estate investments, infrastructure / real estate assets or shares of SPVs/ Holdcos or Investment Entity adjusted for the following <ul style="list-style-type: none"> <li>• Applicable capital gains and other taxes</li> <li>• Related debts settled or due to be settled from sale proceeds</li> <li>• Directly attributable transaction costs</li> <li>• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or Regulation 18(7) of InvIT Regulations or any other relevant provisions of the REIT/InvIT Regulations</li> </ul>	-	-	-
(+) Proceeds from sale of infrastructure / real estate investments, infrastructure / real estate assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or Regulation 18(7) of InvIT Regulations or any other relevant provisions of the REIT/InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss account of the Trust <sup>(2) &amp; (3)</sup>	(867.11)	(1,587.55)	(2,454.66)
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or equity raise)	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks or financial institution from whom the Trust or any of its SPV/ HoldCos have availed debt or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv) agreement pursuant to which the SPV/ HoldCo operates or owns an infrastructure asset or real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations or approvals	-	-	-
(-) any capital expenditure on existing assets owned / leased by the REIT / InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-	-
<b>NDCF at Trust Level</b>	<b>3,122.14</b>	<b>2,992.65</b>	<b>6,114.79</b>

### Notes:

- The Board of Directors of the Manager to the Trust, in their meeting held on 25 October 2024, has declared distribution to unitholders of Rs. 5.15 per unit which aggregates to Rs. 3,054.04 million for the quarter ended 30 September 2024. The distributions of Rs. 5.15 per unit comprises Rs. 3.10 per unit in the form of dividend, Rs. 0.28 per unit in the form of interest payment, Rs. 0.01 per unit in the form of other income and the balance Rs. 1.76 per unit in the form of repayment of debt by SPV to REIT. Along with distribution of Rs. 5.04 per unit for the quarter ended 30 June 2024, the cumulative distribution for the half year ended 30 September 2024 aggregates to Rs. 10.19 per unit.
- As per the Revised NDCF Framework, finance cost on Borrowings includes processing fees paid of Rs. 15.76 million for the quarter ended 30 June 2024.
- Finance cost on Borrowings includes interest accrued but not due on loans as of 31 March 2024 of Rs. 829.84 million, paid during the quarter ended 30 June 2024.
- a) Rs. 2,328.30 million had been received post 30 June 2024, but before finalisation and adoption of financial statements by the board of directors and forms part of the NDCF for the quarter ended 30 June 2024 in line with the Revised NDCF Framework.  
b) Rs. 3,091.42 million has been received post 30 September 2024, but before finalisation and adoption of financial statements by the board of directors and forms part of the NDCF for the quarter ended 30 September 2024 in line with the Revised NDCF Framework.
- Includes distribution out of surplus cash of Rs. 109.00 million for the quarter ended 30 June 2024 and Rs. 97.90 million for the quarter ended 30 September 2024 received from SPVs.
- In order to promote standardisation of framework for computing NDCF, a revised framework was defined by SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 (erstwhile SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/185 dated December 6, 2023 on revised NDCF framework). As per the framework, the Manager is required to declare and distribute at least 90% of the NDCF of MindSpace REIT as distributions ("REIT Distributions"). This framework is applicable with effect from 1 April 2024. Accordingly, MindSpace REIT has computed the NDCF to comply with the said circular.

As per our report of even date attached.

**For Deloitte Haskins & Sells LLP**  
Chartered Accountants

Firm's registration number: 117366W/W-100018

**NILESH VASANTLAL SHAH**  
Digitally signed by NILESH VASANTLAL SHAH  
Date: 2024.10.25 16:20:37 +05'30'

**Nilesh Shah**  
Partner  
Membership number: 49660

Place: Mumbai  
Date : 25 October 2024

For and on behalf of the Board of Directors of  
**K Raheja Corp Investment Ma**  
**(Formerly known as K Raheja Corp Investment Managers LLP)**  
(acting as the Manager to MindSpace Business Parks REIT)

**NEEL CHANDR U RAHEJA**  
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Date: 2024.10.25 15:40:00 +05'30'

**Neel C. Raheja**  
Director  
DIN: 00029010

Place: Mumbai  
Date : 25 October 2024

**RAMESH KUMAR NAIR**  
Digitally signed by RAMESH KUMAR NAIR  
Date: 2024.10.25 15:26:19 +05'30'

**Ramesh Nair**  
Chief Executive Officer

Place: Mumbai  
Date : 25 October 2024

**PREETI NAVEEN CHHEDA**  
Digitally signed by PREETI NAVEEN CHHEDA  
Date: 2024.10.25 15:39:12 +05'30'

**Preeti N. Chheda**  
Chief Financial Officer

Place: Mumbai  
Date : 25 October 2024

**MindSpace Business Park REIT**

RN:IN/REIT/19-20/003

**Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116**

(all amounts in Rs. million unless otherwise stated)

S.no	Description	For the quarter ended	For the half year ended	For the half year ended	For the year ended
		30 September 2023 (Unaudited)	31 March 2024 (Unaudited)	30 September 2023 (Unaudited)	31 March 2024 (Audited)
1	Cash flows received from Asset SPVs including but not limited to:				
	- interest	760.25	1,633.51	1,414.49	3,048.46
	- dividends (net of applicable taxes)	2,612.04	5,285.90	5,265.73	10,551.63
	- repayment of REIT Funding	-	-	-	-
	- proceeds from buy-backs/ capital reduction (net of applicable taxes)	-	-	-	-
	- redemption proceeds from preference shares or any other similar instrument	-	-	-	-
2	Add: Proceeds from sale of investments, assets, sale of shares of Asset SPVs, liquidation of any other asset or investment (incl. cash equivalents) or any form of fund raise at MindSpace	7,124.06	12,469.99	18,808.56	31,278.55
	REIT level adjusted for the following <sup>(1)</sup> :				
	- applicable capital gains and other taxes, if any	-	-	-	-
	- debts settled or due to be settled from sale proceeds	-	-	-	-
	- transaction costs	-	-	-	-
	- proceeds re-invested or planned to be reinvested in accordance with the REIT regulations	-	-	-	-
	- any acquisition	-	-	-	-
	- investments as permitted under the REIT regulations	-	(999.79)	-	(999.79)
	- lending to Asset SPVs	(7,124.06)	(9,489.96)	(18,808.56)	(28,298.51)
	as may be deemed necessary by the Manager	-	-	-	-
3	Add: Proceeds from sale of investments, assets or sale of shares of Asset SPVs not distributed pursuant to an earlier plan to re-invest in accordance with the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
4	Add: Any other income received by MindSpace REIT not captured herein	1.85	5.95	9.67	15.62
5	Less: Any other expenses paid by MindSpace REIT not captured herein	(14.08)	(18.01)	(25.48)	(43.49)
6	Less: Any expense in the nature of capital expenditure at MindSpace REIT level	-	-	-	-
7	Less: Net debt repayment / (drawdown), redemption of preference shares / debentures / any other such instrument / premiums / any other obligations / liabilities, etc., as maybe deemed necessary by the Manager	-	(2,000.00)	-	(2,000.00)
8	Add/Less: Other adjustments, including but not limited to net changes in security deposits, working capital, etc., as may be deemed necessary by the Manager <sup>(2)</sup>	(46.94)	(139.15)	(122.90)	(262.05)
9	Less: Interest paid on external debt borrowing at MindSpace REIT level	(455.37)	(1,032.63)	(817.98)	(1,850.83)
10	Less: Income tax and other taxes (if applicable) at the Standalone MindSpace REIT level	(2.99)	(4.64)	(5.18)	(10.07)
	<b>Net Distributable Cash Flows (NDCF)</b>	<b>2,854.76</b>	<b>5,711.17</b>	<b>5,718.35</b>	<b>11,429.52</b>

**Notes:**

- 1 Repayment of REIT funding which is further lent to SPVs has been captured under "Liquidation of assets"
- 2 Lending to and repayment from SPVs within the same period has been adjusted under "Other Adjustments" and includes loan given by REIT to SPV out of surplus funds or repayment of such loans.
- 3 NDCF is calculated on quarterly basis, amounts presented for the half year and year ended is mathematical summation of quarterly numbers.

As per our report of even date attached.

**For Deloitte Haskins & Sells LLP**  
Chartered Accountants

Firm's registration number: 117366W/W-100018

**NILESH VASANTLAL SHAH**  
L SHAH  
Nilesh Shah  
Partner  
Membership number: 49660

Digitally signed by  
NILESH VASANTLAL  
SHAH  
Date: 2024.10.25  
16:21:54 +05'30'

For and on behalf of the Board of Directors of  
**K Raheja Corp Investment Managers Private Limited**  
(Formerly known as K Raheja Corp Investment Managers LLP)  
(acting as the Manager to MindSpace Business Parks REIT)

NEEL CHANDRA RAHEJA  
Digitally signed by  
NEEL CHANDRA RAHEJA  
Date: 2024.10.25  
15:42:21 +05'30'

**Neel C. Raheja**  
Director  
DIN: 00029010

RAMESH KUMAR NAIR  
Digitally signed by  
RAMESH KUMAR NAIR  
Date: 2024.10.25  
15:33:28 +05'30'

**Ramesh Nair**  
Chief Executive Officer

PREETI NAVEEN CHHEDA  
Digitally signed by  
PREETI NAVEEN CHHEDA  
Date: 2024.10.25  
15:39:29 +05'30'

**Preeti N. Chheda**  
Chief Financial Officer

Place: Mumbai  
Date : 25 October 2024

Place: Mumbai  
Date : 25 October 2024

Place: Mumbai  
Date : 25 October 2024

Place: Mumbai  
Date : 25 October 2024

## **MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts in Rs. million unless otherwise stated)**

#### **1 Mindspace REIT Information**

Mindspace Business Parks REIT ('Mindspace REIT' or 'Trust') was set up on 18 November 2019 at Mumbai, Maharashtra, India as a contributory, determinate and irrevocable trust under the provisions of the Indian Trusts Act, 1882, pursuant to a trust deed dated 18 November 2019. Mindspace REIT was registered with Securities and Exchange Board of India ('SEBI') on 10 December 2019, at Mumbai as a Real Estate Investment Trust ('REIT') pursuant to the SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including guidelines and circulars issued thereunder ('REIT Regulations') having registration number IN/REIT/19-20/0003. The Trust's principal place of business address is at Raheja Tower, Level 8, Block 'G', C-30, Bandra Kurla Complex, Mumbai - 400 051.

Anbee Constructions LLP (ACL) and Cape Trading LLP ('CTL') are the sponsors of Mindspace REIT. The Trustee to Mindspace REIT is Axis Trustee Services Limited (the 'Trustee') and the Manager for Mindspace REIT is K Raheja Corp Investment Managers Private Limited (the 'Manager').

The objectives and principal activity of Mindspace REIT is to carry on the activity of a real estate investment trust, as permissible under the REIT Regulations, to raise funds through the REIT, to make investments in accordance with the REIT Regulations and the investment strategy and to carry on the activities as may be required for operating the REIT, including incidental and ancillary matters thereto.

The units of the Trust were listed on the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) on 7 August 2020.

The brief activities and shareholding pattern of the Special Purpose Vehicles ('SPVs') are provided below:

<b>Name of the SPV</b>	<b>Activities</b>	<b>Equity Shareholding (in percentage) as at 30 September 2024</b>	<b>Equity Shareholding (in percentage) as at 31 March 2024</b>
Mindspace Business Parks Private Limited (MBPPL)	The SPV is engaged in real estate development projects such as Special Economic Zone (SEZ), Information Technology Parks and other commercial assets. The SPV has its projects in Airoli (Navi Mumbai), Pune and Pocharam (Hyderabad). The SPV is a deemed distribution licensee pursuant to which it can distribute power to the SEZ tenants within the Park. It commenced distribution of electricity in its project at Airoli, Navi Mumbai from 9 April 2015 .	Mindspace REIT : 100%	Mindspace REIT : 100%
Gigaplex Estate Private Limited (Gigaplex)	The SPV is engaged in real estate development projects such as Special Economic Zone (SEZ), Information Technology Parks and other commercial assets. The SPV has its projects in Airoli (Navi Mumbai). The SPV is a deemed distribution licensee pursuant to which it can distribute power to the SEZ tenants within the Park. It commenced distribution of electricity in its project at Airoli, Navi Mumbai from 19 April 2016.	Mindspace REIT : 100%	Mindspace REIT : 100%

## **MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

Notes to the Condensed Standalone Financial Statements

(all amounts in Rs. million unless otherwise stated)

<b>Name of the SPV</b>	<b>Activities</b>	<b>Equity Shareholding (in percentage) as at 30 September 2024</b>	<b>Equity Shareholding (in percentage) as at 31 March 2024</b>
Sundew Properties Limited (Sundew)	The SPV is engaged in development and leasing/licensing of Information Technology (IT) park, SEZ to different customers in Hyderabad.	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)
Intime Properties Limited (Intime)	The SPV is engaged in development and leasing/licensing of IT park to different customers in Hyderabad.	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)
K. Raheja IT Park (Hyderabad) Limited (KRIT)	The SPV is engaged in development and leasing/licensing of IT park to different customers in Hyderabad.	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)
KRC Infrastructure And Projects Private Limited (KRC Infra)	The SPV is engaged in real estate development projects such as Special Economic Zone (SEZ) and Information Technology Parks. The SPV has its project in Kharadi Pune. The SPV is a deemed distribution licensee pursuant to which it can distribute power to the SEZ tenants within the Park. It commenced distribution of electricity in its project at Kharadi, Pune from 1 June 2019. The SPV is also engaged in Facility Management services.	Mindspace REIT : 100%	Mindspace REIT : 100%
Horizonview Properties Private Limited (Horizonview)	The SPV is engaged in development and leasing/licensing of IT park to different customers in Chennai.	Mindspace REIT : 100%	Mindspace REIT : 100%
Avacado Properties and Trading (India) Private Limited (Avacado)	The SPV has developed an Industrial park for the purpose of letting out to different customers in Paradigm building at Malad-Mumbai and is being maintained and operated by the SPV. The SPV also has a commercial project in Bandra Kurla Complex, Mumbai.	Mindspace REIT : 100%	Mindspace REIT : 100%

# **MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

## **Notes to the Condensed Standalone Financial Statements**

**(all amounts in Rs. million unless otherwise stated)**

### **2 Basis of Preparation**

The Interim Condensed Standalone Financial Statements (Condensed Standalone Financial Statements) of Mindspace Business Parks REIT comprises the Condensed Standalone Balance Sheet as at September 30, 2024, the Condensed Standalone Statement of Profit and Loss, including other comprehensive income, the Condensed Standalone Statement of Cash Flow for the quarter and half year ended September 30, 2024, the Condensed Standalone Statement of Changes in Unitholders Equity for the half year ended September 30, 2024, the Statement of Net Assets at Fair Value as at September 30 2024, the Statement of Total Returns at Fair Value for the half year ended September 30 2024, and the Statement of Net Distributable Cashflows of Mindspace Business Parks REIT for the quarter and half year ended September 30 2024, and a summary of the significant accounting policies and select explanatory information and other additional financial disclosures.

The condensed standalone financial statements have been prepared in accordance with the requirements of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including guidelines and circulars issued thereunder read with SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 ("the REIT regulations"); Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended from time to time ("Listing Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations. (refer note 14 on presentation of "Unit Capital" as "Equity" instead of compound instruments under Ind AS 32 – Financial Instruments: Presentation). The accounting policies adopted followed are consistent with those of the previous financial year.

These Condensed Standalone Financial Statements were authorised for issue in accordance with the resolution passed by the Board of Directors of the Manager on October 25, 2024.

#### **Statement of compliance to Ind-AS**

These Condensed Standalone financial statements for the quarter and half year ended 30 September 2024 have been prepared in accordance with Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) to the extent not inconsistent with the REIT regulations as more fully described above and Note 14 to the condensed standalone financial statements.

### **3 Material accounting policies**

#### **a) Functional and Presentation Currency**

The Condensed Standalone Financial Statements are presented in Indian Rupees, which is also Mindspace REIT functional currency in which Mindspace REIT operates. All financial information presented in Indian Rupees has been rounded off to the nearest million except otherwise stated.

#### **b) Basis of measurement**

These Condensed Standalone Financial Statements are prepared on the historical cost basis, except for certain financial assets and liabilities (refer accounting policy regarding financial instrument) measured at fair values.

#### **c) Use of judgments and estimates**

The preparation of the Condensed Standalone Financial Statements in conformity with generally accepted accounting principles in India (Ind AS) requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. Actual results could differ from those estimates.

Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Information about critical judgements in applying accounting policies that have the most material effect on the amounts recognised in the Condensed Standalone Financial Statements is included in the following notes:

(i) Presentation of "Unit Capital" as "Equity" in accordance with the SEBI REIT Regulations instead of compound instrument (Note no 13)

(ii) Impairment and Fair valuation of Investments in SPVs and impairment of loans to SPVs.

(iii) recognition and measurement of provisions for contingencies and disclosure of contingent liabilities (Note 31 (a))

## **MINDSPACE BUSINESS PARKS REIT**

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### **Notes to the Condensed Standalone Financial Statements**

**(all amounts in Rs. million unless otherwise stated)**

**d) Current versus non-current classification**

Mindspace REIT presents assets and liabilities in the Balance Sheet based on current/ non-current classification:

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting date; or
- Cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting date.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting date; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

Mindspace REIT classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. Mindspace REIT has identified twelve months as its operating cycle.

**e) Measurement of fair values**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability and how market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

Mindspace REIT accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. Mindspace REIT has an established control framework with respect to the measurement of fair values.

Mindspace REIT regularly reviews significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values then the finance team assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of an asset or a liability, Mindspace REIT uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that entity can access on measurement date.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

## **MINDSPACE BUSINESS PARKS REIT**

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### **Notes to the Condensed Standalone Financial Statements**

**(all amounts in Rs. million unless otherwise stated)**

#### **3.1 Impairment of assets**

MindSPACE REIT assesses at each reporting date, whether there is any indication that an asset may be impaired. If any such indication exists, the trust estimates the recoverable amount of the asset. The recoverable amount of the assets (or where applicable that of the cash generating unit to which the asset belongs) is estimated as the higher of its net selling price and its value in use. Value in use is the present value of estimated future cash flows (discounted using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset) expected to arise from the continuing use of the assets and from its disposal at the end of its useful life. In determining fair value less costs of disposal, recent market transactions are taken into account. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGU. An impairment loss is recognised whenever the carrying amount of an asset or the cash-generating unit to which it belongs, exceeds its recoverable amount. Impairment loss is recognised in the Condensed Standalone Statement of Profit and Loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the Condensed Standalone Statement of Profit and Loss.

#### **3.2 Asset Acquisition**

If the acquisition of an asset or a group of assets does not constitute a business, MindSPACE REIT identifies and recognises the individual identifiable assets acquired (including those assets that meet the definition of, and recognition criteria for, intangible assets in Ind AS 38, Intangible Assets) and liabilities assumed. The cost of the group is allocated to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of purchase and no goodwill is recognised.

#### **3.3 Foreign currency transactions**

Transactions denominated in foreign currency are recorded at the exchange rate prevailing on the date of transactions. Exchange differences arising on foreign exchange transactions settled during the period/ year are recognised in the Statement of Profit and Loss of the period/ year.

Monetary assets and liabilities denominated in foreign currency, which are outstanding as at the end of the period and not covered by forward contracts, are translated at the end of the period at the closing exchange rate and the resultant exchange differences are recognised in the Condensed Standalone Statement of Profit and Loss. Non-monetary foreign currency items are carried at cost.

#### **3.4 Compound financial instruments**

The component parts of compound financial instruments issued by MindSPACE REIT are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument. A conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of the Trust's own equity instruments is an equity instrument.

At the date of issue, the fair value of the liability component is estimated using the prevailing market interest rate for similar non-convertible instruments. This amount is recorded as a liability on an amortised cost basis using the effective interest method until extinguished upon conversion or at the instrument's maturity date.

The conversion option classified as equity is determined by deducting the amount of the liability component from the fair value of the compound instrument as a whole. This is recognised and included in equity, net of income tax effects, and is not subsequently remeasured.

Transaction costs that relate to the issue of the convertible instruments are allocated to the liability and equity components in proportion to the allocation of the gross proceeds. Transaction costs relating to the equity component are recognised directly in equity. Transaction costs relating to the liability component are included in the carrying amount of the liability component and are amortised over the lives of the convertible instrument using the effective interest method.

#### **3.5 Embedded derivatives**

Derivatives embedded in a host contract that is an asset within the scope of Ind AS 109 are not separated. Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Embedded derivatives closely related to the host contracts are not separated. Derivatives embedded in all other host contract are separated only if the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the host and are measured at fair value through profit or loss.



## **MINDSPACE BUSINESS PARKS REIT**

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### **Notes to the Condensed Standalone Financial Statements**

**(all amounts in Rs. million unless otherwise stated)**

#### **3.6 Tax expense**

Income tax expense comprises current tax and deferred tax charge or credit. It is recognised in the Condensed Standalone Statement of Profit and Loss except to the extent that it relates to an item recognised directly in equity or in other comprehensive income in which case, the current and deferred tax are also recognised in equity and other comprehensive income respectively.

##### **a) Current tax**

Current tax comprises the expected tax payable or receivable on the taxable income for the period and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by end of reporting period.

Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

##### **b) Deferred tax**

Deferred tax asset/ liability is recognized on temporary differences between the carrying amounts of assets and liabilities in the Condensed Standalone Financial Statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax assets and liabilities are measured that are expected to apply to the period when the asset is realised or the liability is settled, using the tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which Mindspace REIT expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized. Such deferred tax assets and liabilities are not recognized if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets are reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets and liabilities, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realized simultaneously.

#### **3.7 Provisions, contingent liabilities and contingent assets**

Provisions are recognised when Mindspace REIT has a present legal or constructive obligation as a result of a past event, it is probable that the Trust will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. The amount recognised as a provision is the best estimate of the consideration net of recoveries if any, required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost.

Contingent liabilities are disclosed when there is a possible obligation or a present obligation that may, but will probably not, require an outflow of resources. When there is a possible obligation of a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

Provisions for onerous contracts, i.e. contracts where the expected unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it, are recognised when it is probable that an outflow of resources embodying economic benefits will be required to settle a present obligation as a result of an obligating event, based on a reliable estimate of such obligation. If the effect of the time value of money is material, provisions are discounted.

A contingent asset is disclosed when there would be a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of Mindspace REIT.

Provisions, Contingent Liabilities and Contingent Assets are reviewed at each reporting date and adjusted to reflect the current best estimates.

## **MINDSPACE BUSINESS PARKS REIT**

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### **Notes to the Condensed Standalone Financial Statements**

**(all amounts in Rs. million unless otherwise stated)**

#### **3.8 Investment in SPVs**

The Company has elected to recognize its investments in SPVs at cost in accordance with the option available in Ind AS 27, 'Separate Financial Statements'. The details of such investments are given in Note 4.

Assets representing investments in SPVs are reviewed for impairment, whenever events or changes in circumstances indicate that carrying amount may not be recoverable. Such circumstances include, though are not limited to, significant or sustained decline in revenues or earnings and material adverse changes in the economic environment.

#### **3.9 Financial instruments**

##### **1 Initial recognition and measurement**

Financial assets and/or financial liabilities are recognised when Mindspace REIT becomes party to a contract embodying the related financial instruments. All financial assets, financial liabilities are initially measured at fair value. Transaction costs that are attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from as the case may be, the fair value of such assets or liabilities, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the Condensed Standalone Statement of Profit and Loss.

##### **2 Financial assets:**

#### **a) Classification of financial assets:**

- (i) Mindspace REIT classifies its financial assets in the following measurement categories:
  - those to be measured subsequently at fair value (either through other comprehensive income, or through the Statement of Profit and Loss), and
  - those measured at amortised cost.
- (ii) The classification is done depending upon Mindspace REIT business model for managing the financial assets and the contractual terms of the cash flows.
- (iii) For investments in debt instruments, this will depend on the business model in which the investment is held.
- (iv) Mindspace REIT reclassifies debt investments when and only when its business model for managing those assets changes.

#### **b) Subsequent Measurement**

##### **(i) Investment in Debt instruments:**

Subsequent measurement of debt instruments depends on Mindspace REIT business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Trust classifies its debt instruments:

##### **Financial assets at amortised cost**

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

##### **Financial assets at fair value through other comprehensive income (FVTOCI)**

Financial assets are subsequently measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows that give rise on specified dates to solely payments of principal and interest on the principal amount outstanding and by selling financial assets.

##### **Financial assets at fair value through the Statement of Profit and Loss (FVTPL)**

Financial assets are subsequently measured at fair value through the Statement of Profit and Loss unless it is measured at amortised cost or fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognised in the Statement of Profit and Loss.

## **MINDSPACE BUSINESS PARKS REIT**

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### **Notes to the Condensed Standalone Financial Statements**

**(all amounts in Rs. million unless otherwise stated)**

**c) Impairment of financial assets:**

The Mindspace REIT applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, lease receivables, trade receivables, other contractual rights to receive cash or other financial asset. For trade receivables, the Mindspace Group measures the loss allowance at an amount equal to lifetime expected credit losses. Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Mindspace Group has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

**d) Derecognition of financial assets:**

A financial asset is primarily derecognised when:

- (i) the right to receive cash flows from the asset has expired, or
- (ii) Mindspace REIT has transferred its rights to receive cash flows from the asset; and Mindspace REIT has transferred substantially all the risks and rewards of the asset, or Mindspace REIT has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

On derecognition of a financial asset in its entirety (other than investments in equity instruments at FVOCI), the differences between the carrying amounts measured at the date of derecognition and the consideration received is recognised in Statement of Profit and Loss.

Any interest in transferred financial assets that is created or retained by Mindspace REIT is recognised as a separate asset or liability.

### **3.10 Financial liabilities and equity instruments**

**(a) Classification as debt or equity**

Financial liabilities and equity instruments issued by Mindspace REIT are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

#### **Financial Liabilities**

##### **Recognition, measurement and classification**

Financial liabilities are classified as either held at a) fair value through the Statement of Profit and Loss, or b) at amortised cost. Management determines the classification of its financial liabilities at the time of initial recognition or, where applicable, at the time of reclassification.

Mindspace REIT financial liabilities include trade and other payables, loans and borrowings and derivative financial instruments. Subsequent measurement of financial liabilities depends on their classification as fair value through the Statement of Profit and Loss or at amortised cost. All changes in fair value of financial liabilities classified as FVTPL are recognised in the Statement of Profit and Loss. Amortised cost category is applicable to loans and borrowings, trade and other payables. After initial recognition the financial liabilities are measured at amortised cost using the Effective Interest Rate method.

##### **Derecognition**

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. Gains and losses are recognised in the Statement of Profit and Loss when the liabilities are derecognised.

##### **Offsetting of financial instruments**

Financial assets and financial liabilities are offset and presented on net basis in the Balance Sheet when there is a currently enforceable legal right to offset the recognised amounts and there is an intention either to settle on a net basis or to realise the assets and settle the liabilities simultaneously.

### **3.11 Financial guarantee contracts**

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contract are measured initially at the fair value and in accordance with Ind AS 109 unless on a case to case basis Mindspace REIT elects to account for financial guarantee as Insurance Contracts.

### **3.12 Revenue Recognition**

Revenue is measured at the fair value of the consideration received or receivable. This inter alia involves discounting of the consideration due to the present value if payment extends beyond normal credit terms.

Revenue is recognised when recovery of the consideration is probable and the amount of revenue can be measured reliably.

## **MINDSPACE BUSINESS PARKS REIT**

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### **Notes to the Condensed Standalone Financial Statements**

(all amounts in Rs. million unless otherwise stated)

#### **Recognition of dividend income, interest income**

Dividend income is recognised in profit or loss on the date on which Mindspace REIT's right to receive payment is established.

Interest income is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the gross carrying amount of the financial asset.

In calculating interest income, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired). However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

#### **3.13 Borrowing costs**

Borrowing costs are interest and other costs (including exchange differences relating to foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs) incurred in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition or construction of an asset which necessarily take a substantial period of time to get ready for their intended use are capitalised as part of the cost of that asset. Other borrowing costs are recognised as an expense in the period in which they are incurred.

Interest expense is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments through the expected life of the financial instrument to the amortised cost of the financial liability. In calculating interest expense, the effective interest rate is applied to the amortised cost of the liability.

#### **3.14 Cash and cash equivalents**

Cash and cash equivalents comprises of cash at bank and on hand, demand deposits, investment in overnight mutual funds, other short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

#### **3.15 Cash distribution to unit holders**

Mindspace REIT recognises a liability to make cash distributions to Unitholders when the distribution is authorised and a legal obligation has been created. As per the REIT Regulations, a distribution is authorised when it is approved by the Board of Directors of the Manager. A corresponding amount is recognised directly in equity.

#### **3.16 Condensed Standalone Statement of Cash flows**

Cash flow is reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of Mindspace REIT are segregated.

For the purpose of the Statement of Cash Flow, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Mindspace REIT's cash management.

#### **3.17 Subsequent events**

The Condensed Standalone Financial Statements are adjusted to reflect events that occur after the reporting date but before the Financial Statements are issued. The Financial Statements have their own date of authorisation. Therefore, when preparing the Financial Statements, management considers events up to the date of authorisation of these financial statements.

#### **3.18 Earnings per unit**

The basic earnings per unit is computed by dividing the net profit/ (loss) attributable to the unit holders of the REIT by the weighted average number of units outstanding during the reporting period. The number of units used in computing diluted earnings/ (loss) per unit comprises the weighted average units considered for deriving basic earnings/ (loss) per unit and also the weighted average number of units which could have been issued on the conversion of all dilutive potential units.

Dilutive potential units are deemed converted as of the beginning of the reporting date, unless they have been issued at a later date. In computing diluted earnings per unit, only potential equity units that are dilutive and which either reduces earnings per share or increase loss per units are included.

## **MINDSPACE BUSINESS PARKS REIT**

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### **Notes to the Condensed Standalone Financial Statements**

(all amounts in Rs. million unless otherwise stated)

#### **3.19 Earnings before finance costs and tax**

Mindspace REIT has elected to present earnings before finance cost and tax as a separate line item on the face of the Condensed Standalone Statement of Profit and Loss. Mindspace REIT measures earnings before finance cost and tax on the basis of profit/ (loss) from continuing operations. In its measurement, Mindspace REIT does not include finance costs and tax expense.

#### **3.20 Errors and estimates**

Mindspace REIT revises its accounting policies if the change is required due to a change in Ind AS or if the change will provide more relevant and reliable information to the users of the Financial Statement. Changes in accounting policies are applied retrospectively.

A change in an accounting estimate that results in changes in the carrying amounts of recognised assets or liabilities or to profit or loss is applied prospectively in the period(s) of change.

Discovery of errors results in revisions retrospectively by restating the comparative amounts of assets, liabilities and equity of the earliest prior period in which the error is discovered. The opening balances of the earliest period presented are also restated.

#### **3.21 Distribution Policy**

The Net Distributable Cash Flows of Mindspace REIT are based on the cash flows generated from Mindspace REIT's assets and investments. In terms of the Distribution Policy of Mindspace REIT and the REIT Regulations, not less than 90% of the NDCF of each of the Asset SPVs is required to be distributed to Mindspace REIT, in proportion of Mindspace REIT's shareholding in the Asset SPV, subject to applicable provisions of the Companies Act 2013. Presently, NDCF to be received by Mindspace REIT from the Asset SPVs may be in the form of dividends, interest income, repayment of debt by SPVs to REIT, proceeds of any capital reduction or buyback from the Asset SPVs or as specifically permitted under the Trust Deed or in such other form as may be permissible under the REIT Regulations. Such SPV Distributions shall be declared and made for every quarter of a Financial Year in terms of the Distribution Policy.

#### **3.22 Amended standards**

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time.

##### **New and amended standards:**

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below:

##### **Ind AS 117 – Insurance Contracts**

The Ministry of Corporate Affairs has issued a notification dated 12 August 2024 introducing Ind AS 117, Insurance Contracts for accounting of insurance contracts which replaces the current standard Ind AS 104, Insurance Contracts. The amendments are applicable with effect from 12 August 2024.

Additionally, amendments have been made to Ind AS 101, First-time Adoption of Indian Accounting Standards, Ind AS 103, Business Combinations, Ind AS 105, Noncurrent Assets Held for Sale and Discontinued Operations, Ind AS 107, Financial Instruments: Disclosures, Ind AS 109, Financial Instruments and Ind AS 115, Revenue from Contracts with Customers to align them with Ind AS 117. The amendments also introduce enhanced disclosure requirements, particularly in Ind AS 107, to provide clarity regarding financial instruments associated with insurance contracts.

##### **Ind AS 116 - Leases**

On 9 September 2024, the Ministry of Corporate Affairs issued amendments to Ind AS 116 concerning sale and leaseback transactions. The amendment impact how a seller-lessee accounts for variable lease payments that arise in a sale -and leaseback transaction. The amendments introduce a new accounting model for variable payments and will require seller-lessees to reassess and potentially restate sale and- leaseback transactions. The key considerations from the amendments are:

(a) On initial recognition, the seller-lessee includes variable lease payments when it measures a lease liability arising from a sale-and-leaseback transaction.

(b) After initial recognition, the seller-lessee applies the general requirements for subsequent accounting of the lease liability such that it recognises no gain or loss relating to the right of use it retains.

A seller-lessee may adopt different approaches that satisfy the new requirements on subsequent measurement. The amendments are applicable with effect from 1 April 2024. Under Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors, a seller-lessee will need to apply the amendments retrospectively to sale and-leaseback transactions entered into or after the date of initial application of Ind AS 116.

The above amendment is not relevant or do not have an impact on the Condensed Standalone Financial Statements of the Trust. The Trust has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

## **Mindspace Business Park REIT**

**RN:IN/REIT/19-20/003**

**Notes to the Condensed Standalone Financial Statements**  
**(all amounts are in Rs. millions unless otherwise stated)**

### **4 Non-current investments**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
<b>Unquoted Investments in SPVs (at cost)</b> <b>(refer note below)</b>		
- 39,75,000 (31 March 2024: 39,75,000) equity shares of Avacado Properties and Trading Private Limited of Rs.10 each, fully paid up	9,482.25	9,482.25
- 29,99,72,205 (31 March 2024: 9,99,90,735) equity shares of Horizonview Properties Private Limited of Rs.10 each, fully paid up*	2,999.72	999.91
- 5,88,235 (31 March 2024: 5,88,235) equity shares of KRC Infrastructure And Projects Private Limited of Rs.10 each, fully paid up	6,867.84	6,867.84
- 1,96,01,403 (31 March 2024: 1,96,01,403) equity shares of Gigaplex Estate Private Limited of Rs.1 each, fully paid up	13,121.35	13,121.35
- 2,50,71,875 (31 March 2024: 2,50,71,875) equity shares of Sundew Properties Limited of Rs.10 each, fully paid up	33,722.27	33,722.27
- 12,03,033 (31 March 2024: 12,03,033) equity shares of Intime Properties Limited of Rs.10 each, fully paid up	15,477.77	15,477.77
-1,78,00,000 (31 March 2024: 1,78,00,000) equity shares of K. Raheja IT Park (Hyderabad) Limited of Rs.10 each, fully paid up	25,617.88	25,617.88
- 81,513 (31 March 2024: 81,513) equity shares of Mindspace Business Parks Private Limited of Rs.10 each, fully paid up	48,813.50	48,813.50
<b>Total</b>	<b>1,56,102.58</b>	<b>1,54,102.77</b>

Note: At the time of initial public offer, the Trust has issued units as consideration to acquire these investments wherein the tradable REIT Unit has been issued at Rs 275 each.

\*During the current period, Mindspace REIT has further invested Rs. 1,999.81 Mn (31 March 2024 - Rs. 999.79 Mn) towards right issue of 19,99,81,470 (31 March 2024 -9,99,78,970) towards equity shares of Horizonview Properties Private Limited.

Refer Note 1 for details of % shareholding in the SPVs held by Mindspace REIT.

## Mindspace Business Park REIT

RN:IN/REIT/19-20/003

### Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

#### 5 Loans (Non current)

Particulars	As at	As at
	30 September 2024	31 March 2024
<b>Unsecured, considered good</b>		
Loan to SPVs- (Refer note 30)	40,432.48	32,936.88
<b>Total</b>	<b>40,432.48</b>	<b>32,936.88</b>

Security: Unsecured

Interest : 8.32 % per annum for the period ended 30 September 2024 (31 March 2024 - 8.55% - 8.60% per annum) in accordance with interest rate policy adopted by Mindspace REIT.

Terms of repayment:

a) Bullet repayment of Rs. 5,576.76 million on date falling 15 years from the first disbursement date or such other date as may be mutually agreed between the Lender and the Borrower in writing. (31 March 2024 - Rs. 9,053.88 million) out of which Rs. 527.28 million has been classified as current as the same is expected to be realised within twelve months. (refer note 9)

b) Bullet repayment of Rs. 4,470.00 million was made on 17 May 2024 during the period ended 30 September 2024 and accordingly the same was classified as current as on 31 March 2024. (31 March 2024 - 4,470.00 million) (refer note 9)

c) Bullet repayment of Rs. 4,965.00 million is due on 31 December 2024 and accordingly the same has been classified as current as on 30 September 2024. (31 March 2024 - Rs. 4,965.00 million) (refer note 9)

d) Bullet repayment of Rs. 4,975.00 million is due on 27 July 2027. (31 March 2024 - Rs. 4,975.00 million)

e) Bullet repayment of Rs. 5,500.00 million is due on 13 April 2026. (31 March 2024 - Rs. 5,500.00 million)

f) Bullet repayment of Rs. 5,000.00 million is due on 30 June 2026. (31 March 2024 - Rs. 5,000.00 million)

g) Bullet repayment of Rs. 5,004.00 million is due on 10 December 2026. (31 March 2024 - Rs. 5,004.00 million)

h) Bullet repayment of Rs. 1,446.12 million was made on 06 June 2024 during the period ended 30 September 2024 and accordingly the same was classified as current as on 31 March 2024. (31 March 2024 - Rs. 1,446.12 million) (refer note 9)

i) Bullet repayment of Rs. 3,404.00 million is due on 20 March 2027. (31 March 2024 - Rs. 3,404.00 million)

j) Bullet repayment of Rs. 3,287.13 million is due on 25 February 2025 and accordingly the same has been classified as current as on 30 September 2024. (31 March 2024 - Rs. Nil) (refer note 9)

k) Bullet repayment of Rs. 5,000.00 million is due on 11 May 2029. (31 March 2024 - Rs. Nil)

l) Bullet repayment of Rs. 6,500.00 million is due on 24 June 2031. (31 March 2024 - Rs. Nil)

m) Bullet repayment of Rs. 1473.05 million is due on 20 November 2024 and accordingly the same has been classified as current as on 30 September 2024. (31 March 2024 - Rs. Nil) (refer note 9)

n) Bullet repayment of Rs. 947.70 million is due on 06 June 2025 and accordingly the same has been classified as current as on 30 September 2024. (31 March 2024 - Rs. Nil) (refer note 9)

#### 6 Other financial assets (Non-current)

Particulars	As at	As at
	30 September 2024	31 March 2024
<b>Unsecured, considered good</b>		
Deposits	3.13	3.13
<b>Total</b>	<b>3.13</b>	<b>3.13</b>

## **Mindspace Business Park REIT**

RN:IN/REIT/19-20/003

### **Notes to the Condensed Standalone Financial Statements**

(all amounts are in Rs. millions unless otherwise stated)

<b>7</b>	<b>Non current tax assets</b>		
	<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
	Non current tax assets	2.80	-
	<b>Total</b>	<b>2.80</b>	<b>-</b>
<b>8</b>	<b>Other non-current assets</b>		
	<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
	Prepaid expenses	6.04	9.00
	<b>Total</b>	<b>6.04</b>	<b>9.00</b>
<b>9</b>	<b>Loans (Current)</b>		
	<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
	<i>Unsecured, considered good</i>		
	Loan to SPVs- (Refer Note 5 and 30)	11,200.16	10,881.12
	<b>Total</b>	<b>11,200.16</b>	<b>10,881.12</b>
<b>10</b>	<b>Cash and cash equivalents</b>		
	<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
	Balances with banks		
	- in current accounts* (Refer note 30)	258.35	3,038.21
	Investment in overnight mutual fund	689.97	-
	<b>Total</b>	<b>948.32</b>	<b>3,038.21</b>

\*Includes balance with banks of Rs.0.42 million (31 March 2024 Rs. 0.40 million ) for unpaid distributions.



## **Mindspace Business Park REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts are in Rs. millions unless otherwise stated)**

#### **11 Other financial assets (Current)**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
<b><i>Unsecured, considered good</i></b>		
Interest receivable on loan to SPVs- (Refer note 30)	124.80	926.11
Other receivables from related parties- (Refer note 30)	0.66	4.07
Other receivables from others	-	0.01
<b>Total</b>	<b>125.46</b>	<b>930.19</b>

#### **12 Other current assets**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
<b><i>Unsecured, considered good</i></b>		
Advance to suppliers	3.49	2.16
Prepaid expenses	25.77	6.58
Balances with government authorities	5.89	0.77
<b>Total</b>	<b>35.15</b>	<b>9.51</b>

## Mindspace Business Park REIT

RN:IN/REIT/19-20/003

### Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

#### 13 Corpus

Particulars	Amount
As at 1 April 2023	0.01
Additions during the year	-
As at 31 March 2024	0.01
As at 1 April 2024	0.01
Additions during the period	-
<b>Closing balance as at 30 September 2024</b>	<b>0.01</b>

#### 14 Unit Capital

Particulars	No.	Amount
As at 1 April 2023	59,30,18,182	1,62,838.82
Movement during the year	-	-
As at 31 March 2024	59,30,18,182	1,62,838.82
As at 1 April 2024	59,30,18,182	1,62,838.82
Movement during the period	-	-
Less: Distribution to Unit holders for the quarter ended 30 June 2024	-	(984.41)
<b>Closing Balance as at 30 September 2024</b>	<b>59,30,18,182</b>	<b>1,61,854.41</b>

#### (a) Terms/rights attached to units and other disclosures

The Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of Units is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust & SPV's on quarterly basis in accordance with REIT Regulations/ in terms of the Distribution Policy. The Board of directors of Investment Manager approves distributions. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays distributions in Indian Rupees.

Under the provisions of the REIT Regulations, Mindspace Business Parks REIT is required to distribute to Unitholders not less than 90% of the net distributable cash flows of Mindspace Business Parks REIT on half yearly basis for each financial year. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Mindspace Business Parks REIT to pay to its Unitholders cash distributions. Hence, the Unit Capital is a compound financial instrument which contains equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 issued under the REIT Regulations, the Unitholders' funds have been presented as "Equity" in order to comply with the requirements of Section H of Chapter 3 to the SEBI master circular dated 15 May 2024 dealing with the minimum presentation and disclosure requirements for key financial statements. Consistent with Unit Capital being classified as equity, the distributions to Unitholders is also presented in Statement of Changes in Unitholders' Equity when the distributions are approved by the Board of Directors of Investment Manager.

#### (b) Unit holders holding more than 5 percent Units in Mindspace REIT

Name of the unit holder	As at 30 September 2024		As at 31 March 2024	
	No of Units	% holding	No of Units	% holding
Platinum Illumination A 2018 Trust	5,43,75,000	9.17%	5,43,75,000	9.17%
Anbee Constructions LLP	3,54,04,890	5.97%	3,54,04,890	5.97%
Cape Trading LLP	3,54,38,895	5.98%	3,54,38,895	5.98%
Chandru Lachmandas Raheja*	3,26,34,433	5.50%	3,26,34,433	5.50%
Capstan Trading LLP	4,10,95,719	6.93%	4,10,95,719	6.93%
Casa Maria Properties LLP	4,68,20,719	7.90%	4,68,20,719	7.90%
Palm Shelter Estate Development LLP	4,10,95,719	6.93%	4,10,95,719	6.93%
Raghukool Estate Development LLP	4,20,04,546	7.08%	4,20,04,546	7.08%
K Raheja Corp Private Limited	3,65,96,296	6.17%	3,65,96,296	6.17%

\* Excludes holding in for and on behalf of beneficiaries of Ivory Property Trust.

#### (c) The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units from the date of registration till the balance sheet date. Further, the Trust had issued an aggregate of 36,363,600 Units for cash at Rs. 275 per unit and 556,654,582 Units at a price of Rs. 275 per unit for consideration other than cash during the period of five years immediately preceding the balance sheet date.

## **MindSpace Business Park REIT**

RN:IN/REIT/19-20/003

### **Notes to the Condensed Standalone Financial Statements**

(all amounts are in Rs. millions unless otherwise stated)

#### **15 Other Equity**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
<b>Reserves and Surplus</b>		
Retained earnings*	781.69	3,428.71
<b>Total</b>	<b>781.69</b>	<b>3,428.71</b>

\*Refer Condensed Standalone Statement of Changes in Unit holder's Equity for detailed movement in other equity balances.

#### **Retained earnings**

The cumulative gain or loss arising from the operations which is retained and is recognized and accumulated under the heading of retained earnings.

At the end of the period/year, the profit after tax is transferred from the statement of profit and loss to the retained earnings account.

#### **16 Borrowings (Non-current)**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 4) (net of issue expenses, at amortised cost) (refer Note 4)	4,978.82	4,975.53
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("MindSpace REIT Green Bond 1") (net of issue expenses, at amortised cost) (refer Note 5)	5,479.18	5,473.41
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 6) (net of issue expenses, at amortised cost) (refer Note 6)	4,982.36	4,977.72
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 7) (net of issue expenses, at amortised cost) (refer Note 7)	4,988.61	4,986.16
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 8) (net of issue expenses, at amortised cost) (refer Note 8)	3,393.72	3,392.07
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 9) (net of issue expenses, at amortised cost) (refer Note 9)	4,983.25	-
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 10) (net of issue expenses, at amortised cost) (refer Note 10)	6,488.73	-
<b>Total</b>	<b>35,294.67</b>	<b>23,804.89</b>

**Note 1** In March 2021, MindSpace REIT issued 3,750 10 year G-Sec linked secured, listed, senior, taxable, non-cumulative, rated, principal protected – market linked, redeemable, non-convertible debentures ("Market Linked Debentures / MLD Series 2") having face value of Rs. 10,00,000 (Rupees ten lakhs only) each, amounting to Rs. 3,750.00 millions (Indian Rupees three thousand seven hundred fifty millions only). The tenure of the said MLD Series 2 was 38 months from 18 March 2021, being date of allotment of the MLD Series 2 and coupon, if any would be payable on the Scheduled Redemption Date i.e. on maturity on 17 May 2024. The coupon payoff structure was linked to condition where the payoff would be fixed on the final fixing date i.e. 16 April 2024. If identified 10 year G-Sec's last traded price as on final fixing date was greater than 25% of its last traded price as on initial fixing date i.e. 18 March 2021, the coupon rate would be 6.65% p.a. If identified 10 year G-Sec's last traded price as on final fixing date is less than or equal to 25% of its last traded price as on initial fixing date, the coupon rate would be zero percent. As per the valuers report in respect of valuation of these MLD Series 2, the probability of occurrence of such an event (last traded price of identified 10 year G-Sec on final fixing date being less than or equal to 25% of its last traded price on initial fixing date) was remote and hence the value of the option considered as zero.

## **MindSpace Business Park REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts are in Rs. millions unless otherwise stated)**

This MLD Series 2 was listed on BSE Limited on 22 March 2021.

#### **Security terms**

MLD Series 2 was secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

- a) First and exclusive charge being created by way of equitable mortgage on the aggregate leasable area of approximately 13,71,442 Sq. Ft. or thereabouts in buildings no. 12A and Units of Building 12B of Madhapur, Hyderabad (approx. 12,69,140 sq. ft. in building no.12A and approx. 1,02,302 sq. ft in building no. 12B) together with the proportionate undivided right, title and interest in the notionally demarcated land admeasuring approximately 29,842 sq. mtrs on which the said two building no.12A and 12B, out of all those pieces and parcels of larger land that are situated, lying and being in Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad (“Mortgaged Properties”), for MLD Series 2.
- b) First ranking exclusive charge created by way of a hypothecation over the Hypothecated Properties of MLD Series 2.
- c) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties of Sundew shall be received, save and except any common area maintenance charges payable to Sundew with respect to the maintenance of the mortgaged properties.
- d) Corporate guarantee executed by Sundew.

#### **Redemption terms:**

- a) MLD Series 2 was redeemable by way of bullet payment at the end of 38 months from the date of allotment, i.e. 17 May 2024 and accordingly the same has been redeemed.
- b) The Coupon was to increase by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating was upgraded after any rating downgrade, the Coupon would be decreased by 25 bps for each upgrade. The Investors would have the right to accelerate the MLD Series 2 if the rating was downgraded to A+.
- c) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days notice to the Issuer require the Issuer to redeem in full, all the Debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each Debenture.

**Note 2** In March 2021, MindSpace Business Parks REIT issued 750 secured, listed, senior, taxable, non-cumulative, rated, redeemable, non-convertible debentures (“NCD Series 2”) having face value of Rs. 10,00,000 (Rupees ten lakhs only) each, amounting to Rs. 750.00 millions (Indian Rupees seven hundred and fifty millions only) with a coupon rate of 6.69% p.a. payable quarterly beginning from the end of first full quarter from the date of allotment i.e. 30 June 2021, with last coupon payment on the scheduled redemption date i.e. 17 May 2024. The tenure of the said NCD Series 2 was 38 months from 18 March 2021, being date of allotment.

This NCD Series 2 was listed on BSE Limited on 22 March 2021.

#### **Security terms**

NCD Series 2 was secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) First and exclusive charge being registered by way of simple mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 151,460 Sq. Ft. or thereabouts in building no. 4 of Commerzone Yerawada together with the proportionate undivided right, title and interest in the notionally demarcated land admeasuring approximately 9,561 sq. mtrs on which the said building, out of all those pieces and parcels of larger land that are situated, lying and being in Village Yerawada, Taluka Haveli, District Pune (“Mortgaged Properties”) of NCD Series 2.
- b) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties shall be received, save and except any common area maintenance charges payable to MBPPL with respect to the maintenance of the mortgaged properties.
- c) Corporate guarantee executed by MBPPL.

#### **Redemption terms:**

- a) NCD Series 2 was redeemable by way of bullet repayment at the end of 38 months from the date of allotment, i.e. 17 May 2024 and accordingly the same has been redeemed.
- b) Interest was payable on the last day of each financial quarter in a year (starting from 30 June, 2021) until the scheduled redemption date.
- c) The Coupon was to increase by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon would be decreased by 25 bps for each upgrade.

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### **Notes to the Condensed Standalone Financial Statements**

**(all amounts are in Rs. millions unless otherwise stated)**

d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**Note 3** In February 2022, MindSpace Business Parks REIT issued 5,000 senior, listed, rated, secured, non-cumulative, taxable, transferable, redeemable, non-convertible debentures ("NCD Series 3") having face value of Rs. 10,00,000 (Rupees ten lakhs only) each, amounting to Rs. 5,000.00 millions (Indian Rupees five thousand millions only) with a coupon rate of 6.35% p.a. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The Issuer hereby acknowledges and agrees that there shall be no moratorium period for the payment of Coupon. The first Coupon payment Date is 31 March 2022, with last coupon payment on the scheduled redemption date i.e. 31 December 2024. The tenure of the said NCD Series 3 is 35 months from 1 February 2022, being date of allotment.

This NCD Series 3 was listed on BSE Limited on February 04, 2022.

#### **Security terms**

NCD Series 3 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

a) First and exclusive charge being registered by way of simple mortgage on the carpet area of approximately 5,52,974 Sq. Ft. ( save and except entire 2nd floor admeasuring 11,883 Sq. Ft. carpet area in building no. 2 ) (the building no. 2 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 2 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 2 and all erections. The Building 2 is situated on a portion of the Mortgage Land admeasuring 8.04 Hectares, which portion is notified as a Special Economic Zone & first and exclusive charge being registered by way of simple mortgage on the identified units with aggregating to carpet area of approximately 4,61,527 Sq. Ft. (identified units of building no. 3 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 3 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 3 and all erections ("Mortgaged Properties") of NCD Series 3 as further detailed in transaction documents.

b) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties shall be received, save and except any common area maintenance charges payable to Gigaplex with respect to the maintenance of the mortgaged properties.

c) Corporate guarantee executed by Gigaplex.

#### **Redemption terms:**

a) NCD Series 3 are redeemable by way of bullet repayment at the end of 35 months from the date of allotment, i.e. 31 December, 2024 and accordingly the same has been classified as current maturities of long term borrowings as on 30 September 2024 (Refer Note 17)

b) Interest is payable on the last day of each financial quarter in a year (starting from 31 March, 2022) until the scheduled redemption date.

c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.

d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**Note 4** In July 2022, MindSpace Business Parks REIT issued 5,000 senior, listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 1,000,000 (Indian Rupees One Million) per Debenture for aggregate principal amount of Rs. 5,000.00 millions (Indian Rupees Five Thousand Million Only) with a coupon rate of 7.95% p.a. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon payment Date is 30 September 2022, with last coupon payment on the scheduled redemption date i.e. 27 July 2027. The tenure of the said NCD Series 4 is 60 months.

This NCD Series 4 was listed on BSE Limited on July 29, 2022

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**(all amounts are in Rs. millions unless otherwise stated)**

#### **Security terms**

NCD Series 4 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) First ranking sole and exclusive security interest by way of an equitable mortgage on carpet area of approximately 779,466 sq ft in building 12 D (identified units in building) along with the common areas, usage and access rights appurtenant to the units mortgaged in Building 12D as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 17414.77 square metres (equivalent to 4.30 acres), forming part of a portion of land admeasuring 14.02 hectares equivalent to 34.64 acres or thereabout declared as 'Special Economic Zone' land from and out of the larger piece of land bearing Survey no. 64(part), lying, being and situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.
- b) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties shall be received, save and except any common area maintenance charges payable to Sundew with respect to the maintenance of the mortgaged properties.
- c) Corporate guarantee executed by Sundew.

#### **Redemption terms:**

- a) NCD Series 4 are redeemable by way of bullet repayment at the end of 60 months from the date of allotment, i.e. 27 July, 2027.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 30 September, 2022) until the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**Note 5** On 15 March 2023, MindSpace Business Parks REIT issued 55,000 Green Debt Securities in the form of listed, rated, secured, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("MindSpace REIT Green Bond 1") having nominal value of Rs. 1,00,000 (Rupees One lakh only) each, amounting to Rs. 5,500.00 millions (Rupees Five thousand five hundred millions only) with a coupon rate of 8.02% p.a. payable quarterly beginning from the end of first quarter from the date of allotment i.e. 15 March 2023, with last coupon payment on the scheduled redemption date i.e. 13 April 2026. The tenure of the said MindSpace REIT Green Bond 1 is 3 year and 30 days from 15 March 2023, being date of allotment. The date of payment of first coupon is 31 March 2023.

MindSpace REIT Green Bond 1 was listed on BSE Limited on March 16, 2023.

#### **Security terms**

MindSpace REIT Green Bond 1 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders) as more particularly described in the transaction documents, summarized as follows:

- a) First and exclusive charge registered by way of equitable mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 1.067 million square feet or thereabouts in buildings no. 5B and 9 of Madhapur Hyderabad (approx. 245,977 sq. ft. in building no. 5B and approx. 821,717 building no. 9) together with the proportionate undivided right, title and interest in (i) the notionally demarcated land admeasuring approximately 7,169.90 square metres (equivalent to 1.7717 acres) on which Building 5B is situated, and (ii) the notionally demarcated land admeasuring approximately 16,871.82 square metres (equivalent to 4.17 acres) on which Building 9 is situated.
- b) A charge on the escrow account in which receivables of the Mortgaged Properties shall be payable to Intime Properties Limited.
- c) Corporate guarantee executed by Intime.

#### **Redemption terms:**

- a) MindSpace REIT Green Bond 1 are redeemable by way of bullet repayment at the end of 3 years and 30 days from the date of allotment (date of allotment being 15 March 2023 and date of redemption being 13 April 2026).
- b) Interest is payable on the last day of each financial quarter in a year (starting from 31 March, 2023) until the scheduled redemption date and on the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.

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d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**Note 6** In June 2023, MindSpace Business Parks REIT issued 50,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 1,00,000 (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of Rs. 5,000.00 millions (Rupees Five Thousand Million Only) with a coupon rate of 7.75% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon payment Date is 30 June 2023, with last coupon payment on the scheduled redemption date i.e. 30 June 2026. The tenure of the said NCD Series 6 is 3 year and 29 days.

This NCD Series 6 was listed on BSE Limited on June 06, 2023.

#### **Security terms**

NCD Series 6 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) first ranking sole and exclusive security interest, by way of a registered simple mortgage on identified units in buildings 6, 7 and 8 of Commerzone Yerwada adding to a cumulative carpet area of approximately 0.7msf across these 3 buildings at Commerzone Yerwada, Pune along with the common areas, usage and access rights appurtenant to the units mortgaged in Buildings 6, 7 and 8 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 26,162 square metres , forming part of a portion of land larger land admeasuring 1,03,919 square metres (after deducting 21 square metres for road from total extent of 1,03,940 square metres) at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.
- b) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties shall be received, save and except any common area maintenance charges payable to Sundew with respect to the maintenance of the mortgaged properties.
- c) Corporate guarantee executed by MindSpace Business Parks Private Limited.

#### **Redemption terms:**

- a) NCD Series 6 are redeemable by way of bullet repayment at the end of 3 year and 29 days from the date of allotment i.e. 30 June 2026.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 30 June 2023) until the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**Note 7** In September 2023, MindSpace Business Parks REIT issued 50,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 1,00,000 (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of Rs. 5,000.00 millions (Rupees Five Thousand Million Only) with a coupon rate of 8.03% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon Payment Date is 30 September 2023, with last coupon payment on the scheduled redemption date i.e. 10 December 2026. The tenure of the said NCD Series 7 is 3 years and 3 months.

This NCD Series 7 was listed on BSE Limited on September 13, 2023.

#### **Security terms**

NCD Series 7 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 2A, 2B and 10 of MindSpace Madhapur adding to a cumulative carpet area of approximately 0.73 msf across these 3 buildings in buildings 2A, 2B and 10 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 36,258 square metres, being and situated at MindSpace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.

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b) first ranking sole and exclusive security interest by way of a hypothecation over Collection Account and Escrow Account and all amounts standing to the credit of or accrued or accruing on, receivables, movable assets pertaining to Mortgaged Immovable Properties as further specified in transaction documents.

c) Corporate guarantee executed by KRIT.

#### **Redemption terms:**

a) NCD Series 7 are redeemable by way of bullet repayment at the end of 3 year and 3 months from the date of allotment i.e. 10 December 2026.

b) Interest is payable on the last day of each financial quarter in a year (starting from 30 September 2023) until the scheduled redemption date with last payment falling on the scheduled redemption date.

c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.

d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**Note 8** In March 2024, MindSpace Business Park REIT issued 34,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 1,00,000 (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of Rs. 3,400.00 millions (Rupees Three Thousand Four Hundred Million Only) with a coupon rate of 7.93% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon Payment Date is 31 March 2024, with last coupon payment on the scheduled redemption date i.e. 20 March 2027. The tenure of the said NCD Series 8 is 3 years.

This NCD Series 8 was listed on BSE Limited on March 22, 2024.

#### **Security terms**

NCD Series 8 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

a) first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 1, 4, 5 and Amenity building of Commerzone Yerwada adding to a cumulative leasable area of approximately 0.55 msf and carpet area of c.0.43 msf across these 4 buildings in buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 27,826 square metres, being and situated at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, and bounded as follows:.

b) first ranking sole and exclusive security interest by way of a simple mortgage over Collection Account and Escrow Account and all amounts standing to the credit of or accrued or accruing on, receivables, movable assets pertaining to Mortgaged Immovable Properties as further specified in transaction documents.

c) Corporate guarantee executed by MBPPL.

#### **Redemption terms:**

a) NCD Series 8 are redeemable by way of bullet repayment at the end of 3 year from the date of allotment i.e. 20 March 2027.

b) Interest is payable on the last day of each financial quarter in a year (starting from 31 March 2024) until the scheduled redemption date with last payment falling on the scheduled redemption date.

c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.

d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.



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**Note 9** In May 2024, MindSpace Business Parks REIT issued 50,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 1,00,000 (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of Rs. 5,000.00 millions (Rupees five thousand million Only) with a coupon rate of 7.96% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon Payment Date is 30 June 2024, with last coupon payment on the scheduled redemption date i.e. 11 May 2029. The tenure of the said NCD Series 9 is 4 years and 364 days.

This NCD Series 9 was listed on BSE Limited on May 14, 2024.

#### **Security terms**

NCD Series 9 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) first ranking sole and exclusive security interest, by way of a simple mortgage on 30,700 square metres of land (referred to as Plot B Land and Plot C Land) together with the commercial and IT building as further described in the trust deed, situated at 7, Ahmednagar Road, Village Vadgaon Sheri, Taluka Haveli, District Pune.
- b) A charge over Collection Account and Escrow Account and all amounts standing to the credit of or accrued or accruing on, receivables, movable assets pertaining to Mortgaged Immovable Properties as further specified in transaction documents.
- c) Corporate guarantee executed by MBPPL.

#### **Redemption terms:**

- a) NCD Series 9 are redeemable by way of bullet repayment at the end of 4 years and 362 days from the date of allotment i.e. 11 May 2029.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 13 May 2024) until the scheduled redemption date with last payment falling on the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**Note 10** In June 2024, MindSpace Business Park REIT issued 65,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 1,00,000 (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of Rs. 6,500.00 millions (Rupees six thousand five hundred million Only) with a coupon rate of 7.94% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon Payment Date is 30 June 2024, with last coupon payment on the scheduled redemption date i.e. 24 June 2031. The tenure of the said NCD Series 10 is 7 years. The debenture issued was sustainability linked debenture with provisions for step down of coupon basis achievement of targets. The debenture also has a Early Redemption Date as further described in the respective transaction documents.

This NCD Series 10 was listed on BSE Limited on June 26, 2024.

#### **Security terms**

NCD Series 10 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 12B and 12C of MindSpace Madhapur adding to a cumulative carpet area of approximately 0.86 msf carpet area (or leasable area – 1.13 msf) across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 29,157.16 square metres, being and situated at MindSpace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.
- b) first ranking sole and exclusive security interest by way of a hypothecation over Collection Account and Escrow Account and all amounts standing to the credit of or accrued or accruing on, receivables, movable assets pertaining to Mortgaged Immovable Properties as further specified in transaction documents.
- c) Corporate guarantee executed by Sundew.

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#### **Redemption terms:**

- a) NCD Series 10 are redeemable by way of bullet repayment at the end of 7 years from the date of allotment i.e. 24 June 2031.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 25 June 2024) until the scheduled redemption date with last payment falling on the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.
- e) The debenture issued was sustainability linked debenture with provisions for step down of coupon basis achievement of identified ESG targets. The debenture also has an Early Redemption Date on 31 December 2028 as further described in the respective transaction documents.

Refer note 37 for Ratio disclosure.

#### **17 Other financial liabilities (Non-current)**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
Other payables to related party (refer Note 30)	26.06	25.13
<b>Total</b>	<b>26.06</b>	<b>25.13</b>

#### **18 Borrowings (Current)**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
10 year G-Sec linked secured, listed, senior, taxable, non-cumulative, rated, principal protected – market linked, redeemable, non-convertible debentures (“Market Linked Debentures / MLD Series 2”) (net of issue expenses, at amortised cost) (refer note 16 (1))	-	3,748.84
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 2) (net of issue expenses, at amortised cost) (refer note 16 (2))	-	749.75
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 3) (net of issue expenses, at amortised cost) (refer note 16 (3))	4,995.38	4,986.41
Unsecured Commercial Paper (Series -2) (refer Note 1 below)	-	1,446.12
Unsecured Commercial Paper (Series -3) (refer Note 2 below)	3,287.13	-
Unsecured Commercial Paper (Series -4) (refer Note 3 below)	1,473.05	-
Unsecured Commercial Paper (Series -5) (refer Note 4 below)	947.70	-
<b>Total</b>	<b>10,703.26</b>	<b>10,931.12</b>

**Note 1** On 19 December 2023, MindSpace Business Parks REIT issued 3,000 Commercial Papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 8.0% per annum to the face value. The discounted amount raised by the REIT through the commercial paper was Rs. 1,446.12 millions (Rupees one billion four hundred forty-six million one hundred seventeen thousand only) and the value payable on maturity is Rs. 1,500.00 millions (Rupees one billion five hundred million only). Discount on Commercial papers is amortized over the tenor of the underlying instrument. The commercial papers were listed on BSE and was repaid on 06 June 2024.

**Note 2** On 26 April 2024, MindSpace Business Parks REIT issued 7,000 Commercial Papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 7.75% per annum to the face value. The discounted amount raised by the REIT through MREIT CP Series 3 is Rs. 3,287.13 millions (Rupees three billion two hundred eighty-seven million one hundred twenty six thousand five hundred only) and the value payable on maturity is Rs. 3,500.00 millions (Rupees three billion five hundred million only). Discount on Commercial papers is amortized over the tenor of the underlying instrument. The commercial papers were listed on BSE and will mature on 25 February 2025.

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**Note 3** On 22 August 2024, Mindspace Business Parks REIT issued 3,000 Commercial Papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 7.42% per annum to the face value. The discounted amount raised by the REIT through MREIT CP Series 4 is Rs. 1,473.05 millions (Rupees one thousand four hundred seventy three million forty nine thousand five hundred only) and the value payable on maturity is Rs. 1,500.00 millions (Rupees One thousand five hundred million only). Discount on Commercial papers is amortized over the tenor of the underlying instrument. The commercial papers were listed on BSE and will mature on 20 November 2024.

**Note 4** On 25 September 2024, Mindspace Business Parks REIT issued 2,000 Commercial Papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 7.93% per annum to the face value. The discounted amount raised by the REIT through MREIT CP Series 5 was Rs. 947.70 millions (Rupees nine hundred forty seven million seven hundred two thousand only) and the value payable on maturity is Rs. 1,000.00 millions (Rupees one thousand million only). Discount on commercial papers is amortized over the tenor of the underlying instrument. The commercial papers were listed on BSE and will mature on 6 Jun 2025.

#### **19 Trade payables**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
<b>Trade payables</b>		
- Total outstanding dues to micro and small enterprises	0.45	1.63
- Total outstanding dues other than micro and small enterprises	22.33	12.99
<b>Total</b>	<b>22.78</b>	<b>14.62</b>

#### **20 Other financial liabilities (Current)**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
Interest accrued but not due on debentures	132.00	829.84
Interest accrued and due on others	0.05	0.05
Unpaid Distributions (refer note 30)	0.42	0.40
Other liabilities		-
- to related party (refer Note 30)	23.26	27.88
- to others	13.80	1.96
<b>Total</b>	<b>169.53</b>	<b>860.13</b>

#### **21 Other current liabilities**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
Statutory dues	3.71	7.29
<b>Total</b>	<b>3.71</b>	<b>7.29</b>

#### **22 Current tax liabilities**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
Provision for Income Tax (Net of Advance Tax)	-	0.09
<b>Total</b>	<b>-</b>	<b>0.09</b>

## Mindspace Business Park REIT

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### 23 Interest income

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2024 (Unaudited)	30 June 2024 (Unaudited)	30 September 2023 (Unaudited)	30 September 2024 (Unaudited)	31 March 2024 (Unaudited)	30 September 2023 (Unaudited)	31 March 2024 (Audited)
Interest income							
- on loans given to SPVs (refer Note 30)	1,040.92	999.10	850.60	2,040.02	1,848.80	1,594.25	3,443.05
<b>Total</b>	<b>1,040.92</b>	<b>999.10</b>	<b>850.60</b>	<b>2,040.02</b>	<b>1,848.80</b>	<b>1,594.25</b>	<b>3,443.05</b>

### 24 Other income

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2024 (Unaudited)	30 June 2024 (Unaudited)	30 September 2023 (Unaudited)	30 September 2024 (Unaudited)	31 March 2024 (Unaudited)	30 September 2023 (Unaudited)	31 March 2024 (Audited)
Guarantee commission fees	0.67	0.94	1.02	1.61	4.98	1.92	6.90
Gain on redemption of mutual fund units	6.73	8.29	1.85	15.02	5.95	9.67	15.62
<b>Total</b>	<b>7.40</b>	<b>9.23</b>	<b>2.87</b>	<b>16.63</b>	<b>10.93</b>	<b>11.59</b>	<b>22.52</b>

### 25 Other expenses

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2024 (Unaudited)	30 June 2024 (Unaudited)	30 September 2023 (Unaudited)	30 September 2024 (Unaudited)	31 March 2024 (Unaudited)	30 September 2023 (Unaudited)	31 March 2024 (Audited)
Bank charges	0.03	0.04	0.04	0.07	0.04	0.05	0.09
Filing and stamping fees	4.80	4.35	6.51	9.15	8.49	10.72	19.21
Travelling and conveyance	0.61	1.14	0.18	1.75	1.96	0.65	2.61
Printing and stationery	-	-	0.01	-	-	0.01	0.01
Marketing and advertisement expenses	4.68	2.10	1.34	6.78	2.46	3.03	5.49
Membership & subscription charges	8.84	0.51	0.57	9.35	3.87	1.63	5.50
Foreign Exchange Loss	0.04	0.00	0.04	0.04	0.05	0.04	0.09
Miscellaneous expenses	1.07	0.98	0.53	2.05	4.13	1.38	5.51
<b>Total</b>	<b>20.07</b>	<b>9.12</b>	<b>9.22</b>	<b>29.19</b>	<b>21.00</b>	<b>17.51</b>	<b>38.51</b>

### 26 Finance costs

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2024 (Unaudited)	30 June 2024 (Unaudited)	30 September 2023 (Unaudited)	30 September 2024 (Unaudited)	31 March 2024 (Unaudited)	30 September 2023 (Unaudited)	31 March 2024 (Audited)
Interest expense on external debts (refer Note 16 and 18)	879.20	756.12	535.26	1,635.32	1,230.41	982.10	2,212.51
Guarantee commission charges	2.27	1.72	2.74	3.99	4.38	4.62	9.00
<b>Total</b>	<b>881.47</b>	<b>757.84</b>	<b>538.00</b>	<b>1,639.31</b>	<b>1,234.79</b>	<b>986.72</b>	<b>2,221.51</b>

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### **27 Tax expense**

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2024	30 June 2024	30 September 2023	30 September 2024	31 March 2024	30 September 2023	31 March 2024
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Current tax	3.10	3.88	0.97	6.98	3.97	4.42	8.39
Deferred tax charge	-	-	-	-	-	-	-
<b>Total</b>	<b>3.10</b>	<b>3.88</b>	<b>0.97</b>	<b>6.98</b>	<b>3.97</b>	<b>4.42</b>	<b>8.39</b>

### **28 Earnings Per Unit (EPU)**

Basic EPU amounts are calculated by dividing the profit for the period attributable to unit holders by the weighted average number of units outstanding during the period. Diluted EPU amounts are calculated by dividing the profit attributable to unit holders by the weighted average number of units outstanding during the period plus the weighted average number of units that would be issued on conversion of all the dilutive potential units into unit capital.

The following reflects the profit and unit data used in the basic and diluted EPU computation

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2024	30 June 2024	30 September 2023	30 September 2024	31 March 2024	30 September 2023	31 March 2024
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Profit after tax for calculating basic and diluted EPU	<b>1,978.72</b>	<b>207.36</b>	<b>2,879.54</b>	<b>2,186.08</b>	<b>5,812.81</b>	<b>5,799.17</b>	<b>11,611.98</b>
Weighted average number of Units (Nos)	<b>59,30,18,182</b>	<b>59,30,18,182</b>	<b>59,30,18,182</b>	<b>59,30,18,182</b>	<b>59,30,18,182</b>	<b>59,30,18,182</b>	<b>59,30,18,182</b>
Basic (Rupees/unit)	3.34	0.35	4.86	3.69	9.80	9.78	19.58
Diluted (Rupees/unit)*	3.34	0.35	4.86	3.69	9.80	9.78	19.58

\*Mindspace REIT does not have any outstanding dilutive units

### **29 Management Fees**

#### **REIT Management Fees**

Pursuant to the Investment Management Agreement dated 21 November 2019, the Manager is entitled to fees @ 0.5% of REIT Net Distributable Cash Flows which shall be payable either in cash or in units or a combination of both, at the discretion of the Manager. The fees has been determined for undertaking management of the REIT and its investments. The REIT Management fees (including GST) accrued for the quarter and half year ended 30 September 2024 amounts to Rs 17.99 million and Rs. 35.65 million and for the quarter and half year ended 30 September 2023 amounts to Rs. 16.82 million and Rs. 33.66 million, for the quarter ended June 2024 amounts to Rs. 17.66 million and for the half year and year ended 31 March 2024 amounts to Rs.33.85 million and Rs.67.51 million respectively. There are no changes during the period in the methodology for computation of fees paid to the Investment Manager.

## MINDSPACE BUSINESS PARKS REIT

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Notes to the Condensed Standalone Financial Statements

(all amounts in Rs. millions unless otherwise stated)

30 Related party disclosures

A Parties to Mindspace REIT as at 30 September 2024

Sl. No.	Particulars	Name of Entities	Promoters/Partners*	Directors
1	Trustee	Axis Trustee Services Limited	Axis Bank Limited (Refer note below)	Ms. Deepa Rath Mr. Rajesh Kumar Dahiya till January 15, 2024 Mr. Ganesh Sankaran till January 15, 2024 Mr. Sumit Bali w.e.f. January 16, 2024 to August 16, 2024 Mr. Prashant Joshi w.e.f. January 16, 2024 Mr. Arun mehta w.e.f. May 3, 2024 Mr. Parmod Nagpal w.e.f. May 3, 2024
2	Manager	K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP)	Mr. Ravi C. Raheja Mr. Neel C. Raheja	Mr. Ravi C. Raheja w.e.f. July 7, 2023 Mr. Neel C. Raheja w.e.f. July 7, 2023 Mr. Deepak Ghaisas w.e.f. July 11, 2023 Mr. Bobby Parikh w.e.f. July 11, 2023 Ms. Manisha Girotra w.e.f. July 11, 2023 Mr. Manish Kejriwal w.e.f. July 11, 2023 Mr. Vinod Rohira w.e.f. September 1, 2023
3	Sponsors	Anbee Constructions LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja Ms. Sumati Raheja	-
4		Cape Trading LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
5	Sponsors Group	Mr. Chandru L. Raheja	-	-
6		Mr. Ravi C. Raheja	-	-
7		Mr. Neel C. Raheja	-	-
8		Mrs. Jyoti C. Raheja	-	-
9		Ms. Sumati Raheja	-	-
10		Capstan Trading LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
11		Casa Maria Properties LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
12		Raghukool Estate Development LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
13		Palm Shelter Estate Development LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-

## MINDSPACE BUSINESS PARKS REIT

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Notes to the Condensed Standalone Financial Statements

(all amounts in Rs. millions unless otherwise stated)

14	Sponsors Group	K. Raheja Corp Pvt. Ltd.	<p>Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Mrs. Jyoti C. Raheja Jointly with Mr. Chandru L. Raheja</p> <p>Mr. Ravi C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Mr. Neel C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Anbee Constructions LLP Cape Trading LLP Capstan Trading LLP Casa Maria Properties LLP Raghukool Estate Developement LLP Palm Shelter Estate Development LLP Mr. Neel C. Raheja Jointly with Mr. Ramesh M. Valecha</p>	<p>Ravi C. Raheja Neel C. Raheja Ramesh Valecha Ramesh Ranganthan Sunil Hingorani</p>
15	Sponsors Group	Ivory Property Trust	<p>Chandru L. Raheja Jyoti C. Raheja Ivory Properties &amp; Hotels Pvt Ltd Ravi C. Raheja Neel C. Raheja (all are trustees)</p>	
16		Genext Hardware & Parks Private Ltd.	<p>Mr. Ravi C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Mr. Neel C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Mr. Chandru L. Raheja jointly with Mrs Jyoti C. Raheja, on behalf of the beneficiaries of Ivory Property Trust.</p>	<p>Ravi C. Raheja Neel C. Raheja Ramesh Valecha Ramesh Ranganthan</p>
17	Names of SPVs / subsidiaries	<ol style="list-style-type: none"> <li>1. Avacado Properties and Trading (India) Private Limited</li> <li>2. Gigaplex Estate Private Limited</li> <li>3. Horizon Properties Private Limited</li> <li>4. KRC Infrastructure and Projects Private Limited</li> <li>5. Intime Properties Limited</li> <li>6. Sundew Properties Limited</li> <li>7. K. Raheja IT Park (Hyderabad) Limited</li> <li>8. Mindspace Business Parks Private Limited.</li> </ol>		

## MINDSPACE BUSINESS PARKS REIT

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Notes to the Condensed Standalone Financial Statements

(all amounts in Rs. millions unless otherwise stated)

18	<p><b>Board of Directors and Key Managerial Personnel of the Manager (K Raheja Corp Investment Managers Private Limited )</b></p>	<p><b><u>Board of Directors</u></b>                  Mr. Deepak Ghaisas (Independent Member)                  Ms. Manisha Girotra (Independent Member)                  Mr. Bobby Parikh (Independent Member)                  Mr. Manish Kejriwal (Independent Member)                  Mr. Ravi C. Raheja (Non Executive Non Independent Member)                  Mr. Neel C. Raheja (Non Executive Non Independent Member)                  Mr. Vinod Rohira (Non Executive Non Independent Member) w.e.f. September 1, 2023  <b><u>Key Managerial Personnel</u></b>                  Mr. Ramesh Nair (Chief Executive Officer) w.e.f. September 1, 2023                  Mr. Vinod Rohira (Chief Executive Officer) till August 31, 2023                  Ms. Preeti Chheda (Chief Financial Officer)</p>		
19	<p><b>Entities controlled/jointly controlled by members of the Board of Directors/Key Managerial Personnel of the Manager</b></p>	<p>Brookfields Agro &amp; Development Private Limited                   Grange Hotels And Properties Private Limited                  Immense Properties Private Limited                  Novel Properties Private Limited                  Pact Real Estate Private Limited                  Paradigm Logistics &amp; Distribution Private Limited                   Aqualine Real Estate Private Limited                  K Raheja Corp Real Estate Private Limited (Formerly known as "Feat Properties Private Limited") (till 8th August 2023)                  Carin Properties Private Limited                  Asterope Properties Private Limited                  Content Properties Private Limited                  Madhurawada Holdings Private Limited ( w.e.f. April 3, 2024)                  Gencoal Stretagic Services Private Limited                  Stemade Biotech Private Limited                  Hariom Infrafacilities Services Private Limited                   K. Raheja Corp Advisory Services (Cyprus) Private Limited                  Convex Properties Private Limited                  M/s Bobby Parikh Associates</p>		

\* only when acting collectively

Note:

Axis Bank Limited, being a promoter of Axis Trustee Services Limited ("Trustee"), trustee to Mindspace Business Parks REIT, also a Debenture Trustee regulated by SEBI, is considered as a related party of Mindspace REIT in line with the SEBI REIT Regulations based on directions from SEBI dated 12 June 2023.



# Mindspace Business Park REIT

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Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

## 30 Related party disclosures

### B Transaction with related parties during the Period/Year

The nature and volume of transactions of the company with the above related parties were as follows:

Particulars	For the quarter ended 30 September 2024 (Unaudited)	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)	For the half year ended 31 March 2024 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>Unsecured loans given to</b>							
Avacado Properties & Trading (India) Private Limited	313.00	3,360.00	140.00	3,673.00	640.00	730.00	1,370.00
Gigaplex Estate Private Limited	917.00	5,920.00	894.06	6,837.00	3,083.84	5,294.05	8,377.89
Horizonview Properties Private Limited	1,490.00	2,015.00	3,550.00	3,505.00	1,160.00	5,880.00	7,040.00
Sundew Properties Limited	816.70	5,670.00	460.00	6,486.70	1,910.00	1,050.00	2,960.00
KRC Infrastructure & Projects Private Limited	879.00	3,355.00	2,160.00	4,234.00	5,510.00	5,854.50	11,364.50
Mindspace Business Park Private Limited	2,107.05	9,702.13	3,140.00	11,809.18	4,976.12	4,410.00	9,386.12
K. Raheja IT Park (Hyderabad) Limited	470.00	2,275.00	850.00	2,745.00	2,650.00	2,720.00	5,370.00
<b>Unsecured loans repaid by</b>							
Avacado Properties & Trading (India) Private Limited	233.00	4,030.00	120.00	4,263.00	290.00	1,430.00	1,720.00
Gigaplex Estate Private Limited	1,024.60	7,958.00	1,150.00	8,982.60	2,480.00	1,270.00	3,750.00
Horizonview Properties Private Limited	1,170.00	3,366.81	840.00	4,536.81	1,759.79	2,680.00	4,440.11
Sundew Properties Limited	331.90	1,675.00	290.00	2,006.90	1,560.20	2,910.00	4,470.00
KRC Infrastructure & Projects Private Limited	295.00	2,255.00	1,060.00	2,550.00	5,440.11	3,380.00	8,820.00
Mindspace Business Park Private Limited	1,374.80	6,691.12	2,370.00	8,065.92	3,330.00	3,574.51	6,904.50
K. Raheja IT Park (Hyderabad) Limited	200.00	870.00	375.00	1,070.00	3,110.00	695.00	3,805.00
<b>Investment in equity shares</b>							
Horizonview Properties Private Limited	-	1,999.81	-	1,999.81	999.79	-	999.79
<b>Trustee fee expenses</b>							
Axis Trustee Services Limited	0.59	0.59	0.46	1.18	1.18	1.18	2.36
<b>Bank Charges</b>							
Axis Bank Limited	0.02	0.02	0.04	0.04	0.01	0.05	0.03
<b>Dividend Income</b>							
Avacado Properties & Trading (India) Private Limited	142.80	-	208.00	142.80	500.23	712.03	1,212.03
Sundew Properties Limited	623.89	-	623.04	623.89	1,557.68	979.06	2,536.97
Mindspace Business Park Private Limited	599.00	-	830.00	599.00	1,960.00	1,200.00	3,160.00
K. Raheja IT Park (Hyderabad) Limited	83.57	-	534.00	83.57	534.00	1,780.00	2,314.00
Intime properties Limited	427.74	-	267.00	427.74	533.99	445.00	978.99
KRC Infrastructure & Projects Private Limited	-	-	150.00	-	200.00	150.00	350.00
<b>Interest Income**</b>							
Avacado Properties & Trading (India) Private Limited	3.68	19.35	11.45	23.03	28.59	32.33	60.67
Gigaplex Estate Private Limited	320.85	372.78	362.57	693.63	731.79	649.83	1,381.49
Horizonview Properties Private Limited	129.73	145.10	135.79	274.83	339.97	256.63	596.99
Sundew Properties Limited	98.98	25.95	11.81	124.93	30.57	61.61	92.18
KRC Infrastructure & Projects Private Limited	249.51	235.65	222.02	485.16	479.05	432.31	911.52
Mindspace Business Park Private Limited	173.29	154.23	67.99	327.52	169.48	113.31	282.78
K. Raheja IT Park (Hyderabad) Limited	64.88	46.04	38.97	110.92	69.35	48.23	117.42
<b>Reimbursement of Expenses</b>							
K Raheja Corp Investment Managers Private Limited*	-	-	0.24	-	2.03	0.44	2.49

# Mindspace Business Park REIT

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Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

## 30 Related party disclosures

### B Transaction with related parties during the Period/Year

The nature and volume of transactions of the company with the above related parties were as follows:

Particulars	For the quarter ended 30 September 2024 (Unaudited)	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)	For the half year ended 31 March 2024 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>Investment Management Fees</b>							
K Raheja Corp Investment Managers Private Limited	17.99	17.66	16.82	35.65	33.85	33.66	67.51
<b>Legal &amp; Professional Fee</b>							
M/s Bobby Parikh Associates	0.08	0.08	-	0.16	0.15	-	0.15
<b>Guarantee commission fees from SPV</b>							
Horizonview Properties Private Limited	-	-	0.68	-	0.55	1.12	1.68
Sundew Properties Limited	-	-	-	-	0.10	-	-
KRC Infrastructure & Projects Private Limited	0.67	0.94	0.34	1.61	3.33	0.49	3.17
Mindspace Business Park Private Limited	-	0.00	0.00	0.00	1.00	0.00	0.00
<b>Guarantee commission fees to SPV</b>							
Sundew Properties Limited	0.07	0.00	-	0.07	-	-	-
Mindspace Business Park Private Limited	0.81	0.63	-	1.44	(0.52)	10.03	9.47
K. Raheja IT Park (Hyderabad) Limited	-	-	7.26	-	(0.21)	7.26	7.04
<b>Distribution paid to Sponsors, Sponsors Group, Board of directors and Key Managerial Personnel</b>							
Anbee Constructions LLP	177.24	168.88	169.94	346.12	339.53	340.24	679.77
Cape Trading LLP	177.41	169.04	170.11	346.45	339.86	340.40	680.26
Ravi Chandru Raheja	17.18	16.37	16.47	33.55	32.91	29.49	62.40
Neel Chandru Raheja	59.39	56.59	56.94	115.98	113.77	110.52	224.28
Chandru Lachmandas Raheja	163.37	155.67	156.65	319.04	312.96	313.62	626.58
Jyoti Chandru Raheja	74.42	70.91	71.36	145.33	142.56	142.86	285.42
Capstan Trading LLP	205.73	196.03	197.26	401.76	394.11	394.93	789.04
Casa Maria Properties LLP	234.38	223.33	224.74	457.71	449.01	449.95	898.96
Palm Shelter Estate Development LLP	205.73	196.03	197.26	401.76	394.11	394.93	789.04
Raghukool Estate Development LLP	210.27	200.36	201.62	410.63	402.82	403.34	806.16
Genext Hardware And Parks Private Ltd	114.57	109.17	109.86	223.74	219.48	219.94	439.43
K Raheja Corp Pvt. Ltd.	183.20	174.56	175.66	357.76	350.96	351.69	702.65
Chandru Lachmandas Raheja (held for and on behalf of Ivory Property Trust)	19.42	18.50	18.62	37.92	37.20	37.28	74.47
Sumati Ravi Raheja	42.21	40.22	40.47	82.43	80.86	81.03	161.89
Mr. Bobby Kanubhai Parikh	0.16	0.16	0.16	0.32	0.31	0.31	0.63
Mr. Manish Kejriwal	0.59	0.56	0.57	1.15	1.13	1.13	2.27
Mr. Vinod Rohira	0.30	0.28	0.29	0.58	0.57	0.57	1.14
Mr. Ramesh Nair	0.35	0.33	-	0.68	0.39	-	0.39

# Mindspace Business Park REIT

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Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

## 30 Related party disclosures

### B Transaction with related parties during the Period/Year

The nature and volume of transactions of the company with the above related parties were as follows:

Particulars	For the quarter ended 30 September 2024 (Unaudited)	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)	For the half year ended 31 March 2024 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>Corporate Guarantee availed</b>							
Sundew Properties Limited	-	6,500.00	-	6,500.00	-	-	-
Mindspace Business Park Private Limited	-	5,000.00	-	5,000.00	3,400.00	5,000.00	8,400.00
K. Raheja IT Park (Hyderabad) Limited	-	-	5,000.00	-	-	5,000.00	5,000.00
<b>Corporate Guarantee issued</b>							
KRC Infrastructure and Projects Private Limited	-	-	-	-	2,100.00	-	2,100.00

\*Includes fees paid to M/s Bobby Parikh & Associates amounting to Rs. Nil for the quarter ended 30 September 2024, Rs. Nil for the quarter ended 30 June 2024, Rs. nil for the quarter ended 30 September 2023, Rs. Nil for the half year ended 30 September 2024, Rs. Nil for the half year ended 31 March 2024, Rs. 0.15 million for the half year ended 30 September 2023 and Rs. 0.15 million for the year ended 31 March 2024.

\*\*after Ind AS Adjustments

# Mindspace Business Park REIT

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Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

## 30 Related party disclosures

### C Closing Balances

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Unsecured loan receivable (non-current)</b>		
Avacado Properties & Trading (India) Private Limited	302.60	892.60
Gigaplex Estate Private Limited	12,596.53	12,393.37
Horizonview Properties Private Limited	3,019.73	3,813.41
Sundew Properties Limited	4,707.10	845.00
KRC Infrastructure & Projects Private Limited	11,661.32	9,691.50
Mindspace Business Park Private Limited	5,189.20	3,860.00
K. Raheja IT Park (Hyderabad) Limited	2,956.00	1,441.00
<b>Unsecured loan receivable (current)</b>		
Gigaplex Estate Private Limited	2,669.25	5,018.00
Horizonview Properties Private Limited	3,238.86	3,477.00
Sundew Properties Limited	627.70	10.00
KRC Infrastructure & Projects Private Limited	784.18	1,070.00
Mindspace Business Park Private Limited	3,480.17	1,066.12
K. Raheja IT Park (Hyderabad) Limited	400.00	240.00
<b>Investment in equity share of SPVs</b>		
Avacado Properties & Trading (India) Private Limited	9,482.25	9,482.25
Gigaplex Estate Private Limited	13,121.35	13,121.35
Horizonview Properties Private Limited	2,999.72	999.91
Sundew Properties Limited	33,722.27	33,722.27
KRC Infrastructure & Projects Private Limited	6,867.84	6,867.84
Mindspace Business Park Private Limited	48,813.50	48,813.50
K. Raheja IT Park (Hyderabad) Limited	25,617.88	25,617.88
Intime properties Limited	15,477.77	15,477.77
<b>Interest receivable (current)*</b>		
Gigaplex Estate Private Limited	16.64	301.16
Horizonview Properties Private Limited	6.29	79.56
Sundew Properties Limited	0.57	204.37
KRC Infrastructure & Projects Private Limited	15.61	176.78
Mindspace Business Park Private Limited	82.46	126.37
K. Raheja IT Park (Hyderabad) Limited	3.23	37.87

# Mindspace Business Park REIT

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Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

## 30 Related party disclosures

### C Closing Balances

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Other financial assets (Non-current)</b>		
KRC Infrastructure & Projects Private Limited	-	(0.00)
<b>Other financial assets (Current)</b>		
Horizonview Properties Private Limited	-	(0.01)
KRC Infrastructure & Projects Private Limited	0.66	4.08
Mindspace Business Park Private Limited	0.00	0.00
<b>Other financial liabilities (Non-current)</b>		
Sundew Properties Limited	4.40	4.32
Mindspace Business Park Private Limited	10.04	8.89
K. Raheja IT Park (Hyderabad) Limited	6.44	6.51
Intime properties Limited	5.18	5.18
<b>Other financial liabilities (Current)</b>		
Gigaplex Estate Private Limited	5.06	5.06
Horizonview Properties Private Limited	0.01	-
Sundew Properties Limited	-	6.06
Mindspace Business Park Private Limited	-	(0.07)
K Raheja Corp Investment Managers Private Limited	18.19	16.83
<b>Co-Sponsor Initial Corpus</b>		
Anbee Constructions LLP	0.01	0.01
Cape Trading LLP	0.01	0.01
<b>Current Account (Including unpaid dividend)</b>		
Axis Bank Limited	258.10	3,038.21
<b>Corporate guarantees outstanding</b>		
Sundew Properties Limited	-	4,000.00
KRC Infrastructure & Projects Private Limited	4,395.10	8,771.90
Mindspace Business Park Private Limited	-	1,706.30
<b>Security and Corporate guarantee issued towards debentures</b>		
Sundew Properties Limited	11,500.00	8,750.00
Mindspace Business Park Private Limited	13,400.00	9,150.00
Gigaplex Estate Private Limited	5,000.00	5,000.00
Intime Properties Limited	5,500.00	5,500.00
K. Raheja IT Park (Hyderabad) Limited	5,000.00	5,000.00
*after Ind AS Adjustments		

## **Mindspace Business Park REIT**

RN:IN/REIT/19-20/003

### **Notes to the Condensed Standalone Financial Statements**

(all amounts are in Rs. millions unless otherwise stated)

#### **31 Commitments and contingencies**

##### **a) Contingent Liabilities**

Mindspace REIT has provided corporate guarantees for loans availed by KRC Infra and the outstanding guarantee is Rs. 4,395.10 million (31 March 2024 Rs. 14,478.20 million for KRC Infra, MBPPL and Sundew)

##### **b) Commitments**

There are no commitments as at September 30, 2024 and March 31, 2024.

#### **32 Financial instruments**

##### **(a) The carrying value and fair value of financial instruments by categories are as below:**

Particulars	Carrying value	Carrying value
	30 September 2024	31 March 2024
<b>Financial assets</b>		
<b>Fair value through profit and loss</b>	-	-
<b>Fair value through other comprehensive income</b>	-	-
<b>Measured at amortised cost</b>		
Loans (Non current)	40,432.48	32,936.88
Loans (current)	11,200.16	10,881.12
Cash and cash equivalents	948.32	3,038.21
Other financial assets	128.59	933.32
<b>Total Assets</b>	<b>52,709.55</b>	<b>47,789.53</b>
<b>Financial liabilities</b>		
<b>Fair value through profit and loss</b>	-	-
<b>Fair value through other comprehensive income</b>	-	-
<b>Measured at amortised cost</b>		
Borrowings (Non Current)	35,294.67	23,804.89
Borrowings (Current)	10,703.26	10,931.12
Other Financial Liabilities	195.59	885.26
Trade Payables	22.78	14.62
<b>Total liabilities</b>	<b>46,216.30</b>	<b>35,635.89</b>

The management considers that the carrying amounts of above financial assets and financial liabilities approximate their fair values.

##### **(b) Measurement of fair values**

The section explains the judgement and estimates made in determining the fair values of the financial instruments that are:

- recognised and measured at fair value
- measured at amortised cost and for which fair values are disclosed in the Condensed Standalone financial statements.

To provide an indication about the reliability of the inputs used in determining fair value, Mindspace REIT has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level is mentioned below:

Fair value hierarchy

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

##### **(c) Transfers between Level 1, Level 2 and Level 3**

There were no transfers between Level 1, Level 2 or Level 3 during the period/year ended 30 September 2024 and 31 March 2024.

## **Mindspace Business Park REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts are in Rs. millions unless otherwise stated)**

#### **(d) Determination of fair values**

Fair values of financial assets and liabilities have been determined for measurement and/or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

i) The fair value of mutual funds are based on price quotations at reporting date.

ii) The fair values of other current financial assets and financial liabilities are considered to be equivalent to their carrying values.

iii) The fair values of borrowings at fixed rates are considered to be equivalent to present value of the future contracted cashflows discounted at the current market rate.

#### **33 Segment Reporting**

Mindspace REIT does not have any reportable operating segments as at 30 September 2024 and 31st March 2024 and hence, disclosure under Ind AS 108, operating segments has not been provided in the Standalone financial statements.

**34** a) The figures for the quarter ended 30 September 2024 are the derived figures between the figures in respect of the half year ended 30 September 2024 and the figures for the quarter ended 30 June 2024, which are subjected to limited review.

b) The figures for the quarter ended 30 September 2023 are the derived figures between the figures in respect of the half year ended 30 September 2023 and the figures for the quarter ended 30 June 2023, which were subjected to limited review.

c) The figures for the half year ended 31 March 2024 are the derived figures between the audited figures in respect of the year ended 31 March 2024 and the published year-to-date figures upto period ended 30 September 2023, which were subjected to limited review.

**35** Previous period figures have been regrouped, as considered necessary, to conform with current period presentation.

**36** The trust during the previous quarter decided to disclose the amounts rounded off to Millions with 2 decimals, correspondingly the amounts pertaining to previous quarters and year have been shown in 2 decimal."0.00" represents value less than Rs. 0.005 million.

## Mindspace Business Park REIT

RN:IN/REIT/19-20/003

### Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. million unless otherwise stated)

37 In accordance with SEBI (LODR) Regulation, 2015 and Other requirements as per SEBI circular (No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024) for issuance of debt securities by Real Estate Investment Trusts (REITs) and Infrastructure Investment Trusts (InvITs), REIT has disclosed the following ratios:

	Ratios	Quarter ended			For the half year ended			Year ended	
		30 September 2024	30 June 2024	30 September 2023	30 September 2024	31 March 2024	30 September 2023	31 March 2024	
a(i)	Security / Asset cover (NCD Series 1) (refer note a(i))	NA	NA	2.57	NA	NA	2.57	NA	
a(ii)	Security / Asset cover (MLD Series 2) (refer note a(ii))	NA	NA	2.27	NA	2.27	2.27	2.27	
a(iii)	Security / Asset cover (NCD Series 2) (refer note a(iii))	NA	NA	2.42	NA	2.55	2.42	2.55	
a(iv)	Security / Asset cover (NCD Series 3) (refer note a(iv))	2.33	2.29	2.16	2.33	2.22	2.16	2.22	
a(v)	Security / Asset cover (NCD Series 4)(refer note a(v))	2.63	2.57	2.52	2.63	2.57	2.52	2.57	
a(vi)	Security / Asset cover (Mindspace REIT Green Bond 1) (refer note a(vi))	2.18	2.18	2.15	2.18	2.19	2.15	2.19	
a(vii)	Security / Asset cover (NCD Series 6) (refer note a(vii))	2.18	2.19	2.17	2.18	2.19	2.17	2.19	
a(viii)	Security / Asset cover (NCD Series 7) (refer note a(viii))	2.30	2.29	2.16	2.30	2.28	2.16	2.28	
a(ix)	Security / Asset cover (NCD Series 8) (refer note a(ix))	1.83	1.83	NA	1.83	1.83	NA	1.83	
a(x)	Security / Asset cover (NCD Series 9) (refer note a(x))	1.91	1.91	NA	1.91	NA	NA	NA	
a(xi)	Security / Asset cover (NCD Series 10) (refer note a(xi))	1.96	1.96	NA	1.96	NA	NA	NA	
b	Debt-equity ratio (in times) (refer note b)	0.28	0.27	0.20	0.28	0.22	0.20	0.22	
c	Debt service coverage ratio (in times) (refer note c)	3.25	1.28	6.26	2.34	5.71	6.83	6.23	
d	Interest service coverage ratio (in times) (refer note d)	3.25	1.28	6.26	2.34	5.71	6.83	6.23	
e(i)	Outstanding redeemable preference shares (quantity and value)	NA	NA	NA	NA	NA	NA	NA	
e(ii)	Capital redemption reserve	NA	NA	NA	NA	NA	NA	NA	
f	Debenture redemption reserve (Amount in Rs. millions)	NA	NA	NA	NA	NA	NA	NA	
g	Net worth (Amount in Rs. millions)	1,62,636.11	1,63,646.20	1,66,135.09	1,62,636.11	1,66,267.54	1,66,135.09	1,66,267.54	
h(i)	Net profit after tax (Amount in Rs. millions)	1,978.72	207.36	2,879.54	2,186.08	5,812.81	5,799.17	11,611.98	
h(ii)	Earnings per unit - Basic	3.34	0.35	4.86	3.69	9.80	9.78	19.58	
i	Earnings per unit - Diluted	3.34	0.35	4.86	3.69	9.80	9.78	19.58	
j	Current Ratio (in times) (refer note f)	1.13	1.22	1.42	1.13	1.26	1.42	1.26	
k	Long term debt (non current) to working capital (in times) (refer note h)	25.04	19.33	8.46	25.04	7.83	8.46	7.83	
l	Bad debts to account receivable ratio (in times) (refer note l)	NA	NA	NA	NA	NA	NA	NA	
m	Current liability ratio (in times) (refer note i)	0.24	0.19	0.22	0.24	0.33	0.22	0.33	
n	Total debt to total assets (in times) (refer note j)	0.22	0.21	0.16	0.22	0.18	0.16	0.18	
o	Debtors Turnover (in times) (refer note k)	NA	NA	NA	NA	NA	NA	NA	
p	Inventory Turnover*	NA	NA	NA	NA	NA	NA	NA	
q	Operating Margin (in %) (refer note m)*	NA	NA	NA	NA	NA	NA	NA	
r	Net Profit Margin (in %) (refer note n)	68%	21%	83%	56%	81%	84%	83%	
s	Sector Specific equivalent ratio*	NA	NA	NA	NA	NA	NA	NA	

\*Not Applicable (NA)

Formulae for computation of ratios are as follows basis condensed standalone financial statements :-

a(i) Security / Asset cover ratio (NCD Series 1) = Lower of Fair value of the secured assets as computed by two independent valuers / (Outstanding principal amount of NCD Series 1 + Interest accrued thereon)



## **Mindspace Business Park REIT**

RN:IN/REIT/19-20/003

### **Notes to the Condensed Standalone Financial Statements**

(all amounts are in Rs. million unless otherwise stated)

**37 In accordance with SEBI (LODR) Regulation, 2015 and Other requirements as per SEBI circular (No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024) for issuance of debt securities by Real Estate Investment Trusts (REITs) and Infrastructure Investment Trusts (InvITs), REIT has disclosed the following ratios:**

- a(ii) Security / Asset cover ratio (MLD Series 2) = Fair value of the secured assets as computed by independent valuer / (Outstanding principal amount of MLD Series 2 + Interest accrued thereon)
- a(iii) Security / Asset cover ratio (NCD Series 2) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 2 + Interest accrued thereon)
- a(iv) Security / Asset cover ratio (NCD Series 3) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 3 + Interest accrued thereon)
- a(v) Security / Asset cover ratio (NCD Series 4) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 4 + Interest accrued thereon)
- a(vi) Security / Asset cover ratio (Green Bond 1) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of Mindspace REIT Green Bond 1 + Interest accrued thereon)
- 
- a(vii) Security / Asset cover ratio (NCD Series 6) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 6 + Interest accrued thereon)
- a(viii) Security / Asset cover ratio (NCD Series 7) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 7 + Interest accrued thereon)
- a(ix) Security / Asset cover ratio (NCD Series 8) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 8 + Interest accrued thereon)
- a(x) Security / Asset cover ratio (NCD Series 9) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 9 + Interest accrued thereon)
- a(xi) Security / Asset cover ratio (NCD Series 10) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 10 + Interest accrued thereon)
- 
- b(i) Total Debt = Long term borrowings + Short term borrowings + Interest accrued on debts (current and non-current)
- b(ii) Debt Equity Ratio = Total Debt/Total Equity
- c) Debt Service Coverage Ratio = Earnings before interest {net of capitalization}, depreciation, exceptional items and tax / (Interest expenses {net of capitalization} + Principal repayments made during the period which excludes bullet and full repayment of external borrowings)
- d) Interest Service Coverage Ratio = Earnings before interest {net of capitalization}, depreciation, exceptional items and tax / (Interest expense {net of capitalisation})
- e) Net worth = Corpus + Unit capital + Other equity
- f) Current ratio = Current assets/ Current liabilities
- g) Long term Debt = Long term borrowings (excluding current maturities of long term debt) + Interest accrued on debts (Non-current)
- h) Long term debt to working capital ratio = Long term debt/ working capital (i.e. Current assets less current liabilities)
- i) Current liability ratio = Current liabilities/ Total liabilities
- j) Total debt to total assets = Total debt/ Total assets
- k) Debtors Turnover = Revenue from operations (Annualised) / Average trade receivable
- l) Bad debts to account receivable ratio = Bad debts (including provision for doubtful debts) / Average trade receivable
- m) Mindspace REIT's income is earned from its investment in asset SPVs and classified as income from investment activity and therefore, operating margin ratio is not applicable and not disclosed
- n) Net profit margin = Profit after exceptional items and tax/ Total Income

For and on behalf of the Board of Directors of  
**K Raheja Corp Investment Managers Private Limited**  
**(Formerly known as K Raheja Corp Investment Managers LLP)**  
(acting as the Manager to Mindspace Business Parks REIT)

NEEL  
CHANDR  
U RAHEJA

**Neel C. Raheja**  
Director  
DIN: 00029010

Place: Mumbai  
Date : 25 October 2024

RAMESH  
KUMAR NAIR

**Ramesh Nair**  
Chief Executive Officer

Place: Mumbai  
Date : 25 October 2024

PREETI  
NAVEEN  
CHHEDA

**Preeti N. Chheda**  
Chief Financial Officer

Place: Mumbai  
Date : 25 October 2024

**INDEPENDENT AUDITOR'S REPORT ON REVIEW OF CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS**

To

The Board of Directors,

K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP) (The "Investment Manager")

(Acting in capacity as the Investment Manager of Mindspace Business Parks REIT)

**Introduction**

1. We have reviewed the accompanying unaudited Condensed Consolidated Interim Financial Statements of **MINDSPACE BUSINESS PARKS REIT** ("the REIT"/ "the Parent") and its subsidiaries (the "Special Purpose Vehicles") (together referred as the "Mindspace Group"), which comprise the unaudited Condensed Consolidated Balance Sheet as at September 30, 2024, the unaudited Condensed Consolidated Statement of Profit and Loss, including other comprehensive income, the unaudited Condensed Consolidated Statement of Cash Flow for the quarter and half year ended September 30, 2024, the unaudited Condensed Consolidated Statement of changes in Unitholders' Equity for the half year ended September 30, 2024, the unaudited statement of Net Assets at fair value as at September 30, 2024, the unaudited statement of Total Return for half year ended September 30, 2024 and the unaudited Statement of Net Distributable Cash Flow of the REIT and each of its special purpose vehicles for quarter and half year ended September 30, 2024, as an additional disclosure in accordance with paragraph 4.6 of Chapter 4 to the Security Exchange Board of India (SEBI) Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024 ("SEBI Circular") along with summary of the material accounting policies and select explanatory notes (together hereinafter referred as the "Condensed Consolidated Interim Financial Statements").
2. The Condensed Consolidated Interim Financial Statements, which is the responsibility of the Investment Manager and approved by the Board of Directors of the Investment Manager, have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time read with SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024 ("SEBI REIT Regulations"); Regulation 52 and Regulations 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the SEBI REIT Regulations. Our responsibility is to express a conclusion on the Condensed Consolidated Interim Financial Statements based on our review.

# Deloitte Haskins & Sells LLP

## Scope of Review

3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Investment Manager's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing issued by ICAI and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. The Condensed Consolidated Interim Financial Statements include the financial information of the entities listed in Annexure A to this report.

## Conclusion

5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Condensed Consolidated Interim Financial Statements have not been prepared in accordance with SEBI REIT Regulations, Ind AS 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the SEBI REIT Regulations and has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed or that it contains any material misstatement.

## Emphasis of matter

6. We draw attention to Note 41(5)(a) to the Condensed Consolidated Interim Financial Statements regarding freehold land and building thereon (Paradigm, Malad) held by Avacado Properties and Trading (India) Private Limited (Special Purpose Vehicle) which is presently under litigation. Pending the outcome of proceedings and a final closure of the matter, no adjustments have been made in the Condensed Consolidated Interim Financial Statements for the quarter and half year ended September 30, 2024. Our conclusion is not modified in respect of this matter.
7. We draw attention to Note 20(a) of the Condensed Consolidated Interim Financial Statements, which describes the presentation of "Unit Capital" as "Equity" to comply with the SEBI REIT Regulations. Our conclusion is not modified in respect of this matter.

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)

NILESH  
VASANTLAL  
SHAH

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NILESH VASANTLAL  
SHAH  
Date: 2024.10.25  
16:51:09 +05'30'

**Nilesh Shah**  
Partner

Membership No. 49660  
UDIN:24049660BKFRVC5081

Mumbai, 25 October 2024

Annexure "A"

List of entities included in the Condensed Consolidated Interim Financial Statements

A. Parent entity

- i. Mindspace Business Parks REIT

B. Special Purpose Vehicles

- i. Avacado Properties and Trading (India) Private Limited
- ii. Horizonview Properties Private Limited
- iii. KRC Infrastructure and Projects Private Limited
- iv. Gigaplex Estate Private Limited
- v. Sundew Properties Limited
- vi. Intime Properties Limited
- vii. K. Raheja IT Park (Hyderabad) Limited
- viii. Mindspace Business Parks Private Limited

**MINDSPACE BUSINESS PARKS REIT**  
**RN:IN/REIT/19-20/003**  
**Condensed Consolidated Financial Statements**  
**Consolidated Balance Sheet**  
**(All amounts in Rs. million unless otherwise stated)**

	Note	As at 30 September 2024 (Unaudited)	As at 31 March 2024 (Audited)
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	4	1,204.83	1,129.49
Capital work-in-progress	5	419.94	-
Investment property	6	2,05,096.28	2,04,036.96
Investment property under construction	7	16,715.78	14,567.35
Other intangible assets	8	1.30	1.48
Financial assets			
- Investments	9	38.88	33.04
- Other financial assets	10	3,284.00	3,159.79
Deferred tax assets (net)	11	222.20	300.61
Non-current tax assets (net)	12	840.27	777.69
Other non-current assets	13	1,534.23	1,174.87
<b>Total non-current assets</b>		<b>2,29,357.71</b>	<b>2,25,181.28</b>
<b>Current assets</b>			
Inventories	14	58.62	43.52
Financial assets			
- Trade receivables	15	647.30	1,092.30
- Cash and cash equivalents	16A	4,967.46	3,250.36
- Other bank balances	16B	758.45	2,850.48
- Other financial assets	17	5,016.32	3,746.78
Other current assets	18	742.58	588.67
<b>Total current assets</b>		<b>12,190.73</b>	<b>11,572.11</b>
Asset held for sale	51	1,477.70	1,464.99
<b>Total assets before regulatory deferral account</b>		<b>2,43,026.14</b>	<b>2,38,218.38</b>
Regulatory deferral account - assets		27.67	228.01
<b>Total assets</b>		<b>2,43,053.81</b>	<b>2,38,446.39</b>

**MINDSPACE BUSINESS PARKS REIT**  
**RN:IN/REIT/19-20/003**  
**Condensed Consolidated Financial Statements**  
**Consolidated Balance Sheet**  
**(All amounts in Rs. million unless otherwise stated)**

	Note	As at 30 September 2024 (Unaudited)	As at 31 March 2024 (Audited)
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
Corpus	19	0.01	0.01
Unit capital	20	1,61,854.42	1,62,838.83
Other equity	21	(23,443.82)	(21,149.70)
<b>Equity attributable to unit holders of the Mindspace REIT</b>		<b>1,38,410.61</b>	<b>1,41,689.14</b>
<b>Non-controlling interest</b>	46	<b>7,641.73</b>	<b>7,596.27</b>
<b>Total equity</b>		<b>1,46,052.34</b>	<b>1,49,285.41</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
<b>Financial liabilities</b>			
- Borrowings	22	62,065.10	48,836.00
- Lease liabilities		121.94	115.03
- Other financial liabilities	23	3,672.37	3,355.03
Provisions	24	75.77	61.01
Deferred tax liabilities (net)	25	4,501.64	3,732.05
Other non-current liabilities	26	581.91	431.16
<b>Total non-current liabilities</b>		<b>71,018.73</b>	<b>56,530.28</b>
<b>Current liabilities</b>			
<b>Financial liabilities</b>			
- Borrowings	27	15,606.94	20,892.11
- Lease liabilities		12.52	12.97
- Trade payables	28		
- total outstanding dues of micro enterprises and small enterprises		96.66	223.72
- total outstanding dues of creditors other than micro enterprises and small enterprises		1,174.55	863.84
- Other financial liabilities	29	7,804.06	9,411.48
Provisions	30	7.09	7.14
Other current liabilities	31	1,145.78	1,184.76
Current tax liabilities (net)	32	106.99	34.68
<b>Total current liabilities</b>		<b>25,954.59</b>	<b>32,630.70</b>
<b>Total liabilities</b>		<b>96,973.32</b>	<b>89,160.98</b>
<b>Total equity and liabilities</b>		<b>2,43,025.66</b>	<b>2,38,446.39</b>
Regulatory deferral account - liabilities		28.15	-
<b>Total equity and liabilities</b>		<b>2,43,053.81</b>	<b>2,38,446.39</b>

**Material accounting policies** 3  
See the accompanying notes to the Condensed Consolidated Financial Statements 4-53

As per our report of even date attached:

for **Deloitte Haskins & Sells LLP**

**Chartered Accountants**

Firm's registration number: 117366W/W-100018

**NILESH VASANTLAL SHAH**  
Digitally signed by NILESH VASANTLAL SHAH  
Date: 2024.10.25 16:26:02 +05'30'

**Nilesh Shah**

Partner

Membership number: 49660

Place: Mumbai

Date : 25 October 2024

for and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**

(acting as the Manager to Mindspace Business Parks REIT)

**NEEL CHANDRU RAHEJA**  
Digitally signed by NEEL CHANDRU RAHEJA  
Date: 2024.10.25 15:25:05 +05'30'

**Neel C. Raheja**

Director

DIN: 00029010

Place: Mumbai

Date : 25 October 2024

**RAMESH KUMAR NAIR**  
Digitally signed by RAMESH KUMAR NAIR  
Date: 2024.10.25 15:39:35 +05'30'

**Ramesh Nair**

Chief Executive Officer

Place: Mumbai

Date : 25 October 2024

**PREETI NAVEEN CHHEDA**  
Digitally signed by PREETI NAVEEN CHHEDA  
Date: 2024.10.25 15:47:17 +05'30'

**Preeti N. Chheda**

Chief Financial Officer

Place: Mumbai

Date : 25 October 2024

**MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

**Condensed Consolidated Financial Statements**

**Consolidated Statement of Profit and Loss**

(All amounts in Rs. million unless otherwise stated)

	Note	For the quarter ended 30 September 2024 (Unaudited)*	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)*	For the half year ended 30 September 2024 (Unaudited)	For the half year ended 31 March 2024 (Unaudited)*	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>Income and gains</b>								
Revenue from operations	33	6,379.26	6,277.45	6,292.58	12,656.71	12,101.06	12,190.94	24,292.00
Interest income	34	109.56	104.16	88.31	213.72	172.51	124.42	296.89
Other income	35	32.72	30.73	21.61	63.44	75.02	104.78	180.01
<b>Total income and gains</b>		<b>6,521.54</b>	<b>6,412.34</b>	<b>6,402.50</b>	<b>12,933.87</b>	<b>12,348.58</b>	<b>12,420.14</b>	<b>24,768.90</b>
<b>Expenses</b>								
Cost of work contract services		-	-	239.87	-	206.06	503.99	710.05
Cost of materials sold		-	-	0.75	-	0.05	0.98	1.03
Cost of power purchased		152.20	251.10	179.07	403.30	389.97	403.07	793.03
Employee benefits expense	36	73.97	87.59	76.27	161.56	143.02	154.81	297.83
Trustee fees		0.59	0.59	0.46	1.18	1.18	1.18	2.36
Valuation fees		2.00	0.13	1.70	2.13	3.47	2.85	6.32
Insurance expense		31.04	30.49	14.25	61.53	55.95	50.35	106.30
Audit fees		5.88	6.82	3.08	12.70	14.51	11.02	25.53
Management fees		170.09	158.57	154.55	328.66	292.24	306.65	598.89
Legal & professional fees		61.30	37.46	38.73	98.76	93.97	66.56	160.52
Other expenses	37	1,164.22	1,184.62	1,070.27	2,348.84	2,142.52	1,936.31	4,078.83
<b>Total expenses</b>		<b>1,661.29</b>	<b>1,757.37</b>	<b>1,779.00</b>	<b>3,418.66</b>	<b>3,342.94</b>	<b>3,437.77</b>	<b>6,780.69</b>
<b>Earnings before finance costs, depreciation and amortisation, regulatory income / expense, exceptional items and tax</b>		<b>4,860.25</b>	<b>4,654.97</b>	<b>4,623.50</b>	<b>9,515.21</b>	<b>9,005.65</b>	<b>8,982.37</b>	<b>17,988.21</b>
Finance cost	38	1,305.04	1,262.99	1,149.76	2,568.03	2,352.31	2,214.01	4,566.32
Depreciation and amortisation expense	39	983.52	969.18	975.08	1,952.70	1,918.55	1,907.99	3,826.54
<b>Profit before rate regulated activities, exceptional items and tax</b>		<b>2,571.69</b>	<b>2,422.80</b>	<b>2,498.67</b>	<b>4,994.48</b>	<b>4,734.78</b>	<b>4,860.37</b>	<b>9,595.35</b>
Add : Regulatory income/ (expense) (net)		(102.83)	(33.64)	(18.40)	(136.47)	(0.91)	(7.10)	(8.01)
Add : Regulatory income/(expense) (net) in respect of earlier periods		(46.00)	(46.00)	(29.60)	(92.00)	(58.37)	(58.93)	(117.30)
<b>Profit before exceptional items and tax</b>		<b>2,422.86</b>	<b>2,343.16</b>	<b>2,450.67</b>	<b>4,766.01</b>	<b>4,675.51</b>	<b>4,794.34</b>	<b>9,470.04</b>
Exceptional items (refer note51)		-	-	-	-	(363.93)	-	(363.93)

**MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

**Condensed Consolidated Financial Statements**

**Consolidated Statement of Profit and Loss**

(All amounts in Rs. million unless otherwise stated)

Note	<b>For the quarter ended 30 September 2024 (Unaudited)*</b>	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)*	<b>For the half year ended 30 September 2024 (Unaudited)</b>	For the half year ended 31 March 2024 (Unaudited)*	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>Profit before tax</b>	<b>2,422.86</b>	<b>2,343.16</b>	<b>2,450.67</b>	<b>4,766.01</b>	<b>4,311.58</b>	<b>4,794.34</b>	<b>9,106.11</b>
Current tax	40 <b>572.43</b>	618.57	513.81	<b>1,191.00</b>	1,069.06	1,014.95	2,084.00
Deferred tax charge	40 <b>500.66</b>	347.54	432.04	<b>848.20</b>	504.50	905.44	1,409.73
<b>Tax expense</b>	<b>1,073.09</b>	<b>966.11</b>	<b>945.85</b>	<b>2,039.20</b>	<b>1,573.56</b>	<b>1,920.39</b>	<b>3,493.73</b>
<b>Profit/(Loss) for the period/year</b>	<b>1,349.77</b>	<b>1,377.05</b>	<b>1,504.82</b>	<b>2,726.81</b>	<b>2,738.01</b>	<b>2,873.95</b>	<b>5,612.38</b>
<b>Profit/(Loss) for the period/year attributable to unit holders of Mindspace REIT</b>	<b>1,256.27</b>	1,282.72	1,411.65	<b>2,538.98</b>	2,563.50	2,686.51	5,250.43
<b>Profit/(Loss) for the period/year attributable to non-controlling interests</b>	<b>93.50</b>	94.33	93.17	<b>187.83</b>	174.51	187.44	361.95
<b>Other comprehensive income</b>							
<b>A. (i) Items that will not be reclassified to profit or loss</b>							
- Gain/(Loss) on remeasurements of defined benefit liability/ (asset)	-	-	-	-	(0.35)	-	(0.35)
(ii) Income tax relating to above	-	-	-	-	-	-	-
<b>B. (i) Items that will be reclassified to profit or loss</b>	-	-	-	-	-	-	-
(ii) Income tax relating to above	-	-	-	-	-	-	-
<b>Other comprehensive income attributable to unit holders of Mindspace REIT</b>	<b>-</b>	-	-	-	(0.35)	-	(0.35)
<b>Other comprehensive income attributable to non controlling interests</b>	<b>-</b>	-	-	-	-	-	-
<b>Total comprehensive income/(loss) for the period/ year</b>	<b>1,349.77</b>	<b>1,377.05</b>	<b>1,504.82</b>	<b>2,726.81</b>	<b>2,737.66</b>	<b>2,873.95</b>	<b>5,612.03</b>
<b>Total comprehensive income/(loss) for the period / year attributable to unit holders of</b>	<b>1,256.27</b>	1,282.72	1,411.65	<b>2,538.98</b>	2,563.15	2,686.51	5,250.08
<b>Total comprehensive income/(loss) for the period/year attributable to non controlling interests</b>	<b>93.50</b>	94.33	93.17	<b>187.83</b>	174.51	187.44	361.95



**MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

**Condensed Consolidated Financial Statements**

**Consolidated Statement of Profit and Loss**

(All amounts in Rs. million unless otherwise stated)

Note	For the quarter ended 30 September 2024 (Unaudited)*	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)*	For the half year ended 30 September 2024 (Unaudited)	For the half year ended 31 March 2024 (Unaudited)*	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>Earning per unit</b>							
43							
<b>Before net movement in Regulatory Deferral Balances:</b>							
-Basic	2.37	2.30	2.46	4.67	4.42	4.64	9.06
-Diluted	2.37	2.30	2.46	4.67	4.42	4.64	9.06
<b>After net movement in Regulatory Deferral Balances:</b>							
-Basic	2.12	2.16	2.38	4.28	4.32	4.53	8.85
-Diluted	2.12	2.16	2.38	4.28	4.32	4.53	8.85

**Material accounting policies**

See the accompanying notes to the Condensed Consolidated Financial Statements

\*Refer Note 49

As per our report of even date attached:

for **Deloitte Haskins & Sells LLP**

**Chartered Accountants**

Firm's registration number: 117366W/W-100018

**NILESH VASANTLAL SHAH**  
Digitally signed by NILESH VASANTLAL SHAH  
Date: 2024.10.25 16:27:18 +05'30'

**Nilesh Shah**  
Partner

Membership number: 49660

Place: Mumbai

Date : 25 October 2024

for and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**

(acting as the Manager to Mindspace Business Parks REIT)

**NEEL CHANDRU RAHEJA**  
Digitally signed by NEEL CHANDRU RAHEJA  
Date: 2024.10.25 15:25:22 +05'30'

**Neel C. Raheja**  
Director

DIN: 00029010

Place: Mumbai

Date : 25 October 2024

**RAMESH KUMAR NAIR**  
Digitally signed by RAMESH KUMAR NAIR  
Date: 2024.10.25 15:40:05 +05'30'

**Ramesh Nair**  
Chief Executive Officer

Place: Mumbai

Date : 25 October 2024

**PREETI NAVEEN CHHEDA**  
Digitally signed by PREETI NAVEEN CHHEDA  
Date: 2024.10.25 15:47:53 +05'30'

**Preeti N. Chheda**  
Chief Financial Officer

Place: Mumbai

Date : 25 October 2024

**MINDSPACE BUSINESS PARKS REIT**  
**RN:IN/REIT/19-20/003**  
**Condensed Consolidated Financial Statements**  
**Consolidated Statement of Cash Flow**  
**(All amounts in Rs. million unless otherwise stated)**

	<b>For the quarter ended 30 September 2024 (Unaudited)*</b>	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)*	<b>For the half year ended 30 September 2024 (Unaudited)*</b>	For the half year ended 31 March 2024 (Unaudited)*	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>A Cash flows from operating activities</b>							
Profit before tax	<b>2,422.86</b>	2,343.16	2,450.67	<b>4,766.01</b>	4,311.58	4,794.34	9,106.11
Adjustments for:							
Depreciation and amortisation expense	<b>983.52</b>	969.18	975.08	<b>1,952.70</b>	1,918.55	1,907.99	3,826.54
Finance costs	<b>1,305.04</b>	1,262.99	1,149.76	<b>2,568.03</b>	2,352.31	2,214.01	4,566.32
Interest income	<b>(109.56)</b>	(104.16)	(83.51)	<b>(213.72)</b>	(154.80)	(95.21)	(250.01)
Provision for unbilled revenue	-	-	57.23	-	-	57.23	57.43
Bad debts written off	<b>0.13</b>	0.14	-	<b>0.27</b>	-	-	-
Provision for doubtful debts (net)	-	2.25	5.29	<b>2.25</b>	4.50	5.30	9.80
Assets written off/ demolished	<b>6.47</b>	157.77	9.54	<b>164.24</b>	25.02	10.54	35.56
Gain on redemption of mutual fund units	<b>(14.43)</b>	(12.76)	(6.94)	<b>(27.19)</b>	(17.30)	(17.70)	(35.00)
Foreign exchange fluctuation loss (net)	<b>0.05</b>	0.08	0.05	<b>0.13</b>	0.51	0.42	1.13
Liabilities no longer required written back	<b>(1.02)</b>	(1.54)	(11.82)	<b>(2.56)</b>	(39.82)	(84.18)	(124.00)
Exceptional items (refer note51)	-	-	-	-	363.82	-	363.82
<b>Operating cash flow before working capital changes</b>	<b>4,593.06</b>	<b>4,617.02</b>	<b>4,545.50</b>	<b>9,210.16</b>	<b>8,764.37</b>	<b>8,792.73</b>	<b>17,557.70</b>
Movement in working capital							
(Increase) / decrease in inventories	<b>(11.33)</b>	(4.09)	19.12	<b>(15.42)</b>	(1.93)	30.12	28.19
(Increase)/Decrease in trade receivables	<b>601.21</b>	(158.46)	(361.30)	<b>442.75</b>	(54.80)	(475.30)	(530.10)
(Increase) / decrease in other financial assets and other assets	<b>107.60</b>	532.99	88.00	<b>640.55</b>	(174.36)	(166.19)	(340.82)
Increase / (decrease) in other financial liabilities, other liabilities and provisions	<b>(285.24)</b>	453.87	(374.00)	<b>168.58</b>	(33.27)	2.49	(31.01)
Increase in regulatory deferral account (assets / liabilities)	<b>148.67</b>	79.66	47.21	<b>228.33</b>	60.20	66.21	126.41
Increase in trade payables	<b>83.12</b>	100.88	(34.99)	<b>184.00</b>	251.95	127.01	378.96
<b>Cash generated/(used in) from operations</b>	<b>5,237.09</b>	<b>5,621.87</b>	<b>3,929.54</b>	<b>10,858.95</b>	<b>8,812.16</b>	<b>8,376.77</b>	<b>17,189.33</b>
Direct taxes paid net of refund received	<b>(776.22)</b>	(395.85)	(505.75)	<b>(1,172.07)</b>	(1,090.27)	(833.75)	(1,924.01)
<b>Net cash generated from operating activities (A)</b>	<b>4,460.87</b>	<b>5,226.02</b>	<b>3,423.79</b>	<b>9,686.88</b>	<b>7,721.90</b>	<b>7,542.78</b>	<b>15,265.32</b>

**MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

**Condensed Consolidated Financial Statements****Consolidated Statement of Cash Flow**

(All amounts in Rs. million unless otherwise stated)

	<b>For the quarter ended 30 September 2024 (Unaudited)*</b>	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)*	<b>For the half year ended 30 September 2024 (Unaudited)*</b>	For the half year ended 31 March 2024 (Unaudited)*	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>B Cash flows from investing activities</b>							
Expenditure incurred on investment property, investment property under construction, property, plants and equipment and capital work-in progress including capital advances, net of capital creditors and asset acquisition (Note 6(b))	<b>(3,243.23)</b>	(3,550.43)	(3,176.60)	<b>(6,793.67)</b>	(5,174.28)	(5,657.60)	(10,831.51)
Proceeds from sale of investment property & property plant and equipments	<b>1.66</b>	0.09	3.46	<b>1.75</b>	8.56	3.46	12.02
Investment in government bond	<b>(0.24)</b>	(5.24)	-	<b>(5.48)</b>	0.99	(5.00)	(4.01)
Investment in mutual fund	<b>(4,727.61)</b>	(11,351.43)	(1,978.70)	<b>(16,079.04)</b>	(5,278.46)	(7,778.70)	(13,057.25)
Proceeds from redemption of mutual fund	<b>4,742.04</b>	11,364.19	1,986.03	<b>16,106.23</b>	5,295.19	7,797.03	13,092.22
Movement in fixed deposits/other bank balances**	<b>235.21</b>	(166.77)	237.96	<b>68.44</b>	36.01	(3,909.04)	(3,873.03)
Interest received	<b>87.23</b>	289.69	39.68	<b>376.92</b>	22.33	52.68	75.01
<b>Net cash (used in) investing activities ( B )</b>	<b>(2,904.94)</b>	<b>(3,419.91)</b>	<b>(2,888.16)</b>	<b>(6,324.84)</b>	<b>(5,089.65)</b>	<b>(9,497.16)</b>	<b>(14,586.54)</b>
<b>C Cash flows from financing activities</b>							
Proceeds from external borrowings	<b>2,104.01</b>	7,061.63	716.49	<b>9,165.64</b>	7,183.50	8,791.66	15,975.20
Repayment of external borrowings including non-convertible debentures and bonds	<b>(2,687.37)</b>	(16,236.88)	(2,153.09)	<b>(18,924.25)</b>	(4,875.20)	(10,839.12)	(15,713.88)
Proceeds from issue of non-convertible debentures and bonds	-	11,500.00	5,000.00	<b>11,500.00</b>	3,400.00	10,000.00	13,399.57
Proceeds from issue of commercial paper	<b>2,420.87</b>	3,287.13	-	<b>5,708.00</b>	1,446.12	-	1,446.12
Non-convertible debentures issue expenses	-	(15.76)	(26.14)	<b>(15.76)</b>	(13.35)	(47.66)	(61.01)
Redemption of commercial paper	-	(1,446.12)	-	<b>(1,446.12)</b>	-	-	-
Payment towards lease liabilities	-	-	-	-	(12.42)	-	(12.42)
Distribution to unitholders and dividend to non-controlling interest holder (including tax)	<b>(3,129.30)</b>	(2,828.70)	(3,022.90)	<b>(5,958.00)</b>	(6,012.05)	(6,094.90)	(12,106.95)
Recovery expense fund deposits	-	-	-	-	-	(0.50)	(0.95)
Finance costs paid	<b>(1,440.79)</b>	(2,192.21)	(1,122.30)	<b>(3,633.00)</b>	(2,446.03)	(2,115.42)	(4,561.46)
<b>Net cash generated /(used in) financing activities ( C )</b>	<b>(2,732.58)</b>	<b>(870.92)</b>	<b>(607.94)</b>	<b>(3,603.49)</b>	<b>(1,329.43)</b>	<b>(305.95)</b>	<b>(1,635.78)</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+C)</b>	<b>(1,176.66)</b>	<b>935.21</b>	<b>(72.31)</b>	<b>(241.45)</b>	<b>1,302.82</b>	<b>(2,260.13)</b>	<b>(957.00)</b>

**MINDSPACE BUSINESS PARKS REIT**  
**RN:IN/REIT/19-20/003**  
**Condensed Consolidated Financial Statements**  
**Consolidated Statement of Cash Flow**  
**(All amounts in Rs. million unless otherwise stated)**

	<b>For the quarter ended 30 September 2024 (Unaudited)*</b>	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)*	<b>For the half year ended 30 September 2024 (Unaudited)*</b>	For the half year ended 31 March 2024 (Unaudited)*	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>Cash and cash equivalents at the beginning of the period/year</b>	<b>2,821.21</b>	<b>1,886.00</b>	<b>655.49</b>	<b>1,886.00</b>	<b>583.18</b>	<b>2,843.31</b>	<b>2,843.00</b>
<b>Cash and cash equivalents at the end of the period / year</b>	<b>1,644.55</b>	<b>2,821.21</b>	<b>583.18</b>	<b>1,644.55</b>	<b>1,886.00</b>	<b>583.18</b>	<b>1,886.00</b>
<b>Cash and cash equivalents comprises (refer note no. 15A and 26)</b>							
Cash on hand	3.11	3.30	3.05	3.11	3.21	3.05	3.21
Balance with banks							
- in current accounts	4,266.85	5,378.14	3,171.46	4,266.85	3,194.76	3,171.46	3,194.76
- in escrow accounts	7.53	1.37	54.92	7.53	52.39	54.92	52.39
-investment in mutual funds	689.97	-	-	689.97	-	-	-
-in deposit accounts with original maturity of less than three months			80.00			80.00	
Less : Bank overdraft	(3,322.91)	(2,561.60)	(2,726.25)	(3,322.91)	(1,364.36)	(2,726.25)	(1,364.36)
<b>Cash and cash equivalents at the end of the period / year</b>	<b>1,644.55</b>	<b>2,821.21</b>	<b>583.18</b>	<b>1,644.55</b>	<b>1,886.00</b>	<b>583.18</b>	<b>1,886.00</b>

**Material accounting policies - refer note 3**

\*\* Includes Income tax refund amounting to Rs. 69.04 million received in CSR escrow account .

Note: 1. The above Cash Flow Statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard (IND AS) 7 - "Statement of Cash Flows".

See the accompanying notes to the Condensed Consolidated Financial Statements

4-53

\*Refer Note 49

As per our report of even date attached:

for **Deloitte Haskins & Sells LLP**  
**Chartered Accountants**

Firm's registration number: 117366W/W-100018

**NILESH VASANTLAL SHAH**  
 Digitally signed by NILESH VASANTLAL SHAH  
 Date: 2024.10.25 16:28:50 +05'30'

**Nilesh Shah**  
 Partner  
 Membership number: 49660

Place: Mumbai  
 Date : 25 October 2024

for and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**

(acting as the Manager to Mindspace Business Parks REIT)

**NEEL CHANDRU RAHEJA**  
 Digitally signed by NEEL CHANDRU RAHEJA  
 Date: 2024.10.25 15:26:40 +05'30'

**Neel C. Raheja**  
 Director  
 DIN: 00029010

Place: Mumbai  
 Date : 25 October 2024

**RAMESH KUMAR NAIR**  
 Digitally signed by RAMESH KUMAR NAIR  
 Date: 2024.10.25 15:40:35 +05'30'

**Ramesh Nair**  
 Chief Executive Officer

Place: Mumbai  
 Date : 25 October 2024

**PREETI NAVEEN CHHEDA**  
 Digitally signed by PREETI NAVEEN CHHEDA  
 Date: 2024.10.25 15:48:25 +05'30'

**Preeti N. Chheda**  
 Chief Financial Officer

Place: Mumbai  
 Date : 25 October 2024

**MINDSPACE BUSINESS PARKS REIT**  
**RN:IN/REIT/19-20/003**  
**Condensed Consolidated Financial Statements**  
**Consolidated Statement of changes in unit holder's equity**  
**(All amounts in Rs. million unless otherwise stated)**

<b>A. Corpus</b>	<b>Amount</b>
<b>Balance as on 1 April 2023</b>	0.01
Changes during the year	-
<b>Balance as on 31 March 2024</b>	0.01
Balance as on 1 April 2024	0.01
Changes during the period	-
<b>Closing balance as on 30 September 2024</b>	<b>0.01</b>

<b>Corpus</b>	<b>Amount</b>
<b>Balance as on 1 April 2023</b>	0.01
Changes during the period	-
<b>Balance as on 30 September 2023</b>	<b>0.01</b>

<b>B. Unit Capital</b>	<b>Amount</b>
<b>Balance as at 1 April 2023</b>	1,62,838.82
Changes during the year	-
<b>Balance as at 31 March 2024</b>	1,62,838.82
<b>Balance as at 1 April 2024</b>	<b>1,62,838.82</b>
Changes during the period	-
Less: Distribution to unitholders for the quarter ended 30 June 2024*	(984.41)
<b>Balance as at 30 September 2024</b>	<b>1,61,854.41</b>

<b>Unit Capital</b>	<b>Amount</b>
<b>Balance as at 1 April 2023</b>	1,62,838.82
Changes during the period	-
<b>Balance as at 30 September 2023</b>	<b>1,62,838.82</b>

\*This represents repayment of debt by SPV to the Mindspace REIT, being part of the Net Distributable Cash flows (NDCF), distributed by Mindspace REIT to the unitholders pursuant to the REIT regulations.

<b>C. Other equity</b>	<b>Amount</b>
<b>Retained Earnings</b>	<b>Amount</b>
<b>Balance as at 1 April 2023</b>	(15,546.48)
Add: Profit for the year attributable to the unitholders of Mindspace REIT	5,250.43
Add: Other comprehensive income/(expense) attributable to the unitholders of Mindspace REIT	(0.35)
Less: Distribution to unitholders for the quarter ended 31 March 2023*	(2,852.49)
Less: Distribution to unitholders for the quarter ended 30 June 2023*	(2,846.49)
Less: Distribution to unitholders for the quarter ended 30 September 2023*	(2,841.49)
Less: Distribution to unitholders for the quarter ended 31 December 2023*	(2,846.49)
Less: Transfer to/from debenture redemption reserve**	133.66
<b>Balance as at 31 March 2024</b>	<b>(21,549.70)</b>
<b>Balance as at 1 April 2024</b>	<b>(21,549.70)</b>
Add: Profit for the year attributable to the unitholders of Mindspace REIT	2,538.98
Add: Other comprehensive income/(expense) attributable to the unitholders of Mindspace REIT	-
Less: Distribution to unitholders for the quarter ended 31 March 2024*	(2,828.70)
Less: Distribution to unitholders for the quarter ended 30 June 2024*	(2,004.40)
Less: Transfer to/from debenture redemption reserve**	400.00
<b>Balance as at 30 September 2024</b>	<b>(23,443.82)</b>

<b>Other equity</b>	<b>Amount</b>
<b>Retained Earnings</b>	<b>Amount</b>
<b>Balance as at 1 April 2023</b>	(15,546.33)
Add: Profit for the period attributable to the unitholders of Mindspace REIT	2,686.51
Add: Other comprehensive income attributable to the unitholders of Mindspace REIT	-
Less: Distribution to Unitholders for the quarter ended 31 March 2023*	(2,852.42)
Less: Transfer to/from Debenture Redemption Reserve**	134.00
<b>Balance as at 30 September 2023</b>	<b>(15,578.24)</b>

\*The distributions made by Mindspace REIT to its Unit holders are based on the Net Distributable Cash flows (NDCF) of Mindspace REIT under the REIT Regulations and represents distributions other than repayment of debt by SPV to REIT.

**MINDSPACE BUSINESS PARKS REIT**  
**RN:IN/REIT/19-20/003**  
**Condensed Consolidated Financial Statements**  
**Consolidated Statement of changes in unit holder's equity**  
**(All amounts in Rs. million unless otherwise stated)**

<b>Debt Redemption Reserve**</b>	<b>Amount</b>
<b>Balance as at 1 April 2023</b>	534.00
Transfer to retained earnings	(299.03)
Transfer from retained earnings	165.03
<b>Balance as at 31 March 2024</b>	400.00
<b>Balance as at 1 April 2024</b>	<b>400.00</b>
Transfer to retained earnings	<b>(400.00)</b>
<b>Balance as at 30 September 2024</b>	<b>-</b>

<b>Debt Redemption Reserve**</b>	<b>Amount</b>
<b>Balance as at 1 April 2023</b>	534.00
Transfer to retained earnings	(165.03)
Transfer from retained earnings	31.03
<b>Balance as at 30 September 2023</b>	<b>400.00</b>

\*\* Refer note 21

**Material accounting policies - refer note 3**

See the accompanying notes to the Condensed Consolidated Financial Statements

4-53

As per our report of even date attached:

for **Deloitte Haskins & Sells LLP**  
**Chartered Accountants**

Firm's registration number: 117366W/W-100018

**NILESH**  
**VASANTLAL**  
**SHAH**  
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 NILESH VASANTLAL SHAH  
 Date: 2024.10.25 16:30:14  
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**Nilesh Shah**  
 Partner  
 Membership number: 49660  
 Place: Mumbai  
 Date : 25 October 2024

for and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited (Formerly known as  
 K Raheja Corp Investment Managers LLP)**  
 (acting as the Manager to Mindspace Business Parks REIT)

**NEEL**  
**CHANDRU**  
**U RAHEJA**  
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 RAHEJA  
 Date: 2024.10.25  
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**Neel C. Raheja**  
 Director  
 DIN: 00029010  
 Place: Mumbai  
 Date : 25 October 2024

**RAMESH**  
**KUMAR**  
**NAIR**  
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 KUMAR NAIR  
 Date: 2024.10.25  
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**Ramesh Nair**  
 Chief Executive Officer  
 Place: Mumbai  
 Date : 25 October 2024

**PREETI**  
**NAVEEN**  
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 Date: 2024.10.25  
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**Preeti N. Chheda**  
 Chief Financial Officer  
 Place: Mumbai  
 Date : 25 October 2024

**MINDSPACE BUSINESS PARKS REIT**  
**RN:IN/REIT/19-20/003**  
**Condensed Consolidated Financial Statements**  
**(All amounts are in Rs. million unless otherwise stated)**  
**Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016**

**A) Statement of Net Assets At Fair Value**

S.No	Particulars	As at 30 September 2024 (Unaudited)		As at 31 March 2024 (Audited)	
		Book Value*	Fair value	Book Value*	Fair value
A	Assets	2,43,053.81	3,39,940.02	2,38,446.39	3,23,574.71
B	Liabilities**	97,001.47	94,883.02	89,160.98	86,158.00
C	<b>Net Assets (A-B)</b>	<b>1,46,052.34</b>	<b>2,45,057.00</b>	<b>1,49,285.41</b>	<b>2,37,416.71</b>
D	Less: Non controlling interests	7,641.73	12,260.76	7,596.27	11,746.25
E	<b>Net Assets attributable to unit holders of Mindspace REIT (C-D)</b>	<b>1,38,410.61</b>	<b>2,32,796.24</b>	<b>1,41,689.14</b>	<b>2,25,670.46</b>
F	No. of units	59,30,18,182	59,30,18,182	59,30,18,182	59,30,18,182
G	Net Assets Value per unit (E/F)	233.40	392.56	238.93	380.55

\* as reflected in the Balance Sheet

\*\*Refer Note -5 below

**Measurement of fair values:**

The fair values of Investment property, Property, plant and equipment, Investment property under construction and Capital work-in-progress are solely based on an independent valuation performed by an external property valuer ("independent valuer"), having appropriately recognised professional qualification and recent experience in the location and category of the properties being valued.

Other assets include cash and cash equivalents, other bank balances and other working capital balances which are not factored in the discounted cashflow method used in determining the fair value of investment property, investment property under development, property, plant and equipment, capital work-in-progress and intangibles.

**Valuation technique**

The fair value measurement for all of the Investment property, Property, plant and equipment, Investment property under construction and Capital work-in-progress (excluding Pocharam) has been categorized as a Level 3 fair value based on the inputs to the valuation technique used. The valuer has followed a Discounted Cash Flow method, except for valuation of land for future development where the valuer has adopted Market Approach or Government Benchmark Price / Guideline Value as may be applicable. The Discounted Cash Flow valuation model considers the present value of net cash flows to be generated from the respective properties, taking into account the expected rental growth rate, vacancy period, occupancy rate, and lease incentive costs. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality, lease terms and investor return expectations from such properties.

The existing buildings in Pocharam are unoccupied. Considering the absence of leasing demand in the near term, and therefore no expected income stream and also since the asset is held for sale, the Valuer has opted for the Cost Approach. Under this method, the land component is assessed using the Comparable Sales/Quoted Instances Method under the Market Approach while building and plant & machinery components have been valued using the Depreciated Replacement Cost Method.

MINDSPACE BUSINESS PARKS REIT  
RN:IN/REIT/19-20/003  
Condensed Consolidated Financial Statements  
(All amounts are in Rs. million unless otherwise stated)  
Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016

Notes

1 Project wise break up of fair value of assets as at 30 September 2024 is as follows

Particulars	Fair value of Investment property, Property, plant and equipment, Investment property under construction and Capital work-in-progress	Other assets at book value	Total assets
<b>Intime</b>	20,354.43	1,637.41	<b>21,991.84</b>
<b>KRIT</b>	40,585.84	1,204.68	<b>41,790.52</b>
<b>Sundew</b>	65,751.24	1,359.51	<b>67,110.75</b>
<b>MBPPL</b>			
MBPPL - Mindspace Airoli East	48,877.26		
MBPPL - Mindspace Pocharam**	1,484.27		
MBPPL - Commerzone Yerwada	19,389.16	3,804.25	<b>82,617.66</b>
MBPPL - The Square, Nagar Road	9,062.72		
<b>Gigaplex</b>	53,541.13	1,032.60	<b>54,573.73</b>
<b>Avacado</b>			
Avacado - Mindspace Malad	11,619.02		
Avacado - The Square, BKC	4,988.86	402.07	<b>17,009.95</b>
<b>KRC Infra</b>			
KRC Infra - Gera Commerzone Kharadi	32,272.68	1,658.11	<b>41,718.79</b>
KRC Infra - Camplus	7,788.00		
<b>Horizonview</b>	11,698.55	283.39	<b>11,981.94</b>
<b>Mindspace REIT</b>	-	52,753.42	<b>52,753.42</b>
<b>Less: Eliminations and Other Adjustments*</b>	-	(51,608.58)	<b>(51,608.58)</b>
<b>Total</b>	<b>3,27,413.16</b>	<b>12,526.86</b>	<b>3,39,940.02</b>
<b>Less: Non-controlling interest</b>	<b>(13,936.07)</b>	<b>(486.60)</b>	<b>(14,422.67)</b>
<b>Total attributable to unitholders</b>	<b>3,13,477.09</b>	<b>12,040.26</b>	<b>3,25,517.35</b>

\* It includes eliminations primarily pertaining to lending to SPVs by Mindspace REIT and consolidation adjustments

\*\* Classified as "Asset Held for Sale"



**MINDSPACE BUSINESS PARKS REIT**  
**RN:IN/REIT/19-20/003**  
**Condensed Consolidated Financial Statements**  
**(All amounts are in Rs. million unless otherwise stated)**  
**Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016**

2 Project wise break up of fair value of assets as at 31 March 2024 is as follows

Particulars	Fair value of Investment property, Property, plant and equipment, Investment property under construction and Capital work-in-progress	Other assets at book value	Total assets
<b>Intime</b>	19,558.57	1,600.93	<b>21,159.50</b>
<b>KRIT</b>	37,865.34	818.17	<b>38,683.51</b>
<b>Sundew</b>	63,633.75	517.14	<b>64,150.89</b>
<b>MBPPL</b>			
<b>MBPPL - Mindspace Airoli East</b>	47,523.86		
<b>MBPPL - Mindspace Pocharam</b>	1,487.86		
<b>MBPPL - Commerzone Yerwada</b>	18,258.57	3,316.83	<b>79,817.59</b>
<b>MBPPL - The Square, Nagar Road</b>	9,230.47		
<b>Gigaplex</b>	48,020.78	1,063.72	<b>49,084.50</b>
<b>Avacado</b>			
<b>Avacado - Mindspace Malad</b>	11,328.74		
<b>Avacado - The Square, BKC</b>	4,917.40	124.41	<b>16,370.55</b>
<b>KRC Infra</b>			
<b>KRC Infra - Gera Commerzone Kharadi</b>	31,315.10	882.45	<b>39,742.11</b>
<b>KRC Infra - Camplus</b>	7,544.56		
<b>Horizonview</b>	11,363.39	115.10	<b>11,478.49</b>
<b>Mindspace REIT</b>	-	47,808.00	<b>47,808.00</b>
<b>Less: Eliminations and Other Adjustments*</b>	-	(44,720.43)	<b>(44,720.43)</b>
<b>Total</b>	<b>3,12,048.39</b>	<b>11,526.32</b>	<b>3,23,574.71</b>
<b>Less: Non-controlling interest</b>	<b>(13,316.00)</b>	<b>(349.88)</b>	<b>(13,665.88)</b>
<b>Total attributable to unitholders</b>	<b>2,98,732.39</b>	<b>11,176.44</b>	<b>3,09,908.83</b>

\* It includes eliminations primarily pertaining to lending to SPVs by Mindspace REIT and consolidation adjustments

\*\* Classified as "Asset Held for Sale"

- 3 Other assets at book value excludes capital advances, unbilled revenue, finance lease receivable and regulatory assets (which form part of fair valuation of the Investment property, Property, plant and equipment, Investment property under construction and Capital work-in-progress)
- 4 Power Deemed Distribution License operations in Gigaplex, MBPPL and KRC Infra have been valued by the valuer separately using Discounted Cash Flow method.
- 5 Liabilities at book value for calculation of fair value of NAV excludes lease liability, provision for revenue share, capital creditors (other than related to initial direct cost), retention payables and regulatory liabilities (which form part of fair valuation of the Investment property, Property, plant and equipment, Investment property under construction and Capital work-in-progress).

**Material accounting policies - refer note 3**

See the accompanying notes to the Condensed Consolidated Financial Statements

4-53

As per our report of even date attached:

for **Deloitte Haskins & Sells LLP**

**Chartered Accountants**

Firm's registration number: 117366W/W-100018

**NILESH  
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SHAH**

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Date: 2024.10.25 16:31:47  
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**Nilesh Shah**

Partner

Membership number: 49660

Place: Mumbai

Date : 25 October 2024

for and on behalf of the Board of Directors of  
**K Raheja Corp Investment Managers Private Limited (Formerly  
known as K Raheja Corp Investment Managers LLP)**  
(acting as the Manager to Mindspace Business Parks REIT)

**NEEL  
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RAHEJA**

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Date: 2024.10.25  
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**Neel C. Raheja**

Director

DIN: 00029010

Place: Mumbai

Date : 25 October 2024

**RAMESH  
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NAIR**

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Date: 2024.10.25  
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**Ramesh Nair**

Chief Executive Officer

Place: Mumbai

Date : 25 October 2024

**PREETI  
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CHHEDA**

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Date: 2024.10.25  
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**Preeti N. Chheda**

Chief Financial Officer

Place: Mumbai

Date : 25 October 2024

**MINDSPACE BUSINESS PARKS REIT**  
**RN:IN/REIT/19-20/003**  
**Condensed Consolidated Financial Statements**  
**(All amounts are in Rs. millions unless otherwise stated)**

**B) Statement of Total Return at Fair Value (Attributable to unit holders of Mindspace REIT)**

<b>Total Return - Attributable to unit holders of Mindspace REIT</b>					
<b>S.No</b>	<b>Particulars</b>	<b>For the half year ended 30 September 2024 (unaudited)*</b>	<b>For the half year ended 31 March 2024 (unaudited)*</b>	<b>For the half year ended 30 September 2023 (unaudited)*</b>	<b>For the year ended 31 March 2024 (audited)</b>
A	Total comprehensive Income	<b>2,538.98</b>	2,563.15	2,686.51	5,250.08
B	Add : Changes in fair value not recognised in total comprehensive income (refer Note below)	<b>10,404.31</b>	9,595.42	1,653.33	11,248.74
<b>C (A+B)</b>	<b>Total Return</b>	<b>12,943.29</b>	<b>12,158.57</b>	<b>4,339.84</b>	<b>16,498.82</b>

**Note:**

**1 Measurement of fair values:**

The fair values of Investment property, Property, plant and equipment, Investment property under construction and Capital work-in-progress are solely based on an independent valuation performed by an external property valuer ("independent valuer"), having appropriately recognised professional qualification and recent experience in the location and category of the properties being valued.

2 In the above statement, changes in fair value not recognised for the half year ended 30 September 2024, half year ended 31 March 2024, half year ended 30 September, 2023 and year ended 31 March 2024 have been computed based on the change in fair values for such periods adjusted for change in book value of Investment Property, Investment property under construction and Property, Plant and Equipment and Capital work in progress, Capital advances, Unbilled revenue, Finance lease receivable, regulatory assets, Capital creditors (other than related to initial direct cost), Retention payables, Regulatory Liabilities and Lease Liabilities for the respective periods.

\*Refer Note 49

**Material accounting policies - refer note 3**

See the accompanying notes to the Condensed Consolidated 4-53 Financial Statements

As per our report of even date attached:

for **Deloitte Haskins & Sells LLP**  
**Chartered Accountants**

Firm's registration number: 117366W/W-100018

**NILESH**  
**VASANTLAL**  
**SHAH**

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Date: 2024.10.25 16:33:16 +05'30'

**Nilesh Shah**

Partner

Membership number: 49660

Place: Mumbai

Date : 25 October 2024

for and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**  
(acting as the Manager to Mindspace Business Parks REIT)

**NEEL**  
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Date: 2024.10.25 15:32:04 +05'30'

**Neel C. Raheja**

Director

DIN: 00029010

Place: Mumbai

Date : 25 October 2024

**RAMESH**  
**KUMAR**  
**NAIR**

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Date: 2024.10.25 15:41:49 +05'30'

**Ramesh Nair**

Chief Executive Officer

Place: Mumbai

Date : 25 October 2024

**PREETI**  
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**CHHEDA**

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Date: 2024.10.25 15:50:07 +05'30'

**Preeti N. Chheda**

Chief Financial Officer

Place: Mumbai

Date : 25 October 2024

**MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

**Condensed Consolidated Financial Statements**

**Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43**

**(All amounts in Rs. million unless otherwise stated)**

**Net Distributable Cash Flows (NDCF) pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 <sup>(6)</sup>**

**(i) Mindspace REIT Standalone**

<b>Particulars</b>	<b>For the quarter ended 30 September 2024</b>	<b>For the quarter ended 30 June 2024 (Unaudited)</b>	<b>For the half year ended 30 September 2024</b>
Cashflows from operating activities of the Trust	<b>(69.88)</b>	(68.19)	<b>(138.07)</b>
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework <sup>(4) &amp; (5)</sup>	<b>4,050.39</b>	4,637.09	<b>8,687.48</b>
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	<b>8.74</b>	11.30	<b>20.04</b>
(+) Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following	-	-	-
• Applicable capital gains and other taxes			
• Related debts settled or due to be settled from sale proceeds			
• Directly attributable transaction costs			
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or Regulation 18(7) of InvIT Regulations or any other relevant provisions of the REIT/InvIT Regulations			
(+) Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or Regulation 18(7) of InvIT Regulations or any other relevant provisions of the REIT/InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss account of the Trust <sup>(2 &amp; 3)</sup>	<b>(867.11)</b>	(1,587.55)	<b>(2,454.66)</b>
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the Trust operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or	-	-	-
(-) any capital expenditure on existing assets owned / leased by the REIT ,to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-	-
<b>NDCF at Trust Level</b>	<b>3,122.14</b>	<b>2,992.65</b>	<b>6,114.79</b>

**MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

**Condensed Consolidated Financial Statements**

**Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43**

**(All amounts in Rs. million unless otherwise stated)**

**Net Distributable Cash Flows (NDCF) pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 <sup>(6)</sup>**

Note 1: The Board of Directors of the Manager to the Trust, in their meeting held on 25 October 2024, has declared distribution to unitholders of Rs. 5.15 per unit which aggregates to Rs. 3,054.04 million for the quarter ended 30 September 2024. The distributions of Rs. 5.15 per unit comprises Rs. 3.10 per unit in the form of dividend, Rs. 0.28 per unit in the form of interest payment, Rs. 0.01 per unit in the form of other income and the balance Rs. 1.76 per unit in the form of repayment of debt by SPV to REIT.

Along with distribution of Rs. 5.04 per unit for the quarter ended 30 June 2024, the cumulative distribution for the half year ended 30 September 2024 aggregates to Rs. 10.19 per unit.

Note 2: As per the Revised NDCF Framework, finance cost on Borrowings includes processing fees paid of Rs. 15.76 million for the quarter ended 30 June 2024.

Note 3: Finance cost on Borrowings includes interest accrued but not due on loans as of 31 March 2024 of Rs. 829.84 million, paid during the quarter ended 30 June 2024.

Note 4 : a) Rs. 2,328.30 million had been received post 30 June 2024, but before finalisation and adoption of financial statements by the board of directors and forms part of the NDCF for the quarter ended 30 June 2024 in line with the Revised NDCF Framework.

b) Rs. 3,091.42 million has been received post 30 September 2024, but before finalisation and adoption of financial statements by the board of directors and forms part of the NDCF for the quarter ended 30 September 2024 in line with the Revised NDCF Framework.

Note 5 : Includes distribution out of surplus cash of Rs. 109.00 million for the quarter ended 30 June 2024 and Rs. 97.90 million for the quarter ended 30 September 2024 received from SPVs.

Note 6: In order to promote standardisation of framework for computing NDCF, a revised framework was defined by SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 (erstwhile SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/185 dated December 6, 2023 on revised NDCF framework). As per the framework, the Manager is required to declare and distribute at least 90% of the NDCF of Mindspace REIT as distributions ("REIT Distributions"). This framework is applicable with effect from 1 April 2024. Accordingly, Mindspace REIT has computed the NDCF to comply with the said circular.

As per our report of even date attached.

**for Deloitte Haskins & Sells LLP  
Chartered Accountants**

Firm's registration number: 117366W/W-100018

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**Nilesh Shah**

Partner

Membership number: 49660

Place: Mumbai

Date : 25 October 2024

for and on behalf of the Board of Directors of  
**K Raheja Corp Investment Managers Private Limited (Formerly known  
as K Raheja Corp Investment Managers LLP)**

(acting as the Manager to Mindspace Business Parks REIT)

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**Neel C. Raheja**

Director

DIN: 00029010

Place: Mumbai

Date : 25 October 2024

**RAMESH  
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NAIR**

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Date: 2024.10.25  
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**Ramesh Nair**

Chief Executive Officer

Place: Mumbai

Date : 25 October 2024

**PREETI  
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**Preeti N. Chheda**

Chief Financial Officer

Place: Mumbai

Date : 25 October 2024

**MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

**Condensed Consolidated Financial Statements**

Disclosure pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(All amounts in Rs. million unless otherwise stated)

**Net Distributable Cash Flows (NDCF) pursuant to guidance under SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116****(i) Mindspace REIT Standalone**

Sr. no.	Description	For the quarter ended 30 September 2023 (Unaudited)	For the half year ended 31 March 2024 (Unaudited)*	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
1.	Cash flows received from Asset SPVs including but not limited to:				
	· interest	760.25	1,633.51	1,414.49	3,048.46
	· dividends (net of applicable taxes)	2,612.04	5,285.90	5,265.73	10,551.63
	· repayment of REIT Funding	-	-	-	-
	· proceeds from buy-backs/ capital reduction (net of applicable taxes)	-	-	-	-
	· redemption proceeds from preference shares or any other similar instrument	-	-	-	-
2.	Add: Proceeds from sale of investments, assets, sale of shares of Asset SPVs, liquidation of any other asset or investment (incl. cash equivalents) or any form of fund raise at Mindspace REIT level adjusted for the following: (1)	7,124.06	12,469.99	18,808.56	31,278.55
	· applicable capital gains and other taxes, if any	-	-	-	-
	· debts settled or due to be settled from sale proceeds	-	-	-	-
	· transaction costs	-	-	-	-
	· proceeds re-invested or planned to be reinvested in accordance with the REIT regulations	-	-	-	-
	· any acquisition	-	-	-	-
	· investments as permitted under the REIT regulations	-	(999.79)	-	(999.79)
	· lending to Asset SPVs	(7,124.06)	(9,489.96)	(18,808.56)	(28,298.51)
	as maybe deemed necessary by the Manager				-
3.	Add: Proceeds from sale of investments, assets or sale of shares of Asset SPVs not distributed pursuant to an earlier plan to re-invest in accordance with the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
4.	Add: Any other income received by Mindspace REIT not captured herein	1.85	5.95	9.67	15.62
5.	Less: Any other expenses paid by Mindspace REIT not captured herein	(14.08)	(18.01)	(25.48)	(43.49)
6.	Less: Any expense in the nature of capital expenditure at Mindspace REIT level	-	-	-	-

**MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

**Condensed Consolidated Financial Statements**

Disclosure pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(All amounts in Rs. million unless otherwise stated)

**Net Distributable Cash Flows (NDCF) pursuant to guidance under SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116****(i) Mindspace REIT Standalone**

Sr. no.	Description	For the quarter ended 30 September 2023 (Unaudited)	For the half year ended 31 March 2024 (Unaudited)*	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
7.	Less: Net debt repayment / (drawdown), redemption of preference shares / debentures / any other such instrument / premiums / any other obligations / liabilities, etc., as maybe deemed necessary by the Manager	-	(2,000.00)	-	(2,000.00)
8.	Add/Less: Other adjustments, including but not limited to net changes in security deposits, working capital, etc., as may be deemed necessary by the Manager (2)	(46.94)	(139.30)	(122.90)	(262.05)
9.	Less: Interest paid on external debt borrowing at Mindspace REIT level	(455.37)	(1,032.63)	(817.98)	(1,850.83)
10.	Less: Income tax and other taxes (if applicable) at the standalone Mindspace REIT level	(2.99)	(4.64)	(5.18)	(10.07)
	<b>Net Distributable Cash Flows (NDCF)</b>	<b>2,854.76</b>	<b>5,711.02</b>	<b>5,718.35</b>	<b>11,429.52</b>

Note 1. Repayment of REIT funding which is further lent to SPVs has been captured under "Liquidation of assets"

Note 2. Lending to and repayment from SPVs within the same period has been adjusted under "Other Adjustments" and includes loan given by REIT to SPV out of surplus funds or repayment of such loans.

Note 3. NDCF is calculated on quarterly basis and amount presented for the year end is mathematical summation of quarterly numbers.

As per our report of even date attached.

**for Deloitte Haskins & Sells LLP****Chartered Accountants**

Firm's registration number: 117366W/W-100018

**NILESH**  
**VASANTLAL**  
**SHAH**  
**Nilesh Shah**

Digitally signed by  
NILESH VASANTLAL  
SHAH  
Date: 2024.10.25  
16:36:41 +05'30'

Partner

Membership number: 49660

Place: Mumbai

Date : 25 October 2024

for and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**

(acting as the Manager to Mindspace Business Parks REIT)

**NEEL**  
**CHANDRU**  
**RAHEJA**

Digitally signed by  
NEEL CHANDRU  
RAHEJA  
Date: 2024.10.25  
15:32:43 +05'30'

**Neel C. Raheja**

Director

DIN: 00029010

Place: Mumbai

Date : 25 October 2024

**RAMESH**  
**KUMAR NAIR**

Digitally signed by  
RAMESH KUMAR NAIR  
Date: 2024.10.25  
15:42:40 +05'30'

**Ramesh Nair**

Chief Executive Officer

Place: Mumbai

Date : 25 October 2024

**PREETI**  
**NAVEEN**  
**CHHEDA**

Digitally signed by  
PREETI NAVEEN  
CHHEDA  
Date: 2024.10.25  
15:51:18 +05'30'

**Preeti N. Chheda**

Chief Financial Officer

Place: Mumbai

Date : 25 October 2024

**MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

**Condensed Consolidated Financial Statements**

**Disclosure pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43**

**(All amounts are in Rs. million unless otherwise stated)**

**Additional disclosures as required by SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43**

**Net Distributable Cash Flows (NDCF) pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43**

**(ii) Calculation of net distributable cash flows at each Asset SPV**

**For the quarter ended 30 September 2024 pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 <sup>(1)</sup>**

<b>Description</b>	<b>Avacado</b>	<b>MBPPL</b>	<b>Horizonview</b>	<b>Gigaplex</b>	<b>KRC Infra</b>	<b>Intime</b>	<b>KRIT</b>	<b>Sundew</b>	<b>Total</b>
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	259.12	901.74	278.85	660.34	947.63	215.18	327.56	940.33	4,530.75
Add: Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework	-	-	-	-	-	-	-	-	-
Add: Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	0.44	39.39	0.15	3.24	2.10	25.21	3.91	23.12	97.56
Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following :	-	-	-	-	0.03	-	1.20	-	1.23
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or Regulation 18(7) of InvIT Regulations or any other relevant provisions of the REIT/InvIT Regulations	-	-	-	-	-	-	-	-	-
Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or Regulation 18(7) of InvIT Regulations or any other relevant provisions of the REIT/InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-
Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust <sup>(2)</sup>	(79.57)	(108.24)	(37.56)	(110.85)	(91.95)	(0.25)	(25.49)	(51.19)	(505.10)
Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust )	-	-	(2.22)	-	-	-	-	-	(2.22)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks or financial institution from whom the Trust or any of its SPV/ HoldCos have availed debt or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv) agreement pursuant to which the SPV/ HoldCo operates or owns an infrastructure asset or real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations or approvals <sup>(3)</sup>	(0.01)	(2.12)	(20.00)	(19.72)	(0.08)	-	(0.01)	-	(41.94)

**MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

**Condensed Consolidated Financial Statements**

Disclosure pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

(All amounts are in Rs. million unless otherwise stated)

Additional disclosures as required by SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

Net Distributable Cash Flows (NDCF) pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

(ii) Calculation of net distributable cash flows at each Asset SPV

For the quarter ended 30 September 2024 pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 <sup>(1)</sup>

Description	Avacado	MBPPL	Horizonview	Gigaplex	KRC Infra	Intime	KRIT	Sundew	Total
Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-
<b>Net Distributable Cash Flows for HoldCo/SPVs</b>	<b>179.98</b>	<b>830.77</b>	<b>219.22</b>	<b>533.01</b>	<b>857.73</b>	<b>240.14</b>	<b>307.17</b>	<b>912.26</b>	<b>4,080.28</b>
Surplus cash on account of Liquidation of fixed deposits	-	-	-	-	-	110.00	-	-	110.00
<b>NDCF including surplus cash</b>	<b>179.98</b>	<b>830.77</b>	<b>219.22</b>	<b>533.01</b>	<b>857.73</b>	<b>350.14</b>	<b>307.17</b>	<b>912.26</b>	<b>4,190.28</b>

Note 1: In order to promote standardisation of framework for computing NDCF, a revised framework was defined by SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 ("Revised NDCF Framework") (erstwhile SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/185 dated December 6, 2023 on revised NDCF framework). As per the framework, the SPVs are required to declare and distribute at least 90% of their NDCF as distributions ("SPV Distributions") to Mindspace REIT in proportion of its holding in the SPVs subject to applicable provisions of the Companies Act, 2013. This framework is applicable with effect from 1 April 2024. Accordingly, the SPVs have computed the NDCF as per the revised framework.

Note 2: As per the Revised NDCF Framework, finance cost on Borrowings includes processing fees paid of Rs. 25.61 million.

Note 3: Investment in fixed deposit net off redemption within the same quarter have not been considered.

As per our report of even date attached:  
for **Deloitte Haskins & Sells LLP**

**Chartered Accountants**

Firm's registration number: 117366W/W-100018

**NILESH**  
**VASANTLAL SHAH**  
Digitally signed by NILESH VASANTLAL SHAH  
Date: 2024.10.25 16:38:16 +05'30'

**Nilesh Shah**  
Partner  
Membership number: 49660

Place: Mumbai  
Date : 25 October 2024

for and on behalf of the Board of Directors of  
**K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**  
(acting as Manager to the Mindspace Business Parks REIT)

**NEEL**  
**CHANDRU**  
**RAHEJA**  
Digitally signed by NEEL CHANDRU RAHEJA  
Date: 2024.10.25 15:34:39 +05'30'

**Neel C. Raheja**  
Director  
DIN: 00029010

Place: Mumbai  
Date : 25 October 2024

**RAMESH**  
**KUMAR**  
**NAIR**  
Digitally signed by RAMESH KUMAR NAIR  
Date: 2024.10.25 15:43:09 +05'30'

**Ramesh Nair**  
Chief Executive Officer

Place: Mumbai  
Date : 25 October 2024

**PREETI**  
**NAVEEN**  
**CHHEDA**  
Digitally signed by PREETI NAVEEN CHHEDA  
Date: 2024.10.25 15:51:53 +05'30'

**Preeti N. Chheda**  
Chief Financial Officer

Place: Mumbai  
Date : 25 October 2024



**MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

**Condensed Consolidated Financial Statements**

**Disclosure pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43**

**(All amounts are in Rs. million unless otherwise stated)**

**Additional disclosures as required by SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43**

**Net Distributable Cash Flows (NDCF) pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43**

**(ii) Calculation of net distributable cash flows at each Asset SPV**

**For the quarter ended 30 June 2024 pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 <sup>(1)</sup>**

<b>Description</b>	<b>Avacado</b>	<b>MBPPL</b>	<b>Horizonview</b>	<b>Gigaplex</b>	<b>KRC Infra</b>	<b>Intime</b>	<b>KRIT</b>	<b>Sundew</b>	<b>Total</b>
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	277.20	1,386.35	234.78	1,262.35	400.14	317.89	290.19	1,125.31	5,294.21
Add: Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework	-	-	-	-	-	-	-	-	-
Add: Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	1.83	169.09	0.10	5.11	5.00	86.70	3.07	10.91	281.82
Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following :	-	-	-	-	0.17	-	-	-	0.17
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or Regulation 18(7) of InvIT Regulations or any other relevant provisions of the REIT/InvIT Regulations	-	-	-	-	-	-	-	-	-
Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or Regulation 18(7) of InvIT Regulations or any other relevant provisions of the REIT/InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-
Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust <sup>(2 &amp; 3)</sup>	(86.35)	(152.04)	(64.04)	(55.28)	(123.45)	(0.73)	(30.30)	(121.73)	(633.93)
Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust )	-	-	(2.22)	(6.11)	-	-	(15.16)	-	(23.49)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks or financial institution from whom the Trust or any of its SPV/ HoldCos have availed debt or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv) agreement pursuant to which the SPV/ HoldCo operates or owns an infrastructure asset or real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations or approvals	(30.48)	(22.50)	-	(10.74)	(92.79)	(23.16)	(71.18)	(10.22)	(261.07)

**MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

**Condensed Consolidated Financial Statements**

Disclosure pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

(All amounts are in Rs. million unless otherwise stated)

Additional disclosures as required by SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

Net Distributable Cash Flows (NDCF) pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

(ii) Calculation of net distributable cash flows at each Asset SPV

For the quarter ended 30 June 2024 pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 <sup>(1)</sup>

Description	Avacado	MBPPL	Horizonview	Gigaplex	KRC Infra	Intime	KRIT	Sundew	Total
Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-
<b>Net Distributable Cash Flows for HoldCo/SPVs</b>	<b>162.20</b>	<b>1,380.90</b>	<b>168.62</b>	<b>1,195.33</b>	<b>189.08</b>	<b>380.70</b>	<b>176.62</b>	<b>1,004.27</b>	<b>4,657.72</b>
Surplus cash on account of Liquidation of fixed deposits	-	-	-	-	-	100.00	-	20.00	120.00
<b>NDCF including surplus cash</b>	<b>162.20</b>	<b>1,380.90</b>	<b>168.62</b>	<b>1,195.33</b>	<b>189.08</b>	<b>480.70</b>	<b>176.62</b>	<b>1,024.27</b>	<b>4,777.72</b>

Note 1: In order to promote standardisation of framework for computing NDCF, a revised framework was defined by SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 (erstwhile SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/185 dated December 6, 2023 on revised NDCF framework). As per the framework, the SPVs are required to declare and distribute at least 90% of their NDCF as distributions ("SPV Distributions") to Mindspace REIT in proportion of its holding in the SPVs subject to applicable provisions of the Companies Act, 2013. This framework is applicable with effect from 1 April 2024. Accordingly, the SPVs have computed the NDCF for the period ended 30 June 2024 as per the revised framework. Comparatives have not been provided in this framework for all the previous periods presented.

Note 2. As per the Revised NDCF Framework, finance cost on Borrowings includes processing fees paid of Rs. 26.12 million.

Note 3. Finance cost on Borrowings includes interest accrued but not due on loans as of 31 March 2024 of Rs. 69.43 million paid in current quarter, and was not part of the NDCF of the earlier quarters.

As per our report of even date attached:

for **Deloitte Haskins & Sells LLP****Chartered Accountants**

Firm's registration number: 117366W/W-100018

**NILESH VASANTLAL SHAH**  
 Digitally signed by NILESH VASANTLAL SHAH  
 Date: 2024.10.25 16:40:00 +05'30'

**Nilesh Shah**  
 Partner  
 Membership number: 49660

Place: Mumbai  
 Date : 25 October 2024

for and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**

(acting as Manager to the Mindspace Business Parks REIT)

**NEEL CHANDRU RAHEJA**  
 Digitally signed by NEEL CHANDRU RAHEJA  
 Date: 2024.10.25 15:36:24 +05'30'

**Neel C. Raheja**  
 Director  
 DIN: 00029010

Place: Mumbai  
 Date : 25 October 2024

**RAMESH KUMAR NAIR**  
 Digitally signed by RAMESH KUMAR NAIR  
 Date: 2024.10.25 15:49:36 +05'30'

**Ramesh Nair**  
 Chief Executive Officer

Place: Mumbai  
 Date : 25 October 2024

**PREETI NAVEEN CHHEDA**  
 Digitally signed by PREETI NAVEEN CHHEDA  
 Date: 2024.10.25 15:52:29 +05'30'

**Preeti N. Chheda**  
 Chief Financial Officer

Place: Mumbai  
 Date : 25 October 2024

**MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

**Condensed Consolidated Interim Financial Statements**

**Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116**

**(All amounts are in Rs. million unless otherwise stated)**

**Additional disclosures as required by Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116**

**Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116**

**(ii) Calculation of net distributable cash flows at each Asset SPV**

**For the quarter ended 30 September 2023 pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116<sup>(3)</sup>**

Sr. no.	Description	Avacado	MBPPL	Horizonview	Gigaplex	KRC Infra	Intime	KRIT	Sundew	Elimination (1)	Total
1.	<b>Profit after tax as per Statement of profit and loss/income and expenditure (standalone) (A)</b>	126.43	627.51	(153.94)	(26.37)	58.60	231.74	181.96	557.85	-	1,604.50
2.	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	27.56	146.01	36.68	157.88	85.48	18.19	36.69	128.01	-	636.51
3.	Add/less: Loss/gain on sale of real estate assets	-	-	-	-	-	-	-	-	-	-
4.	Add: Proceeds from sale of real estate assets, liquidation of any other asset or investment (incl. cash equivalents) or any form of fund raise at the Asset SPV level adjusted for the following:	20.00	770.00	2,710.00	-	1,100.00	-	475.00	170.00	(255.94)	4,989.06
	· debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-
	· transaction costs	-	-	-	-	-	-	-	-	-	-
	· proceeds re-invested or planned to be reinvested in accordance with the REIT Regulations.	-	-	-	-	-	-	-	-	-	-
	· any acquisition	-	-	-	-	-	-	-	-	-	-
	· investment in any form as permitted under the REIT Regulations as may be deemed necessary by the Manager	-	-	-	-	-	-	-	-	-	-
5.	Add: Proceeds from sale of real estate assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-
6.	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), as may be deemed necessary by the Manager.	7.00	48.12	9.50	61.49	36.04	51.65	60.11	152.33	-	426.24
	For example, any decrease/increase in carrying amount of an asset or of a liability recognised in statement of profit and loss/income and expenditure on measurement of the asset or the liability at fair value, interest cost as per effective interest rate method, deferred tax, lease rents recognised on a straight line basis, etc.	-	-	-	-	-	-	-	-	-	-
7.	Add: Cash flow received from Asset SPV and investment entity, if any including (applicable for Holdco only, to the extent not covered above):	-	-	-	-	-	-	-	-	-	-
	· repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-
	· proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-
8.	Add: Interest on borrowings from Mindspace REIT <sup>(5)</sup>	11.45	60.86	123.38	315.43	207.61	-	33.41	8.11	-	760.25
9.	Add/Less: Other adjustments, including but not limited to net changes in security deposits, working capital, etc., as may be deemed necessary by the Manager <sup>(2) &amp; (4)</sup>	54.86	357.59	(545.82)	122.12	249.97	(17.54)	(104.15)	(14.61)	-	102.42

**MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

**Condensed Consolidated Interim Financial Statements**

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(All amounts are in Rs. million unless otherwise stated)

Additional disclosures as required by Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(ii) Calculation of net distributable cash flows at each Asset SPV

For the quarter ended 30 September 2023 pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116<sup>(3)</sup>

Sr. no.	Description	Avacado	MBPPL	Horizonview	Gigaplex	KRC Infra	Intime	KRIT	Sundew	Elimination (1)	Total
10.	Less: Any expense in the nature of capital expenditure including capitalized interest thereon (to the parties other than Mindspace REIT), overheads, etc. <sup>(4) &amp; (6)</sup>	(53.28)	(263.55)	(1,458.68)	(160.44)	(1,005.81)	25.95	(261.95)	(75.37)	-	(3,253.13)
11.	Less: Net debt repayment / (drawdown) / redemption of preference shares / debentures / any other such instrument / premiums / accrued interest / any other obligations / liabilities etc., to parties other than Mindspace REIT, as may be deemed necessary by the Manager	25.47	(826.58)	(606.00)	86.14	(378.32)	-	210.92	(220.29)	-	(1,708.66)
12.	Less: Proceeds to shareholders other than Mindspace REIT through buyback of shares/ capital reduction/ dividend paid on preference or equity capital, buyback distribution tax if any paid on the same, and further including buyback distribution tax, if applicable on distribution to Mindspace REIT	-	-	-	-	-	(33.00)	(66.00)	(77.00)	-	(176.00)
<b>Total Adjustments (B)</b>		93.06	292.44	269.06	582.01	294.97	45.25	384.03	71.19	(255.94)	1,776.07
<b>Net Distributable Cash Flows (C)=(A+B)</b>		<b>219.49</b>	<b>919.95</b>	<b>115.12</b>	<b>555.64</b>	<b>353.57</b>	<b>276.99</b>	<b>565.99</b>	<b>629.04</b>	<b>(255.94)</b>	<b>3,380.45</b>

Note 1: For the purpose of eliminations, repayment of Inter SPV loans and repayment of loans to REIT (further lent to Asset SPVs) is considered.

Note 2: Borrowing from and repayment to REIT, if any within the same quarter has been adjusted under "Other Adjustments".

Note 3: As per Chapter V, clause 16(a) of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time, the entity is required to distribute not less than 90% of net distributable cash flows of the entity to Mindspace REIT in proportion of its holding in the SPV subject to applicable provisions in the Companies Act, 2013. As per distribution policy adopted by the board of directors of Mindspace REIT's Manager (K Raheja Corp Investment Managers Private Limited), any proceeds to shareholders other than Mindspace REIT is reduced to arrive at net distributable cash flows (NDCF).

The above note has been prepared as per the distribution policy adopted by the board of directors of Mindspace REIT's Manager, which is forming part of the Final offer document of Mindspace REIT and does not represent amount available for declaring dividend as per section 123 of the Companies Act, 2013 read with Declaration and Payment of Dividend Rules 2014.

Note 4: During the quarter ended September 30, 2023, in case of Horizonview, Intime, Sundew and Gigaplex a total amount of Rs 671.34 million, 59.69 million, 69.51 million, and 70.00 million respectively have been transferred from capital expenditure to other adjustments pursuant to lease commencement of fit-outs

Note 5: Interest on borrowings from Mindspace REIT includes the interest paid to Mindspace REIT and the interest accrued but not paid is considered in the item no.9 (Add/Less: Other adjustments, including but not limited to net changes in security deposits, working capital, etc., as may be deemed necessary by the Manager).

Note 6: In case of Horizonview, Refer Note 6(b) for asset acquisition.

As per our report of even date attached:

for **Deloitte Haskins & Sells LLP****Chartered Accountants**

Firm's registration number: 117366W/W-100018

**NILESH VASANTLAL SHAH**  
Nilesh Shah  
Partner  
Membership number: 49660

Place: Mumbai  
Date : 25 October 2024

Digitally signed by NILESH VASANTLAL SHAH  
Date: 2024.10.25 16:41:50 +05'30'

for and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**

(acting as Manager to the Mindspace Business Parks REIT)

**NEEL CHANDRU RAHEJA**  
Neel C. Raheja  
Director  
DIN: 00029010

Place: Mumbai  
Date : 25 October 2024

Digitally signed by NEEL CHANDRU RAHEJA  
Date: 2024.10.25 15:36:42 +05'30'

**RAMESH KUMAR NAIR**  
Ramesh Nair  
Chief Executive Officer

Place: Mumbai  
Date : 25 October 2024

Digitally signed by RAMESH KUMAR NAIR  
Date: 2024.10.25 15:44:04 +05'30'

**PREETI NAVEEN CHHEDA**  
Preeti N. Chheda  
Chief Financial Officer

Place: Mumbai  
Date : 25 October 2024

Digitally signed by PREETI NAVEEN CHHEDA  
Date: 2024.10.25 15:53:06 +05'30'

**MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

**Condensed Consolidated Financial Statements**

**Disclosure pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43**

**(All amounts are in Rs. million unless otherwise stated)**

**Additional disclosures as required by SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43**

**Net Distributable Cash Flows (NDCF) pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43**

**(ii) Calculation of net distributable cash flows at each Asset SPV**

**For the half year ended 30 September 2024 pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 <sup>(1)</sup>**

<b>Description</b>	<b>Avacado</b>	<b>MBPPL</b>	<b>Horizonview</b>	<b>Gigaplex</b>	<b>KRC Infra</b>	<b>Intime</b>	<b>KRIT</b>	<b>Sundew</b>	<b>Total</b>
Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	536.32	2,288.09	513.62	1,922.69	1,347.78	533.07	617.75	2,065.64	9,824.96
Add: Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework	-	-	-	-	-	-	-	-	-
Add: Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	2.26	208.47	0.25	8.35	7.11	111.91	6.98	34.03	379.36
Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following :	-	-	-	-	0.20	-	1.20	-	1.40
• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-
• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-
• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-
• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or Regulation 18(7) of InvIT Regulations or any other relevant provisions of the REIT/InvIT Regulations	-	-	-	-	-	-	-	-	-
Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or Regulation 18(7) of InvIT Regulations or any other relevant provisions of the REIT/InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-
Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust <sup>(2 &amp; 3)</sup>	(165.92)	(260.28)	(101.60)	(166.14)	(215.40)	(0.98)	(55.79)	(172.92)	(1,139.03)
Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust )	-	-	(4.44)	(6.11)	-	-	(15.16)	-	(25.71)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks or financial institution from whom the Trust or any of its SPV/ HoldCos have availed debt or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv) agreement pursuant to which the SPV/ HoldCo operates or owns an infrastructure asset or real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations or approvals. <sup>(4)</sup>	(30.48)	(24.62)	(20.00)	(30.46)	(92.87)	(23.16)	(71.19)	(10.22)	(303.00)

**MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

**Condensed Consolidated Financial Statements**

Disclosure pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

(All amounts are in Rs. million unless otherwise stated)

Additional disclosures as required by SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

Net Distributable Cash Flows (NDCF) pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43

(ii) Calculation of net distributable cash flows at each Asset SPV

For the half year ended 30 September 2024 pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 <sup>(1)</sup>

Description	Avacado	MBPPL	Horizonview	Gigaplex	KRC Infra	Intime	KRIT	Sundew	Total
Less: any capital expenditure to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-
<b>Net Distributable Cash Flows for HoldCo/SPVs</b>	<b>342.18</b>	<b>2,211.66</b>	<b>387.83</b>	<b>1,728.33</b>	<b>1,046.82</b>	<b>620.84</b>	<b>483.79</b>	<b>1,916.53</b>	<b>8,737.98</b>
Surplus cash on account of Liquidation of fixed deposits	-	-	-	-	-	210.00	-	20.00	230.00
<b>NDCF including surplus cash</b>	<b>342.18</b>	<b>2,211.66</b>	<b>387.83</b>	<b>1,728.33</b>	<b>1,046.82</b>	<b>830.84</b>	<b>483.79</b>	<b>1,936.53</b>	<b>8,967.98</b>

Note 1: In order to promote standardisation of framework for computing NDCF, a revised framework was defined by SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 ("Revised NDCF Framework") (erstwhile SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/185 dated December 6, 2023 on revised NDCF framework). As per the framework, the SPVs are required to declare and distribute at least 90% of their NDCF as distributions ("SPV Distributions") to Mindspace REIT in proportion of its holding in the SPVs subject to applicable provisions of the Companies Act, 2013. This framework is applicable with effect from 1 April 2024. Accordingly, the SPVs have computed the NDCF as per the revised framework. Comparatives have not been provided in this framework for all the previous periods presented.

Note 2. As per the Revised NDCF Framework, finance cost on Borrowings includes processing fees paid of Rs. 51.73 million.

Note 3. Finance cost on Borrowings includes interest accrued but not due on loans as of 31 March 2024 of Rs. 69.43 million paid during the period ended 30 September 2024.

Note 4 : Investment in fixed deposit net off redemption within the same quarter have not been considered.

As per our report of even date attached:

for **Deloitte Haskins & Sells LLP****Chartered Accountants**

Firm's registration number: 117366W/W-100018

**NILESH VASANTLAL SHAH**  
 Digitally signed by NILESH VASANTLAL SHAH  
 Date: 2024.10.25 16:43:38 +05'30'

**Nilesh Shah**  
 Partner  
 Membership number: 49660

Place: Mumbai  
 Date : 25 October 2024

for and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**

(acting as Manager to the Mindspace Business Parks REIT)

**NEEL CHANDRU RAHEJA**  
 Digitally signed by NEEL CHANDRU RAHEJA  
 Date: 2024.10.25 15:36:59 +05'30'

**Neel C. Raheja**  
 Director  
 DIN: 00029010

Place: Mumbai  
 Date : 25 October 2024

**RAMESH KUMAR NAIR**  
 Digitally signed by RAMESH KUMAR NAIR  
 Date: 2024.10.25 15:44:34 +05'30'

**Ramesh Nair**  
 Chief Executive Officer

Place: Mumbai  
 Date : 25 October 2024

**PREETI NAVEEN CHHEDA**  
 Digitally signed by PREETI NAVEEN CHHEDA  
 Date: 2024.10.25 15:55:51 +05'30'

**Preeti N. Chheda**  
 Chief Financial Officer

Place: Mumbai  
 Date : 25 October 2024

**MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

**Condensed Consolidated Financial Statements**

**Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116**

**(All amounts are in Rs. million unless otherwise stated)**

**Additional disclosures as required by Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116**

**Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116**

**(ii) Calculation of net distributable cash flows at each Asset SPV**

**For the half year ended 31 March 2024 pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116<sup>(3)</sup>**

<b>Sr. no.</b>	<b>Description</b>	<b>Avacado</b>	<b>MBPPL</b>	<b>Horizonview</b>	<b>Gigaplex</b>	<b>KRC Infra</b>	<b>Intime</b>	<b>KRIT</b>	<b>Sundew</b>	<b>Elimination<sup>(1)</sup></b>	<b>Total</b>
1.	<b>Profit after tax as per Statement of profit and loss/income and expenditure (standalone) (A)</b>	268.09	1,176.37	(280.49)	(38.99)	130.35	461.65	305.50	1,045.11	-	3,067.58
2.	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	57.43	296.98	87.82	317.03	167.48	35.99	75.70	241.03	-	1,279.46
3.	Add/less: Loss/gain on sale of real estate assets	-	-	-	-	-	-	-	-	-	-
4.	Add: Proceeds from sale of real estate assets, liquidation of any other asset or investment (incl. cash equivalents) or any form of fund raise at the Asset SPV level adjusted for the following:	350.00	1,646.28	1,419.43	603.81	410.00	-	870.00	370.00	(2,186.00)	3,483.52
	· debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-
	· transaction costs	-	-	-	-	-	-	-	-	-	-
	· proceeds re-invested or planned to be reinvested in accordance with the REIT Regulations.	-	-	-	-	-	-	-	-	-	-
	· any acquisition	-	-	-	-	-	-	-	-	-	-
	· investment in any form as permitted under the REIT Regulations as may be deemed necessary by the Manager	-	-	-	-	-	-	-	-	-	-
5.	Add: Proceeds from sale of real estate assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-
6.	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), as may be deemed necessary by the Manager. <sup>(4)</sup>	33.53	58.23	38.13	157.13	191.47	63.53	53.58	348.91	-	944.51
	For example, any decrease/increase in carrying amount of an asset or of a liability recognised in statement of profit and loss/income and expenditure on measurement of the asset or the liability at fair value, interest cost as per effective interest rate method, deferred tax, lease rents recognised on a straight line basis, etc.	-	-	-	-	-	-	-	-	-	-
7.	Add: Cash flow received from Asset SPV and investment entity, if any including (applicable for Holdco only, to the extent not covered above):	-	-	-	-	-	-	-	-	-	-
	· repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-
	· proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-
8.	Add: Interest on borrowings from Mindspace REIT <sup>(6)</sup>	28.59	152.04	312.02	622.18	438.47	-	58.23	22.97	-	1,634.49
9.	Add/less: Other adjustments, including but not limited to net changes in security deposits, working capital, etc., as may be deemed necessary by the Manager. <sup>(2), (4)</sup>	(47.45)	(233.48)	(35.42)	(170.91)	457.45	130.56	(130.50)	80.25	-	50.50

**MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

**Condensed Consolidated Financial Statements**

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(All amounts are in Rs. million unless otherwise stated)

Additional disclosures as required by Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(ii) Calculation of net distributable cash flows at each Asset SPV

For the half year ended 31 March 2024 pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116<sup>(3)</sup>

Sr. no.	Description	Avacado	MBPPL	Horizonview	Gigaplex	KRC Infra	Intime	KRIT	Sundew	Elimination <sup>(1)</sup>	Total
10.	Less: Any expense in the nature of capital expenditure including capitalized interest thereon (to the parties other than Mindspace REIT), overheads, etc. <sup>(4)</sup>	(36.59)	(327.80)	(91.53)	(823.25)	(2,097.68)	(176.45)	(1,489.49)	(300.49)	-	(5,343.54)
11.	Less: Net debt repayment / (drawdown) / redemption of preference shares / debentures / any other such instrument / premiums / accrued interest / any other obligations / liabilities etc., to parties other than Mindspace REIT, as may be deemed necessary by the Manager	(126.12)	(647.12)	(115.94)	(65.49)	1,290.19	81.26	2,260.97	(39.48)	-	2,638.26
12.	Less: Proceeds to shareholders other than Mindspace REIT through buyback of shares/ capital reduction/ dividend paid on preference or equity capital, buyback distribution tax if any paid on the same, and further including buyback distribution tax, if applicable on distribution to Mindspace REIT	-	-	-	-	-	(66.00)	(66.00)	(192.51)	-	(325.61)
	<b>Total Adjustments (B)</b>	259.40	945.12	1,614.49	640.50	857.14	68.90	1,632.49	530.67	(2,186.00)	4,361.47
	<b>Net Distributable Cash Flows (C)=(A+B)</b>	<b>527.49</b>	<b>2,121.49</b>	<b>1,334.00</b>	<b>601.51</b>	<b>987.49</b>	<b>530.55</b>	<b>1,937.99</b>	<b>1,575.78</b>	<b>(2,186.00)</b>	<b>7,429.53</b>

Note 1: For the purpose of eliminations, repayment of Inter SPV loans and repayment of loans to REIT (further lent to Asset SPVs) is considered.

Note 2: Borrowing from and repayment to REIT, if any within the same half year has been adjusted under "Other Adjustments".

Note 3: As per Chapter V, clause 16(a) of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time, the entity is required to distribute not less than 90% of net distributable cash flows of the entity to Mindspace REIT in proportion of its holding in the SPV subject to applicable provisions in the Companies Act, 2013. As per distribution policy adopted by the board of directors of Mindspace REIT's Manager (K Raheja Corp Investment Managers Private Limited), any proceeds to shareholders other than Mindspace REIT is reduced to arrive at net distributable cash flows (NDCF).

The above note has been prepared as per the distribution policy adopted by the board of directors of Mindspace REIT's Manager, which is forming part of the Final offer document of Mindspace REIT and does not represent amount available for declaring dividend as per section 123 of the Companies Act, 2013 read with Declaration and Payment of Dividend Rules 2014.

Note 4: During the half year ended March 31, 2024, in case of Horizonview, MBPPL and Sundew a total amount of Rs 279.38 million, 200.00 million and 46.49 million respectively have been transferred from capital expenditure to other adjustments pursuant to lease commencement of fit-outs.

Note 5: NDCF is calculated on quarterly basis and amount presented for the half year end is mathematical summation of quarterly numbers.

Note 6: Interest on borrowings from Mindspace REIT includes the interest paid to Mindspace REIT and the interest accrued but not paid is considered in the item no.9 (Add/Less: Other adjustments, including but not limited to net changes in security deposits, working capital, etc., as may be deemed necessary by the Manager).

As per our report of even date attached:

for **Deloitte Haskins & Sells LLP****Chartered Accountants**

Firm's registration number: 117366W/W-100018

**NILESH  
VASANTLAL  
SHAH**

Digitally signed by  
NILESH VASANTLAL  
SHAH  
Date: 2024.10.25  
16:45:32 +05'30'

**Nilesh Shah**  
Partner  
Membership number: 49660  
Place: Mumbai  
Date : 25 October 2024

for and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**

(acting as the Manager to Mindspace Business Parks REIT)

**NEEL  
CHANDRU  
U RAHEJA**

Digitally signed  
by NEEL  
CHANDRU  
RAHEJA  
Date: 2024.10.25  
15:37:12 +05'30'

**Neel C. Raheja**  
Director  
DIN: 00029010  
Place: Mumbai  
Date : 25 October 2024

**RAMESH  
KUMAR  
NAIR**

Digitally signed  
by RAMESH  
KUMAR NAIR  
Date:  
2024.10.25  
15:45:00 +05'30'

**Ramesh Nair**  
Chief Executive Officer  
Place: Mumbai  
Date : 25 October 2024

**PREETI  
NAVEEN  
CHHEDA**

Digitally signed  
by PREETI  
NAVEEN CHHEDA  
Date: 2024.10.25  
15:56:35 +05'30'

**Preeti N. Chheda**  
Chief Financial Officer  
Place: Mumbai  
Date : 25 October 2024



**MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

**Condensed Consolidated Financial Statements**

**Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116**

**(All amounts are in Rs. million unless otherwise stated)**

**Additional disclosures as required by Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116**

**Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116**

**(ii) Calculation of net distributable cash flows at each Asset SPV**

**For the half year ended 30 September 2023 pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116<sup>(3)</sup>**

<b>Sr. no.</b>	<b>Description</b>	<b>Avacado</b>	<b>MBPPL</b>	<b>Horizonview</b>	<b>Gigaplex</b>	<b>KRC Infra</b>	<b>Intime</b>	<b>KRIT</b>	<b>Sundew</b>	<b>Elimination<sup>(1)</sup></b>	<b>Total</b>
1.	<b>Profit after tax as per Statement of profit and loss/income and expenditure (standalone) (A)</b>	255.37	1,157.51	(321.87)	(59.52)	107.21	465.87	374.68	1,090.92	-	3,070.17
2.	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	55.74	292.08	72.87	315.49	161.70	35.43	71.69	241.49	-	1,245.91
3.	Add/less: Loss/gain on sale of real estate assets	-	-	-	-	-	-	-	-	-	-
4.	Add: Proceeds from sale of real estate assets, liquidation of any other asset or investment (incl. cash equivalents) or any form of fund raise at the Asset SPV level adjusted for the following:	1,216.28	6,085.81	3,200.00	4,280.00	2,475.23	1,475.63	2,025.00	170.00	(10,927.94)	10,000.00
	· debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-
	· transaction costs	-	-	-	-	-	-	-	-	-	-
	· proceeds re-invested or planned to be reinvested in accordance with the REIT Regulations.	-	-	-	-	-	-	-	-	-	-
	· any acquisition	-	-	-	-	-	-	-	-	-	-
	· investment in any form as permitted under the REIT Regulations as may be deemed necessary by the Manager	-	-	-	-	-	-	-	-	-	-
5.	Add: Proceeds from sale of real estate assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-
6.	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), as may be deemed necessary by the Manager. <sup>(4)</sup>	37.00	241.12	(16.49)	78.61	57.04	96.65	110.11	245.49	-	849.53
	For example, any decrease/increase in carrying amount of an asset or of a liability recognised in statement of profit and loss/income and expenditure on measurement of the asset or the liability at fair value, interest cost as per effective interest rate method, deferred tax, lease rents recognised on a straight line basis, etc.	-	-	-	-	-	-	-	-	-	-
7.	Add: Cash flow received from Asset SPV and investment entity, if any including (applicable for Holdco only, to the extent not covered above):	-	-	-	-	-	-	-	-	-	-
	· repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-
	· proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-
8.	Add: Interest on borrowings from Mindspace REIT <sup>(7)</sup>	32.28	99.09	231.87	555.39	403.26	-	42.06	49.37	-	1,413.52
9.	Add/less: Other adjustments, including but not limited to net changes in security deposits, working capital, etc., as may be deemed necessary by the Manager <sup>(2) (6) &amp; (8)</sup>	57.86	(2,188.11)	(436.32)	190.09	1,109.51	(1,534.68)	(209.96)	8.13	-	(3,003.48)

**MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

**Condensed Consolidated Financial Statements**

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(All amounts are in Rs. million unless otherwise stated)

Additional disclosures as required by Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(ii) Calculation of net distributable cash flows at each Asset SPV

For the half year ended 30 September 2023 pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116<sup>(3)</sup>

Sr. no.	Description	Avacado	MBPPL	Horizonview	Gigaplex	KRC Infra	Intime	KRIT	Sundew	Elimination <sup>(1)</sup>	Total
10.	Less: Any expense in the nature of capital expenditure including capitalized interest thereon (to the parties other than Mindspace REIT), overheads, etc. <sup>(5) &amp; (9)</sup>	(95.37)	(601.92)	(1,748.83)	(543.81)	(2,001.63)	(43.51)	(487.31)	(223.49)	-	(5,745.86)
11.	Less: Net debt repayment / (drawdown) / redemption of preference shares / debentures / any other such instrument / premiums / accrued interest / any other obligations / liabilities etc., to parties other than Mindspace REIT, as may be deemed necessary by the Manager	(94.73)	(3,757.56)	(746.54)	(4,021.49)	(1,762.64)	-	116.15	1,611.79	7,922.00	(732.52)
12.	Less: Proceeds to shareholders other than Mindspace REIT through buyback of shares/ capital reduction/ dividend paid on preference or equity capital, buyback distribution tax if any paid on the same, and further including buyback distribution tax, if applicable on distribution to Mindspace REIT	-	-	-	-	-	(55.00)	(220.00)	(121.01)	-	(396.01)
	<b>Total Adjustments (B)</b>	1,209.06	170.51	556.56	854.29	442.47	(25.55)	1,447.53	1,981.48	(3,005.94)	3,630.41
	<b>Net Distributable Cash Flows (C)=(A+B)</b>	<b>1,464.43</b>	<b>1,328.60</b>	<b>234.69</b>	<b>794.47</b>	<b>549.48</b>	<b>440.32</b>	<b>1,822.51</b>	<b>3,072.40</b>	<b>(3,005.94)</b>	<b>6,700.48</b>

Note 1: For the purpose of eliminations, repayment of Inter SPV loans and repayment of loans to REIT (further lent to Asset SPVs) is considered.

Note 2: Borrowing from and repayment to REIT, if any within the same half year has been adjusted under "Other Adjustments".

Note 3: As per Chapter V, clause 16(a) of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time, the entity is required to distribute not less than 90% of net distributable cash flows of the entity to Mindspace REIT in proportion of its holding in the SPV subject to applicable provisions in the Companies Act, 2013. As per distribution policy adopted by the board of directors of Mindspace REIT's Manager (K Raheja Corp Investment Managers Private Limited), any proceeds to shareholders other than Mindspace REIT is reduced to arrive at net distributable cash flows (NDCF).

The above note has been prepared as per the distribution policy adopted by the board of directors of Mindspace REIT's Manager, which is forming part of the Final offer document of Mindspace REIT and does not represent amount available for declaring dividend as per section 123 of the Companies Act, 2013 read with Declaration and Payment of Dividend Rules 2014.

Note 4: In case of Gigaplex, during the quarter ended 30 September 2022, a total amount of Rs 298 million has been transferred from capital expenditure to other adjustments pursuant to lease commencement of fit outs.

Note 5: NDCF is calculated on quarterly basis and amount presented for the half year end is mathematical summation of quarterly numbers

Note 6: In case of MBPPL and Intime, Quarter ended June 30, 2023 includes Investment in fixed deposits amounting Rs 2,600 and Rs 1,300 million respectively on account of repayment of inter SPV loans.

Note 7: Interest on borrowings from Mindspace REIT includes the interest paid to Mindspace REIT and the interest accrued but not paid is considered in the item no.9 (Add/Less: Other adjustments, including but not limited to net changes in security deposits, working capital, etc., as may be deemed necessary by the Manager).

Note 8: During the period ended September 30, 2023, in case of Horizonview, Intime, Sundew and Gigaplex a total amount of Rs 671.34 million, 59.69 million, 69.51 million, and 70.10 million respectively have been transferred from capital expenditure to other adjustments pursuant to lease commencement of fit-outs .

Note 9: In case of Horizonview, Refer Note 6(b) for asset acquisition.

As per our report of even date attached:

for **Deloitte Haskins & Sells LLP****Chartered Accountants**

Firm's registration number: 117366W/W-100018

NILESH  
VASANTLAL SHAH

Digitally signed by NILESH VASANTLAL SHAH  
Date: 2024.10.25 16:47:35 +05'30'

**Nilesh Shah**

Partner

Membership number: 49660

Place: Mumbai

Date : 25 October 2024

for and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**

(acting as Manager to the Mindspace Business Parks REIT)

NEEL CHANDRU  
RAHEJA

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Date: 2024.10.25 10:52:06 +05'30'

**Neel C. Raheja**

Director

DIN: 00029010

Place: Mumbai

Date : 25 October 2024

RAMESH  
KUMAR NAIR

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Date: 2024.10.25 15:45:28 +05'30'

**Ramesh Nair**

Chief Executive Officer

Place: Mumbai

Date : 25 October 2024

PREETI  
NAVEEN  
CHHEDA

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Date: 2024.10.25 15:57:14 +05'30'

**Preeti N. Chheda**

Chief Financial Officer

Place: Mumbai

Date : 25 October 2024

**MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

**Condensed Consolidated Financial Statements**

**Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116**

**(All amounts are in Rs. million unless otherwise stated)**

**Additional disclosures as required by SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116**

**Net Distributable Cash Flows (NDCF) pursuant to guidance under SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116**

**(ii) Calculation of net distributable cash flows at each Asset SPV**

**For the year ended 31 March 2024 pursuant to guidance under SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 <sup>(3)</sup>**

Sr. no.	Description	Avacado	MBPPL	Horizonview	Gigaplex	KRC Infra	Intime	KRIT	Sundew	Elimination <sup>(1)</sup>	Total
1.	<b>Profit after tax as per Statement of profit and loss/income and expenditure (standalone) (A)</b>	522.75	2,333.49	(601.66)	(98.50)	237.57	927.54	680.70	2,136.05	-	6,137.94
2.	Add: Depreciation and amortisation as per Statement of profit and loss/income and expenditure	113.50	588.50	160.50	632.51	328.52	71.54	147.50	482.62	-	2,525.19
3.	Add/less: Loss/gain on sale of real estate assets	-	-	-	-	-	-	-	-	-	-
4.	Add: Proceeds from sale of real estate assets, liquidation of any other asset or investment (incl. cash equivalents) or any form of fund raise at the Asset SPV level adjusted for the following:	1,565.58	7,731.70	4,620.07	4,883.85	2,885.02	1,476.05	2,894.99	540.00	(13,113.75)	13,483.51
	· debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-
	· transaction costs	-	-	-	-	-	-	-	-	-	-
	· proceeds re-invested or planned to be reinvested in accordance with the REIT Regulations.	-	-	-	-	-	-	-	-	-	-
	· any acquisition	-	-	-	-	-	-	-	-	-	-
	· investment in any form as permitted under the REIT Regulations as may be deemed necessary by the Manager	-	-	-	-	-	-	-	-	-	-
5.	Add: Proceeds from sale of real estate assets not distributed pursuant to an earlier plan to re-invest, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-
6.	Add/less: Any other item of non-cash expense / non cash income (net of actual cash flows for these items), as may be deemed necessary by the Manager. <sup>(4)</sup>	70.50	298.78	21.50	235.82	248.28	160.22	164.41	594.99	-	1,794.51
	For example, any decrease/increase in carrying amount of an asset or of a liability recognised in statement of profit and loss/income and expenditure on measurement of the asset or the liability at fair value, interest cost as per effective interest rate method, deferred tax, lease rents recognised on a straight line basis, etc.	-	-	-	-	-	-	-	-	-	-
7.	Add: Cash flow received from Asset SPV and investment entity, if any including (applicable for Holdco only, to the extent not covered above):	-	-	-	-	-	-	-	-	-	-
	· repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-
	· proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-
8.	Add: Interest on borrowings from Mindspace REIT <sup>(7)</sup>	60.49	251.49	543.49	1,177.49	842.49	-	100.49	72.57	-	3,048.50
9.	Add/Less: Other adjustments, including but not limited to net changes in security deposits, working capital, etc., as may be deemed necessary by the Manager <sup>(2) 6) &amp; (8)</sup>	11.12	(2,421.29)	(471.46)	19.02	1,566.56	(1,404.25)	(340.92)	87.74	-	(2,953.49)
10.	Less: Any expense in the nature of capital expenditure including capitalized interest thereon (to the parties other than Mindspace REIT), overheads, etc. <sup>(5) (8) &amp; (9)</sup>	(131.49)	(930.46)	(1,840.49)	(1,367.47)	(4,099.38)	(220.03)	(1,976.44)	(523.79)	-	(11,089.54)
11.	Less: Net debt repayment / (drawdown) / redemption of preference shares / debentures / any other such instrument / premiums / accrued interest / any other obligations / liabilities etc., to parties other than Mindspace REIT, as may be deemed necessary by the Manager	(221.48)	(4,405.23)	(862.49)	(4,086.71)	(472.44)	81.42	2,377.13	1,572.44	7,921.87	1,904.51

**MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

**Condensed Consolidated Financial Statements**

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(All amounts are in Rs. million unless otherwise stated)

Additional disclosures as required by SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

Net Distributable Cash Flows (NDCF) pursuant to guidance under SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(ii) Calculation of net distributable cash flows at each Asset SPV

For the year ended 31 March 2024 pursuant to guidance under SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 <sup>(3)</sup>

Sr. no.	Description	Avacado	MBPPL	Horizonview	Gigaplex	KRC Infra	Intime	KRIT	Sundew	Elimination <sup>(1)</sup>	Total
12.	Less: Proceeds to shareholders other than Mindspace REIT through buyback of shares/ capital reduction/ dividend paid on preference or equity capital, buyback distribution tax if any paid on the same, and further including buyback distribution tax, if applicable on distribution to Mindspace REIT	-	-	-	-	-	(121.46)	(286.07)	(313.98)	-	(721.51)
	<b>Total Adjustments (B)</b>	1,468.23	1,113.50	2,171.11	1,494.51	1,299.04	43.50	3,081.09	2,512.59	(5,191.88)	7,991.68
	<b>Net Distributable Cash Flows (C)=(A+B)</b>	<b>1,990.98</b>	<b>3,446.99</b>	<b>1,569.45</b>	<b>1,396.01</b>	<b>1,536.61</b>	<b>971.04</b>	<b>3,761.79</b>	<b>4,648.64</b>	<b>(5,191.88)</b>	<b>14,129.62</b>

Note 1: For the purpose of eliminations, repayment of Inter SPV loans and repayment of loans to REIT (further lent to Asset SPVs) is considered.

Note 2: Borrowing from and repayment to REIT, if any within the same year has been adjusted under "Other Adjustments".

Note 3: As per Chapter V, clause 16(a) of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time, the entity is required to distribute not less than 90% of net distributable cash flows of the entity to Mindspace REIT in proportion of its holding in the SPV subject to applicable provisions in the Companies Act, 2013. As per distribution policy adopted by the board of directors of Mindspace REIT's Manager (K Raheja Corp Investment Managers Private Limited), any proceeds to shareholders other than Mindspace REIT is reduced to arrive at net distributable cash flows (NDCF).

The above note has been prepared as per the distribution policy adopted by the board of directors of Mindspace REIT's Manager, which is forming part of the Final offer document of Mindspace REIT and does not represent amount available for declaring dividend as per section 123 of the Companies Act, 2013 read with Declaration and Payment of Dividend Rules 2014.

Note 4: In case of Gigaplex, adjusted for reimbursement for power infrastructure and any other modification to investment property as required and reimbursed by tenant.

Note 5: NDCF is calculated on quarterly basis and amount presented for the year end is mathematical summation of quarterly numbers

Note 6: In case of MBPPL and Intime, Quarter ended June 30, 2023 includes Investment in fixed deposits amounting Rs 2,600.00 and Rs 1,300.00 million respectively on account of repayment of inter SPV loans.

Note 7: Interest on borrowings from Mindspace REIT includes the interest paid to Mindspace REIT and the interest accrued but not paid is considered in the item no.9 (Add/Less: Other adjustments, including but not limited to net changes in security deposits, working capital, etc., as may be deemed necessary by the Manager).

Note 8: During the year ended March 31, 2024, in case of Horizonview, Intime, Sundew, Gigaplex and MBPPL a total amount of Rs 950.72 million, 59.69 million, 116.48 million, 70.10 million and 200.00 million respectively have been transferred from capital expenditure to other adjustments pursuant to lease commencement of fit-outs.

Note 9: In case of Horizonview, Refer Note 6(b) for asset acquisition.

As per our report of even date attached:

**for Deloitte Haskins & Sells LLP**  
**Chartered Accountants**

Firm's registration number: 117366W/W-100018

NILESH  
VASANTLAL SHAH  
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NILESH VASANTLAL SHAH  
Date: 2024.10.25 16:49:18  
+05'30'Nilesh Shah  
Partner  
Membership number: 49660  
Place: Mumbai  
Date : 25 October 2024for and on behalf of the Board of Directors of  
**K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**  
(acting as Manager to the Mindspace Business Parks REIT)NEEL  
CHANDRU  
RAHEJA  
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Date: 2024.10.25  
15:37:42 +05'30'Neel C. Raheja  
Director  
DIN: 00029010  
Place: Mumbai  
Date : 25 October 2024RAMESH  
KUMAR  
NAIR  
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RAMESH KUMAR  
NAIR  
Date: 2024.10.25  
15:45:56 +05'30'Ramesh Nair  
Chief Executive Officer  
Place: Mumbai  
Date : 25 October 2024PREETI  
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PREETI NAVEEN  
CHHEDA  
Date: 2024.10.25  
15:57:54 +05'30'Preeti N. Chheda  
Chief Financial Officer  
Place: Mumbai  
Date : 25 October 2024

**MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

**Condensed Consolidated Financial Statements****Notes to Accounts**

(All amounts in Rs. million unless otherwise stated)

**1 Organisation Structure**

The condensed consolidated financial statements ('Condensed Consolidated Financial Statements') comprise financial statements of Mindspace Business Parks Real Estate Investment Trust ('Mindspace Business Parks REIT/ Mindspace REIT/REIT/Trust'), its SPVs Mindspace Business Parks Private Limited ('MBPPL'), Gigaplex Estate Private Limited ('Gigaplex'), Sundew Properties Limited ('Sundew') Intime Properties Limited ('Intime'), K. Raheja IT Park (Hyderabad) Limited ('KRIT'), KRC Infrastructure and Projects Private Limited ('KRC Infra'), Horizonview Properties Private Limited ('Horizonview'), Avacado Properties and Trading (India) Private Limited ('Avacado') (individually referred to as 'Special Purpose Vehicle' or 'SPV' or "Asset SPV" and together referred to as 'Mindspace Business Parks Group'/'Mindspace Group'). The SPVs are companies domiciled in India.

Anbee Constructions LLP ('ACL') and Cape Trading LLP ('CTL') collectively known as (the 'Sponsors' or the 'Co-Sponsors') have set up the 'Mindspace Business Parks REIT' as an irrevocable trust, pursuant to the Trust Deed, under the provisions of the Indian Trusts Act, 1882 and the Trust has been registered with Securities and Exchange Board of India ('SEBI') as a Real Estate Investment Trust on 18th November 2019 under Regulation 6 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 having registration number RN:IN/REIT/19-20/003. The Trustee to Mindspace REIT is Axis Trustee Services Limited (the 'Trustee') and the Manager for Mindspace REIT is K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP) (the 'Investment Manager').

The objectives and principal activity of Mindspace REIT is to carry on the activity of a real estate investment trust, as permissible under the REIT Regulations, to raise funds through the REIT, to make investments in accordance with the REIT Regulations and the Investment Strategy and to carry on the activities as may be required for operating the REIT, including incidental and ancillary matters thereto.

The units of the trust were listed on the Bombay Stock Exchange (BSE Limited) and National Stock Exchange (NSE) on 7 August 2020.

The brief activities and shareholding pattern of the SPVs are provided below:

Name of the SPV	Activities	Shareholding (in percentage) as at 30 September 2024	Shareholding (in percentage) as at 31 March 2024
MBPPL	The SPV is engaged in real estate development projects such as Special Economic Zone (SEZ), Information Technology Parks and other commercial assets. The SPV has its projects in Airoli (Navi Mumbai), Pune and Pocharam (Hyderabad). The SPV is a deemed distribution licensee pursuant to which it can distribute power to the SEZ tenants within the Park. It commenced distribution of electricity in its project at Airoli, Navi Mumbai from 9 April 2015.	Mindspace Business Parks REIT : 100%	Mindspace Business Parks REIT : 100%
Gigaplex	The SPV is engaged in real estate development projects such as Special Economic Zone (SEZ), Information Technology Parks and other commercial assets. The SPV has its projects in Airoli (Navi Mumbai). The SPV is a deemed distribution licensee pursuant to which it can distribute power to the SEZ tenants within the Park. It commenced distribution of electricity in its project at Airoli, Navi Mumbai from 19 April 2016.	Mindspace Business Parks REIT : 100%	Mindspace Business Parks REIT : 100%
Sundew	The SPV is engaged in development and leasing/licensing of Information Technology (IT) park, SEZ to different customers in Hyderabad.	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)
Intime	The SPV is engaged in development and leasing/licensing of IT park to different customers in Hyderabad.	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)
KRIT	The SPV is engaged in development and leasing/licensing of IT park to different customers in Hyderabad.	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)

KRC Infra	The SPV is engaged in real estate development projects such as Special Economic Zone (SEZ) and Information Technology Parks. The SPV has its project in Kharadi Pune. The SPV is a deemed distribution licensee pursuant to which it can distribute power to the SEZ tenants within the Park. It commenced distribution of electricity in its project at Kharadi, Pune from 1 June 2019. The SPV is also engaged in Facility Management services.	Mindspace Business Parks REIT : 100%	Mindspace Business Parks REIT : 100%
Horizonview	The SPV is engaged in development and leasing/licensing of IT park to different customers in Chennai.	Mindspace Business Parks REIT : 100%	Mindspace Business Parks REIT : 100%
Avacado	The SPV has developed an Industrial park for the purpose of letting out to different customers in Paradigm building at Malad-Mumbai and is being maintained and operated by the SPV. The SPV also has a commercial project in Bandra Kurla Complex, Mumbai.	Mindspace Business Parks REIT : 100%	Mindspace Business Parks REIT : 100%

## 2 Basis of preparation

The Interim Condensed Consolidated Financial Statements ('Condensed Consolidated Financial Statements') of Mindspace Business Parks REIT comprise the Condensed Consolidated Balance Sheet as at September 30, 2024, the Condensed Consolidated Statement of Profit and Loss, including other comprehensive income, the Condensed Consolidated Statement of Cash Flow for the quarter and half year ended September 30, 2024, the Condensed Consolidated Statement of Changes in Unitholders Equity for the half year ended September 30, 2024, the Statement of Net Assets at fair value as at September 30, 2024, the Statement of Total returns at Fair value for the half year ended September 30, 2024, the Statement of Net Distributable Cashflows of Mindspace Business Parks REIT and each of the SPVs for the quarter and half year ended September 30, 2024, and a summary of the material accounting policies and select explanatory information and other additional financial disclosures.

The Condensed Consolidated Financial Statements have been prepared in accordance with the requirements of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 ("the REIT regulations"); Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 ("Listing Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with REIT regulations (refer note 20 on presentation of "Unit Capital" as "Equity" instead of compound instruments under Ind AS 32 – Financial Instruments: Presentation).

The Condensed Consolidated Financial Statements were authorised for issue in accordance with the resolution passed by the Board of Directors of the Manager on October 25, 2024.

Statement of compliance to Ind AS:

These Condensed Consolidated financial statements for the quarter and half year ended September 30, 2024 have been prepared in accordance with Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) to the extent not inconsistent with the REIT regulations as more fully described above and Note 20 to the condensed consolidated financial statements. The accounting policies adopted and followed are consistent with those of the previous financial year. The financial statements of all the SPVs and the Trust used for the purpose of consolidation are drawn up to the same reporting date.

## Basis of Consolidation

Mindspace Business Parks Group consolidates entities which it owns or controls. The Condensed Consolidated Financial Statements comprise the financial statements of Mindspace Business Parks REIT and its subsidiary SPVs as disclosed in note 1. Control exists when the parent has power over the entity, is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns by using its power over the entity. Power is demonstrated through existing rights that give the ability to direct relevant activities, those which significantly affect the entity's returns. Subsidiaries are consolidated from the date control commences until the date control ceases.

The procedure for preparing Condensed Consolidated Financial Statements of Mindspace Business Parks Group are stated below:

- The financial statements of Mindspace Business Parks Group are consolidated for like items and intragroup balances and transactions for assets and liabilities, equity, income, expenses and cash flows between entities of Mindspace Business Parks Group are eliminated in full upon consolidation.
- Telangana State Industrial Infrastructure Corporation Limited, which is a shareholder in Intime, KRIT and Sundew has not agreed to exchange their equity interest in the SPVs (Intime, KRIT and Sundew), thus, Mindspace Business Parks REIT has recorded a non-controlling interests for these SPVs. The interest of non-controlling shareholders may be initially measured either at fair value or at the non-controlling interest proportionate share of the fair value of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity.
- The figures in the notes to accounts and disclosures have been Consolidated line by line and Inter-company transactions and balances including unrealised profits are eliminated in full on consolidation.
- Mindspace Business Parks Group holds 4% of the equity share capital of Stargaze Properties Private Limited, a company involved in the real estate development. Mindspace Business Parks Group is of the view that it is not able to exercise significant influence over Stargaze Properties Private Limited and hence it has not been accounted using equity method.

### 3 Material accounting policies

#### (a) Functional and presentation currency

The Condensed Consolidated Financial Statements are presented in Indian rupees, which is Mindspace Business Parks Group's functional currency and the currency of the primary economic environment in which Mindspace Business Parks Group operates. All financial information presented in Indian rupees has been rounded off to nearest million except otherwise stated.

#### (b) Basis of measurement

The Condensed Consolidated Financial Statements are on the historical cost basis, except for the following:

- Certain financial assets and liabilities (refer accounting policy regarding financial instrument): measured at fair values;
- Net defined benefit (asset)/ liability less present value of defined obligations: Fair value of plan assets less present value of defined benefit plan.

#### (c) Use of judgements and estimates

The preparation of the Condensed Consolidated Financial Statements in conformity with generally accepted accounting principles in India (Ind AS) requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. Actual results could differ from those estimates.

Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Information about critical judgements in applying accounting policies that have the most material effect on the amounts recognised in the Condensed Consolidated Financial Statements is included in the following notes:

- \* Presentation of "Unit Capital" as "Equity" in accordance with the REIT Regulations instead of compound instrument (Note 20)
- \* Estimation of lease term for revenue recognition
- \* Estimation of useful life of property, plant and equipment and investment property
- \* Estimation of recognition of deferred tax assets, availability of future taxable profit against which tax losses carried forward can be used and income taxes.
- \* Impairment and Fair valuation of Investment Property, Investment property under construction and Property, plant and equipment
- \* Recognition and measurement of provisions for contingencies and disclosure of contingent liabilities
- \* Significant judgements is involved in the allocation cost of acquisition to the identifiable assets and liabilities based on their relative fair values at the date of acquisition in case of asset acquisition.

#### d) Current versus non-current classification

Mindspace Business Parks Group presents assets and liabilities in the Condensed Consolidated Balance Sheet based on current/ non-current classification:

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

Mindspace Business Parks Group classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. Mindspace Business Parks Group has identified twelve months as its operating cycle.

#### (e) Measurement of fair values

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, Mindspace REIT takes into account the characteristics of the asset or liability and how market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

Mindspace Business Parks Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. Mindspace Business Parks Group has an established control framework with respect to the measurement of fair values.

Mindspace Group regularly review significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values then the Management assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of an asset or a liability, Mindspace Business Parks Group uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that entity can access on measurement date.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

### 3.1 Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts are measured initially at the fair value and in accordance with Ind AS 109 unless on a case to case basis elected to be accounted for financial guarantee as Insurance Contracts.

### 3.2 Property, plant and equipment

#### (a) Recognition and measurement

Property, plant and equipment are stated at cost less accumulated depreciation and impairment, if any. Depreciation is charged when the assets are ready for their intended use. The cost of property, plant and equipment includes freight, duties, taxes and other incidental expenses related to the acquisition or construction of the respective assets. The cost of such assets not ready for their intended use are disclosed as capital work-in-progress. Purchase price or construction cost is defined as any consideration paid or fair value of any other consideration given to acquire the asset.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

#### (b) Subsequent expenditure

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to Mindspace Business Parks Group. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Mindspace Business Parks Group and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Consolidated Statement of Profit and Loss during the reporting period in which they are incurred.

#### (c) Depreciation

Depreciation / amortisation is provided using straight line method as per the useful life of the assets estimated by the management over the balance useful life. The estimated useful lives of the assets, which are higher than, lower than or equal to those prescribed under Schedule II of the Companies Act 2013, are listed in the table below. Depreciation on addition / deletion of property, plant and equipment made during the period is provided on pro-rata basis from / to the date of such addition / deletion.

The assets and estimated useful life are as under:

Asset group	Estimated Useful Life (in years)	
	Power assets	Other assets
Right to use - Leasehold lan	Balance Lease term	-
Buildings*	75/90	-
Plant and machinery	15	15
Electrical installation*	15	15
Computers	3	3
Temporary Structure*	-	1
Office equipment*	4	4
Furniture and fixtures*	-	7
Vehicles*	-	5

\* For these class of assets, based on technical assessment the management believes the useful life of the assets is appropriate which is different than those prescribed under Part C of Schedule II of the Companies Act, 2013.

(1) Based on internal assessment the management believes the residual value of all assets except Leasehold Land is estimated to be 5% of the original cost of those respective assets at SPV.

(2) Assets individually costing less than Rs 5,000 are fully written off in the year of acquisition.

(3) The estimated useful lives, residual values and depreciation method are reviewed at the end of the reporting period with the effect of any changes in the estimation accounted for on a prospective basis.

#### (d) De-recognition

An item of property, plant and equipment is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognized in the Condensed Consolidated Statement of Profit and Loss.

#### (e) Capital work in progress

Property, plant and equipment under construction is disclosed as capital work in progress which is carried at cost less any recognized impairment losses. Cost comprises of purchase price and any attributable cost such as duties, freight, borrowing costs, erection and commissioning expenses incurred in bringing the asset to its working condition for its intended use.

Advance paid and expenditure incurred on acquisition / construction of property, plant and equipment which are not ready for their intended use at each balance sheet date are disclosed under other non current assets as advances on capital account and capital work-in-progress respectively.

### 3.3 Intangible assets

#### (a) Recognition and measurement

An intangible asset is an identifiable non-monetary asset without physical substance. Intangible assets with finite useful lives that are acquired separately are initially measured at its cost and then carried at the cost less accumulated amortisation and impairment, if any. The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less impairment, if any.

#### (b) Subsequent expenditure

Subsequent expenditure is capitalised only when it increases the future economic benefits embodied in the specific asset to which it relates. All other expenditure, including expenditure on internally generated goodwill and brands, is recognised in the Condensed Consolidated Statement of Profit and Loss as incurred.

#### (c) Amortisation

Amortisation is calculated over the cost of the asset, or other amount substituted for cost, less its residual value. Amortisation is recognised in the Condensed Consolidated Statement of Profit and Loss on a straight line method over the estimated useful lives of intangible assets, from the date that they are available for use.

Asset group	Estimated Useful Life (in years)
	Other assets
Computer Softwares	3
Trademarks	10

The estimated useful life and amortisation method are reviewed at the end of each reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

#### (d) De-recognition

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal, gains or losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in the Consolidated Statement of Profit and Loss when the asset is derecognised.



### 3.4 Investment property

#### (a) Recognition and measurement

Properties including land, building and other assets, which are held either for long-term rental yield or for capital appreciation or for both, and which are not occupied substantially by Mindspace Business Parks Group are classified as investment property.

Investment properties are initially recognised at cost, including related transaction costs. Subsequent to initial recognition, investment properties are measured in accordance with the requirement of Ind AS 16's requirements for cost model i.e. Cost less depreciation less impairment losses, if any. Depreciation is charged when the investment property is ready for its intended use. Cost comprises of direct expenses like land cost, site labour cost, material used for project construction, project management consultancy, costs for moving the plant and machinery to the site and general expenses incurred specifically for the respective project like insurance, design and technical assistance, and construction overheads are allocated on a reasonable basis to the cost of the project.

Plant and machinery, furniture and fixtures, office equipment and electrical equipments which are physically attached to the commercial buildings are considered as part of investment property.

In case ancillary services are provided to the occupants of the property, such property is treated as investment property if the services are insignificant to the arrangement as a whole.

Acquisitions and disposals are accounted for at the date of completion of acquisitions and disposals.

If significant parts of an item of Investment property have different useful lives, then they are accounted for as separate items (major components) of Investment property.

#### (b) Subsequent expenditure

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to Mindspace Business Parks Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred.

#### (c) Depreciation

Depreciation / amortisation is provided using straight line method as per the useful life of the assets estimated by the management over the balance useful life. The estimated useful lives of the assets, which are higher than, lower than or equal to those prescribed under Schedule II of the Companies Act 2013 and listed in the table below. Depreciation on addition / deletion of investment property made during the period is provided on pro-rata basis from / to the date of such addition / deletion.

Asset group	Estimated Useful Life (in years)
Right to use - Leasehold lan-	Balance Lease term
Buildings*	75/90
Infrastructure and developm	15
Roadwork*	15
Broadwalk, vantage café etc	50
Plant and machinery	15
Office equipment*	4
Furniture and fixtures*	7
Electrical installation*	15

\* For these class of assets, based on technical assessment the management believes the useful life of the assets is appropriate which is different than those prescribed under Part C of Schedule II of the Companies Act, 2013.

(1) Based on internal assessment the management believes the residual value of all assets except Leasehold Land is estimated to be 5% of the original cost of those respective assets at SPV.

(2) Assets individually costing less than Rs 5,000 are fully written off in the year of acquisition.

(3) The estimated useful lives, residual values and depreciation method are reviewed at the end of the reporting period with the effect of any changes in the estimation accounted for on a prospective basis.

(4) Useful life of building is restricted to the lease term of leasehold land on which the building is constructed.

#### (d) Fair Value

Fair value of investment property is based on a valuation by an independent valuer who holds a recognised and relevant professional qualification and has recent experience in the location and category of the investment property being valued. The fair value of investment property is disclosed in the Statement of Net assets at Fair Value.

#### (e) De-recognition

An investment property is derecognized upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on de-recognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the Condensed Consolidated Statement of Profit and Loss in the period in which the property is de-recognised.

In determining the amount of consideration from the derecognition of Investment properties, the Group considers the effects of variable consideration, existence of a significant financing component, non-cash consideration, and consideration payable to the buyer (if any).

#### (f) Investment properties under construction

Property that is being constructed for future use as investment property is accounted for as investment property under construction until assets are ready for their intended use.

Direct expenses like land cost, site labour cost, material used for project construction, project management consultancy, costs for moving the plant and machinery to the site and general expenses incurred specifically for the respective project like insurance, design and technical assistance, and construction overheads are taken as the cost of the project.

Investment properties under construction represent the cost incurred in respect of areas under construction of the real estate development projects less impairment losses, if any.

Advance paid for acquisition of investment property which are not ready for their intended use at each balance sheet date are disclosed under other non current assets as capital advance.

### 3.5 Impairment of assets

MindSpace Business Parks Group assesses at each balance sheet date, whether there is any indication that an asset may be impaired. If any such indication exists, MindSpace Business Parks Group estimates the recoverable amount of the asset. The recoverable amount of the assets (or where applicable that of the cash generating unit (CGU) to which the asset belongs) is estimated as the higher of its fair value less cost of disposal and its value in use. Value in use is the present value of estimated future cash flows (discounted using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset) expected to arise from the continuing use of the assets and from its disposal at the end of its useful life. In determining fair value less costs of disposal, recent market transactions are taken into account. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGU. An impairment loss is recognised whenever the carrying amount of an asset or the cash-generating unit to which it belongs, exceeds its recoverable amount. Impairment loss is recognised in the Consolidated Statement of Profit and Loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the Consolidated Statement of Profit and Loss.

### 3.6 Borrowing costs

Borrowing costs that are attributable to the acquisition, construction or production of qualifying assets are treated as direct cost and are considered as part of cost of such assets. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. A qualifying asset is an asset that necessarily requires a substantial period of time to get ready for its intended use or sale.

Capitalisation rate used to determine the amount of borrowing costs to be capitalised is the weighted average interest rate applicable to the general borrowings.

Interest expense is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments through the expected life of the financial instrument to the amortised cost of the financial liability. In calculating interest expense, the effective interest rate is applied to the amortised cost of the liability.

Capitalisation of borrowing costs is suspended during the extended period in which active development is interrupted. Capitalisation of borrowing costs is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the period in which they are incurred.

Borrowing cost incurred by the SPVs on inter-company loans is continued to be capitalised only to the extent MindSpace Group has incurred external borrowing cost.

### 3.7 Inventories

#### (a) Measurement of inventory

Inventories comprise of building material and components. Contractual work in progress, in respect of third party customers, is classified as work in progress. MindSpace Business Parks Group measures its inventories at the lower of cost and net realisable value.

#### (b) Cost of inventories

The cost of inventories of building material and components and work in progress comprise all costs of purchase and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on moving weighted average basis.

#### (c) Net realisable value

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

### 3.8 Revenue recognition

#### (a) Facility rentals

Revenue from property leased out under an operating lease is recognised over the lease term on a straight line basis, except where there is an uncertainty of ultimate collection.

Lease incentives granted are recognised as an integral part of the total rental income. The lease term is the non-cancellable period together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the MindSpace Business Parks Group is reasonably certain that the tenant will exercise that option. Contingent rents are recognised as revenue in the period in which they are earned on a receipt basis.

#### (b) Revenue from works contractual services

Revenue from contracts with customers is recognised when a performance obligation is satisfied by transfer of promised goods or services to a customer in accordance with the agreement with the customer. For works contract arrangement, the performance obligation gets satisfied over time, and therefore, the revenue recognition is done by measuring the progress towards complete satisfaction of performance obligation from time to time as per the agreement with the customer. The progress is measured in terms of a proportion of actual cost incurred to-date, to the total estimated cost attributable to the performance obligation. The revenue is recognised to the extent of transaction price allocated to the performance obligation satisfied. Transaction price is the amount of consideration to which the Group expects to be entitled in exchange for transferring goods or services to a customer excluding amounts collected on behalf of a third party

#### (c) Maintenance services

Maintenance income is recognised over a period of time for services rendered to the customers.

#### (d) Revenue from power supply

Revenue from power supply is accounted for on the basis of billings to consumers and includes unbilled revenues accrued up to the end of the accounting year. MindSpace Business Parks Group determines surplus/deficit i.e. excess/ shortfall of aggregate gain over return on equity entitlement for the period in respect of its operations based on the principles laid down under the respective Tariff Regulations as notified by Maharashtra Electricity Regulatory Commission (MERC), on the basis of the tariff order issued by it. In respect of such surplus/deficit, appropriate adjustments as stipulated under the regulations are made during the period. Further, any adjustments that may arise on annual performance review by the MERC under the tariff regulations is made after the completion of such review.

#### (e) Revenue from sale of goods

Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration) allocated to that performance obligation. The transaction price of goods sold is net of variable consideration on account of various discounts offered by the Company as part of the contract. Revenue from the sale of goods is recognised when the Group performs its obligations to its customers and the amount of revenue can be measured reliably and recovery of the consideration is probable. The timing of such recognition in case of sale of goods is when the control over the same is transferred to the customer.

**(f) Finance Lease**

For assets let out under finance lease, Mindspace Business Parks Group recognises a receivable at an amount equal to the net investment in the lease. Rentals received are accounted for as repayment of principal and finance income. Minimum lease payments receivable on finance leases are apportioned between the finance income and the reduction of the outstanding receivable. The finance income allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining net investment in the finance lease.

Contingent rents are recorded as income in the periods in which they are earned.

**(g) Sale of surplus construction material and scrap**

Revenue from sale of surplus construction material and scrap is recognised when control of the goods are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods net of the expected removal cost.

**3.9 Recognition of dividend income, interest income :**

(i) Dividend income is recognised in profit or loss on the date on which Mindspace REIT group has right to receive payment is established.

(ii) Interest income is recognised on time proportion basis, by reference to the principal outstanding and the effective interest rate applicable.

(iii) Delayed payment charges and interest on delayed payments are recognised, on time proportion basis, except when there is uncertainty of ultimate collection.

**3.10 Tax expense**

Income tax expense comprises current tax and deferred tax charge or credit. It is recognised in the Statement of Profit and Loss except to the extent that it relates to an item recognised directly in equity or in other comprehensive income in which case, the current and deferred tax are also recognised in equity and other comprehensive income respectively.

**(a) Current tax**

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by end of reporting period.

Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously

**(b) Deferred tax**

Deferred tax asset/liability is recognised on temporary differences between the carrying amounts of assets and liabilities in the Consolidated Financial Statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax assets and liabilities are measured that are expected to apply to the period when the asset is realised or the liability is settled, using the tax rates and tax laws that have been enacted or substantively enacted by the end of reporting period. The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which Mindspace Business Parks Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax is not recognised for:

- Temporary differences arising on the initial recognition of assets and liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction; and

- Temporary differences related to investments in subsidiaries, associates, and joint arrangements to the extent that Mindspace Business Park Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future;

Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The existence of unused tax losses is strong evidence that future taxable profit may not be available. Therefore, in case of a history of recent losses, the Mindspace Business Parks Group recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised.

The carrying amount of deferred tax assets are reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

For operations carried out under tax holiday period (80IA benefits of Income Tax Act, 1961), deferred tax assets or liabilities, if any, have been established for the tax consequences of those temporary differences between the carrying values of assets and liabilities and their respective tax bases that reverse after the tax holiday ends.

In the situations where one or more units of the Group are entitled to a tax holiday under the tax law, no deferred tax (asset or liability) is recognized in respect of temporary differences which reverse during the tax holiday period, to the extent the concerned unit's gross total income is subject to the deduction during the tax holiday period. Deferred tax in respect of temporary differences which reverse after the tax holiday period is recognized in the year in which the temporary differences originate. However, the Group restricts recognition of deferred tax assets to the extent it is probable that sufficient future taxable income will be available against which such deferred tax assets can be realized. For recognition of deferred taxes, the temporary differences which originate first are considered to reverse first.

**(c) Minimum Alternate Tax (MAT)**

MAT credit entitlement is recognized as an asset only when and to the extent there is convincing evidence that normal income tax will be paid during the specified period. In the year in which MAT credit becomes eligible to be recognized as an asset, the said asset is created by way of a credit to the Consolidated Statement of Profit and Loss and shown as MAT credit entitlement under deferred tax assets. This is reviewed at each balance sheet date and the carrying amount of MAT credit entitlement is written down to the extent it is not reasonably certain that normal income tax will be paid during the specified period.

### 3.11 Earnings per unit (EPU):

The basic earnings per unit is computed by dividing the net profit/ (loss) attributable to the unit holders of Mindspace REIT by the weighted average number of units outstanding during the reporting period. The number of units used in computing diluted earnings/ (loss) per unit comprises the weighted average units considered for deriving basic earnings/ (loss) per unit and also the weighted average number of units which could have been issued on the conversion of all dilutive potential units.

Dilutive potential units are deemed converted as of the beginning of the reporting date, unless they have been issued at a later date. In computing diluted earnings per unit, only potential equity units that are dilutive and which either reduces earnings per unit or increase loss per units are included.

### 3.12 Provisions, contingent liabilities and contingent assets

Provisions are recognised when Mindspace Business Parks Group has a present legal or constructive obligation as a result of a past event, it is probable that Mindspace Business Parks Group will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration net of recoveries if any, required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost.

Contingent liabilities are disclosed when there is a possible obligation or a present obligation that may, but will probably not, require an outflow of resources. When there is a possible obligation of a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

Provisions for onerous contracts, i.e. contracts where the expected unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it, are recognised when it is probable that an outflow of resources embodying economic benefits will be required to settle a present obligation as a result of an obligating event, based on a reliable estimate of such obligation. If the effect of the time value of money is material, provisions are discounted.

A contingent asset is disclosed when there would be a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of Mindspace Business Parks Group.

Provisions, Contingent Liabilities and Contingent Assets are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

### 3.13 Foreign currency transactions and translations

Transactions denominated in foreign currency are recorded at the exchange rate prevailing on the date of transactions. Exchange differences arising on foreign exchange transactions settled during the year are recognised in the Consolidated Statement of Profit and Loss of the period.

Monetary assets and liabilities denominated in foreign currency, which are outstanding as at the period-end and not covered by forward contracts, are translated at the period-end at the closing exchange rate and the resultant exchange differences are recognised in the Condensed Consolidated Statement of Profit and Loss. Non-monetary foreign currency items are carried at cost.

### 3.14 Leases

As a Lessor

Mindspace Business Parks Group enters into lease agreements as a lessor with respect to some of its investment properties.

Leases for which Mindspace Business Parks Group is a lessor is classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When Mindspace Business Parks Group is an intermediate lessor, it accounts for the head lease and the sublease as two separate contracts. The sublease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease and presented as unbilled revenue in other financial assets.

The lease term is the non-cancellable period together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the Mindspace Group is reasonably certain that the tenant will exercise that option.

Initial direct costs such as brokerage expenses incurred specifically to earn revenues from an operating lease are capitalised to the carrying amount of leased asset and recognised over the lease term on the same basis as rental income.

Amounts due from lessees under finance leases are recognised as receivables at the amount of Mindspace Business Parks Group's net investment in the leases. Finance lease income is allocated to reporting periods so as to reflect a constant periodic rate of return on Mindspace Business Parks Group's net investment outstanding in respect of the leases.

As a Lessee

Mindspace Business Parks Group assesses whether a contract is or contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Mindspace Business Parks Group recognises a right-of-use asset and a corresponding lease liability with respect to all lease agreements in which it is the lessee, except for short-term leases ( defined as leases with a lease term of 12 months or less) and leases of low value assets. For these leases, Mindspace Business Parks Group recognises the lease payments as an operating expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased asset are consumed.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, Mindspace Business Parks Group uses its incremental borrowing rate.

Lease payments included in the measurement of the lease liability comprise:

- fixed lease payments (including in-substance fixed payments), less any lease incentives;
- variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;
- the amount expected to be payable by the lessee under residual value guarantees;
- payments of penalties for terminating the lease, if the lease term reflects the exercise of an option to terminate the lease.

The lease liability is presented separately as part of Financial Liabilities in the Condensed Consolidated balance sheet. The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

Mindspace Business Parks Group remeasures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever

- the lease term has changed or there is a change in the assessment of exercise of a purchase option, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.
- the lease payments change due to changes in an index or rate or a change in expected payment under a guaranteed residual value, in which cases the lease liability is measured by discounting the revised lease payments using the initial discount rate (unless the lease payments change is due to a change in a floating interest rate, in which case a revised discount rate is used).
- a lease contract is modified and the lease modification is not accounted for as a separate lease, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.

The right-of-use assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before the commencement day and any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Whenever Mindspace Business Parks Group incurs an obligation for costs to dismantle and remove a leased asset, restore the site on which it is located or restore the underlying asset to the condition required by the terms and conditions of the lease, a provision is recognised and measured under Ind AS 37 'Provisions, Contingent Liabilities and Contingent Assets'. The costs are included in the related right-of-use asset, unless those costs are incurred to produce inventories.

Right-of-use assets are depreciated using the straight-line method from the commencement date over the shorter period of lease term and useful life of the underlying asset.

Mindspace Business Parks Group applies Ind AS 36 Impairment of Assets to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss as described in Note 3.5.

Variable rents that do not depend on an index or rate are not included in the measurement the lease liability and the right-of-use asset. The related payments are recognised as an expense in the period in which the event or condition that triggers those payments occurs and are included in the line " other expenses" in the Condensed Consolidated Statement of Profit and Loss.

### 3.15 Financial instruments

#### 1 Initial recognition and measurement

Financial assets and/or financial liabilities are recognised when Mindspace Business Parks Group becomes party to a contract embodying the related financial instruments. All financial assets/ financial liabilities are initially measured at fair value, plus in case of financial assets/ financial liabilities not recorded at fair value through profit or loss (FVTPL), transaction costs that are attributable to the acquisition or issue of financial assets/ financial liabilities are added to or deducted, as the case may be, from the fair value of such assets or liabilities. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the Statement of Profit and Loss. Trade receivables that do not contain a significant financing component are measured at transaction price.

#### 2 Financial assets:

##### (a) Classification of financial assets:

- (i) Mindspace Business Parks Group classifies its financial assets in the following measurement categories:
  - those to be measured subsequently at fair value (either through other comprehensive income, or through the Consolidated Statement of Profit and Loss), and
  - those measured at amortised cost.
- (ii) The classification is done depending upon Mindspace Business Parks Group's business model for managing the financial assets and the contractual terms of the cash flows.
- (iii) For investments in debt instruments, this will depend on the business model in which the investment is held.
- (iv) Mindspace Business Parks Group reclassifies debt investments when and only when its business model for managing those assets changes.

##### (b) Subsequent Measurement

###### (i) Debt instruments:

Subsequent measurement of debt instruments depends on Mindspace Business Parks Group's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which Mindspace Business Parks Group classifies its debt instruments:

###### Financial assets at amortised cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

###### Financial assets at fair value through other comprehensive income (FVTOCI)

Financial assets are subsequently measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows that give rise on specified dates to solely payments of principal and interest on the principal amount outstanding and by selling financial assets.

###### Financial assets at fair value through the Consolidated Statement of Profit and Loss (FVTPL)

Financial assets are subsequently measured at fair value through the Condensed Consolidated Statement of Profit and Loss unless it is measured at amortised cost or fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognised in the Condensed Consolidated Statement of Profit and Loss.

###### (ii) Equity instruments:

Mindspace Business Parks Group subsequently measures all equity investments at fair value. There are two measurement categories into which Mindspace Business Parks Group classifies its equity instruments:

###### Investments in equity instruments at FVTPL:

Investments in equity instruments are classified as at FVTPL, unless Mindspace Business Parks Group irrevocably elects on initial recognition to present subsequent changes in fair value in other comprehensive income for equity instruments which are not held for trading.

###### Investments in equity instruments at FVTOCI:

On initial recognition, Mindspace Business Parks Group can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus transaction costs. Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the reserve for 'equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to Consolidated Statement of Profit and Loss on disposal of the investments, but is transferred to retained earnings.

**(c) Impairment of financial assets:**

MindSpace Business Parks Group applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, lease receivables, trade receivables, other contractual rights to receive cash or other financial asset. For trade receivables, MindSpace Business Parks Group measures the loss allowance at an amount equal to lifetime expected credit losses. Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, MindSpace Business Parks Group has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

**(d) Derecognition of financial assets:**

A financial asset is primarily derecognised when:

- (i) the right to receive cash flows from the asset has expired, or
- (ii) MindSpace Business Parks Group has transferred its rights to receive cash flows from the asset; and  
MindSpace Business Parks Group has transferred substantially all the risks and rewards of the asset, or

MindSpace Business Parks Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

On derecognition of a financial asset in its entirety (other than investments in equity instruments at FVOCI), the differences between the carrying amounts measured at the date of derecognition and the consideration received is recognised in Consolidated Statement of Profit and Loss. Any interest in transferred financial assets that is created or retained by the SPV is recognised as a separate asset or liability.

**3 Financial liabilities and equity instruments**

**(a) Classification as debt or equity**

Financial liabilities and equity instruments issued by MindSpace Business Parks Group are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

**(b) Equity instruments**

An equity instrument is any contract that evidences a residual interest in the assets of MindSpace Business Parks Group after deducting all of its liabilities. Equity instruments are recorded at the proceeds received, net of direct issue costs.

Repurchase of MindSpace Business Parks Group's own equity instrument is recognised and deducted directly in equity. No gain or loss is recognised in the Consolidated Statement of Profit and Loss on the purchase, sale, issue or cancellation of MindSpace Business Parks Group's own equity instruments.

**(c) Compound financial instruments**

The component parts of compound financial instruments issued by MindSpace Business Parks Group are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument. A conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of MindSpace Business Parks Group's own equity instruments is an equity instrument.

At the date of issue, the fair value of the liability component is estimated using the prevailing market interest rate for similar non-convertible instruments. This amount is recorded as a liability on an amortised cost basis using the effective interest method until extinguished upon conversion or at the instrument's maturity date.

The conversion option classified as equity is determined by deducting the amount of the liability component from the fair value of the compound instrument as a whole. This is recognised and included in equity, net of income tax effects, and is not subsequently remeasured.

Transaction costs that relate to the issue of the convertible instruments are allocated to the liability and equity components in proportion to the allocation of the gross proceeds. Transaction costs relating to the equity component are recognised directly in equity. Transaction costs relating to the liability component are included in the carrying amount of the liability component and are amortised over the lives of the convertible instrument using the effective interest method.

**(d) Financial Liabilities**

**• Recognition, measurement and classification**

Financial liabilities are classified as either held at a) fair value through the Consolidated Statement of Profit and Loss, or b) at amortised cost. Management determines the classification of its financial liabilities at the time of initial recognition or, where applicable, at the time of reclassification.

MindSpace Business Parks Group's financial liabilities include trade and other payables, loans and borrowings and derivative financial instruments. Subsequent measurement of financial liabilities depends on their classification as fair value through the Consolidated Statement of Profit and Loss or at amortized cost. All changes in fair value of financial liabilities classified as FVTPL are recognized in the Consolidated Statement of Profit and Loss. Amortised cost category is applicable to loans and borrowings, trade and other payables. After initial recognition the financial liabilities are measured at amortised cost using the Effective Interest Rate method.

**• Derecognition**

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. Gains and losses are recognized in the Condensed Consolidated Statement of Profit and Loss when the liabilities are derecognized.

**4 Offsetting of financial instruments**

Financial assets and financial liabilities are offset and presented on net basis in the Balance Sheet when there is a currently enforceable legal right to offset the recognised amounts and there is an intention either to settle on a net basis or to realise the assets and settle the liabilities simultaneously.

**5 Embedded derivatives**

Derivatives embedded in a host contract that is an asset within the scope of Ind AS 109 are not separated. Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Embedded derivatives closely related to the host contracts are not separated. Derivatives embedded in all other host contract are separated only if the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the host and are measured at fair value through profit or loss.

### 3.16 Cash and cash equivalents

Cash and cash equivalents comprises of cash at banks and on hand, demand deposits, investment in overnight mutual funds, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

### 3.17 Statement of Cash flow

Cash flow is reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of Mindspace Business Parks Group are segregated.

For the purpose of the Condensed Consolidated Statement of Cash Flow, Initial direct costs such as brokerage expenses incurred specifically to earn revenues from an operating lease which are capitalised to the carrying amount of leased assets are considered as cashflows used in investing activity.

For the purpose of the Condensed Consolidated Statement of Cash Flow, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of Mindspace Business Parks Group's cash management.

As per para 8 of Ind AS 7 "where bank overdrafts which are repayable on demand form an integral part of an entity's cash management, bank overdrafts are included as a component of cash and cash equivalents. Bank overdraft, in the Condensed Consolidated Balance Sheet, is included as 'borrowings' under Financial Liabilities.

### 3.18 Employee benefits plan

Disclosure pursuant to Ind AS – 19 'Employee benefits'

#### (1) Short term employee benefits

All employee benefits payable wholly within twelve months of rendering the service are classified as short-term employee benefits such as salaries, wages, etc. and are recognised in the period in which the employee rendered the related services. The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees is recognised as an expense during the period.

#### (2) Long term employee benefits

##### Defined contribution plans

Contributions to defined contribution schemes such as provident fund are charged as an expense based on the amount of contribution required to be made as and when services are rendered by the employees. Mindspace Business Parks Group's provident fund contribution, in respect of certain employees, is made to a government administered fund and charged as an expense. The above benefits are classified as defined contribution schemes as Mindspace Business Parks Group has no further defined obligations beyond the monthly contributions.

##### Defined benefit plan

Mindspace Business Parks Group's gratuity benefit scheme is a defined benefit plan. Mindspace Business Parks Group has determined the gratuity liability based on internal calculation based on the number of years completed and last drawn basic salary as mentioned in the Payment of Gratuity Act, 1972. The liability or asset recognised in the balance sheet in respect of defined benefit gratuity plans is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets, if any. The defined benefit obligation is calculated annually by actuaries / SPVs using the projected unit credit method.

The present value of the defined benefit obligation denominated in INR is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefit expense in the Condensed Consolidated Statement of Profit and Loss.

##### Other long term employee benefits - Compensated absences

Benefits under compensated absences are accounted as other long-term employee benefits. Mindspace Business Parks Group has determined the liability for compensated absences based on internal calculation which is determined on the basis of leave credited to employee's account and the last drawn salary. Mindspace Business Parks Group's net obligation in respect of compensated absences is the amount of benefit to be settled in future, that employees have earned in return for their service in the current and previous years. The benefit is discounted to determine its present value. The obligation is measured on the basis of an actuarial valuation / by SPVs using the projected unit credit method. Remeasurement is recognised in the Consolidated Statement of Profit and Loss in the period in which they arise. Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related services are recognised as a liability.

### 3.19 Earnings before finance costs, depreciation and amortisation, regulatory income / expense, exceptional items and tax

Mindspace Business Parks Group has elected to present earnings before interest, depreciation and amortisation, regulatory income / expense, exceptional items and tax as a separate line item on the face of the Condensed Consolidated Statement of Profit and Loss. Mindspace Business Parks Group measures earnings before interest, depreciation and amortisation, regulatory income / expense, exceptional items and tax on the basis of profit/ (loss) from continuing operations.

### 3.20 Subsequent events

The Condensed Consolidated Financial Statements are adjusted to reflect events that occur after the reporting date but before the Condensed Consolidated Financial Statements are issued. The Consolidated Financial Statements have their own date of authorisation, which differs from that of the financial statements of the entities which are part of Mindspace REIT group. Therefore, when preparing the Condensed Consolidated Financial Statements, management considers events up to the date of authorisation of these financial statements.

### 3.21 Errors and estimates

Mindspace Business Parks Group revises its accounting policies if the change is required due to a change in Ind AS or if the change will provide more relevant and reliable information to the users of the Condensed Consolidated financial statement. Changes in accounting policies are applied retrospectively.

A change in an accounting estimate that results in changes in the carrying amounts of recognised assets or liabilities or to profit or loss is applied prospectively in the period(s) of change.

Discovery of errors results in revisions retrospectively by restating the comparative amounts of assets, liabilities and equity of the earliest prior period in which the error is discovered. The opening balances of the earliest period presented are also restated.

### 3.22 Segment Information

#### Primary segment information

The primary reportable segment is business segments.

#### Business segment

The Mindspace Group is organised into the two operating divisions - 'real estate' and 'power distribution', which are determined based on the internal organisation and management structure of the Mindspace Group and its system of internal financial reporting and the nature of its risks and its returns. The Board of directors of the manager has been identified as the chief operating decision maker (CODM). CODM evaluates the Mindspace Group's performance, allocates resources based on analysis of various performance indicators of the Group as disclosed below.

#### Real estate segment

Real estate comprises development and management of projects under Special Economic Zone (SEZ), Information Technology Parks and other commercial assets. The Group has its project/properties in Mumbai Region, Hyderabad, Pune and Chennai for development and management of commercial SEZ, IT parks and commercial assets including incidental activities.

#### Power distribution

The state power regulator has taken on record the SEZ developer MBPPL, Gigaplex, Sundew and KRC Infra as Deemed Distribution Licensee for Power. The approved SPVs being Deemed Distributor, supplies power to customers within the notified SEZ.

#### Secondary segment

Mindspace Business Parks Group's operations are based in India and therefore Mindspace Business Parks Group has only one geographical segment - India.

### 3.23 Non-controlling interests

Non-controlling interests represent the share of reserves and capital attributable to the shareholders of the SPVs who have not agreed to exchange their shares in the SPVs for units of Mindspace REIT and will not become the unitholders of Mindspace REIT. Below is the list of shareholders of the SPVs for whom non-controlling interest has been recognised. Non-controlling interests in the results and equity of subsidiaries are shown separately in the Condensed Consolidated Statement of Profit and Loss, Condensed Consolidated Statement of Changes in Equity and Condensed Balance Sheet.

SPV	Shareholder	% Holding in SPV (As on reporting date)
KRIT	Telangana State Industrial Infrastructure Corporation Limited	11.0%
Intime	Telangana State Industrial Infrastructure Corporation Limited	11.0%
Sundew	Telangana State Industrial Infrastructure Corporation Limited	11.0%

Ind AS 110 requires entities to attribute the profit or loss and each component of other comprehensive income to the owners of Mindspace REIT and to the non-controlling interests. This requirement needs to be followed even if this results in the non-controlling interests having a deficit balance.

### 3.24 Cash distribution to unit holders

The Group recognises a liability to make cash distributions to Unitholders when the distribution is authorised and a legal obligation has been created. As per the REIT Regulations, a distribution is authorised when it is approved by the Board of Directors of the Manager. A corresponding amount is recognised directly in other equity.

### 3.25 Distribution Policy

The Net Distributable Cash Flows of Mindspace REIT are based on the cash flows generated from Mindspace REIT's assets and investments. In terms of the Distribution Policy of Mindspace REIT and the REIT Regulations, not less than 90% of the NDCF of each of the Asset SPVs is required to be distributed to Mindspace REIT, in proportion of Mindspace REIT's shareholding in the Asset SPV, subject to applicable provisions of the Companies Act 2013. Presently, NDCF to be received by Mindspace REIT from the Asset SPVs may be in the form of dividends, interest income, repayment of debt by SPVs to REIT, proceeds of any capital reduction or buyback from the Asset SPVs or as specifically permitted under the Trust Deed or in such other form as may be permissible under the REIT Regulations. Such SPV Distributions shall be declared and made for every quarter of a Financial Year in terms of the Distribution Policy.

### 3.26 Non-current assets held for sale and Discontinued Operations:

Discontinued operation is a component of the Company that has been disposed of or classified as held for sale and represents a major line of business or geographies. Non-current assets are classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset is available for immediate sale in its present condition.

Management must be committed to the sale which should be expected to qualify for recognition as a completed sale within one year from the date of classification.



### 3.27 **Recent Pronouncements**

Ministry of Corporate Affairs (“MCA”) notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time.

#### **New and amended standards:**

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below:

#### **Ind AS 117 – Insurance Contracts**

The Ministry of Corporate Affairs has issued a notification dated 12 August 2024 introducing Ind AS 117, Insurance Contracts for accounting of insurance contracts which replaces the current standard Ind AS 104, Insurance Contracts. The amendments are applicable with effect from 12 August 2024.

Additionally, amendments have been made to Ind AS 101, First-time Adoption of Indian Accounting Standards, Ind AS 103, Business Combinations, Ind AS 105, Noncurrent Assets Held for Sale and Discontinued Operations, Ind AS 107, Financial Instruments: Disclosures, Ind AS 109, Financial Instruments and Ind AS 115, Revenue from Contracts with Customers to align them with Ind AS 117. The amendments also introduce enhanced disclosure requirements, particularly in Ind AS 107, to provide clarity regarding financial instruments associated with insurance contracts.

#### **Ind AS 116 - Leases**

On 9 September 2024, the Ministry of Corporate Affairs issued amendments to Ind AS 116 concerning sale and leaseback transactions. The amendment impact how a seller-lessee accounts for variable lease payments that arise in a sale -and leaseback transaction. The amendments introduce a new accounting model for variable payments and will require seller-lessees to reassess and potentially restate sale and- leaseback transactions. The key considerations from the amendments are:

- (a) On initial recognition, the seller-lessee includes variable lease payments when it measures a lease liability arising from a sale-and-leaseback transaction.
- (b) After initial recognition, the seller-lessee applies the general requirements for subsequent accounting of the lease liability such that it recognises no gain or loss relating to the right of use it retains.

A seller-lessee may adopt different approaches that satisfy the new requirements on subsequent measurement. The amendments are applicable with effect from 1 April 2024. Under Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors, a seller-lessee will need to apply the amendments retrospectively to sale and-leaseback transactions entered into or after the date of initial application of Ind AS 116.

The above amendments is not relevant or do not have an impact on the Condensed Consolidated Financial Statements of the Trust. The Trust has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

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**4 Property, plant and equipment (PPE)**

**Reconciliation of carrying amounts for the half year ended 30 September 2024**

Particulars	Power assets					Other assets					Total
	Right of use - Leasehold Land	Buildings	Plant and machinery	Electrical Installation	Computers	Plant and machinery	Electrical Installation	Office equipment	Computers	Furniture and fixtures	
<b>Gross block (cost or deemed cost)</b>											
<b>As at 1 April 2023</b>	0.89	325.07	843.22	195.21	-	159.75	9.99	5.76	24.21	10.25	1,574.35
Additions during the period	-	-	7.44	1.52	0.57	1.82	-	1.40	14.24	0.02	27.01
Disposals/adjustments (net)	-	-	(5.41)	-	-	(67.70)	-	-	(2.95)	-	(76.06)
Asset Held for Sale (refer note 51)	-	-	-	-	-	(8.35)	-	(0.01)	-	(0.19)	(8.55)
<b>As at 31 March 2024</b>	0.89	325.07	845.25	196.73	0.57	85.52	9.99	7.15	35.50	10.08	1,516.75
<b>As at 1 April 2024</b>	<b>0.89</b>	<b>325.07</b>	<b>845.25</b>	<b>196.73</b>	<b>0.57</b>	<b>85.52</b>	<b>9.99</b>	<b>7.15</b>	<b>35.50</b>	<b>10.08</b>	<b>1,516.75</b>
Additions during the period	-	-	68.76	59.85	-	8.22	-	1.03	4.55	-	142.41
Disposals/adjustments (net)	-	-	-	-	-	-	-	(4.24)	(0.12)	(7.25)	(11.61)
<b>As at 30 September 2024</b>	<b>0.89</b>	<b>325.07</b>	<b>914.01</b>	<b>256.58</b>	<b>0.57</b>	<b>93.74</b>	<b>9.99</b>	<b>3.94</b>	<b>39.93</b>	<b>2.83</b>	<b>1,647.55</b>
<b>Accumulated depreciation</b>											
<b>As at 1 April 2023</b>	-	6.99	192.01	24.21	-	27.05	4.70	5.50	14.15	3.23	277.84
Charge for the year	-	5.74	73.00	13.00	0.05	20.67	4.21	0.48	12.20	1.02	130.37
Disposals/adjustments (net)	-	-	(3.52)	-	-	(10.15)	-	-	(2.46)	-	(16.13)
Asset Held for Sale (refer note 51)	-	-	-	-	-	(4.82)	-	-	-	(0.00)	(4.82)
<b>As at 31 March 2024</b>	-	12.73	261.49	37.21	0.05	32.75	8.91	5.98	23.89	4.25	387.26
<b>As at 1 April 2024</b>	-	12.73	261.49	37.21	0.05	32.75	8.91	5.98	23.89	4.25	387.26
Charge for the period	0.02	2.29	38.68	7.15	0.23	9.29	1.08	0.22	4.75	1.23	64.94
Disposals/adjustments (net)	-	-	-	-	-	-	-	(3.91)	(0.09)	(5.48)	(9.48)
<b>As at 30 September 2024</b>	<b>0.02</b>	<b>15.02</b>	<b>300.17</b>	<b>44.36</b>	<b>0.28</b>	<b>42.04</b>	<b>9.99</b>	<b>2.29</b>	<b>28.55</b>	<b>-</b>	<b>442.72</b>
<b>Carrying amount (net)</b>											
<b>As at 31 March 2024</b>	0.89	312.34	583.76	159.52	0.52	52.77	1.08	1.17	11.61	5.83	1,129.49
<b>As at 30 September 2024</b>	<b>0.87</b>	<b>310.05</b>	<b>613.84</b>	<b>212.22</b>	<b>0.29</b>	<b>51.70</b>	<b>-</b>	<b>1.65</b>	<b>11.38</b>	<b>2.83</b>	<b>1,204.83</b>

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**5 Capital work-in-progress**  
**at cost**

<b>Particulars</b>	<b>Amount</b>
<b>As at 1 April 2023</b>	-
Add: Addition	-
Less: Deletion/Adjustments transfer to Finance Lease	-
Less: Capitalisation	-
<b>As at 31 March 2024</b>	-
<b>Other inventories</b>	
Building materials, components and spares	-
<b>Carrying amount As at 31 March 2024</b>	-
<b>As at 1 April 2024</b>	-
Add: Addition	158.94
Add/Less: Adjustments/transfer*	261.00
Less: Capitalisation	-
<b>As at 30 September 2024</b>	<b>419.94</b>
<b>Other inventories</b>	
Building materials, components and spares	-
<b>Carrying amount As at 30 September 2024</b>	<b>419.94</b>

\*Note 5(a): During previous quarter, the Management has formalised plans for a property basis which the ancillary services are expected to be significant as compared to leasing activities. Accordingly, the same has been transferred from Investment Property under Construction to Capital work-in-progress.

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**6 Investment property**

**Reconciliation of carrying amounts for the half year ended 30 September 2024**

Particulars	Land (Under Development Agreement)**	Freehold Land	Right of use- Leasehold Land*	Buildings	Infrastructure and development	Roadwork	Plant and machinery	Furniture and fixtures	Electrical installation	Total
<b>Gross block (cost or deemed cost)</b>										
As at 1 April 2023	2,757.99	68,322.82	27,959.49	99,433.49	5,930.16	72.00	6,934.32	118.96	2,302.36	2,13,831.59
Additions during the period (including asset acquired)**	246.50	555.79	-	2,327.66	6.59	-	505.74	70.03	231.24	3,943.55
Disposals/adjustments (net)	(3,004.49)	3,004.46	-	(33.50)	-	-	45.90	-	-	12.37
Asset Held for Sale (refer note 51)	-	(107.07)	-	(1,243.55)	(20.74)	-	(98.46)	-	(19.15)	(1,488.97)
<b>As at 31 March 2024</b>	<b>-</b>	<b>71,776.00</b>	<b>27,959.49</b>	<b>1,00,484.10</b>	<b>5,916.01</b>	<b>72.00</b>	<b>7,387.50</b>	<b>188.99</b>	<b>2,514.45</b>	<b>2,16,298.54</b>
As at 1 April 2024	-	71,776.00	27,959.49	1,00,484.10	5,916.01	72.00	7,387.50	188.99	2,514.45	2,16,298.54
Additions during the period ***	-	-	-	2,650.38	214.34	-	168.82	31.56	53.19	3,118.29
Disposals/adjustments (net)	-	-	-	(363.83)	-	-	(29.44)	(8.94)	(0.83)	(403.04)
<b>As at 30 September 2024</b>	<b>-</b>	<b>71,776.00</b>	<b>27,959.49</b>	<b>1,02,770.65</b>	<b>6,130.35</b>	<b>72.00</b>	<b>7,526.88</b>	<b>211.61</b>	<b>2,566.81</b>	<b>2,19,013.79</b>
<b>Accumulated depreciation</b>										
As at 1 April 2023	-	-	1,336.19	4,247.27	932.49	8.11	1,577.86	47.49	538.17	8,687.58
Charge for the year	-	-	512.29	1,815.79	478.02	4.38	650.02	22.97	213.50	3,696.97
Disposals/adjustments (net)	-	-	-	(10.00)	-	-	4.00	-	-	(6.00)
Asset Held for Sale (refer note 51)	-	-	-	(60.58)	(2.21)	-	(47.67)	-	(6.51)	(116.97)
<b>As at 31 March 2024</b>	<b>-</b>	<b>-</b>	<b>1,848.48</b>	<b>5,992.48</b>	<b>1,408.30</b>	<b>12.49</b>	<b>2,184.21</b>	<b>70.46</b>	<b>745.16</b>	<b>12,261.58</b>
As at 1 April 2024	-	-	1,848.48	5,992.48	1,408.30	12.49	2,184.21	70.46	745.16	12,261.58
Charge for the period	-	-	256.15	958.04	232.53	2.19	300.36	26.44	112.20	1,887.91
Disposals/adjustments (net)	-	-	-	(202.32)	-	-	(20.86)	(8.33)	(0.47)	(231.98)
<b>As at 30 September 2024</b>	<b>-</b>	<b>-</b>	<b>2,104.63</b>	<b>6,748.20</b>	<b>1,640.83</b>	<b>14.68</b>	<b>2,463.71</b>	<b>88.57</b>	<b>856.89</b>	<b>13,917.51</b>
<b>As at 31 March 2024</b>	<b>-</b>	<b>71,776.00</b>	<b>26,111.01</b>	<b>94,491.62</b>	<b>4,507.71</b>	<b>59.51</b>	<b>5,203.29</b>	<b>118.53</b>	<b>1,769.29</b>	<b>2,04,036.96</b>
<b>As at 30 September 2024</b>	<b>-</b>	<b>71,776.00</b>	<b>25,854.86</b>	<b>96,022.45</b>	<b>4,489.52</b>	<b>57.32</b>	<b>5,063.17</b>	<b>123.04</b>	<b>1,709.92</b>	<b>2,05,096.28</b>

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**\*Note 6(a):** Right of use- Leasehold Land includes-

(i) In MBPPL - The leasehold land (admeasuring 198,997 sq mtrs. in Airoli, Navi Mumbai) has been acquired on lease by the Company from Maharashtra Industrial Development Corporation ('MIDC'). The lease is due to expire on 31 July 2064. The SPV has right to renewal of said lease for a further year of 99 years upon payment of premium as may be decided.

(ii) In Gigaplex - The lease hold land is a part of land (admeasuring 202,300 sq. mtrs. in Airoli, Navi Mumbai) which has been acquired on lease from Maharashtra Industrial Development Corporation ('MIDC'). The lease is due to expire on 31 May 2102. The SPV has right of renewal of said lease for a period of 95 years upon payment of premium as may be decided.

**\*\*Note 6(b):** During the previous year, Horizonview (SPV) has handed over 22% of the proportionate share of the constructed area, belonging to the landowner as per the Development Agreement, upon completion of work for such area by SPV. Against payment of such consideration in the form of the said area handed over, corresponding execution of Conveyance Deed, as agreed, of the proportionate share of the SPV in the land, was done during the quarter ended September 2023. Further, the Company had acquired 22% of the proportionate share of the constructed area along with the land attributable to land owner for a consideration of Rs 1,659.00 million. The consideration was allocated to individually identifiable assets acquired on the basis of their relative fair values as determined by an independent valuer at the date of purchase. Accordingly, the land was recorded at Rs 419.60 million, building was recorded at Rs 1,080.60 million, plant and machinery was recorded at Rs 93.80 million and electrical installations was recorded at Rs 65.00 million.

**\*\*\*Note 6(c):** During the previous quarter, the REIT has acquired certain commercial units with leasable area of 0.42ksf in one of its parks for a consideration of Rs. 438.73 million.

**7 Investment property under construction**

The breakup of investment property under construction comprises upcoming/existing buildings in various parks. The SPV wise details are as follows:

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
Intime	<b>226.78</b>	234.25
MBPPL(a)	<b>996.74</b>	1,248.41
Gigaplex (a and c)	<b>2,126.99</b>	2,060.63
Sundew	<b>253.62</b>	287.16
KRIT (b)	<b>3,369.00</b>	2,494.83
KRC Infra	<b>9,419.21</b>	8,030.80
Avacado	<b>320.72</b>	208.92
Horizonview	<b>2.72</b>	2.35
<b>Total</b>	<b>16,715.78</b>	<b>14,567.35</b>

(a) Refer Note 6(a) and 51

(b) During previous quarter, the Management has formalised plans for a property basis which the ancillary services are expected to be significant as compared to leasing activities. Accordingly, the same has been transferred from Investment Property under Construction to Capital work-in-progress.

(c) Net of cost related to Power and Power infrastructure and design changes to investment property reimbursed by tenants.

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**8 Other intangible assets****Reconciliation of carrying amounts for the half year ended 30 September 2024**

<b>Particulars</b>	<b>Trademarks</b>
<b>Gross block</b>	
<b>As at 1 April 2023</b>	1.50
Additions	-
Disposals	-
<b>As at 31 March 2024</b>	1.50
<b>As at 1 April 2024</b>	<b>1.50</b>
Additions	-
Disposals	-
<b>As at 30 September 2024</b>	<b>1.50</b>
<b>Accumulated amortisation</b>	
<b>As at 1 April 2023</b>	0.01
Charge for the year	0.01
Disposals	-
<b>As at 31 March 2024</b>	0.02
<b>As at 1 April 2024</b>	<b>0.02</b>
Charge for the period	<b>0.18</b>
Disposals	-
<b>As at 30 September 2024</b>	<b>0.20</b>
<b>Carrying amount (net)</b>	
<b>As at 31 March 2024</b>	1.48
<b>As at 30 September 2024</b>	<b>1.30</b>

Note: Includes trademark (less than Rs 0.005 million)

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**9 Investments**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
<b>Financial assets</b>		
<b>Investments in equity instruments</b>		
<b>Unquoted equity shares measured at FVTOCI</b>		
2,000 equity shares of Stargaze Properties Private Limited, face value of Rs. 10 each fully paid-up (31 March 2024 : 2,000)	<b>0.02</b>	0.02
<b>Financial assets</b>		
<b>Unquoted investment in Government Securities at amortised cost</b>		
7.61% Central Government Loan (Face value Rs 100), 25,000 units (31 March 2024: 25,000)	<b>2.64</b>	2.64
8.24% GOI 2027 Bond (Face value Rs 100), 25,000 units (31 March 2024: 25,000)	<b>2.66</b>	2.66
7.17% Central Government Loan (Face value Rs 100), 25,000 units (31 March 2024: 25,000)	<b>2.43</b>	2.43
7.26% Central Government Loan (Face value Rs 100), 22,000 units (31 March 2024: 22,000)	<b>2.32</b>	2.32
7.06% Central Government Loan (Face value Rs 100), 22,000 units (31 March 2024: 22,000)	<b>2.32</b>	2.32
6.67% GOI 2050 Bond (Face value Rs 100), 8,000 units (31 March 2024: 8,000)	<b>0.81</b>	0.81
7.72% GOI 2055 Bond (Face value Rs 100), 10,000 units (31 March 2024: 10,000)	<b>0.96</b>	0.96
6.99% GOI 2051 Bond (Face value Rs 100), 11,300 units , (31 March 2024: 11,300)	<b>1.06</b>	1.06
7.26% GOI 2029 Bond (Face value Rs 100), 18,000 units (31 March 2024: 18,000)	<b>1.90</b>	1.90
7.40% GOI 2055 Bond (Face value Rs 100), 28,700 units (31 March 2024: 28,700)	<b>3.07</b>	3.07
8.33% GOI 2036 Bond (Face value Rs 100), 21,210 units (31 March 2024: 21,210)	<b>2.50</b>	2.50
7.06% GOI 2046 Bond (Face value Rs 100), 12,000 units (31 March 2024: 12,000)	<b>1.27</b>	1.27
8.33% GOI 2036 Bond (Face value Rs 100), 1,790 units (31 March 2024: 1,790)	<b>0.21</b>	0.21
6.99% GOI 2051 Bond (Face Value Rs 100), 28,000 units (31 March 2024: 28,000)	<b>2.62</b>	2.62
6.99% GOI 2051 Bond (Face Value Rs 100), 17,700 units (31 March 2024: 17,700)	<b>1.66</b>	1.66
7.36% GS 2052; Bond (Face Value Rs 100), 1,200 units (31 March 2024: 1,200)	<b>0.12</b>	0.12
6.99% GS 2051; Bond (Face Value Rs 100), 10,400 units (31 March 2024: 10,400)	<b>1.03</b>	1.03
6.99% GS 2051; Bond (Face Value Rs 100), 1,037 units (31 March 2024: 1,037)	<b>0.11</b>	0.11
6.99% GOI 2051; Bond (Face Value Rs 100), 24,700 units (31 March 2024: 24,700)	<b>2.45</b>	1.85
7.18% GOI 2033; FV:2,412,300 (24,123 bonds FV Rs.100) (31 March 2024: Nil)	<b>2.47</b>	-
7.18% GOI 2033 : FV 14,57,800 ( 14578 bonds FV Rs. 100) (31 March 2024: Nil)	<b>1.49</b>	-
7.18% GOI 2033: FV: 1,246,900 (12,469 bonds FV Rs.100) (31 March 2024: Nil)	<b>1.28</b>	-
6.99% GOI 2051; Bond (Face Value Rs 100), 14,900 units (31 March 2024: 14,900)	<b>1.48</b>	1.48
	<b>38.88</b>	33.04
<b>Investments measured at cost (gross)</b>	-	-
<b>Investments measured at fair value through profit or loss</b>	-	-
<b>Investments measured at fair value through other comprehensive income</b>	<b>0.02</b>	0.02
<b>Investments measured at amortised cost</b>	<b>38.86</b>	33.02
<b>Aggregate amount of impairment recognised</b>	-	-
<b>Aggregate amount of quoted investments and market value thereof</b>	-	-
<b>Aggregate amount of unquoted investments</b>	<b>38.88</b>	33.04

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**10 Other financial assets (Non-current)**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
<i>Unsecured, considered good</i>		
Fixed deposits with banks*	223.53	144.93
Unbilled revenue	920.50	881.87
Interest receivable *	1.68	0.59
Finance lease receivable	1,620.29	1,627.15
Security deposits	518.00	497.93
Other receivables	-	7.32
	<b>3,284.00</b>	<b>3,159.79</b>

\* Fixed deposits amounting to Rs. 176.5 million held for Corporate Social Responsibility and amount of Rs 47.03 million held as lien in respect of loan availed by the SPVs (31 March 2024 – Rs. 144.93 million). Interest receivable includes interest on corporate social responsibility of Rs. 0.92 million (31 March 2024- Nil).

**11 Deferred tax assets (net)**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
Deferred tax assets (net)	222.20	300.61
	<b>222.20</b>	<b>300.61</b>

**12 Non-current tax assets (net)**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
Advance Tax (net of provision for tax)	840.27	777.69
	<b>840.27</b>	<b>777.69</b>

**13 Other non-current assets**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
<i>Unsecured, considered good</i>		
Capital advances	1,394.62	1,010.74
Balances with government authorities	107.45	107.14
Prepaid expenses	32.16	56.99
	<b>1,534.23</b>	<b>1,174.87</b>

**14 Inventories (valued at lower of cost and net realisable value)**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
Building materials and components	58.62	43.52
	<b>58.62</b>	<b>43.52</b>

**15 Trade receivables**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
<i>Unsecured</i>		
Considered good	647.30	1,092.30
Credit impaired	43.14	42.51
Less: loss allowance	(43.14)	(42.51)
	<b>647.30</b>	<b>1,092.30</b>



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**16A Cash and cash equivalents**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
Cash on hand	3.11	3.21
Balances with banks		
- in current accounts*	4,266.85	3,194.76
- in escrow accounts	7.53	52.39
Investment in overnight mutual funds	689.97	-
	<b>4,967.46</b>	<b>3,250.36</b>

\*Includes balance with bank of Rs 0.43 million as on 30 September 2024 (31 March 2024: Rs 0.40 million) for unpaid distributions.

**16B Other bank balances**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
Fixed deposits with original maturity for more than 3 months and less than twelve months*	746.37	2,666.10
Balance with banks**	12.08	184.38
	<b>758.45</b>	<b>2,850.48</b>

\* Fixed deposits amounting to Rs. 705.37 million (31 March 2024 – Rs 578.59 million) are held as lien in respect of loan availed by the SPVs and amount of Rs. 41.00 million held for Corporate Social Responsibility.

\*\* These amounts includes Rs.12.08 million (31 March 2024- Nil), deposited in separate escrow accounts, earmarked for on-going Corporate Social Responsibility (CSR) projects.

**17 Other financial assets (Current)**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
Interest receivable		
- on fixed deposits	28.27	190.54
- from others	6.40	11.89
Interest accrued but not due		
- on fixed deposits	9.91	9.67
- from others	6.42	3.19
Security deposits	10.72	210.47
Fixed deposits with banks*	3,348.74	1,435.49
Unbilled revenue	1,062.80	1,434.88
Less: loss allowance for Unbilled revenue	(57.23)	(57.23)
Finance lease receivable	583.51	503.73
Other receivables**		
- Considered good	16.78	4.15
- Credit impaired	0.73	0.73
Less: loss allowance	(0.73)	(0.73)
	<b>5,016.32</b>	<b>3,746.78</b>

\* Fixed deposits amounting to Rs 398.54 million held as lien in respect of loan availed by the SPVs (31 March 2024 – Rs. 325.15 million)

\*\* Refer Note 47 for related party disclosure.

**18 Other current assets**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
<i>Unsecured, considered good</i>		
Advance for supply of goods and rendering of services	446.52	323.01
Balances with government authorities	130.42	165.59
Prepaid expenses	165.64	99.19
Other receivables	-	0.88
	<b>742.58</b>	<b>588.67</b>

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**19 Corpus**

<b>Corpus</b>	<b>Amount</b>
As at 1 April 2023	0.01
Changes during the year	-
<b>Closing balance as at 31 March 2024</b>	<b>0.01</b>
As at 1 April 2024	<b>0.01</b>
Changes during the period	-
<b>Closing balance as at 30 September 2024</b>	<b>0.01</b>

**20 Unit capital**

<b>A. Unit Capital</b>	<b>No.</b>	<b>Amount</b>
As at 1 April 2023	<b>59,30,18,182.00</b>	1,62,838.83
Changes during the year	-	-
<b>Closing balance as at 31 March 2024</b>	<b>59,30,18,182.00</b>	<b>1,62,838.83</b>
As at 1 April 2024	<b>59,30,18,182.00</b>	<b>1,62,838.83</b>
Changes during the period	-	-
Less: Distribution to unitholders for the quarter ended 30 June 2024		(984.41)
<b>Closing balance as at 30 September 2024</b>	<b>59,30,18,182.00</b>	<b>1,61,854.42</b>

**(a) Terms/rights attached to Units and other disclosures**

The Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of Units is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust on quarterly basis in accordance with REIT Regulations/ in terms of the Distribution Policy. The Board of directors of Investment Manager approves distributions. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays distributions in Indian Rupees.

Under the provisions of the REIT Regulations, Mindspace Business Parks REIT is required to distribute to Unitholders not less than 90% of the net distributable cash flows of Mindspace Business Parks REIT on half year basis for each financial year. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Mindspace Business Parks REIT to pay to its Unitholders cash distributions. Hence, the Unit Capital is a compound financial instrument which contains equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 issued under the REIT Regulations, the Unitholders' funds have been presented as "Equity" in order to comply with the requirements of Section H of Chapter 3 to the SEBI master circular dated 15 May 2024 dealing with the minimum presentation and disclosure requirements for key financial statements. Consistent with Unit Capital being classified as equity, the distributions to Unitholders is also presented in Statement of Changes in Unitholders' Equity when the distributions are approved by the Board of Directors of Investment Manager.

**(b) Unitholders holding more than 5 percent Units in the Trust**

<b>Name of the unitholder</b>	<b>As at 30 September 2024</b>		<b>As at 31 March 2024</b>	
	<b>No of Units</b>	<b>% holding</b>	<b>No of Units</b>	<b>% holding</b>
Platinum Illumination A 2018 Trust	5,43,75,000	9.17%	5,43,75,000	9.17%
Anbee Constructions LLP	3,54,04,890	5.97%	3,54,04,890	5.97%
Cape Trading LLP	3,54,38,895	5.98%	3,54,38,895	5.98%
Chandru Lachmandas Raheja*	3,26,34,433	5.50%	3,26,34,433	5.50%
Capstan Trading LLP	4,10,95,719	6.93%	4,10,95,719	6.93%
Casa Maria Properties LLP	4,68,20,719	7.90%	4,68,20,719	7.90%
Palm Shelter Estate Development LLP.	4,10,95,719	6.93%	4,10,95,719	6.93%
Raghukool Estate Development LLP	4,20,04,546	7.08%	4,20,04,546	7.08%
K. Raheja Corp Private Limited	3,65,96,296	6.17%	3,65,96,296	6.17%

\*Excludes holding in for and on behalf of beneficiaries of Ivory Property Trust

**(c) The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units from the date of registration till the balance sheet date. Further, the Trust had issued an aggregate of 36,363,600 Units for cash at Rs. 275 per unit and 556,654,582 Units at a price of Rs. 275 per unit for consideration other than cash during the period of five years immediately preceding the balance sheet date**

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**21 Other equity\***

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Reserves and Surplus</b>		
Retained earnings	(23,443.82)	(21,549.70)
Debenture redemption reserve	-	400.00
	<b>(23,443.82)</b>	<b>(21,149.70)</b>

\*Refer Condensed Consolidated Statement of changes in Unit holder's equity for detailed movement in other equity balances.

**Retained earnings :**

The cumulative gain or loss arising from the operations which is retained and is recognized and accumulated under the heading of retained earnings. At the end of the period, the profit/loss after tax is transferred from the statement of profit and loss to the retained earnings account.

**Debenture redemption reserve**

As per the Companies (Share Capital and Debentures) Rules, 2014 (amended), SPV is required to create Debenture Redemption Reserve (DRR) out of profits, which is available for payment of dividend, equal to 10% of the amount of debentures issued. Accordingly, the SPV has created DRR out of their profits in terms of the Companies (Share Capital and Debenture) Rules, 2014 (as amended) which would be utilized for redemption of debentures at the time of its maturity. During the quarter ended June 30, 2024, such debentures were redeemed and hence balance in the reserve has been transferred to retained earnings.

**22 Borrowings (Non-current)**

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Secured</b>		
<b>Terms loans</b>		
- from banks (Refer note 22A)	23,351.90	21,562.93
- from other parties (Refer note 22A(ii)-note 1 and 22A(vi)-note 2)	3,048.53	3,106.27
Flexi term loan (Refer note 22A(ii) Note 1)	370.00	361.91
<b>Debentures</b>		
Senior, listed, rated, secured, non-cumulative, taxable, transferable, redeemable, non-convertible debentures ("NCD Series 4")(net of issue expenses, at amortised cost) (Refer note 22B(i))	4,978.82	4,975.53
Secured, listed, rated, secured, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("MindSPACE REIT Green Bond 1") (net of issue expenses, at amortised cost) (Refer note 22B(ii))	5,479.18	5,473.41
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 6) (net of issue expenses, at amortised cost) (Refer note 22B(iii))	4,982.36	4,977.72
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 7) (net of issue expenses, at amortised cost) (Refer note 22B(iv))	4,988.61	4,986.16
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 8) (net of issue expenses, at amortised cost) (31 March 2024 : NIL) (Refer note 22B(v))	3,393.72	3,392.07
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 9) (net of issue expenses, at amortised cost) (31 March 2024 : Rs. Nil) (Refer note 22B(vi))	4,983.25	-
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 10) (net of issue expenses, at amortised cost) (31 March 2024 : Rs. Nil) (Refer note 22B(vii))	6,488.73	-
	<b>62,065.10</b>	<b>48,836.00</b>

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**22A Repayment terms, rate of interest and security details**

**22A(i) Gigaplex**

**Note 1 :** Lender: Term loans - Rs 1,628.35 million ( 31 March 2024- INR 703.56 million) and Term loan current maturities of long-term debt - INR 39.51 million (31 March 2024 - INR 38.09 million); Bank Overdraft of INR 254.82 million (31 March 2024 : INR 119.05 million)

**(1) Nature of securities:**

Exclusive charge on Building No.1 along with Pari-Passu charge on all that piece or parcel of land known as Plot No. IT- 5 in the Trans Thane Creek (T.T.C.) Industrial Area, MIDC (Airoli Knowledge Park) ,Navi Mumbai admeasurements, 2,02,300 Square Meters.

Exclusive charge on entire current assets (including receivables, moveable fixed assets and cash flows) and moveable fixed assets, both present and future, of Building No. 1. Exclusive charge by way of hypothecation over;

a) All the rights, titles, interest, benefits, claims and demands whatsoever, of the Borrower, in the contracts, agreements, clearances, loss protection covers, etc, pertaining to Building No.1. (b) all the rights, titles, interest, benefits, claims and demands whatsoever, of the Borrower in any letter of credit, guarantee, performance bond provided by any counterparty to the Borrower, pertaining to Building No.1 (c) all the rights, titles, interest, benefits, claims and demands whatsoever, of the Borrower in the insurance contracts, policies, insurance proceeds, procured by the Borrower or procured by any of its contractors favouring the Borrower, pertaining to Building No.1.

Exclusive charge over the Escrow Account of Building No.1.

**(2) Terms for repayment:**

The term loan from Lender carries interest rate of 8.25% p.a. payable monthly.

The said loan shall be repaid in structured 180 monthly installment, beginning from the end of the month of the date of first disbursement of rupee term loan and ending on January 31, 2039.

**Note 2:** Lender: Term loans - INR 1,929.46 million (31 March 2024 : INR NIL million); Current maturities of long-term debt - INR 50.72 million (31 March 2024 : INR NIL million) and Bank Overdraft of INR NIL million (31 March 2024 : NIL million)

**(1) Nature of securities:**

i) Exclusive charge on Building No. 9 comprising of ground floor, basement, 1st to 3rd floor of car parking, 4th floor (food court) and 5th to 19th floors of office space with the total leasable area of 10,95,094 sq. ft., leased to various lessees located at Gigaplex IT Park, MIDC, Plot no. IT-5.

ii) First ranking pari passu echarge by way of registered mortgage on all the piece and parcel of land known as plot no. IT 5 aggregating to 2,02,300 square meter or thereabouts lying, being and situated at Trans Thane Creek (T.T.C) Industrial Area (Airoli West), MIDC (Airoli Knowledge Park) within the village limits of Airoli Taluka, and within the limits of Navi Mumbai Municipal Corporation, Registration Sub District Thane.

ii) Exclusive charge on lease rentals and Escrow Account opened (excl. tenants of 4th floor)

No immovable asset of the property shall be encumbered/ disposed off without prior consent of the Bank (save an except leasing, licensing, renting, in of Property by the Company in normal course of business with no impact of the same on mortgage.

**(2) Terms for repayment:**

The term loan from Lender carries interest rate of 8.35% payable monthly

The said loan shall be repaid in structured 180 monthly installment, beginning from the end of the month of the date of first disbursement of rupee term loan and ending on June 30, 2039.

**Note 3:** Lender: Term loans - INR 1,228.04 million (31 March 2024 : INR 1,246.08 million); Current maturities of long-term debt - INR 35.48 million (31 March 2024 : INR 33.01 million); Bank Overdraft of INR 87.74 million (31 March 2024 : 118.10 million)

**(1) Nature of Securities:**

i) Hypothecation of moveable fixed asset pertaining to property, present and future, ii) Hypotheciation of current asset and receivables pertaining to property , present and future iii) Escrow account and Debt service reserve account (DSRA), iv) Charge by way of Registered Mortgage Mortgage of immovable assets peratining to certain floor/unit of IT building named Building 4, v) Pari-Passu charge by way of registered mortgage on all that piece or parcel of land known as Plot No. IT- 5 in the Trans Thane Creek (T.T.C.) Industrial Area, MIDC (Airoli Knowledge Park) ,Navi Mumbai admeasurements, 2,02,345 Square Meters .

No immovable asset of the property shall be encumbered/ disposed off without prior consent of the Bank (save an except leasing, licensing, renting, in of Property by the Company in normal course of business with no impact of the same on mortgage.

**(2) Terms for repayment:**

The term loan from Lender carries interest rate of 8.45% p.a. to 9.45% p.a payable monthly.

The said loan shall be repaid in structured 156 monthly installment, beginning from the end of the month of the date of first disbursement of rupee term loan and ending on August 31, 2034.

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**22A(ii) Horizonview**

**Note 1:** Lender: Term Loan of INR 1,460.17 million (31 March 2024 : INR 1,469.95 million); Current maturities of long-term debt of INR 18.44 million (31 March 2024 : INR 15.11 million). Flexi term loan of INR 370.00 million (31 March 2024 : INR 0 million).

**(1) Nature of securities:**

- (i) Charge over leasable area of 0.342 Mn Sq Ft. situated on the 3rd to the 9th floor in Tower A, Commerzone comprising of two towers being Tower A and Tower B consisting of a combined triple basement, ground floor plus nine office floor, constructed on the land admeasuring approximately 5 acres 51 cents (equivalent to 22,425.13 square meters) as per revenue records bearing Survey No.25/3A, Survey No.25/4H5, Survey No.25/4H6B and Survey No.25/4I situate at 111/168, Porur village, Ambattur Taluk, Thiruvallur District, D.No.111 Mount Poonamallee High Road, Porur, Chennai 600 116.
- (ii) Hypothecation of receivables pertaining to Horizonview's share of Units in Tower A through Escrow account.

**(2) Terms of repayment:**

Repayment to be done through staggered monthly installment till November 2036. The loan carries interest rate 8.45% for the entire facility.

**Note 2:** Lender: Term Loan of INR Nil million (31 March 2024 : INR 968.63 million); Current maturities of long-term debt of INR Nil million (31 March 2024 : INR 24.76 million). Bank Overdraft of INR Nil million (31 March 2024 : INR 118.49 million)

**(1) Nature of securities:**

- (i) First and exclusive charge through by way of registered mortgage of 3rd to 9th Floor in Tower B of the IT/ITES building comprising of two towers being Tower A and Tower B consisting of a combined triple basement, ground floor plus nine office floor having a carpet area of 353,882 sq. ft. along with 577 car parking spaces and 712 two wheeler parking spaces which is constructed on the larger piece of freehold land at S. No. 25/3A, 25/4H5, 25/4H6B, 25/4I situated at 111/168, Porur Village, AmbatturTalk, Thiruvallur District, D. No. 111 Mount Poonamallee Road, Porur, Chennai, Tamil Nadu ~ 600116 contained by admeasurement 5.51 Acres.(hereinafter called as Mortgaged Property)
- ii) First and Exclusive Charge on escrow account wherein all receivables from the Mortgaged Property to be deposited.
- iii) Charge by way of registered mortgage on the joint and undivided right, title and interest pertaining to mortgaged property over all that piece and parcel of free hold land at S. No. 25/3A, 25/4H5, 25/4H6B, 25/4I at Mount Poonamallee Road, Porur Chennai, Tamil Nadu - 600116 contained by admeasurement 5.51 Acres.
- iv) First Charge on the relevant DSRA of -2- month of interest and principal amount by way of lien marking on Overdraft Account.

The loan has been repaid during the period.

**(2) Terms of repayment:**

Repayment was to be done through 180 structured installments commencing after the end of month from the date of first disbursement. The loan carried interest rate of 8.15%

**22A(iii) KRC infra**

**Note 1:** Lender: Term Loan of INR 3,642.15 million (31 March 2024: INR 3,933.42 million); Current maturities of long-term debt of INR 557.03 million (31 March 2024 : INR 516.08 million) and Bank Overdraft of INR 592.07 million (31 March 2024 : INR 196.21 million).

Terms Loans from Lender is secured by way of Mortgage on the project Land and Building of R4.

**(1) Nature of securities:**

- a. Exclusive registered mortgage over project Land & Building for R4.
- b. Exclusive charge over receivables of Building R4
- c. Fixed deposit pledged - DSRA equivalent to 3 months interest and principal

**(2) Terms of repayment:**

Repayment in 110 instalments upto February 10, 2030.The overdraft facility is payable on demand. Term Loan carries interest rate of 8.25% p.a.

**Note 2:** Lender: Term Loan of INR 3,959.79 million (31 March 2024 : INR 4,007.22 million); Current maturities of long-term debt of INR 75.85 million (31 March 2024 : INR 53.66 million) and Bank Overdraft of INR 318.55 million (31 March 2024 : INR 34.28 million). Terms Loans from Lender is secured by way of Mortgage on the project Land and Building of R3.

**(1) Nature of securities:**

- a. Exclusive Mortgage over Floor 1,2,3,4,5,12 and 13 of building R3 alongwith land appurtenant thereto
- b. Exclusive charge over receivables from Floor 1,2,3,4,5,12 and 13 of building R3
- c. Exclusive Mortgage over Floor 6 to 11 of building R3 alongwith land appurtenant thereto
- d. Exclusive charge over receivables from Floor 6 to 11 of building R3
- e. Fixed deposit pledged - DSRA equivalent to 3 months interest and principal
- f. Corporte Guarantee from Mindspace REIT

**(2) Terms of repayment:**

Repayment in 180 instalments upto March 31, 2038. The overdraft facility is repayable over 35 monthly installments starting from 31 May 2035 . Term Loan carries interest rate of 8.40% p.a.

Repayment in 175 instalments upto June 30, 2038. Term Loan carries interest rate of 7.94% p.a.

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**22A(iv) MBPPL**

**Note 1:** Lender : Term Loan of INR 1,463.90 million (31 March 2024 : INR 1,600.20 million); Current maturities of long-term debt of INR 265.27 million (31 March 2024 : INR 249.31 million); Bank Overdraft of INR 1,191.79 million (31 March 2024 : INR 231.12 million).

**Nature of securities:**

Term loan and overdraft from Lender are secured by assignment of lease rent receivable and exclusive charge on property being all that piece and parcel of land together with the building No.1, 3 and 4 at Airoli constructed thereon.

Exclusive 1st Charge over all the current assets, present and future, including Cashflow / rentals arising out of Building No. 1, 3 & 4. (Excluding the corresponding electricity receivables of Bldg. No. 1, 3 & 4).

Exclusive hypothecation charge on all the movable fixed assets of the property, both present and future.

Term loan and overdraft are secured by exclusive charge by way of mortgage of the building No. 2, 7, 8 & 9 (only floor no 6,7,8) alongwith undivided interest in the appurtenant land thereon at Mindspace Airoli East. Exclusive charge on the piece and parcel of land at Airoli east has been modified to pari-passu charge on entire land parcel and amended modification deed is in the process of execution.

Exclusive charge on the future cash flows of lease rentals to be received from and out of the Building 2,7,8, 9(only floor no 6,7,8).

**Terms of repayment:**

Term loan of Rs 3,000 Millions is repayable 168 monthly installments starting from 30 September 2018. The loan carries interest rate of 9.40%

Overdraft of Rs. 500 millions is repayable alongwith the term loans and carries interest rate of 9.40% p.a. currently.

The above loan of 3,500 million has been repaid during the year.

Term loan of Rs 2,530 Millions is repayable 156 monthly installments starting from 27 March 2020. The loan carries interest rate of 8.25% p.a. currently payable monthly.

Overdraft of Rs. 1,500 millions is repayable alongwith the term loans and carries interest rate of 8.25% p.a. currently.

**Note 2:** Lender : Term Loan of INR Nil million (31 March 2024 : INR Nil million); Current maturities of long-term debt of INR Nil million (31 March 2024 : INR 3,198.70 million) and Bank Overdraft of INR Nil million (31 March 2024 : INR 6.32 million)

**Nature of securities:**

(a)(i) first and exclusive charge by way of registered mortgage on land admeasuring approx. 23,400 sq. meters located at Survey No. 35, Hissa No. 9+10+11+12B, Ahmednagar Road, Vadgaon Sheri, Pune - 411014 along with building/structures constructed/to be constructed thereon admeasuring Approx. 4.63 lakh sq.ft of leasable carpet area and car parking's and on all the movable fixed assets in the building excluding those owned by the lessees; (Security for Term Loan Facility 1 & 2)

(a)(ii) Escrow of receivables from sale/lease/transfer of the property offered as security including all revenues generated from existing and future lessees of the property; (Security for Term Loan Facility 1 & 2)

(a)(iii) An amount equivalent to one months Debt Servicing obligation during the entire Tenure of the Facility shall be maintained in the (DSRA) maintained with KMBL at all times from the date of first disbursement.(Security for Term Loan Facility 1 & 2)

**Terms of repayment:**

Term Loan Facility 1 : Term loan of 2,800 million is obtained at an interest rate of 9.05% to 9.85% p.a. linked to Repo rate with 1 year KMCLR yearly reset and is repayable in 144 monthly installments starting from the month after date of first disbursement. The principal installment starting from 49th Month following the month of first disbursement of the term loan. the current applicable ROI is 9.05% p.a.

Term Loan Facility 2 : Term Loan is obtained at an interest rate of 9.05% linked to 1 year KMCLR with Yearly reset. The interest and Principal is payable by way of 144 structured monthly installments starting from the next month from first disbursement date. Overdraft Facility is repayable on demand. The Current applicable ROI for the both term loan and overdraft facility is 9.05%.

Term Loan Facility 1 and Facility 2 were subsequently repaid in April,2024

**Note 2:** Lender : Term Loan of INR 3,225.84 million (31 March 2024 : INR 3,292.84 million); Current maturities of long-term debt of INR 132.66 million (31 March 2024 : INR 115.24 million) and Bank Overdraft of INR 0 million (31 March 2024 : INR 150.06 million)

**Nature of securities:**

1) Exclusive charge by way of registered mortgage on the entire Building Nos. 5 & 6 consisting of stilt, 2 parking floors and 8 office floors having a chargeable area of about 0.86 Mn sq. ft. which is constructed on the larger piece of leasehold land known as Plot No. 3 in the Kalwa Industrial Area within the village limits of Ilthan and Airavali Taluka and registration sub-district Thane district and registration district Thane contained by admeasurement 1,98,997 square meters or thereabouts; along with first pari-passu charge on the Land.

2) First and exclusive charge over the lease rentals (receivables) from tenants of building no. 5&6 at Mind Space, Airoli, Navi Mumbai, District Thane, Maharashtra through an Escrow account

**Terms of repayment:**

Term Loan carries interest rate of 8.35% p.a. with monthly MCLR reset and is repayable in 168 monthly installments.

The overdraft facility is repayable over 14 monthly installments starting from 15 Jan 2037.

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**22A(v) KRIT**

**Note 1:** Lender : Overdraft facility of INR 253.22 million (31 March 2024 : INR 184.01 million)

**Nature of securities:**

Overdraft limit from Lender is secured with following:

Primary: Exclusive charge on the entire assets, both movables (excluding current assets) and immovable of the Borrower in the Property, present and future  
Collateral:

a) Exclusive security charge on the entire current assets of the Borrower in the Property, present and future.

b) Property is defined as Bldg. no 5A (alongwith appurtenant land thereto) leased to BA Continuum Solutions - with leasable area of ~ 1.14 lakhs sq ft and Floor 1 & 2 (alongwith proportionate undivided interest in the land appurtenant thereto) of Bldg no 4A & B with leasable area of ~ 0.46 lakhs sq ft".

**Terms of repayment:**

Bank overdraft is repayable on demand

**Note 2:** Lender : Term Loan of INR 2,374.44 million (31 March 2024 : INR 2,422.80 million); Current maturities of long-term debt of INR 94.14 million (31 March 2024 : INR 90.49 million)

**Nature of securities:**

Terms Loans from Lender is secured by way of Mortgage on the project Land and Building of 3A and 3B'

a. Exclusive charge by way of hypothecation of the receivables from Bldg 3A and 3B having total leasable area of 0.44 mn sq ft

b. Exclusive charge by way of mortgage over Bldg 3A and 3B along with proportionate undivided right, title and interest on the land

c. DSRA equivalent to 3 months interest and principal

**Terms of repayment:**

Repayment in 144 instalments upto Nov 10, 2035. Term Loan carries interest rate of 8.30% p.a.

**22A(vi) Sundew Properties Limited**

**Note 1:** Lender: Term Loan INR 613.55 million (31 March 2024 : INR 646.88 million); Current maturities of long-term debt INR 63.92 million (31 March 2024 : INR 59.08 million); Bank Overdraft INR 306.41 million (31 March 2024 : INR 70.25 million)

**(1) Nature of securities:**

Term loan and Bank Overdraft from Lender is secured by way of charge on All the piece & parcel of Building 14 together with sub-plot of land located at Survey no. 64, situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad admeasuring approximately 14,456.45 sq. mtrs., having total leasable area of around 529,030 sq. ft. including all the structures thereon both present & future, along with all the development potential arising thereon including additional development potential in the form of TDR, premium FSI, etc., both present and future ("Property") and Exclusive charge by way of hypothecation on the Scheduled Receivables and all insurance proceeds, both present and future pertaining to the Property and Exclusive charge by way of hypothecation on the Escrow Account along with all monies credited/deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be) pertaining to the Property.

**(2) Terms of repayment:**

Repayable in 120 monthly instalments of varying amounts.

The Rupee Term loan facility currently carries an interest rate of 8.65% per annum and the Overdraft facility carries an interest rate of 9.20% per annum

**Note 2:** Lender : Non current borrowings of INR 1,588.36 million (31 March 2024 : INR 1,635.68 million); Current maturities of long-term debt of INR 93.90 million (31 March 2024 : INR 90.36 million).

Flexi term loan of INR Nil million (31 March 2024 : INR 361.91 million); Current maturities of Flexi term loan of INR Nil million (31 March 2024 : INR 18.09 million)

**Nature of securities:**

1. First and Exclusive charge by way of Equitable mortgage on the demarcated portion of the land admeasuring about 12,008.46 sq. mtrs (2.96 acres) (de-notified SEZ Portion) being a portion of the larger property together with the Building No. 11 consisting of 3 basement, 1 stilt, 1 (Parking + office) and 13 office floors admeasuring about 6,02,456 sq. ft. at the Borrower's SEZ/NON SEZ project comprising of 40.25 acres land (larger Property) bearing Survey No. 64 (part) being and situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad 500081

2. First and exclusive charge over the lease rentals (receivables) from tenants of building no. 11 situated at Mindspace Cyberabad, Madhapur, Hyderabad through an Escrow account

**Terms of repayment:**

Repayable in 156 staggered monthly instalments. The entire facility currently carries an interest rate of 8.00% per annum.

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**Note 1:** Lender : Term Loan INR 3,286.39 million (31 March 2024 : INR 2,740.92 million); Current maturities of long term borrowings INR 153.85 million (31 March 2024 : 97.03) and Bank Overdraft of INR 171.27 million (31 March 2023 : NIL)

**Nature of securities:**

- Charge on commercial building known as "Paradigm" or Building No.12
- Exclusive charge by way of hypothecation on the Scheduled Receivables and all insurance proceeds, both present and future pertaining to the Property; and
- Exclusive charge by way of hypothecation on the Escrow Account pertaining to the Property.
- Exclusive charge by way of hypothecation on the DSR Account

The Rupee term loan carries interest rate of 8.65% per annum and the Overdraft facility carries an interest rate of 8.90% per annum

**Terms of repayment:**

Loan is repayable in 120 monthly installments.

**22A(viii) Intime properties**

**Note 1:** Lender : Bank Overdraft of INR 147.05 million (31 March 2024 : INR 80.95 million)

**Nature of Securities:**

Overdraft limit from Lender is secured against Fixed Deposit

**Terms of repayment:**

Bank Overdraft is repayable on demand

**Rate of Interest:**

Rate of Interest is 8.15%

**22B Non- Convertible Debentures and Bonds**

**22B(i)** In July 2022, Mindspace Business Parks REIT issued 5,000 senior, listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 1.00 million (Indian Rupees One Million) per Debenture for aggregate principal amount of upto INR 5,000.00 million (Indian Rupees Five Thousand Million Only) with a coupon rate of 7.95% p.a. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon payment Date is 30 September 2022, with last coupon payment on the scheduled redemption date i.e. 27 July 2027. The tenure of the said NCD Series 4 is 60 months.

This NCD Series 4 was listed on BSE Limited on July 29, 2022

**Security terms**

NCD Series 4 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) First ranking sole and exclusive security interest by way of an equitable mortgage on carpet area of approximately 779,466 sq ft in building 12 D (identified units in building) along with the common areas, usage and access rights appurtenant to the units mortgaged in Building 12D as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 17414.77 square metres (equivalent to 4.30 acres), forming part of a portion of land admeasuring 14.02 hectares equivalent to 34.64 acres or thereabout declared as 'Special Economic Zone' land from and out of the larger piece of land bearing Survey no. 64(part), lying, being and situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.
- b) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties shall be received, save and except any common area maintenance charges payable to Sundew with respect to the maintenance of the mortgaged properties.
- c) Corporate guarantee executed by Sundew.

**Redemption terms:**

- a) NCD Series 4 are redeemable by way of bullet repayment at the end of 60 months from the date of allotment, i.e. 27 July, 2027.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 30 September, 2022) until the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**22B(ii)** On 15 March 2023, Mindspace Business Parks REIT issued 55,000 Green Debt Securities in the form of listed, rated, secured, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("Mindspace REIT Green Bond 1") having nominal value of Rs. 0.10 million (Rupees One lakh only) each, amounting to Rs. 5,500.00 (Rupees Five thousand five hundred millions only) with a coupon rate of 8.02% p.a. payable quarterly beginning from the end of first quarter from the date of allotment i.e. 15 March 2023, with last coupon payment on the scheduled redemption date i.e. 13 April 2026. The tenure of the said Mindspace REIT Green Bond 1 is 3 year and 30 days from 15 March 2023, being date of allotment. The date of payment of first coupon is 31 March 2023.

Mindspace REIT Green Bond 1 was listed on BSE Limited on March 16, 2023.

**Security terms**

Mindspace REIT Green Bond 1 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders) as more particularly described in the transaction documents, summarized as follows:

- a) First and exclusive charge registered by way of equitable mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 1.067 million square feet or thereabouts in buildings no. 5B and 9 of Madhapur Hyderabad (approx. 245,977 sq. ft. in building no. 5B and approx. 821,717 building no. 9) together with the proportionate undivided right, title and interest in (i) the notionally demarcated land admeasuring approximately 7,169.90 square metres (equivalent to 1.7717 acres) on which Building 5B is situated, and (ii) the notionally demarcated land admeasuring approximately 16,871.82 square metres (equivalent to 4.17 acres) on which Building 9 is situated.
- b) A charge on the escrow account in which receivables of the Mortgaged Properties shall be payable to Intime Properties Limited.
- c) Corporate guarantee executed by Intime Properties Limited.



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**Redemption terms:**

- a) Mindspace REIT Green Bond 1 are redeemable by way of bullet repayment at the end of 3 years and 30 days from the date of allotment (date of allotment being 15 March 2023 and date of redemption being 13 April 2026).
- b) Interest is payable on the last day of each financial quarter in a year (starting from 31 March, 2023) until the scheduled redemption date and on the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**22B(iii)** In June 2023, Mindspace Business Parks REIT issued 50,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 0.10 million (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of upto INR 5,000.00 million (Rupees Five Thousand Million Only) with a coupon rate of 7.75% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon payment Date is 30 June 2023, with last coupon payment on the scheduled redemption date i.e. 30 June 2026. The tenure of the said NCD Series 6 is 3 year and 29 days.

This NCD Series 6 was listed on BSE Limited on June 06, 2023.

**Security terms**

NCD Series 6 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) first ranking sole and exclusive security interest, by way of a registered simple mortgage on identified units in buildings 6, 7 and 8 of Commerzone Yerwada adding to a cumulative carpet area of approximately 0.7msf across these 3 buildings at Commerzone Yerwada, Pune along with the common areas, usage and access rights appurtenant to the units mortgaged in Buildings 6, 7 and 8 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 26,162 square metres , forming part of a portion of land larger land admeasuring 1,03,919 square metres (after deducting 21 square metres for road from total extent of 1,03,940 square metres) at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.
- b) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties shall be received, save and except any common area maintenance charges payable to Sundew with respect to the maintenance of the mortgaged properties.
- c) Corporate guarantee executed by Mindspace Business Parks Private Limited.

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**Redemption terms:**

- a) NCD Series 6 are redeemable by way of bullet repayment at the end of 3 year and 29 days from the date of allotment i.e. 30 June 2026.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 30 June 2023) until the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**22B(iv)** In September 2023, Mindspace Business Parks REIT issued 50,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 0.10 million (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of upto INR 5,000.00 million (Rupees Five Thousand Million Only) with a coupon rate of 8.03% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon Payment Date is 30 September 2023, with last coupon payment on the scheduled redemption date i.e. 10 December 2026. The tenure of the said NCD Series 7 is 3 years and 3 months.

This NCD Series 7 was listed on BSE Limited on September 13, 2023.

**Security terms**

NCD Series 7 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 2A, 2B and 10 of Mindspace Madhapur adding to a cumulative carpet area of approximately 0.73 msf across these 3 buildings in buildings 2A, 2B and 10 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 36,258 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District,
- b) first ranking sole and exclusive security interest by way of a hypothecation over Collection Account and Escrow Account and all amounts standing to the credit of or accrued or accruing on, receivables, movable assets pertaining to Mortgaged Immovable Properties as further specified in transaction documents.
- c) Corporate guarantee executed by KRIT.

**Redemption terms:**

- a) NCD Series 7 are redeemable by way of bullet repayment at the end of 3 year and 3 months from the date of allotment i.e. 10 December 2026.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 30 September 2023) until the scheduled redemption date with last payment falling on the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**22B(v)** In March 2024, Mindspace Business Park REIT issued 34,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 0.10 million (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of upto INR 3,400.00 million (Rupees Three Thousand Four Hundred Million Only) with a coupon rate of 7.93% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon Payment Date is 31 March 2024, with last coupon payment on the scheduled redemption date i.e. 20 March 2027. The tenure of the said NCD Series 8 is 3 years.

This NCD Series 8 was listed on BSE Limited on March 22, 2024.

**Security terms**

NCD Series 8 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 1, 4, 5 and Amenity building of Commerzone Yerwada adding to a cumulative leasable area of approximately 0.55 msf and carpet area of c.0.43 msf across these 4 buildings in buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 27,826 square metres, being and situated at Village Yerawada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, and bounded as follows:

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- b) first ranking sole and exclusive security interest by way of a simple mortgage over Collection Account and Escrow Account and all amounts standing to the credit of or accrued or accruing on, receivables, movable assets pertaining to Mortgaged Immovable Properties as further specified in transaction documents.
- c) Corporate guarantee executed by Mindspace Business Parks Private Limited.

**Redemption terms:**

- a) NCD Series 8 are redeemable by way of bullet repayment at the end of 3 year from the date of allotment i.e. 20 March 2027.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 31 March 2024) until the scheduled redemption date with last payment falling on the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

- 22B(vi)** In May 2024, Mindspace Business Parks REIT issued 50,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 0.10 million (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of upto INR 5,000.00 million (Rupees five thousand million Only) with a coupon rate of 7.96% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon Payment Date is 30 June 2024, with last coupon payment on the scheduled redemption date i.e. 11 May 2029. The tenure of the said NCD Series 9 is 4 years and 364 days.

This NCD Series 9 was listed on BSE Limited on May 14, 2024.

**Security terms**

NCD Series 9 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) first ranking sole and exclusive security interest, by way of a simple mortgage on 30,700 square metres of land (referred to as Plot B Land and Plot C Land) together with the commercial and IT building as further described in the trust deed, situated at 7, Ahmednagar Road, Village Vadgaon Sheri, Taluka Haveli, District Pune.
- b) A charge over Collection Account and Escrow Account and all amounts standing to the credit of or accrued or accruing on, receivables, movable assets pertaining to Mortgaged Immovable Properties as further specified in transaction documents.
- c) Corporate guarantee executed by Mindspace Business Parks Private Limited.

**Redemption terms:**

- a) NCD Series 9 are redeemable by way of bullet repayment at the end of 4 years and 362 days from the date of allotment i.e. 11 May 2029.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 13 May 2024) until the scheduled redemption date with last payment falling on the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

- 22B(vii)** In June 2024, Mindspace Business Park REIT issued 65,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 0.10 million (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of upto INR 6,500.00 million (Rupees six thousand five hundred million Only) with a coupon rate of 7.94% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon Payment Date is 30 June 2024, with last coupon payment on the scheduled redemption date i.e. 24 June 2031. The tenure of the said NCD Series 10 is 7 years. The debenture issued was sustainability linked debenture with provisions for step down of coupon basis achievement of targets. The debenture also has a Early Redemption Date as further described in the respective transaction documents.

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NCD Series 10 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 12B and 12C of Mindspace Madhapur adding to a cumulative carpet area of approximately 0.86 msf carpet area (or leasable area – 1.13 msf) across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 29,157.16 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.
- first ranking sole and exclusive security interest by way of a hypothecation over Collection Account and Escrow Account and all amounts standing to the credit of or accrued or accruing on, receivables, movable assets pertaining to Mortgaged Immovable Properties as further specified in transaction documents.

**Redemption terms:**

- NCD Series 10 are redeemable by way of bullet repayment at the end of 7 years from the date of allotment i.e. 24 June 2031.
- Interest is payable on the last day of each financial quarter in a year (starting from 25 June 2024) until the scheduled redemption date with last payment falling on the scheduled redemption date.
- The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.
- The debenture issued was sustainability linked debenture with provisions for step down of coupon basis achievement of identified ESG targets. The debenture also has an Early Redemption Date on 31 December 2028 as further described in the respective transaction documents.

**Refer Note 48 for Ratio disclosure****23 Other financial liabilities (Non-current)**

Particulars	As at 30 September 2024	As at 31 March 2024
Security deposits	3,538.32	3,233.91
Retention money payable		
- due to micro and small enterprises	42.94	36.68
- others	48.84	21.04
Capital creditors		
- Due to micro and small enterprises	-	-
- Others	42.27	63.40
	<b>3,672.37</b>	<b>3,355.03</b>

**24 Provisions (Non-current)**

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Provision for employee benefits</b>		
- gratuity	32.51	23.05
- compensated absences	16.62	11.32
Other Provision	26.64	26.64
	<b>75.77</b>	<b>61.01</b>

**25 Deferred tax liabilities (net)**

Particulars	As at 30 September 2024	As at 31 March 2024
Deferred tax liabilities (net)	4,501.64	3,732.05
	<b>4,501.64</b>	<b>3,732.05</b>

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**26 Other non-current liabilities**

Particulars	As at 30 September 2024	As at 31 March 2024
Unearned rent	581.89	431.14
Other advance	0.02	0.02
	<b>581.91</b>	<b>431.16</b>

**27 Short term Borrowings**

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Secured:</b>		
<b>Term loan from banks and financial institution</b>		
<b>Loans repayable on demand</b>		
- overdraft from banks (Refer note 22A)	3,322.91	1,364.36
<b>Unsecured:</b>		
- Commercial Paper (Series -2) (31 March 2024 : 1,446.12) (Refer note 27(A)(i))	-	1,446.12
-Commercial Paper (Series -3) (31 March 2024 : Rs. Nil) (Refer note 27(A)(ii))	3,287.13	-
-Commercial Paper (Series -4) (31 March 2024 : Rs. Nil) (Refer note 27(A)(iii))	1,473.05	-
-Commercial Paper (Series -5) (31 March 2024 : Rs. Nil) (Refer note 27(A)(iv))	947.70	-
<b>Current maturities of long-term debt (Secured)</b>		
10 year G-Sec linked secured, listed, senior, taxable, non-cumulative, rated, principal protected – market linked, redeemable, non-convertible debentures (“Market Linked Debentures / MLD Series 2”) (net of issue expenses, at amortised cost)(Refer note 27(A)(vi))	-	3,748.84
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 2) (net of issue expenses, at amortised cost) (Refer note 27(A)(vii))	-	749.75
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 3) (net of issue expenses, at amortised cost) (Refer note 27(A)(v))	4,995.38	4,986.41
Senior, Listed, Rated, Secured, Non-Cumulative, Taxable, Transferable, Redeemable Non-Convertible Debentures (Sundew NCD 1) (Refer note 27(A)(viii))	-	3,997.56
- from banks (Refer note 22A)	1,468.43	4,475.01
- from other parties (Refer note 22A(ii)-Note 1 and 22A(vi)-Note 2)	112.34	105.97
- Flexi term loan from other parties (Refer note 22A (ii) Note 1)	-	18.09
	<b>15,606.94</b>	<b>20,892.11</b>

**27(A) Commercial Papers**

**27(A)(i)** On 19 December 2023, Mindspace Business Parks REIT issued 3,000 Commercial Papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 8.00% per annum to the face value. The discounted amount raised by the REIT through the commercial paper was Rs. 1,446.12 million (Rupees one billion four hundred forty-six million one hundred seventeen thousand only) and the value payable on maturity is Rs.1,500.00 million (Rupees one billion five hundred million only). Discount on Commercial papers is amortized over the tenor of the underlying instrument. The commercial papers were listed on BSE and was repaid on 06 June 2024.

**27(A)(ii)** On 26 April 2024, Mindspace Business Parks REIT issued 7,000 Commercial Papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 7.75% per annum to the face value. The discounted amount raised by the REIT through MREIT CP Series 3 is Rs. 3,287.13 million (Rupees three billion two hundred eighty-seven million one hundred twenty six thousand five hundred only) and the value payable on maturity is Rs. 3,500.00 million (Rupees three billion five hundred million only). Discount on Commercial papers is amortized over the tenor of the underlying instrument. The commercial papers were listed on BSE and will mature on 25 February 2025.

**27(A)(iii)** On 22 August 2024, Mindspace Business Parks REIT issued 3,000 Commercial Papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 7.42% per annum to the face value. The discounted amount raised by the REIT through MREIT CP Series 4 is Rs. 1,473.05 million (Rupees one thousand four hundred seventy three million forty nine thousand five hundred only) and the value payable on maturity is Rs. 1,500.00 million (Rupees One thousand five hundred million only). Discount on Commercial papers is amortized over the tenor of the underlying instrument. The commercial papers were listed on BSE and will mature on 20 November 2024.

**27(A)(iv)** On 25 Sep 2024, Mindspace Business Parks REIT issued 2,000 Commercial Papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 7.93% per annum to the face value. The discounted amount raised by the REIT through MREIT CP Series 5 was Rs. 947.70 million (Rupees nine hundred forty seven million seven hundred two thousand only) and the value payable on maturity is Rs. 1,000.00 million (Rupees one thousand million only). Discount on commercial papers is amortized over the tenor of the underlying instrument. The commercial papers were listed on BSE and will mature on 6 Jun 2025.

**Non- Convertible Debentures and Bonds**

**27(A)(v)** In February 2022, Mindspace Business Parks REIT issued 5,000 senior, listed, rated, secured, non-cumulative, taxable, transferable, redeemable, non-convertible debentures (“NCD Series 3”) having face value of Rs. 10,00,000 (Rupees ten lakhs only) each, amounting to Rs. 5,000.00 million (Indian Rupees five thousand millions only) with a coupon rate of 6.35% p.a. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day ,be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The Issuer hereby acknowledges and agrees that there shall be no moratorium period for the payment of Coupon. The first Coupon payment Date is 31 March 2022, with last coupon payment on the scheduled redemption date i.e. 31 December 2024. The tenure of the said NCD Series 3 is 35 months from 1 February 2022, being date of allotment. This NCD Series 3 was listed on BSE Limited on February 04, 2022.

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**Security terms**

NCD Series 3 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

a) First and exclusive charge being registered by way of simple mortgage on the carpet area of approximately 5,52,974 Sq. Ft. ( save and except entire 2nd floor admeasuring 11,883 Sq. Ft. carpet area in building no. 2 ) (the building no. 2 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 2 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 2 and all erections. The Building 2 is situated on a portion of the Mortgage Land admeasuring 8.04 Hectares, which portion is notified as a Special Economic Zone & first and exclusive charge being registered by way of simple mortgage on the identified units with aggregating to carpet area of approximately 4,61,527 Sq. Ft. (identified units of building no. 3 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 3 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 3 and all erections (“Mortgaged Properties”) of NCD Series 3 as further detailed in transaction documents.

a) first ranking pari passu charge by way of a simple mortgage over the Mortgaged Land as further detailed in transaction documents.

b) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties shall be received, save and except any common area maintenance charges payable to Gigaplex with respect to the maintenance of the mortgaged properties.

c) Corporate guarantee executed by Gigaplex.

**Redemption terms:**

a) NCD Series 3 are redeemable by way of bullet repayment at the end of 35 months from the date of allotment, i.e. 31 December, 2024 and accordingly the same has been classified as current maturities of long term borrowings as on 30 September 2024

b) Interest is payable on the last day of each financial quarter in a year (starting from 31 March, 2022) until the scheduled redemption date.

c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.

d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days’ notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**27(A)(vi)** In March 2021, Mindspace REIT issued 3,750 10 year G-Sec linked secured, listed, senior, taxable, non-cumulative, rated, principal protected – market linked, redeemable, non-convertible debentures (“Market Linked Debentures / MLD Series 2”) having face value of Rs. 10,00,000 (Rupees ten lakhs only) each, amounting to Rs. 3,750.00 million (Rupees three thousand seven hundred fifty million only). The tenure of the said MLD Series 2 was 38 months from 18 March 2021, being date of allotment of the MLD Series 2 and coupon, if any would be payable on the Scheduled Redemption Date i.e. on maturity on 17 May 2024. The coupon payoff structure was linked to condition where the payoff would be fixed on the final fixing date i.e. 16 April 2024. If identified 10 year G-Sec's last traded price as on final fixing date was greater than 25% of its last traded price as on initial fixing date i.e. 18 March 2021, the coupon rate would be 6.65% p.a. If identified 10 year G-Sec’s last traded price as on final fixing date was less than or equal to 25% of its last traded price as on initial fixing date, the coupon rate would be zero percent. As per the valuers report in respect of valuation of these MLD Series 2, the probability of occurrence of such an event (last traded price of identified 10 year G-Sec on final fixing date being less than or equal to 25% of its last traded price on initial fixing date) was remote and hence the value of the option was considered as zero.

This MLD Series 2 was listed on BSE Limited on 22 March 2021.

**Security terms**

MLD Series 2 was secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

a) First and exclusive charge being created by way of equitable mortgage on the aggregate leasable area of approximately 13,71,442 Sq. Ft. or thereabouts in buildings no. 12A and Units of Building 12B of Madhapur, Hyderabad (approx. 12,69,140 sq. ft. in building no.12A and approx. 1,02,302 sq. ft. in building no. 12B) together with the proportionate undivided right, title and interest in the notionally demarcated land admeasuring approximately 29,842 sq. mtrs on which the said two building no.12A and 12B, out of all those pieces and parcels of larger land that are situated, lying and being in Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad (“Mortgaged Properties”), for MLD Series 2.

b) First ranking exclusive charge created by way of a hypothecation over the Hypothecated Properties of MLD Series 2.

c) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties of Sundew shall be received, save and except any common area maintenance charges payable to Sundew with respect to the maintenance of the mortgaged properties.

d) Corporate guarantee executed by Sundew.

**Redemption terms:**

a) MLD Series 2 was redeemable by way of bullet payment at the end of 38 months from the date of allotment, i.e. 17 May 2024 and accordingly the same has been

b) The Coupon was to increase by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating was upgraded after any rating downgrade, the Coupon would be decreased by 25 bps for each upgrade. The Investors would have the right to accelerate the MLD Series 2 if the rating was downgraded to A+.

c) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days notice to the Issuer require the Issuer to redeem in full, all the Debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each Debenture.

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**27(A)(vii)** In March 2021, Mindspace Business Parks REIT issued 750 secured, listed, senior, taxable, non-cumulative, rated, redeemable, non-convertible debentures (“NCD Series 2”) having face value of Rs. 10,00,000 (Rupees ten lakhs only) each, amounting to Rs. 750.00 million (Rupees seven hundred fifty million only) with a coupon rate of 6.6861% p.a. payable quarterly beginning from the end of first full quarter from the date of allotment i.e. 30 June 2021, with last coupon payment on the scheduled redemption date i.e. 17 May 2024. The tenure of the said NCD Series 2 was 38 months from 18 March 2021, being date of allotment. NCD Series 2 was listed on BSE Limited on 22 March 2021.

**Security terms**

NCD Series 2 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) First and exclusive charge being registered by way of simple mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 151,460 Sq. Ft. or thereabouts in building no. 4 of Commerzone Yerawada together with the proportionate undivided right, title and interest in the notionally demarcated land admeasuring approximately 9,561 sq. mtrs on which the said building, out of all those pieces and parcels of larger land that are situated, lying and being in Village Yerawada, Taluka Haveli, District Pune (“Mortgaged Properties”) of NCD Series 2.
- b) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties shall be received, save and except any common area maintenance charges payable to MBPPL with respect to the maintenance of the mortgaged properties.
- c) Corporate guarantee executed by MBPPL.

**Redemption terms:**

- a) NCD Series 2 was redeemable by way of bullet repayment at the end of 38 months from the date of allotment, i.e. 17 May 2024 and accordingly the same has been redeemed.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 30 June, 2021) until the scheduled redemption date.
- c) The Coupon was to increase by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating was to upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days’ notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**27(A)(viii)** In September 2021, Sundew Properties Limited issued 4,000 Senior, Listed, Rated, Secured, Non-Cumulative, Taxable, Transferable, Redeemable Non-Convertible Debentures of (“Sundew NCD 1”) having face value of Rs. 10,00,000 (Rupees ten lakhs only) each, amounting to Rs. 4,000.00 million (Rupees four thousand million only) with a coupon rate of 6.1% p.a. payable quarterly beginning from the end of first full quarter from the date of allotment (date of allotment being 28 September 2021 and end of first full quarter being 31 December 2021), with last coupon payment on the scheduled redemption date i.e. 28 June 2024. The tenure of the said NCD is from deemed date of allotment i.e. 28 September 2021, till scheduled redemption date i.e. 28 June 2024. Hence, the same was classified as current as on 31 March 2024 and it is paid on 28 June 2024.

**Security terms:**

NCD 1 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders) (as further detailed in security documents):

1. First ranking exclusive security interest by way of an equitable mortgage over identified immovable properties (as identified below); First ranking sole and exclusive security interest by way of hypothecation over
  - (a) the current & future movable assets owned by the Sundew and receivables pertaining to identified immovable properties Building 20 with 709,165 square feet carpet area (save and except 11,974 square feet carpet area of cafeteria and 1,520 square feet carpet area of SEZ office), Building 12B (unit no 1301 (22,069 square feet carpet area), unit no 1302 (16,296 square feet carpet area), unit no 1401 (37,050 square feet carpet area) Part Project Mindspace Madhapur, Hyderabad Buildings
  - (b) the escrow account and the subscription account and all amounts standing to the credit of, or accrued or accruing on escrow account and the subscription account.
2. NCD are backed by guarantee provided by Mindspace REIT.

**Redemption terms:**

- a) NCD 1 are redeemable by way of bullet payment on 28 June 2024 and accordingly the same has been redeemed.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 31 December, 2021) until the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Sundew shall issue mandatory redemption notice within 2 business days and no later than than 30 (thirty) Business Days from issuance of mandatory redemption notice (unless instructed otherwise by debenture trustee), redeem in full (or as the case may be, in part) all the Debentures then outstanding by paying an amount equal to the mandatory redemption amount in respect of each Debenture.

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**28 Trade payables**

Particulars	As at 30 September 2024	As at 31 March 2024
Trade Payables		
- total outstanding dues of micro enterprises and small enterprises	96.66	223.72
- total outstanding dues of creditors other than micro enterprises and small enterprises *	1,174.55	863.84
	<b>1,271.21</b>	<b>1,087.56</b>

\* Refer note 47 for related party disclosure.

**29 Other financial liabilities (Current)**

Particulars	As at 30 September 2024	As at 31 March 2024
Employees dues payable	34.07	10.17
Interest accrued but not due on loans from		
- banks / financial institutions	43.45	60.20
- Debentures/Bonds/Commercial paper	132.00	830.38
Interest accrued and due on others	22.91	40.27
Security deposits	5,803.17	5,892.07
Retention dues payable		
- due to micro and small enterprises	83.69	145.82
- others	202.46	245.91
Unpaid Distributions	0.42	0.40
Capital creditors		
- Due to micro and small enterprises	307.39	813.53
- Others	1,128.87	1,341.12
Other liabilities*	45.63	31.61
	<b>7,804.06</b>	<b>9,411.48</b>

\* Refer note 47 for related party disclosure.

**30 Provisions (Current)**

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Provision for employee benefits</b>		
- gratuity	4.23	4.11
- compensated absences	2.86	3.03
	<b>7.09</b>	<b>7.14</b>

**31 Other current liabilities**

Particulars	As at 30 September 2024	As at 31 March 2024
Unearned rent	372.14	333.76
Advances received from customers	51.02	17.04
Statutory dues	239.35	374.99
Other advances	18.08	13.97
Other payable*	465.19	445.00
	<b>1,145.78</b>	<b>1,184.76</b>

\*This includes Unspent Corporate Social Responsibility amount.

**32 Current tax liabilities (net)**

Particulars	As at 30 September 2024	As at 31 March 2024
Provision for income-tax, net of advance tax	106.99	34.68
	<b>106.99</b>	<b>34.68</b>



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**33 Revenue from operations**

<b>Particulars</b>	<b>For the quarter ended 30 September 2024 (Unaudited)</b>	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	<b>For the half year ended 30 September 2024 (Unaudited)</b>	For the half year ended 31 March 2024 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>Sale of services</b>							
Facility rentals	4,799.19	4,711.34	4,527.62	9,510.53	9,100.49	8,894.76	17,995.25
Maintenance services	1,231.64	1,225.38	1,101.01	2,457.02	2,274.95	2,117.23	4,392.18
<b>Sale of Equipment</b>	-	-	11.97	-	12.61	41.63	54.24
Less: Cost of Equipment sold	-	-	(11.97)	-	(12.61)	(41.63)	(54.24)
<b>Revenue from power supply</b>	245.78	248.23	183.21	494.01	383.82	380.21	764.03
<b>Revenue from works contract services</b>	-	-	248.29	-	130.95	524.29	655.24
<b>Other operating income</b>	-						
Interest income from finance lease	73.34	71.44	65.33	144.78	128.53	99.33	227.86
Sale of surplus construction material and scrap	29.31	21.06	90.60	50.37	26.31	98.60	124.91
Compensation*	-	-	76.53	-	56.01	76.53	132.53
	<b>6,379.26</b>	<b>6,277.45</b>	<b>6,292.58</b>	<b>12,656.71</b>	<b>12,101.06</b>	<b>12,190.94</b>	<b>24,292.00</b>

\* It mainly includes one time compensation received from tenants for termination of letter of intent/ lease deed during the lock in period

**34 Interest income**

<b>Particulars</b>	<b>For the quarter ended 30 September 2024 (Unaudited)</b>	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	<b>For the half year ended 30 September 2024 (Unaudited)</b>	For the half year ended 31 March 2024 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>Interest income</b>							
- on fixed deposits	80.70	78.23	79.14	158.93	151.76	90.20	241.96
- on electricity deposits	5.91	8.20	4.01	14.11	6.59	11.01	17.60
- on Income-tax refunds	16.27	13.11	0.15	29.38	11.08	18.20	29.28
- others	6.68	4.62	5.01	11.30	3.04	5.01	8.05
	<b>109.56</b>	<b>104.16</b>	<b>88.31</b>	<b>213.72</b>	<b>172.51</b>	<b>124.42</b>	<b>296.89</b>

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**35 Other income**

<b>Particulars</b>	<b>For the quarter ended 30 September 2024 (Unaudited)</b>	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	<b>For the half year ended 30 September 2024 (Unaudited)</b>	For the half year ended 31 March 2024 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
Gain on redemption of investments	14.43	12.76	6.94	27.19	17.30	17.70	35.00
Foreign exchange gain (net)	0.24	-	-	0.24	-	-	-
Liabilities no longer required written back	1.02	1.54	12.12	2.56	39.70	84.09	124.00
Miscellaneous income	17.02	16.43	2.55	33.45	18.02	2.99	21.01
	<b>32.72</b>	<b>30.73</b>	<b>21.61</b>	<b>63.44</b>	<b>75.02</b>	<b>104.78</b>	<b>180.01</b>

**36 Employee benefits expense\***

<b>Particulars</b>	<b>For the quarter ended 30 September 2024 (Unaudited)</b>	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	<b>For the half year ended 30 September 2024 (Unaudited)</b>	For the half year ended 31 March 2024 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
Salaries and wages	57.33	72.78	64.48	130.11	133.10	133.88	266.98
Contribution to provident and other funds	4.46	4.45	4.44	8.91	8.84	9.09	17.93
Gratuity expenses	6.97	5.21	3.05	12.18	(4.95)	5.94	0.99
Compensated absences	3.25	2.86	0.51	6.11	0.05	0.90	0.95
Staff welfare expenses	1.97	2.29	3.78	4.26	5.99	4.99	10.98
	<b>73.97</b>	<b>87.59</b>	<b>76.27</b>	<b>161.56</b>	<b>143.02</b>	<b>154.81</b>	<b>297.83</b>

\* Employee benefits expenses majorly refers to employees of facilities maintenance services.

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**37 Other expenses**

<b>Particulars</b>	<b>For the quarter ended 30 September 2024 (Unaudited)</b>	<b>For the quarter ended 30 June 2024 (Unaudited)</b>	<b>For the quarter ended 30 September 2023 (Unaudited)</b>	<b>For the half year ended 30 September 2024 (Unaudited)</b>	<b>For the half year ended 31 March 2024 (Unaudited)</b>	<b>For the half year ended 30 September 2023 (Unaudited)</b>	<b>For the year ended 31 March 2024 (Audited)</b>
Rent	0.72	0.74	3.44	1.46	6.98	7.29	14.27
Property tax	162.84	160.64	170.49	323.48	342.51	326.45	668.61
Repairs and maintenance	475.46	353.06	408.20	828.52	904.09	735.45	1,639.54
Electricity, water and diesel charges	257.86	298.23	225.63	556.09	380.41	453.60	834.01
Travelling and conveyance	3.80	5.84	5.86	9.64	17.85	9.40	27.25
Rates and taxes	4.18	6.32	5.90	10.50	10.62	10.49	21.11
Donation	53.55	1.09	1.38	54.64	2.07	1.38	3.45
Provision for Unbilled revenue	-	-	57.23	-	-	57.23	57.23
Business support fees	27.23	27.44	27.82	54.67	43.54	54.82	98.36
Assets written off/ Demolished	6.47	157.77	9.54	164.24	24.72	10.84	35.56
Filing fees and stamping charges	8.92	27.55	12.05	36.47	25.55	36.76	62.30
Business promotion expenses/advertising expense	36.12	38.03	43.39	74.15	115.26	50.49	165.75
Bank Charges	3.61	3.08	1.70	6.69	7.25	2.67	9.92
Bad debts written off	0.13	0.14	-	0.27	1.58	0.85	2.43
Corporate Social Responsibility expenses	63.21	48.88	46.84	112.09	93.01	92.89	185.90
Revenue share	34.55	50.60	32.03	85.15	98.37	57.49	155.86
Provision for Doubtful Debts (expected credit loss allowance)	-	2.25	5.29	2.25	4.50	5.30	9.80
Foreign exchange loss (net)	0.05	0.08	0.05	0.13	0.57	0.42	0.99
Miscellaneous expenses	25.52	2.88	13.45	28.40	63.64	22.50	86.49
	<b>1,164.22</b>	<b>1,184.62</b>	<b>1,070.27</b>	<b>2,348.84</b>	<b>2,142.52</b>	<b>1,936.31</b>	<b>4,078.83</b>

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**38 Finance cost**

<b>Particulars</b>	<b>For the quarter ended 30 September 2024 (Unaudited)</b>	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	<b>For the half year ended 30 September 2024 (Unaudited)</b>	For the half year ended 31 March 2024 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
Interest expense							
- on borrowings from banks and financial institutions	<b>608.84</b>	613.14	587.08	<b>1,221.98</b>	1,248.41	1,030.89	2,279.30
- on debentures/bonds/commercial paper	<b>879.19</b>	817.45	598.31	<b>1,696.64</b>	1,357.41	1,240.35	2,597.76
- on lease liability	<b>3.34</b>	3.22	3.52	<b>6.56</b>	6.16	6.93	13.09
- on others	<b>2.67</b>	0.11	-	<b>2.78</b>	8.17	1.19	9.36
Unwinding of interest expenses on security deposits	<b>103.05</b>	97.01	118.11	<b>200.06</b>	206.10	196.75	402.85
Other finance charges	<b>2.39</b>	1.06	-	<b>3.45</b>	-	-	-
Less: Finance costs capitalised to investment property under construction	<b>(294.44)</b>	(269.00)	(157.26)	<b>(563.44)</b>	(473.94)	(262.10)	(736.04)
	<b>1,305.04</b>	<b>1,262.99</b>	<b>1,149.76</b>	<b>2,568.03</b>	<b>2,352.31</b>	<b>2,214.01</b>	<b>4,566.32</b>

**39 Depreciation and amortisation expense**

<b>Particulars</b>	<b>For the quarter ended 30 September 2024 (Unaudited)</b>	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	<b>For the half year ended 30 September 2024 (Unaudited)</b>	For the half year ended 31 March 2024 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
Depreciation of property, plant and equipment	<b>29.72</b>	35.22	32.51	<b>64.94</b>	68.34	61.51	129.85
Depreciation of investment property	<b>953.71</b>	933.87	942.49	<b>1,887.58</b>	1,850.11	1,846.40	3,696.51
Amortisation of intangible assets	<b>0.09</b>	0.09	0.07	<b>0.18</b>	0.11	0.07	0.18
	<b>983.52</b>	<b>969.18</b>	<b>975.08</b>	<b>1,952.70</b>	<b>1,918.55</b>	<b>1,907.99</b>	<b>3,826.54</b>

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**40 Tax expense**

<b>Particulars</b>	<b>For the quarter ended 30 September 2024 (Unaudited)</b>	<b>For the quarter ended 30 June 2024 (Unaudited)</b>	<b>For the quarter ended 30 September 2023 (Unaudited)</b>	<b>For the half year ended 30 September 2024 (Unaudited)</b>	<b>For the half year ended 31 March 2024 (Unaudited)</b>	<b>For the half year ended 30 September 2023 (Unaudited)</b>	<b>For the year ended 31 March 2024 (Audited)</b>
Current tax	572.43	618.57	513.81	1,191.00	1,069.06	1,014.95	2,084.00
Deferred tax charge	500.66	347.54	432.04	848.20	504.50	905.44	1,409.73
	<b>1,073.09</b>	<b>966.11</b>	<b>945.85</b>	<b>2,039.20</b>	<b>1,573.55</b>	<b>1,920.39</b>	<b>3,493.73</b>

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**41 Contingent liabilities and Capital commitments**

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Contingent liabilities</b>		
Claims not acknowledged as debt in respect of		
- Income-Tax matters (Refer note 1 below) excluding interest	963.05	963.05
- Service-Tax matters (Refer note 2 below)	254.32	368.25
- Customs duty matters (Refer note 3 below)	34.09	34.09
- Stamp duty	65.48	65.48
- Stamp duty and registration fees (Refer note 10 below)	221.28	221.28
<b>Capital commitments</b>		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for (Refer Note 4 below)	9,824.30	9,680.67

**Notes:**

1 **KRIT** - Contingent liability of Rs. 932.50 million relate to AY 2012-13 to AY 2018-19 for which it has filed appeals before Hon'ble CIT(A) against orders under section 143(3) / 143(3) read with section 153A of the Act contesting the disallowance of deduction under section 80IA of the Income Tax Act 1961. The disallowance of deduction under section 80IA for AYs 2012-13 to 2018-19 by the Income Tax department was based on the order for earlier AY 2011-12 wherein similar disallowance was made. KRIT had challenged the said order of AY 2011-12 before the ITAT. The Hon'ble ITAT vide its order dated 06.05.2021 allowed the appeal in favour of KRIT by quashing the disallowance made by the income-tax authority. The Income Tax department has further filed an appeal before the High Court against the said order for AY 2011-12 of the Hon'ble ITAT. The Hon'ble CIT(A) vide order dt 24-07-2024 has allowed the appeals for the aforesaid assessment years in favour of KRIT by allowing deduction under section 80IA of the Act. KRIT has filed the letter with the department for order giving effect to the said orders of CIT(A) which is pending with the authorities. The Income tax department has further appealed against the order of the CIT(A) for AY 2012-13 to 2018-19 before the Hon'ble Income Tax Appellate Tribunal. KRIT is hopeful of a favourable outcome for these Assessment Years. In case of unfavourable decisions in appeal for AY 2012-13 to AY 2018-19, the tax would be payable under normal tax and hence, MAT credit currently available with KRIT will no longer be available. As a result, in addition to above contingent liability, KRIT would require to pay additional tax of Rs. 325.57 million w.r.t. AY 2019-20 and AY 2020-21 (These years are not under litigation) because during these years KRIT has utilised the MAT credit availed during AY 2012-13 to AY 2018-19.

**Avacado**- Contingent liability of Rs. 30.55 million relates to AY 2015-16 and AY 2016-17. For AY 2015-16 and AY 2016-17, the Company had filed appeals against order under section 143(3) read with 153A of the Income Tax Act,1961 on account of disallowances u/s 14A and u/s 80IA which were disposed-off in favour of the Company in earlier year. The department has filed an appeal before the Hon'ble High Court against the same.

SPVs	As at 30 September 2024	As at 31 March 2024
MBPPL	92.03	92.03
Sundew	2.35	2.35
Intime	36.00	57.00
KRIT	115.87	208.80
Avacado	8.07	8.07
	<b>254.32</b>	<b>368.25</b>

**MBPPL** : The SPV has received show cause and demand notices for inclusion in taxable value amounts received as reimbursement of electricity and allied charges and demand service tax there on of Rs. 92.03 million excluding applicable interest and penalty. SPV has filled appropriate replies to the show cause and demand notices.

**Sundew** : Demand for Non Payment of service tax on renting of fitouts and equipments Rs. 1.87 Million and Demand for Interest and Penalty on account of wrong availment of credit of service tax paid on input services Rs.0.48 million . SPV has filed an appeals with CESTAT and matter is pending.

**Intime** : (a) Intime has filed an appeal with CESTAT against demand of Rs. 20.70 million for Non Payment of service tax on renting of fitouts and equipment for the period April 2010 to March 2015 and Department filed an appeal with CESTAT against the order of Commissioner (Appeals) deleting the demand of Rs 15.30 million for Non Payment of service tax on renting of fitouts and equipment for the period April 2015 to June 2017 and these matters are pending adjudication.

(b) Intime received favourable order w.r.t demand of Rs. 21.00 million for service tax on recovery of electricity and water and irregular availment of credit of service tax paid on input services. Hence the disclosure for contingent liability has been removed from half year ended 30 September 2024.

**KRIT** : The company has filed an appeal with CESTAT against demand of Rs. 96.10 million for Non Payment of service tax on renting of fitouts and equipment for the period April 2010 to March 2015 and Department filed an appeal with CESTAT against the order of Commissioner (Appeals) deleting the demand of Rs. 19.77 million for Non Payment of service tax on renting of fitouts and equipment for the period April 2015 to June 2017 and these matters are pending adjudication.

The company received favourable order w.r.t demand of Rs. 92.93 million for service tax on recovery of electricity and water and irregular availment of credit of service tax paid on input services. Hence the disclosure for contingent liability has been removed from half year ended 30 September 2024.

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**Avacado :** (a) The SPV has received an order dated 31 January 2018 pronounced by the Commissioner (Appeals), confirming the service tax demand of Rs. 7.14 million (excluding applicable interest and penalty thereon) on renting of immovable property services provided to tenants during the period April 2008 to March 2011. It has filed an Appeal before the Customs, Central Excise & Service Tax Appellate Tribunal. The matter is pending adjudication.

(b) For the period April 2011 to September 2011, Avacado had received a Show Cause cum Demand Notice dated 22 October 2012 alleging non-payment of service tax of Rs.0.93 million (excluding applicable interest and penalty thereon) on renting of immovable property services provided to tenants. Avacado had filed its detailed reply on 24 December 2012. No further correspondence has been received in this case.

For both the above matters, Avacado had filed applications in Form SVLDRS-1 under the Sabka Vishwas (Legacy Dispute Resolution) Scheme, 2019. Avacado had received SVLDRS-3 with service tax demand in respect of above matters. Avacado had not accepted the demand and therefore the matter remains under dispute.

- 3 Customs duty demand at the time of debonding of assets from the Software Technology Parks of India scheme ( STPI ) for Intime Rs. 15.93 million and KRIT Rs. 9.08 million.

Future Cash outflow in respect of above, if any, is determinable only on receipt of judgement / decision pending with relevant authorities. KRIT - Bank guarantees to Deputy Commissioner of Customs, Export Promotion Division for Rs. 9.08 million.

- 4 The SPV wise details of capital commitments are as follows:

<b>SPVs</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
MBPPL	549.84	649.98
Gigaplex	691.18	742.94
Sundew	370.44	302.10
KRC Infra	1,599.54	1,970.20
Horizonview	57.30	112.98
KRIT	6,344.55	5,681.13
Avacado	55.90	67.62
Intime	155.56	153.86
	<b>9,824.30</b>	<b>9,680.81</b>

- 5 **Avacado**

- a) A Suit has been filed in the year 2008 by Nusli Neville Wadia (Plaintiff) against Ivory Properties and Hotels Private Limited (Ivory) & Others which includes Avacado as one of the Defendants inter alia in respect of the land and the 'Paradigm' Industrial Park building of Avacado. The Plaintiff has prayed against Avacado and the said Ivory restraining them from carrying out further construction or any other activity on the land (on which the building Paradigm is constructed), demolition and removal of the structures on the said land, appointment of a Court Receiver in respect of the said land and Paradigm building, declaring the MOUs / Agreements entered into by Avacado with Ivory and the Plaintiff as voidable and having been avoided and rescinded by the Plaintiff and to be delivered up and cancelled, restraining from alienating, encumbering or parting with possession of structures and restraining from dealing with, creating fresh leases / licenses or renewing lease / license in respect of the said Paradigm building and from receiving or recovering any rent / license fee / compensation in respect of the said leases / licenses, depositing all the rents in the Court, etc. The Court has not granted any ad-interim relief to the Plaintiff. Avacado has filed its reply to the said Suit denying the allegations and praying that no interim relief be granted to the Plaintiff. The notice of motion for interim relief and the Suit are pending for the final hearing before the High Court.

Based on an advice obtained from an independent legal counsel, the management is confident that Avacado will be able to suitably defend and the impact, if any, on the Ind AS financial statements can be determined on disposal of the above Petition and accordingly, Ind AS Financial statements of Avacado have been prepared on a going concern basis. Further, the Plaintiff, through his advocates & solicitors, had addressed letter dated 13 February 2020 including to Mindspace REIT, the Manager, the Trustee, the Sponsors, Avacado, Mr. Ravi C. Raheja, Mr. Neel C. Raheja, Mr. Chandru L. Raheja, Ivory Properties and K Raheja Corp Pvt.Ltd., expressing his objection to the proposed Offer and any actions concerning the building Paradigm located at Mindspace Malad project. The allegations and averments made by the Plaintiff have been responded and denied by the addressees, through their advocates & solicitors. No further correspondence has been received.

- b) Pursuant to the levy of service tax on renting of immovable properties given for commercial use, retrospectively with effect from 1 June 2007 by the Finance Act, 2010, some of the lessees to whom Avacado has let out its premises, have based on a legal advice, challenged the said levy and, inter-alia, its retrospective application and withheld payment of service tax to Avacado, based on certain judicial pronouncements and stay orders granted by appropriate High Courts from time to time. Further in this regard the Hon'ble Supreme Court has passed an interim order dated 14th October, 2011 in Civil appeal nos. 8390, 8391-8393 of 2011 and in compliance of which, such lessees have deposited with appropriate authority in 3 instalments, 50% of the amount such service tax not so paid by them upto 30 September 2011 and have furnished surety for the balance 50% of the amount of service tax and which amount has also been deposited by them with the authorities. Further as per Hon'ble Supreme Court's Order dated 5th April 2018 in Civil Appeal No. (s) 4487/2010, the matter is deferred until disposal of the issues pending before the nine judges Bench in Mineral Area Development Authority and others.

In view of the above and subject to the final orders being passed by the Hon'ble Supreme Court in the aforesaid appeals, there may be a contingent liability on Avacado in respect of interest payable on account of the delayed payment of service tax, which amount would be recoverable from the respective lessees by Avacado.

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#### 6 KRC Infra

- a) In respect of KRC Infra's project at Village Kharadi, Pune, a special civil suit is filed by Ashok Phulchand Bhandari against Balasaheb Laxman Shivale and 29 others in respect of inter alia an undivided share admeasuring 44.15 Ares out of the land bearing S. No 65 Hissa No. 3 for declaration, specific performance, injunction and other reliefs. Neither Gera Developments Private Limited nor KRC Infrastructure and Projects Private Limited is a party to the aforementioned suit and neither of them have been joined as parties to the civil suit or Gera Developments Private Limited nor KRC Infrastructure and Projects Private Limited have filed any intervention application. There are no orders passed in the matter affecting the suit lands or the development thereof or restraining the transfer or development of the aforesaid land in any manner whatsoever. The matter is currently pending.
- b) Saraswatibai Malhari Gaikwad (deceased) ("Plaintiff") through her heir Sangita Shivaji Kate has filed Special Civil Suit No. 2040 of 2021 ("2021 Suit") against Yashwant Punaji Pathare and 65 others ("Defendants") before the Civil Judge, Senior Division, Pune ("Court") seeking inter alia preliminary decree of partition for 1/5th undivided share of the Plaintiff in the suit lands including inter alia on which Gera Commerzone Kharadi is situated, cancellation of sale deeds, declaration, permanent injunction and several other reliefs. Gera Developments Pvt Ltd and Gera Resorts Private Limited are the Defendant No. 16 and 17 in the matter. KRC Infra filed an Application seeking intervention in the matter which came to be allowed and has been joined as Defendant No. 66. On June 22, 2022 the Plaintiff has filed an application under section 151 of Code of Civil Procedure seeking injunction against certain Defendants from creating third party rights by way of sale, not to carry out construction or development activities. On June 27, 2022, the Defendant Nos. 16 and 17 filed their reply to the temporary injunction application. On July 19, 2023, the Court partly allowed the Application for injunction, restraining Defendant 1 and 2 from alienating and creating third party rights in any manner over suit properties 1 (a), 1 (b) and 1 (f) till disposal of the suit. On December 13, 2023 the Plaintiff filed an application for amendment seeking impleadment of licensees/lessees as Defendants in the array of parties in the matter. On July 10, 2024 the Hon'ble Court was pleased to allow the amendment application filed by Plaintiff. Being aggrieved by the order dated July 10, 2024 ("impugned Order"), Defendant No. 66 filed a Writ Petition on July 20, 2024 against Plaintiff and others. Bombay High Court passed an order dated July 23, 2024, granted stay to the impugned order for a week but was extended from time to time till December 02, 2024. Defendant No. 16 and 17 also filed a Writ Petition challenging July 10, 2024 which has been tagged with Writ Petition filed by Defendant No. 66. The matter is currently pending.

Saraswati Malhari Gaikwad ("the Appellant") since deceased through her legal representative Sangita Shivaji Kate through her constituted attorney Amit Jeevan Pathare filed Appeal from Order No. 753 of 2023 bearing Loding No. 23330 of 2023 along with IA No. 5246/2023 being aggrieved by the impugned Order dated July 19, 2023 passed by Civil Judge Senior Division, Pune below Exh. 5 i.e. Application for injunction in Special Civil Suit No. 2040 of 2021 as Application Exh. 5 was partly allowed to the extent of suit properties 1(a), 1(b) and 1(f) as described in the order (para-2) and rest of the prayers/reliefs were not granted. On October 31, 2023 Notice summons to appear was served on KRC Infra i.e. Respondent No. 66 in respect of Appeal from order filed by the Appellant. The matter was on heard on January 02, 2024, where the Advocate for Respondent Nos. 1 and 2 and Mr. Kamdar apprised the Hon'ble Court that (i) no one was present on behalf of the Appellant and (ii) Respondent Nos. 1 and 2 were not served with the papers in the captioned matter, till date. The Respondent Nos. 1 and 2 further stated that they had filed an appeal from order being Appeal from Order (L) No. 28880 of 2023 i.e. Appeal from Order 32 of 2024 ("Other AFO") before the Hon'ble Court and requested the Hon'ble Court, if the same could be tagged along with the captioned matter. Accordingly, the Hon'ble Court was pleased to (i) tag the Other Appeal from Order along with the captioned matter and (ii) place the captioned matter on 17th January 2024. On January 17, 2024 the matter was adjourned till January 24, 2024. On January 24, 2024 the Respondent No. 66 submitted that Respondent No. 66 has been served with the copy of the notice of the aforesaid Appeal from Order (L) No. 28880 of 2023 (i.e. Appeal from Order 32 of 2024) but without the copy of Appeal. The matter is currently pending.

- c) Saraswati Malhari Gaikwad (deceased) through her heir Sangita Shivaji Kate ("Appellant") filed an RTS Appeal No. 1554 of 2022 on June 6, 2022 before the Additional Collector, Pune ("Additional Collector") against Gera Resorts Private Limited through Mr. Ashish Jangda ("Respondents") seeking to quash and set aside the order passed on December 5, 2022 by the Sub Division Officer, Haveli ("Impugned Order") in respect of the Mutation Entry No. 27115 recording the name of the Respondents on the revenue records in pursuance of the duly registered Deed of Confirmation dated March 10, 2021 executed between Gera Developments Pvt Ltd and Gera Resorts Pvt Ltd in respect of Survey No. 65 Hissa No. 3, Village Kharadi, Taluka Haveli, District Pune. The Appellant filed an application seeking a stay on the Impugned Order. On January 13, 2023 the Additional Collector, Pune granted status quo till the final decision of the Appeal. On March 27, 2023, the Appellant filed an Application seeking an amendment to the Appeal to implead KRC Infra as a respondent therein and thereafter KRC Infra came to be impleaded as Respondent No. 3 by Additional Collector, Pune. On April 26, 2023, KRC Infra was served a notice of the aforesaid appeal to appear in the matter. On May 08, 2023 KRC Infra appeared in the matter and filed an Application seeking copies of the Appeal Memo and supporting documents thereof. On October 16, 2023, the Appellant filed an Amendment Application for impleading 13 new respondents ("Amendment Application"). However, the copies of the aforesaid were not served on KRC Infra and the matter was posted on December 5, 2023 for receipt of records and proceedings of i) Complaint Case No. 6 of 2020 before the Ld. Circle Inspector, Kalas; ii) RTS Appeal No. 429 of 2022 before the Ld. Sub-Divisional Officer. On December 5, 2023 KRC Infra filed its say to the Amendment Application and written arguments on the aforesaid Amendment Application were filed on February 05, 2024. The Amendment Application came to be rejected vide order passed on February 06, 2024 by Sub Division Officer, Haveli. On February 05, 2024 Respondent No. 1 and 2 filed an Application for vacating status quo order passed on January 13, 2023 by Additional Collector, Pune. Subsequently the matter was adjourned on multiple dates and the matter was posted to September 10, 2024. On September 10, 2024 Respondent No. 3 filed Reply cum written submissions on the Appeal and the matter is currently pending.



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**7 MBPPL**

- a) Pursuant to the demerger and vesting of the Commerzone Undertaking of K Raheja Corp Pvt Ltd. (KRCPL), in MBPPL, MBPPL is the owner to the extent of 88.16 % undivided right title and interest in the land bearing S. No 144, 145 Yerawada, Pune which is comprised in the said Undertaking. “Shrimant Chhatrapati Udayan Raje Bhosale (“the Plaintiff”) has filed a Special Civil Suit bearing No.133 of 2009 in the Court of Civil Judge, Senior Division Pune against the erstwhile land Owner Shri Mukund Bhavan Trust (who had entrusted development rights to MBPPL) and the State of Maharashtra, claiming to be the owner of the said land. The Hon’ble Court was pleased to reject the Application for amendment of plaint filed by the Plaintiff and allow the Third Party Applications on November,14.2016. The Plaintiff has filed two writ petitions bearing Nos. 4415/2017 and 4268/2017 in the Bombay High Court challenging the aforesaid orders passed on November 14.2016. The matter was transferred to another Court for administrative reasons and adjourned on several occasions for compliance of the order by the Plaintiff. On 5th March 2018 the Advocate for the Plaintiff filed a purshis on record stating that since he does not have any instructions in the matter from the Plaintiff, the Vakalatnama is being withdrawn by him and the matter was posted on 20th March 2018. On 20th March 2018 the Hon’ble Court was pleased to adjourn the matter till 22nd June 2018 since the Advocate for the Plaintiff had withdrawn the Vakalatnama and the Plaintiff was not represented by any Advocate. Writ Petition Nos. 4415/2017 and 4268/2017 filed in the Hon’ble Bombay High Court challenging the orders dated 14th November 2016 by Shrimant Chatrapati Udayanraje Bhosale against Shri. Mukund Bhavan Trust and others came up for hearing on 28 November 2017 wherein the Advocate for the Petitioner undertook to serve the copy of the petition on the Respondent No. 2 i.e. State of Maharashtra and the Hon’ble High Court was pleased to adjourn the same till 16.01.2018, 26.02.2018, 22.06.2018. On 22.06.2018 the Advocate for the Defendant No. 1 filed a purshis stating that the Defendant No. 1 (a) expired matter was further adjourned till 24.10.18, 26.11.18, 21.12.18, 01.02.2019, 25.03.2019 and 15.04.2019, 18.06.2019, 27.08.2019, 19.09.2019. On 19.09.2019 the matter has been stayed by the Hon’ble Court and further posted on 11.11.2019 for compliance of the order dated 14.11.2016 by the Plaintiff. The matter has been stayed under Sec 10 of Code of Civil Procedure. Next date 16.09.23 for steps. Both the Writ Petitions were posted on 21.09.18, 11.10.18, 22.10.18 and further posted on 10.06.19 for Admission. The matters came on board on 20.06.2019, 14.11.2019, 15.01.2019 and 21.02.2019. As per the CMIS Writ Petition No. 4415/2017 was last posted on 27.03.2020 and is yet not listed. As per the CMIS Writ Petition No. 4268/2017 was last posted on 27.03.2020 and thereafter on 23.07.20 for Admission and is yet not listed. In the management’s view, as per legal advice, considering the matter and the facts, no provision for any loss / liability is presently required to be made.
- b) MBPPL is subject to other legal proceedings and claims, which have arisen in the ordinary course of business. MBPPL’s management does not reasonably expect that these legal actions, when ultimately concluded and determined, will have a material and adverse effect on MBPPL’s results of operations or financial condition.
- c) MBPPL received a communication (alleged reminder) from Pune Municipal Corporation (PMC) demanding an amount of Rs.157 million allegedly due from MBPPL based on objections by internal audit report of Pune Municipal Corporation. MBPPL, has submitted a letter denying all allegation of PMC, as MBPPL has not been served with any document referred to the said PMC letter. Subsequently MBPPL addressed one more communication stating that MBPPL would be in a position to submit their reply upon receipt of the details of amount demanded as per their reply submitted which states that if any principal outstanding is due/recoverable, MBPPL agrees to make the said payment and sought detailed clarification on the interest amount. By letter dated 20.07.2019 to MBPPL, PMC provided the copy of the audit report to MBPPL and requested MBPPL to provide its clarifications in respect of objectionable issues and furnish the challans in lieu of payment of the recoverable amount. By letter dated 17.08.2021 to the architect firm and another, PMC stated that it has not received any clarifications and provided the challans by assessing interest thereon and required submission of challan/receipt towards payment of an amount of ₹ 183.60 million recoverable against all objectionable issues. By its reply letter dated 06.09.2021 to PMC, MBPPL has again reiterated that the earlier PMC letter dated 04.02.2019 and the PMC letter dated 17.08.2021 are addressed to the wrong persons and informed PMC of the non-receipt of relevant information and documents from PMC as requested by MBPPL earlier. By letter dated 11.10.2021 to PMC, MBPPL replied stating that the impugned challans, demands and notice are illegal, null and void and ultra vires; and likewise the act of issuing the letter dated 17.08.2021 is ultra vires and without the authority of law and called upon PMC to withdraw the impugned challans and letter forthwith. By the said letter MBPPL further stated that if the challans and letter is not withdrawn and any further action is initiated in that event the letter dated 11.10.2021 may be treated as a notice under section 487 of The Maharashtra Municipal Corporations Act, 1949 and under section 159 of The Maharashtra Regional and Town Planning Act, 1966. Further, without prejudice to the contentions raised in the reply and without admitting any liability to pay the amount as per the impugned challans, MBPPL has submitted that, in order to resolve the controversy, MBPPL is willing to offer to pay in full and final settlement on all accounts of all demands raised in the said challans, a lumpsum one-time amount of ₹ 26.64 million without any liability for interest thereon or for any other payments relating to the subject and to provide an opportunity of hearing and furnishing clarifications, if required by PMC. Subsequently, by letter dated March 10, 2022, PMC informed MBPPL that it has not accepted the cheque issued by MBPPL vide its letter dated January 25, 2022 and requested MBPPL to issue demand draft for the amount as per the Challans and make the payment to PMC at the earliest.

On April 7, 2022 MBPPL submitted a reply/ letter to PMC enclosing a demand draft as desired by the PMC, for an amount of ₹ 26.64 million towards the payment as set out in MBPPL’s earlier communications. Vide letter dated July 11, 2022 PMC returned MBPPL’s demand draft while demanding entire demanded payment. MBPPL vide its letter dated July 22, 2022 read with MBPPL letter dated July 21, 2022 remitted the entire demanded payment of Rs.10,13,57,239/- under protest. MBPPL on July 28, 2022 also paid an amount of Rs.60,93,225/- being Challan Late Fees and recorded this payment under MBPPL letter dated August 8, 2022. MBPPL (“Petitioner”) has filed writ petition on November 14, 2022 in the Bombay High Court (“Court”) against Pune Municipal Corporation and others (“Respondents”) inter alia, seeking to impugn and set aside the Demand Notice dated January 5, 2022 enclosing challans for certain amounts allegedly due and payable by the Petitioner (“Impugned Demand Notice”) and for refund of the amount of ₹ 107.45 million paid by the Petitioner under protest to the Respondents towards the Impugned Demand Notice. The matter is currently pending for admission.

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#### 8 Intime, Sundew and KRIT

- a) In accordance with the Scheme of arrangement which was approved by Hon'ble Andhra Pradesh High Court on 23 March 2007, the Industrial Park II and III undertakings of K.Raheja IT Park (Hyderabad) Limited (formerly known as K.Raheja IT Park (Hyderabad) Private Limited) ("KRIT", "JV Company") have been demerged and vested in the Company with effect from the appointed date i.e. 01 September 2006.

Intime and Sundew had acquired the land at Madhapur, Hyderabad as part of the demerger scheme from KRIT. The said land is in lieu of the employment opportunities to be generated by KRIT and others.

The liability, if any, arising due to the obligation to create the job opportunities for the entire larger land of which the above property is a part, continues to be retained by KRIT as at 31 March 2024.

During the year ended 31 March 2016, Telangana State Industrial Infrastructure Corporation Limited ("TSIIC") has returned the original Bank Guarantees to KRIT and also confirmed to the bank that TSIIC will not claim any amount from the bank under the Bank Guarantees and the bank is relieved of its obligation. Hence, no liability is recognised towards the price of the plot of land.

- b) An unconditional obligation to pay amounts due to Andhra Pradesh Industrial Infrastructure Corporation Limited ("APIIC") in respect of APIIC's claims of losses due to any difference in values pertaining to sale transactions of the project undertaken by KRIT. Losses incurred by the Government/TSIIC in its JV Company, if any, will be paid in full by K Raheja Corp Pvt Ltd and it has furnished to the JV Company in writing agreeing and admitting liability to make such payment to Government/TSIIC.

The shareholding pattern of the Government/TSIIC in the JV Company and the Company will not change as a result of conversion from Private to Public, the Government / TSIIC equity of 11% will remain the same in the Company and all the demerged companies and further in future, Government / TSIIC will not be asked to infuse further cash to maintain its 11% stake.

#### 9 Gigaplex

- a) Regular Civil Suit had been filed before the Hon. Civil Judge (J.D) Vashi at Central Business District by an Education Society ("the Plaintiff") who is claiming rights in existing school structure, claiming its area as 500 square meters and its existence since more than 30 years, seeking an injunction not to dispossess him. Gigaplex has filed its reply opposing the Plaintiff's prayers. After hearing the parties, the Hon'ble Judge at the Vashi Court had rejected the Plaintiff's Injunction Application by Order dated 20.08.18 (Order). Thereafter the Plaintiff has filed an appeal in Thane District Court. The Plaintiff's Appeal filed in Thane District Court has been transferred to Belapur Court is still pending for Arguments in Appellant's Applications for injunction and status quo before relevant court in Belapur. Suit is pending and Appeal is dismissed on 6.7.2024. In management view, the estimate of liability arising out of the same is remote, no provision has been taken.

- b) Gigaplex, one of the SPV's of Mindspace REIT, has received notice dated 11th December 2023 ("Demand Notice") issued by MIDC demanding differential premium of Rs. 528 million on account of change in shareholding pattern i.e. participation of the Company into the Mindspace REIT. In the meantime, in view of the permission for subleasing required by the Company from MIDC in respect of proposed transactions by the Company, and pending the determination as to whether the said demand is payable at all to MIDC and whether payable by the Company, the Company has obtained a bank guarantee in favour of MIDC for the said demand in order that the said permission for subleasing is obtained by the Company from MIDC. Management is of the view that the said demand is not payable by the Company. The Company had sent intimation to MIDC of the participation by the Company into Mindspace REIT ("Transaction") on 15th July 2020 (i.e. pre-Transaction) and also on 5th October 2020 (i.e. post-Transaction) and also explained in detail the rationale why the Transaction ought to be treated as a 'Formal Transfer' under the circulars issued by MIDC and only a standard transfer fee is payable which will be a nominal amount only and not such a large amount as per the Demand Notice. The Company has sent its response to the Demand Notice on 2nd January 2024 and once again reiterated its aforesaid position and thus the demand for differential premium is erroneous and unwarranted and has requested MIDC, inter alia, to withdraw/ revoke the Demand Notice. In this regard, the Company has been legally advised that under the MIDC Circulars issued with respect to the change in shareholding of any lessee company of MIDC, which Circulars are also referred to in the REIT Circular issued by MIDC, as long as the natural persons belonging to the same family holding directly or indirectly in the lessee company by reckoning the shareholding within the shareholding entity does not fall below 51% post transfer of shares of the lessee company as compared to the position prior to the transfer of shares, the transfer premium payable will be a nominal sum being treated as a Formal Transfer under the MIDC Circulars. In pursuance of REIT acquiring entire shareholding of a Company, the position with respect to satisfying the said 51% holding is fully satisfied and the Company has furnished substantial evidence and documents in support of the same to MIDC. Therefore, in Company's view there is no such premium payable as demanded by MIDC except a nominal transfer premium as a Formal Transfer for which the Company has made provision of Rs. 6 million in the books of account. Considering pendency in the disposal of this matter, in management's view, no further provision is presently required to be made.

The said Transaction is in pursuance of swap of shares of the Company by, inter alia, the Sponsor Group i.e. K. Raheja Corp Pvt. Ltd. and Ivory Property Trust (collectively, "Erstwhile Shareholders") in exchange for the units of the Mindspace Business Park REIT. The Erstwhile Shareholders have provided an indemnity and also agreed to make good the differential premium or any other amount which is finally decided by MIDC in this respect by way of a Counter Guarantee dated 7th June 2024 in favour of the Company for such demand liability, if any, and any expenditure as may be incurred by the Company for obtaining the bank guarantee or any security in respect of the bank guarantee and any other cost, whether direct or indirect, as may be incurred by the Company in relation thereto.

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**10 Horizonview**

RPIL has executed a Deed of Conveyance dated 19th August, 2023, in favour of Horizonview for transfer of 78% undivided interest in the Land, which has been submitted for registration with the concerned SRO, Kandrathur, Chennai. Further, RPIL has also executed a Deed of Conveyance dated 2nd September, 2023 in favour of Horizonview for transfer of its units in the building along with the corresponding 22% UDI in the Land. Both documents have been submitted for registration with the Sub-Registrar of Assurances Kandrathur (“Registrar”). The Registrar has issued demand notices for deficit of stamp duty and registration fees aggregating to ₹ 221.28 million in respect of the conveyance deeds and most of the demand is with respect to the Registrar’s view that there is transfer of the building besides transfer of Land under the first Conveyance. Horizonview has responded to the demand notices, objecting to the same as Horizonview has constructed the building together with plant and machinery in the building for itself, on its own account and therefore there is no transfer from RPIL. As the transaction, which is subject matter of deed of conveyance, is only for transfer of the 78% undivided right, title and interest in the land and not the building/ machinery, in view of Management, the demand is not tenable. Further, regarding the 22% conveyance, the demand has been made for stamp duty and registration fees on the TDS amount deducted which demand is not tenable since the stamp duty and registration charges have been paid on the entire consideration which includes the TDS amount under the conveyance deed. The Registrar further issued letters from time to time for payment of deficit of stamp duty and registration fee. Horizonview responded to the letters / demand notices, objecting to the same and requested for release of documents. The Company has the right to appeal to a higher authority.

**11 Sundew**

The Office of the Land Reforms Tribunal Cum Deputy Collector & Special Grade Revenue Divisional Officer, Attapur (“Tribunal”) had, by letter dated 27 August 2009, sought information from Sundew under Section 8(2) of the Andhra Pradesh Land Reforms (Ceiling on Agriculture Holdings) Act, 1973 (“APLRAC”) in respect of the entire land parcel at Mindspace Madhapur. The Revenue Department of the Government of Andhra Pradesh forwarded a Memo dated 5 September 2009 for furnishing of certain information to the Government of Andhra Pradesh, including information requested by the letter dated 27 August 2009. Sundew had filed a detailed response on 30 September 2009 stating that (a) the land was originally granted by the Government of Andhra Pradesh to K Raheja IT Park Hyderabad Limited (KRIT) which was a joint venture company with Andhra Pradesh Industrial Infrastructure Corporation Limited, (b) the land was vested in Sundew by way of demerger order of the Andhra Pradesh High Court, (c) the land has been declared as an SEZ and is therefore exempt from the local laws; (d) the land was shown as a non-agricultural land in the master plan of Hyderabad and is therefore not “land” covered under the APLRAC. The Tribunal issued a final notice to Sundew in January 2012 requesting to submit a declaration for full and correct particulars of the lands held. In September 2009, Sundew also submitted a copy of the order dated August 9, 2012, which was passed by the Hon’ble High Court of Andhra Pradesh (“High Court”) in a similar matter (being Writ Petition No. 19300/2012 filed by Neogen Properties Pvt. Ltd.) wherein a stay was granted by the High Court until further orders. The matter is currently pending before the Tribunal. Future cash flows in respect of above matters are determinable only on receipt of judgements/decisions pending at various forums/authorities.

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**42 Management and Support fees**

**Management Fees\***

**Property Management Fee**

Pursuant to the Investment Management Agreement dated 29 June 2020 as amended, the Manager is entitled to fees @ 3% of the total rent ( lease and fitout, car park charges or any other compensation on account of letting out) per annum of the relevant property in respect to operations, maintenance and management of the SPVs, as applicable to be reduced to the extent of employee cost directly incurred by the SPVs. The fees is charged based on the billing done to the tenants. The fees has been determined to meet the ongoing costs of the Investment Manager to undertake the services provided to the SPVs.

Property Management fees for the quarter and half year ended 30 September 2024 amounts to Rs.127.6 million and Rs.244.5 million, for the quarter and half year ended 30 September 2023 amounts to Rs 116.01 million and Rs.229.96 million, for the quarter ended June 2024 amounts to Rs. 116.90 million and for the half year and year ended 31 March 2024 amounts to Rs. 209.96 million and Rs.439.37 million respectively. There are no changes during the period in the methodology for computation of fees paid to the Manager.

**Support Services Fee**

Pursuant to the Investment Management Agreement dated 29 June 2020 as amended, the Manager is entitled to fees @ 0.5% of the total rent ( lease and fitout, car park charges or any other compensation on account of letting out) per annum of the relevant property in respect to general administration and other support service of the SPVs, as applicable. The fees has been determined to meet the ongoing costs of the Investment Manager to undertake the services provided to the SPVs. The fees is charged based on the billing done to the tenants.

Support Management fees for the quarter and half year ended 30 September 2024 amounts to Rs 24.51 million and Rs. 48.52 million and for the quarter and half year ended 30 September 2023 amounts to Rs. 21.72 million and Rs. 43.03 million, for the quarter ended June 2024 amounts to Rs. 24.01 million and for the half year and year ended 31 March 2024 amounts to Rs.48.43 million and Rs.91.46 million respectively. There are no changes during the period in the methodology for computation of fees paid to the Manager.

**REIT Management Fees**

Pursuant to the Investment Management Agreement dated 21 November 2019, Investment Manager is entitled to fees @ 0.5% of REIT Net Distributable Cash Flows which shall be payable either in cash or in Units or a combination of both, at the discretion of the Investment Manager. The fees has been determined for undertaking management of the REIT and its investments.

The REIT Management fees (including GST) accrued for the quarter and half year ended 30 September 2024 amounts to Rs 17.99 million and Rs. 35.65 million and for the quarter and half year ended 30 September 2023 amounts to Rs. 16.82 million and Rs. 33.66 million, for the quarter ended June 2024 amounts to Rs. 17.66 million and for the half year and year ended 31 March 2024 amounts to Rs.33.85 million and Rs.67.51 million respectively. There are no changes during the period in the methodology for computation of fees paid to the Investment Manager.

\* Refer note 47 for related party disclosure.

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**43 Earnings Per Unit (EPU)**

Basic EPU amounts are calculated by dividing the profit/(loss) for the period attributable to Mindspace REIT by the weighted average number of units outstanding during the period. Diluted EPU amounts are calculated by dividing the profit attributable to Mindspace REIT by the weighted average number of units outstanding during the period.

<b>Particulars</b>	<b>For the quarter ended 30 September 2024 (Unaudited)*</b>	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)*	<b>For the half year ended 30 September 2024 (Unaudited)</b>	For the half year ended 31 March 2024 (Unaudited)*	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
Profit after tax before net movement in Regulatory Deferral Balances for calculating basic and diluted EPU attributable to Mindspace REIT	<b>1,405.10</b>	1,362.36	1,459.66	<b>2,767.45</b>	2,622.78	2,752.54	5,375.74
Profit after tax after net movement in Regulatory Deferral Balances for calculating basic and diluted EPU attributable to Mindspace REIT	<b>1,256.27</b>	1,282.72	1,411.65	<b>2,538.98</b>	2,563.50	2,686.51	5,250.43
Weighted average number of units	<b>59,30,18,182</b>	59,30,18,182	59,30,18,182	<b>59,30,18,182</b>	59,30,18,182	59,30,18,182	59,30,18,182
<b>Earnings Per Unit Before net movement in Regulatory Deferral Balances</b>							
- Basic (Rupees/unit)	<b>2.37</b>	2.30	2.46	<b>4.67</b>	4.42	4.64	9.06
- Diluted (Rupees/unit) *	<b>2.37</b>	2.30	2.46	<b>4.67</b>	4.42	4.64	9.06
<b>After net movement in Regulatory Deferral Balances</b>							
- Basic (Rupees/unit)	<b>2.12</b>	2.16	2.38	<b>4.28</b>	4.32	4.53	8.85
- Diluted (Rupees/unit) *	<b>2.12</b>	2.16	2.38	<b>4.28</b>	4.32	4.53	8.85

\* Mindspace REIT does not have any outstanding dilutive units.

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**44 Financial instruments**

A The carrying value of financial instruments by categories are

Financial assets	As at 30 September 2024	As at 31 March 2024
<b>Fair value through Other Comprehensive Income ('FVTOCI')</b>		
Investments in equity instruments	0.02	0.02
<b>Amortised cost</b>		
Investments - non-current	38.86	33.02
Trade receivables	647.30	1,092.30
Cash and cash equivalents	4,967.46	3,250.36
Other bank balances	758.45	2,850.48
Other financial assets	8,300.32	6,906.57
<b>Total assets</b>	<b>14,712.41</b>	<b>14,132.75</b>
<b>Financial liabilities</b>		
Borrowings	77,672.04	69,728.11
Lease Liabilities	134.46	128.00
Security deposits	9,341.49	9,125.98
Trade payables	1,271.21	1,087.56
Other financial liabilities (other than Security deposits)	2,134.94	3,640.53
<b>Total liabilities</b>	<b>90,554.14</b>	<b>83,710.18</b>

The Management considers that the carrying amount of the above financial assets and liabilities approximates to their fair value.

**B. Measurement of fair values**

The section explains the judgement and estimates made in determining the fair values of the financial instruments that are:

- a) recognised and measured at fair value
- b) measured at amortised cost and for which fair values are disclosed in the financial statements.

To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level is mentioned below:

**Fair value hierarchy**

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The following table presents the fair value measurement hierarchy of assets and liabilities measured at fair value on recurring basis as at 30 September 2024.

**Financial instruments**

Quantitative disclosures fair value measurement hierarchy for assets as at 30 September 2024:

Particulars	Date of valuation	Total	Level 1	Level 2	Level 3
<b>Financial assets measured at fair value:</b>					
FVTOCI financial investments:	09-30-2024	0.02	-	-	0.02
FVTOCI financial investments:	03-31-2024	0.02	-	-	0.02

**C Transfers between Level 1, Level 2 and Level 3**

There were no transfers between Level 1, Level 2 or Level 3 during the period ended 30 September 2024 and year ended 31 March 2024.

**D Determination of fair values**

Fair values of financial assets and liabilities have been determined for measurement and/or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

- i) The fair value of mutual funds are based on price quotations at reporting date.
- ii) The fair values of other current financial assets and financial liabilities are considered to be equivalent to their carrying values.
- iii) The fair values of borrowings at fixed rates are considered to be equivalent to present value of the future contracted cashflows discounted at the current market rate.
- iv) Security deposits accepted are measured at fair value based on the discounted cash flow method considering the discount rate determined as the average borrowing rate.

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**45 Segment information**

**Primary segment information**

The primary reportable segment is business segment.

**Business Segment**

The Mindspace Group is organised into the two operating divisions - 'real estate' and 'power distribution', which are determined based on the internal organisation and management structure of the Mindspace Group and its system of internal financial reporting and the nature of its risks and its returns. The Board of Directors of the manager has been identified as the chief operating decision maker (CODM). CODM evaluates the Mindspace Group's performance, allocates resources based on analysis of various performance indicators of the Group as disclosed below.

**Real estate**

Real estate comprises development and management of projects under Special Economic Zone (SEZ), Information Technology Parks and other commercial assets. The Group has its project/properties in Mumbai Region, Hyderabad, Pune and Chennai for development and management of commercial SEZ, IT parks and commercial assets including incidental activities.

**Power distribution**

The state power regulator has taken on record the SEZ developer MBPPL, Gigaplex, Sundew and KRC Infra as Deemed Distribution Licensee for Power. The approved SPVs being Deemed Distributor, supplies power to customers within the notified SEZ.

Sundew has a power distribution system for supplying electricity to its consumers in its SEZ project at Mindspace Cyberabad, Madhapur, Hyderabad.

Sundew has filed a Civil appeal on 15 November 2019 before the Hon'ble Supreme Court of India for obtaining the Deemed distribution licensee status in terms of Ministry of Commerce and Industry Notification dated 3 March 2010 and Sec 14(b) of the Electricity Act, 2003 to operate and maintain a power distribution system for supplying electricity to its consumers in its SEZ project at Mindspace Cyberabad, Madhapur, Hyderabad. The matter is disposed off vide Judgement dated 17.5.2024 by Hon'ble Supreme Court allowing the Civil Appeal allowing Sundew to operate and maintain a power distribution license for supplying electricity to its consumers.

**For the quarter ended 30 September 2024**

Particulars	Real estate	Power distribution	Unallocable	Inter segment elimination	Total
Segment revenue	6,133.48	367.96	-	(122.18)	6,379.26
Segment result	3,820.35	8.81	(243.54)	-	3,585.62
Less: Finance cost	103.05	0.04	1,201.95	-	1,305.04
Add: Interest income / other income	7.70	0.32	134.24	-	142.27
<b>Profit / (loss) before tax</b>	<b>3,725.01</b>	<b>9.09</b>	<b>(1,311.24)</b>	<b>-</b>	<b>2,422.85</b>
Less: Tax	-	-	1,073.09	-	1,073.09
<b>Profit / (Loss) after tax</b>	<b>3,725.01</b>	<b>9.09</b>	<b>(2,384.33)</b>	<b>-</b>	<b>1,349.76</b>

**For the quarter ended 30 June 2024**

Particulars	Real estate	Power distribution	Unallocable	Inter segment elimination	Total
Segment revenue	6,029.22	393.20	-	(144.97)	6,277.45
Segment result	3,621.05	2.27	(152.06)	-	3,471.26
Less: Finance cost	97.01	0.04	1,165.93	-	1,262.98
Add: Interest income / other income	6.16	0.70	128.04	-	134.90
<b>Profit / (loss) before tax</b>	<b>3,530.20</b>	<b>2.93</b>	<b>(1,189.95)</b>	<b>-</b>	<b>2,343.18</b>
Less: Tax	-	-	966.11	-	966.11
<b>Profit / (Loss) after tax</b>	<b>3,530.20</b>	<b>2.93</b>	<b>(2,156.06)</b>	<b>-</b>	<b>1,377.07</b>

**For the quarter ended 30 September 2023**

Particulars	Real estate	Power distribution	Unallocable	Inter segment elimination	Total
Segment revenue	6,109.74	285.79	-	(102.58)	6,292.95
Segment result	3,624.48	8.88	(138.87)	-	3,494.49
Less: Finance cost	118.00	0.33	1,034.60	-	1,152.93
Add: Interest income / other income	16.99	1.01	91.81	-	109.81
<b>Profit / (loss) before tax</b>	<b>3,523.47</b>	<b>9.56</b>	<b>(1,081.66)</b>	<b>-</b>	<b>2,451.37</b>
Less: Tax	-	-	946.19	-	946.19
<b>Profit / (Loss) after tax</b>	<b>3,523.47</b>	<b>9.56</b>	<b>(2,027.85)</b>	<b>-</b>	<b>1,505.18</b>

**For the half year ended 30 September 2024**

Particulars	Real estate	Power distribution	Unallocable	Inter segment elimination	Total
Segment revenue	12,162.70	761.16	-	(267.15)	12,656.71
Segment result	7,441.40	11.08	(395.60)	-	7,056.88
Less: Finance cost	200.06	0.09	2,367.88	-	2,568.03
Add: Interest income / other income	13.86	1.01	262.29	-	277.16
<b>Profit / (loss) before tax</b>	<b>7,255.20</b>	<b>12.01</b>	<b>(2,501.20)</b>	<b>-</b>	<b>4,766.01</b>
Less: Tax	-	-	2,039.20	-	2,039.20
<b>Profit / (Loss) after tax</b>	<b>7,255.20</b>	<b>12.01</b>	<b>(4,540.40)</b>	<b>-</b>	<b>2,726.81</b>

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Particulars	Real estate	Power distribution	Unallocable	Inter segment elimination	Total
Segment revenue	11,717.23	568.11	-	(184.29)	12,101.05
Segment result	7,131.59	3.90	(360.78)	-	6,774.71
Less: Finance cost	205.85	3.76	2,137.42	-	2,347.03
Add: Interest income / other income	43.01	0.64	204.19	-	247.84
Profit / (Loss) before exceptional items and tax	6,968.75	0.78	(2,294.51)	-	4,675.02
Less: Exceptional Items (refer note 51)	(363.93)	-	-	-	-363.93
<b>Profit / (loss) before tax</b>	<b>6,604.82</b>	<b>0.78</b>	<b>(2,294.01)</b>	-	<b>4,311.59</b>
Less: Tax	-	-	1,573.54	-	1,573.54
<b>Profit / (Loss) after tax</b>	<b>6,604.82</b>	<b>0.78</b>	<b>(3,867.55)</b>	-	<b>2,738.05</b>

**For the half year ended 30 September 2023**

Particulars	Real estate	Power distribution	Unallocable	Inter segment elimination	Total
Segment revenue	11,810.74	588.79	-	(208.58)	12,190.94
Segment result	7,048.63	13.88	(277.72)	-	6,784.79
Finance cost	197.00	0.34	2,021.60	-	2,218.94
Interest income / other income	88.99	1.37	138.81	-	229.17
<b>Profit / (loss) before tax</b>	<b>6,940.62</b>	<b>14.91</b>	<b>(2,160.51)</b>	-	<b>4,795.02</b>
Tax	-	-	1,920.19	-	1,920.19
<b>Profit / (Loss) after tax</b>	<b>6,940.62</b>	<b>14.91</b>	<b>(4,080.70)</b>	-	<b>2,874.84</b>

**For the year ended 31 March 2024**

Particulars	Real estate	Power distribution	Unallocable	Inter segment elimination	Total
Segment revenue	23,527.97	1,156.90	-	(392.87)	24,292.00
Segment result	14,180.22	17.78	(639.00)	-	13,559.00
Less: Finance cost	402.85	4.10	4,159.02	-	4,565.97
Add: Interest income / other income	132.00	2.01	343.00	-	477.01
Profit / (Loss) before exceptional items and tax	13,909.37	15.69	(4,455.02)	-	9,470.04
Less: Exceptional Items (refer note 51)	(363.93)	-	-	-	(363.93)
<b>Profit / (loss) before tax</b>	<b>13,545.44</b>	<b>15.69</b>	<b>(4,455.02)</b>	-	<b>9,106.11</b>
Tax	-	-	3,493.73	-	3,493.73
<b>Profit / (Loss) after tax</b>	<b>13,545.44</b>	<b>15.69</b>	<b>(7,948.75)</b>	-	<b>5,612.38</b>



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**Other Information**

<b>Particulars</b>	<b>Real estate</b>	<b>Power distribution</b>	<b>Unallocable</b>	<b>Inter segment elimination</b>	<b>Total</b>
Segment assets	2,30,573.32	1,837.39	10,643.10	-	2,43,053.81
Segment liabilities	12,557.41	1,365.18	83,078.88	-	97,001.47
Capital expenditure	5,700.46	128.61	-	-	5,829.07
Depreciation & amortisation	1,904.19	48.51	-	-	1,952.70

**For the year ended 31 March 2024**

**Other Information**

<b>Particulars</b>	<b>Real estate</b>	<b>Power distribution</b>	<b>Unallocable</b>	<b>Inter segment elimination</b>	<b>Total</b>
Segment assets	2,27,343.55	1,853.42	9,249.44	-	2,38,446.41
Segment liabilities	12,529.52	1,490.91	75,140.15	-	89,160.58
Capital expenditure	10,660.88	10.34	-	-	10,671.22
Depreciation & amortisation	3,736.32	90.68	-	-	3,827.00

**Secondary segment information**

Mindspace Group's operations are based in India and therefore the Group has only one geographical segment - India.

Segment accounting policies are in line with accounting policies of the Mindspace Group. In addition, the following specific accounting policies have been followed for segment reporting:

Segment revenue includes income directly attributable to the segment.

Revenue and expenses directly attributable to segments are reported under respective reportable segment.

Revenue and expenses which are not attributable or allocable to segments have been disclosed under 'Unallocable'.

Borrowings and finance cost of the Group which are not attributable or allocable to segments have been disclosed under 'Unallocable'.

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46 Non-controlling interest

Name of the entity	As at 30 September 2024		For the Quarter ended 30 September 2024	
	Net assets		Share in total comprehensive income	
	As a % of consolidated net assets	Amount	As a % of consolidated total comprehensive income	Amount
<b>Parent</b>				
Mindspace Business Parks REIT	94.8%	1,38,410.61	93.1%	1,256.27
<b>SPVs</b>				
Intime Properties Limited	1.1%	1,648.16	1.7%	22.49
K. Raheja IT Park (Hyderabad) Limited	1.4%	2,074.21	1.6%	21.99
Sundew Properties Limited	2.7%	3,919.37	3.6%	49.02
<b>Consolidated net assets/ Total comprehensive income</b>	<b>100%</b>	<b>1,46,052.34</b>	<b>100%</b>	<b>1,349.77</b>
Name of the entity	As at 30 June 2024		For the Quarter ended 30 June 2024	
	Net assets		Share in total comprehensive income	
	As a % of consolidated net assets	Amount	As a % of consolidated total comprehensive income	Amount
<b>Parent</b>				
Mindspace Business Parks REIT	94.8%	1,40,143.01	93.1%	1,282.72
<b>SPVs</b>				
Intime Properties Limited	1.1%	1,678.66	1.8%	25.02
K. Raheja IT Park (Hyderabad) Limited	1.4%	2,066.87	1.2%	16.22
Sundew Properties Limited	2.7%	3,947.50	3.9%	53.09
<b>Consolidated net assets/ Total comprehensive income</b>	<b>100%</b>	<b>1,47,836.04</b>	<b>100%</b>	<b>1,377.05</b>
Name of the entity	As at 30 September 2023		For the quarter ended 30 September 2023	
	Net assets		Share in total comprehensive income	
	As a % of consolidated net assets	Amount	As a % of consolidated total comprehensive income	Amount
<b>Parent</b>				
Mindspace Business Parks REIT	94.9%	1,44,815.62	93.8%	1,411.65
<b>SPVs</b>				
Intime Properties Limited	1.1%	1,677.27	1.5%	21.89
K. Raheja IT Park (Hyderabad) Limited	1.4%	2,086.17	1.1%	17.15
Sundew Properties Limited	2.6%	3,983.02	3.7%	54.96
<b>Consolidated net assets/ Total comprehensive income</b>	<b>100.0%</b>	<b>1,52,562.08</b>	<b>100.0%</b>	<b>1,505.66</b>

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Name of the entity	As at 30 September 2024		For the half year ended 30 September 2024	
	Net assets		Share in total comprehensive income	
	As a % of consolidated net assets	Amount	As a % of consolidated total comprehensive income	Amount
Parent				
Mindspace Business Parks REIT	94.8%	1,38,410.61	96.2%	4,766.01
SPVs				
Intime Properties Limited	1.1%	1,648.16	1.0%	47.51
K. Raheja IT Park (Hyderabad) Limited	1.4%	2,074.21	0.8%	38.21
Sundew Properties Limited	2.7%	3,919.37	2.1%	102.11
Consolidated net assets/ Total comprehensive income	100.0%	1,46,052.34	100.0%	4,953.84

Name of the entity	As at 31 March 2024		For the half year ended 31 March 2024	
	Net assets		Share in total comprehensive income	
	As a % of consolidated net assets	Amount	As a % of consolidated total comprehensive income	Amount
Parent				
Mindspace Business Parks REIT	94.9%	1,41,688.89	93.6%	2,563.15
SPVs				
Intime Properties Limited	1.1%	1,654.07	1.6%	42.57
K. Raheja IT Park (Hyderabad) Limited	1.4%	2,048.09	1.0%	28.56
Sundew Properties Limited	2.6%	3,894.11	3.8%	103.23
Consolidated net assets/ Total comprehensive income	100.0%	1,49,285.16	100.0%	2,737.51

Name of the entity	As at 30 September 2023		For the half year ended 30 September 2023	
	Net assets		Share in total comprehensive income	
	As a % of consolidated net assets	Amount	As a % of consolidated total comprehensive income	Amount
Parent				
Mindspace Business Parks REIT	94.9%	1,44,815.62	93.4%	2,686.51
SPVs				
Intime Properties Limited	1.1%	1,677.27	1.5%	44.09
K. Raheja IT Park (Hyderabad) Limited	1.4%	2,086.17	1.2%	35.45
Sundew Properties Limited	2.6%	3,983.02	3.8%	108.76
Consolidated net assets/ Total comprehensive income	100.0%	1,52,562.08	100.0%	2,874.81

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Name of the entity	As at 31 March 2024		For the year ended 31 March 2024	
	Share in total comprehensive income			
	As a % of consolidated net assets	Amount	As a % of consolidated total comprehensive income	Amount
Parent				
Mindspace Business Parks REIT	94.9%	1,41,688.89	93.6%	5,249.94
SPVs				
Intime Properties Limited	1.1%	1,654.07	1.5%	86.84
K. Raheja IT Park (Hyderabad) Limited	1.4%	2,048.09	1.1%	63.69
Sundew Properties Limited	2.6%	3,894.11	3.8%	211.42
Consolidated net assets/ Total comprehensive income	100%	1,49,285.16	100%	5,611.89

The following table summarises the financial information relating to subsidiaries which have material Non-controlling interest.

**(i) Intime Properties Limited**

**Summarised balance sheet**

Particulars	As at	As at
	30 September 2024	31 March 2024
Non-current assets	14,410.39	14,477.01
Current assets	1,571.91	1,512.48
Non-current liabilities	(167.49)	(146.31)
Current liabilities	(831.57)	(806.76)
<b>Net assets</b>	<b>14,983.24</b>	<b>15,036.42</b>
<b>NCI holdings</b>	<b>11.00%</b>	<b>11.00%</b>
<b>Carrying amount of Non-controlling interests</b>	<b>1,648.16</b>	<b>1,654.01</b>

**Summarised statement of profit & loss and Cash flow**

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2024 (Unaudited)	30 June 2024 (Unaudited)	30 September 2023 (Unaudited)	30 September 2024 (Unaudited)	31 March 2024 (Unaudited)	30 September 2023 (Unaudited)	31 March 2024 (Audited)
Total comprehensive income for the period	204.43	227.50	198.49	431.93	387.00	402.49	789.49
<b>Attributable to Non-controlling interest</b>							
Total comprehensive income for the period	22.49	25.02	21.89	47.51	42.57	44.37	86.84
<b>Cash flows from/ (used in) :</b>							
Operating activities	23.73	34.93	11.47	58.66	65.17	41.47	106.64
Investing activities	17.15	15.13	3.72	32.28	(17.17)	16.72	(0.45)
Financing activities	(52.90)	(0.08)	(33.00)	(52.98)	(66.03)	(55.00)	(121.03)
<b>Net increase/ (decrease) in cash and cash equivalents</b>	<b>(12.02)</b>	<b>49.98</b>	<b>(17.81)</b>	<b>37.96</b>	<b>(18.04)</b>	<b>3.19</b>	<b>(14.85)</b>

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**(ii) K. Raheja IT Park (Hyderabad) Limited**

**Summarised balance sheet**

Particulars	As at	As at
	30 September 2024	31 March 2024
Non-current assets	25,819.43	24,174.17
Current assets	915.13	553.49
Non-current liabilities	(5,881.64)	(4,302.48)
Current liabilities	(1,996.51)	(1,807.76)
<b>Net assets</b>	<b>18,856.41</b>	<b>18,617.42</b>
<b>NCI holdings</b>	<b>11.00%</b>	<b>11.00%</b>
<b>Carrying amount of Non-controlling interests</b>	<b>2,074.21</b>	<b>2,047.92</b>

**Summarised statement of profit & loss and Cash flow**

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2024 (Unaudited)	30 June 2024 (Unaudited)	30 September 2023 (Unaudited)	30 September 2024 (Unaudited)	31 March 2024 (Unaudited)	30 September 2023 (Unaudited)	31 March 2024 (Audited)
Total comprehensive income for the period	199.93	147.45	155.00	347.38	259.62	320.00	579.62
<b>Attributable to Non-controlling interest</b>							
Total comprehensive income for the period	21.99	16.22	17.15	38.21	28.56	35.20	63.76
<b>Cash flows from:</b>							
Operating activities	585.88	31.92	23.41	617.80	49.03	44.49	93.52
Investing activities	(1,589.62)	(122.09)	(28.44)	(1,711.71)	(168.02)	(55.49)	(223.51)
Financing activities	1,146.37	137.12	(17.47)	1,283.49	145.39	(2.49)	142.90
<b>Net increase in cash and cash equivalents</b>	<b>142.63</b>	<b>46.95</b>	<b>(22.50)</b>	<b>189.58</b>	<b>26.40</b>	<b>(13.49)</b>	<b>12.91</b>

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(iii) Sundew Properties Limited

Summarised balance sheet

Particulars	As at	As at
	30 September 2024	31 March 2024
Non-current assets	44,870.98	46,004.58
Current assets	1,548.72	715.77
Non-current liabilities	(7,789.42)	(5,074.71)
Current liabilities	(2,999.65)	(6,244.09)
<b>Net assets</b>	<b>35,630.63</b>	<b>35,401.55</b>
<b>NCI holdings</b>	<b>11.00%</b>	<b>11.00%</b>
Carrying amount of Non-controlling interests	3,919.37	3,894.17

Summarised statement of profit & loss and Cash flow

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2024 (Unaudited)	30 June 2024 (Unaudited)	30 September 2023 (Unaudited)	30 September 2024 (Unaudited)	31 March 2024 (Unaudited)	30 September 2023 (Unaudited)	31 March 2024 (Audited)
Total comprehensive income for the period	445.63	482.61	499.63	928.24	938.42	983.03	1,921.45
<b>Attributable to Non-controlling interest</b>							
Total comprehensive income for the period	49.02	53.09	54.96	102.11	103.23	108.09	211.36
<b>Cash flows from/ (used in) :</b>							
Operating activities	1,942.38	123.78	104.97	2,066.16	216.40	212.17	428.57
Investing activities	(195.23)	(18.98)	(8.22)	(214.21)	(31.98)	(33.22)	(65.20)
Financing activities	(1,127.36)	(42.94)	(119.06)	(1,170.30)	(148.00)	(214.06)	(362.06)
<b>Net increase in cash and cash equivalents</b>	<b>668.81</b>	<b>61.86</b>	<b>(22.31)</b>	<b>681.65</b>	<b>36.42</b>	<b>(35.11)</b>	<b>1.31</b>
<b>Total carrying amount of NCI</b>	<b>7,641.73</b>	<b>7,692.88</b>	<b>7,746.46</b>	<b>7,641.73</b>	<b>7,596.27</b>	<b>7,746.46</b>	<b>7,596.27</b>

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**47 Related party disclosures**

**A Parties to Mindspace REIT as at 30 September 2024**

Sl.	Particulars	Name of Entities	Promoters/Partners*	Directors
1	Trustee	Axis Trustee Services Limited	Axis Bank Limited**	Ms. Deepa Rath Mr. Rajesh Kumar Dahiya till January 15, 2024 Mr. Ganesh Sankaran till January 15, 2024 Mr. Sumit Bali w.e.f. January 16, 2024 to August 16, 2024 Mr. Prashant Joshi w.e.f. January 16, 2024 Mr. Pramod Nagpal w.e.f. May 03, 2024 Mr. Arun Mehta w.e.f. May 03, 2024
2	Manager	K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP) ***	Mr. Ravi C. Raheja Mr. Neel C. Raheja	Mr. Ravi C. Raheja w.e.f. July 7, 2023 Mr. Neel C. Raheja w.e.f. July 7, 2023 Mr. Deepak Ghaisas w.e.f. July 11, 2023 Mr. Bobby Parikh w.e.f. July 11, 2023 Ms. Manisha Girotra w.e.f. July 11, 2023 Mr. Manish Kejriwal w.e.f. July 11, 2023 Mr. Vinod Rohira w.e.f. September 1, 2023
3	Sponsors	Anbee Constructions LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja Ms. Sumati Raheja	-
4		Cape Trading LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
5	Sponsors Group	Mr. Chandru L. Raheja	-	-
6		Mr. Ravi C. Raheja	-	-
7		Mr. Neel C. Raheja	-	-
8		Mrs. Jyoti C. Raheja	-	-
9		Ms. Sumati Raheja	-	-
10		Capstan Trading LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
11		Casa Maria Properties LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
12		Raghukool Estate Development LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
13		Palm Shelter Estate Development LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-

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**47 Related party disclosures**

**A Parties to Mindspace REIT as at 30 September 2024**

Sl.	Particulars	Name of Entities	Promoters/Partners*	Directors
14	Sponsors Group	K. Raheja Corp Pvt. Ltd.	<p>Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Mrs. Jyoti C. Raheja Jointly with Mr. Chandru L. Raheja</p> <p>Mr. Ravi C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Mr. Neel C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Anbee Constructions LLP</p> <p>Cape Trading LLP</p> <p>Capstan Trading LLP</p> <p>Casa Maria Properties LLP</p> <p>Raghukool Estate Development LLP</p> <p>Palm Shelter Estate Development LLP</p> <p>Mr. Neel C. Raheja Jointly with Mr. Ramesh M. Valecha</p>	<p>Ravi C. Raheja</p> <p>Neel C. Raheja</p> <p>Ramesh Valecha</p> <p>Ramesh Ranganthan</p> <p>Sunil Hingorani</p>
15	Sponsors Group	Ivory Property Trust	<p>Chandru L. Raheja</p> <p>Jyoti C. Raheja</p> <p>Ivory Properties &amp; Hotels Pvt Ltd</p> <p>Ravi C. Raheja</p> <p>Neel C. Raheja</p> <p>(all are trustees)</p>	-
16		Genext Hardware & Parks Pvt. Ltd.	<p>Mr. Ravi C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Mr. Neel C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Mr.Chandru L. Raheja jointly with Mrs. Jyoti C. Raheja, on behalf of the beneficiaries of Ivory Property Trust.</p>	<p>Ravi C. Raheja</p> <p>Neel C. Raheja</p> <p>Ramesh Valecha</p> <p>Ramesh Ranganthan</p>



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47 Related party disclosures

A Parties to Mindspace REIT as at 30 September 2024

Sl.	Particulars	Name of Entities	Promoters/Partners*	Directors
17	Board of Directors/Governing Board and Key Managerial Personnel of the Manager (K Raheja Corp Investment Managers Private Limited)***	<u>Board of directors/Governing Board</u> Mr. Deepak Ghaisas (Independent Member) Ms. Manisha Girotra (Independent Member) Mr. Bobby Parikh (Independent Member) Mr. Manish Kejriwal (Independent Member) Mr. Ravi C. Raheja (Non Executive Non Independent Member) Mr. Neel C. Raheja (Non Executive Non Independent Member) Mr. Vinod Rohira (Non Executive Non Independent Member) w.e.f. September 1, 2023  <u>Key Managerial Personnel</u> Mr. Ramesh Nair (Chief Executive Officer) w.e.f. September 1, 2023 Mr. Vinod Rohira (Chief Executive Officer) till August 31, 2023 Ms. Preeti Chheda (Chief Financial Officer)		
18	Entities controlled/jointly controlled by Board of Directors/Members of Governing Board/Key Managerial Personnel of the manager	Brookfields Agro & Development Private Limited Grange Hotels And Properties Private Limited Immense Properties Private Limited Novel Properties Private Limited Pact Real Estate Private Limited Paradigm Logistics & Distribution Private Limited Aqualine Real Estate Private Limited K Raheja Corp Real Estate Private Limited (Formerly known as "Feat Properties Private Limited") (till 8th August 2023) Carin Properties Private Limited Asterope Properties Private Limited Content Properties Private Limited Madhurawada Holdings Private Limited (w.e.f. April 3, 2024) Gencoval Strategic Services Private Limited Stemade Biotech Private Limited Hariom Infracilities Services Private Limited K. Raheja Corp Advisory Services (Cyprus) Private Limited Convex Properties Private Limited M/s Bobby Parikh Associates		
19	Close Member (Relatives) of Directors and Key Managerial Personnel of the Manager	Meera Rohira (Wife of Mr. Vinod Rohira)		

\* only when acting collectively

\*\* Axis Bank Limited, being a promoter of Axis Trustee Services Limited ("Trustee"), trustee to Mindspace Business Parks REIT, also a Debenture Trustee regulated by SEBI, is considered as a related party of Mindspace REIT in line with the SEBI REIT Regulations based on directions from SEBI dated 12 June 2023.

\*\*\* K Raheja Corp Investment Managers LLP (Manager) was converted into a private company as per Rule 5 of Companies (Authorised to Register) Rules 2014. Since the Manager had received approval for the conversion effective July 07, 2023, The Manager, therefore, stands converted into a private company i.e., K Raheja Corp Investment Managers Private Limited effective July 07, 2023.

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**47 Related party disclosures**

**B. Related parties with whom the transactions have taken place during the period / year**

<b>Particulars</b>	<b>For the quarter ended 30 September 2024 (Unaudited)</b>	<b>For the quarter ended 30 June 2024 (Unaudited)</b>	<b>For the quarter ended 30 September 2023 (Unaudited)</b>	<b>For the half year ended 30 September 2024 (Unaudited)</b>	<b>For the half year ended 31 March 2024 (Unaudited)</b>	<b>For the half year ended 30 September 2023 (Unaudited)</b>	<b>For the year ended 31 March 2024 (Audited)</b>
<b>Property Management Fee and Support Services Fee</b>							
K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP)	<b>152.11</b>	140.91	137.73	<b>293.01</b>	258.39	272.99	530.83
<b>Investment Management Fees</b>							
K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP)	<b>17.99</b>	17.66	16.82	<b>35.65</b>	33.85	33.66	67.51
<b>Trustee fee expenses</b>							
Axis Trustee Services Limited	<b>0.59</b>	0.59	0.46	<b>1.18</b>	1.18	1.18	2.36
<b>Legal &amp; professional fees</b>							
M/s Bobby Parikh Associates	<b>0.08</b>	0.08	-	<b>0.16</b>	0.15	-	0.15
<b>Leasing Income/related recoveries</b>							
Axis Bank Limited***	<b>71.19</b>	52.15	54.01	<b>123.34</b>	118.54	106.77	225.31
<b>Sitting Fees</b>							
Neel C Raheja	<b>0.06</b>	0.08	0.06	<b>0.14</b>	0.23	0.17	0.34
Ravi C Raheja	-	-	0.10	-	0.14	0.18	0.30
Vinod N. Rohira	-	0.02	0.10	<b>0.02</b>	0.18	0.16	0.34
Preeti Chheda	-	0.06	0.12	<b>0.06</b>	0.11	0.18	0.48
Ramesh Nair	<b>0.12</b>	0.06	-	<b>0.18</b>	0.06	-	0.06
<b>Reimbursement of Expenses</b>							
K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP)*	-	-	0.24	-	2.05	0.44	2.49
Asterope Properties Private Limited	-	0.40	-	<b>0.40</b>	-	-	-
<b>Maintenance Services</b>							
Meera Rohira	<b>0.03</b>	0.02	0.03	<b>0.05</b>	0.06	0.06	0.12
<b>Security Deposits Received</b>							
Axis Bank Limited	-	-	-	-	14.99	-	14.99

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**47 Related party disclosures**

**B. Related parties with whom the transactions have taken place during the period / year**

<b>Particulars</b>	<b>For the quarter ended 30 September 2024 (Unaudited)</b>	<b>For the quarter ended 30 June 2024 (Unaudited)</b>	<b>For the quarter ended 30 September 2023 (Unaudited)</b>	<b>For the half year ended 30 September 2024 (Unaudited)</b>	<b>For the half year ended 31 March 2024 (Unaudited)</b>	<b>For the half year ended 30 September 2023 (Unaudited)</b>	<b>For the year ended 31 March 2024 (Audited)</b>
<b>Repayment of Security Deposits</b>							
Axis Bank Limited****	<b>11.00</b>	-	-	<b>11.00</b>	11.99	-	11.99
<b>Sale of Asset</b>							
K. Raheja Corp Private Limited	-	-	-	-	0.01	-	0.01
<b>Material purchase</b>							
Ivory Properties & Hotels Pvt Ltd	-	-	-	-	0.02	-	0.02
Genext Hardware & Parks Pvt. Ltd.	-	-	-	-	7.66	-	7.66
<b>Incremental overdraft Drawn**</b>							
Axis Bank Limited	<b>760.53</b>	1,442.92	875.69	<b>1,709.34</b>	1,205.76	2,190.65	2,440.63
<b>Overdraft Repaid**</b>							
Axis Bank Limited	<b>14.54</b>	1,027.06	1,057.44	<b>547.49</b>	1,505.92	1,057.44	2,370.35
<b>Fixed Deposit Placed</b>							
Axis Bank Limited	<b>292.67</b>	760.88	7.65	<b>1,053.55</b>	250.91	398.33	649.24
<b>Fixed Deposit Redeemed</b>							
Axis Bank Limited	<b>52.66</b>	13.05	354.04	<b>65.71</b>	128.89	578.02	706.91
<b>Interest Income on Fixed Deposit</b>							
Axis Bank Limited	<b>19.77</b>	3.76	0.86	<b>23.54</b>	3.11	2.53	5.64
<b>Term Loan Drawn</b>							
Axis Bank Limited	-	950.00	74.00	<b>950.00</b>	750.00	-	750.00
<b>Term Loan Repaid</b>							
Axis Bank Limited	<b>70.96</b>	68.63	-	<b>139.59</b>	1,887.41	2,554.70	4,442.11
<b>Interest Expense (Including capitalised)</b>							
Axis Bank Limited	<b>79.03</b>	58.59	92.20	<b>137.62</b>	161.53	178.87	340.39

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**47 Related party disclosures****B. Related parties with whom the transactions have taken place during the period / year**

<b>Particulars</b>	<b>For the quarter ended 30 September 2024 (Unaudited)</b>	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	<b>For the half year ended 30 September 2024 (Unaudited)</b>	For the half year ended 31 March 2024 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>Miscellaneous income (Guarantee commission income)</b>							
'K. Raheja Corp Pvt. Ltd.	-	8.06	-	<b>8.06</b>	-	-	-
Ivory Properties & Hotels Pvt Ltd	-	5.13	-	<b>5.13</b>	-	-	-
<b>Miscellaneous expenses</b>							
'K. Raheja Corp Pvt. Ltd.	<b>0.07</b>	0.04	-	<b>0.10</b>	-	-	-
<b>Bank Charges and Commission</b>							
Axis Bank Limited	<b>3.20</b>	3.27	1.43	<b>6.47</b>	14.27	2.23	16.70

\*Includes fees paid to M/s Bobby Parikh Associates amounting to Rs. Nil for the quarter ended September 2024, Rs. Nil for the quarter ended 30 June 2024, Rs Nil for the quarter September 2023, Rs. Nil for the half year ended September 2024, Rs Nil for the half year ended March 2024, Rs 0.15 million for the half year ended September 2023 and Rs. 0.15 million for the year ended 31 March 2024.

\*\*Considering constant movements in the overdraft balances during the period/year, to ascertain the incremental borrowing for compliance under SEBI REIT Regulations, the maximum overdraft drawn during the period/year is reduced by the opening of the relevant period/year to arrive at incremental overdraft borrowing during the period/year and the maximum overdraft drawn during the period/year is reduced by the closing of the relevant period/year to arrive at repayment of overdraft during the period/year. However, the cumulative overdraft drawn during the half year and Quarter is Rs. 25,316.65 million and Rs. 8,051.29 million respectively (for the quarter ended 30 June 2024: Rs.17,365.37 million, for the quarter ended 30 Sept 2023: 11,136.93 million, for the half year ended 31 March 2024: 21,266.19 million, for the half year ended 30 Sept 2023: 25,106.54 million and for the year ended 31 March 2024: Rs.47,372.73 million) and cumulative overdraft repaid during the half year and Quarter is Rs. 24,154.81 million and Rs. 7,305.30 million respectively (for the quarter ended 30 June 2024: Rs. 16,849.51 million, for the quarter ended 30 Sept 2023: 11,318.45 million, for the half year ended 31 March 2024: 23,973.42 million, for the half year ended 30 Sept 2023: 25,106.54 million and for the year ended 31 March 2024: Rs.46,302.45 million).

\*\*\* Includes ind as adjustments

\*\*\*\* During quarter ended September 2024 amount adjusted with receivables.

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**47 Related party disclosures**

**B. Related parties with whom the transactions have taken place during the period / year**

Particulars	<b>For the quarter ended 30 September 2024 (Unaudited)</b>	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	<b>For the half year ended 30 September 2024 (Unaudited)</b>	For the half year ended 31 March 2024 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>Distribution paid to Sponsors, Sponsors Group, Board of directors and Key Managerial Personnel</b>							
Anbee Constructions LLP	177.24	168.88	169.94	<b>346.12</b>	339.53	340.24	679.77
Cape Trading LLP	177.41	169.04	170.11	<b>346.45</b>	339.86	340.40	680.26
Mr. Ravi C. Raheja	17.18	16.37	16.47	<b>33.55</b>	32.91	29.49	62.40
Mr. Neel C. Raheja	59.39	56.59	56.94	<b>115.97</b>	113.77	110.52	224.28
Mr. Chandru L. Raheja	163.37	155.67	156.65	<b>319.03</b>	312.96	313.62	626.58
Mr. Chandru L. Raheja (Trustee for and on behalf of beneficiaries of Ivory Property Trust)	19.42	18.50	18.62	<b>37.92</b>	37.20	37.28	74.47
Mrs. Jyoti C. Raheja	74.42	70.91	71.36	<b>145.33</b>	142.56	142.86	285.42
Capstan Trading LLP	205.73	196.03	197.26	<b>401.75</b>	394.11	394.93	789.04
Casa Maria Properties LLP	234.38	223.33	224.74	<b>457.72</b>	449.01	449.95	898.96
Palm Shelter Estate Development LLP	205.73	196.03	197.26	<b>401.75</b>	394.11	394.93	789.04
Raghukool Estate Developement LLP	210.27	200.36	201.62	<b>410.64</b>	402.82	403.34	806.16
Genext Hardware And Parks Private Limited	114.57	109.17	109.86	<b>223.74</b>	219.48	219.94	439.43
K Raheja Corp Private Limited	183.20	174.56	175.66	<b>357.77</b>	350.96	351.69	702.65
Mrs. Sumati R. Raheja	42.21	40.22	40.47	<b>82.43</b>	80.86	81.03	161.89
Mr. Bobby Parikh	0.16	0.16	0.16	<b>0.32</b>	0.31	0.31	0.63
Mr. Manish Kejriwal	0.59	0.56	0.57	<b>1.15</b>	1.13	1.13	2.27
Mr. Vinod Rohira	0.30	0.28	0.29	<b>0.58</b>	0.57	0.57	1.14
Mr. Ramesh Nair	0.35	0.33	-	<b>0.69</b>	0.39	-	0.39
<b>Total distribution</b>	<b>1,885.92</b>	<b>1,797.00</b>	<b>1,807.96</b>	<b>3,682.91</b>	<b>3,612.55</b>	<b>3,612.23</b>	<b>7,222.78</b>

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**47 Related party disclosures**

**C. Balances as at the year end**

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Other Receivable/ Advance to vendors</b>		
K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP)	6.23	10.46
<b>Capital Advances</b>		
Genext Hardware & Parks Pvt. Ltd.	0.13	-
<b>Trade Payables</b>		
M/s Bobby Parikh Associates	0.07	0.15
Axis Bank Limited	-	0.63
K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP)	11.93	-
<b>Sitting Fees Payable</b>		
Neel C.Raheja	0.04	0.07
Ravi C.Raheja	0.04	0.04
Preeti Chheda	-	0.05
Ramesh Nair	-	0.05
Vinod N Rohira	-	0.12
<b>Other Financial Liabilities</b>		
K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP)	27.17	17.49
Genext Hardware & Parks Pvt. Ltd.	-	7.66
<b>Security Deposit</b>		
Axis Bank Limited	65.51	76.52
<b>Co-Sponsor Initial Corpus</b>		
Anbee Constructions LLP	0.01	0.01
Cape Trading LLP	0.01	0.01
		-
<b>Bank Balance (Including Escrow and Dividend Account)</b>		
Axis Bank Limited	2,586.25	3,367.80
<b>Overdraft Balance</b>		
Axis Bank Limited	1,696.88	535.04
<b>Fixed Deposit Balance</b>		
Axis Bank Limited	1,148.12	160.28
<b>Interest Receivable on Fixed Deposit</b>		
Axis Bank Limited	11.80	2.85
<b>Term Loan</b>		
Axis Bank Limited	3,407.10	2,596.69
<b>Trade Receivable</b>		
Meera Rohira	0.01	-
Axis Bank Limited	-	21.96
K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP)	-	22.71
<b>Advance from customers(Lease rent)</b>		
Axis Bank Limited	0.66	-
<b>Non-Fund Based Facilities</b>		
Axis Bank Limited	904.42	701.20

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48 In accordance with SEBI (LODR) Regulation, 2015 and Other requirements as per SEBI circular (No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024) for issuance of debt securities by Real Estate Investment Trusts (REITs) and Infrastructure Investment Trusts (InvITs), REIT has disclosed the following ratios:

	Ratios	Quarter ended			Half year ended			Year ended
		30-Sep-24	30-Jun-24	30-Sep-23	30-Sep-24	31-Mar-24	30-Sep-23	31-Mar-24
a	Security / Asset cover (NCD Series 1) (refer note a(i))	NA	NA	2.57	NA	NA	2.57	NA
b	Security / Asset cover (MLD Series 2) (refer note a(ii))	NA	NA	2.27	NA	2.27	2.27	2.27
c	Security / Asset cover (NCD Series 2) (refer note a(iii))	NA	NA	2.42	NA	2.55	2.42	2.55
d	Security / Asset cover (NCD Series 3) (refer note a(iv))	2.33	2.29	2.16	2.33	2.22	2.16	2.22
e	Security / Asset cover (Sundew 1) (refer note a(v))	NA	NA	2.49	NA	2.51	2.49	2.51
f	Security / Asset cover (MBPPL 1) (refer note a(vi))	NA	NA	NA	NA	NA	NA	NA
g	Security / Asset cover (NCD Series 4) (refer note a(vii))	2.63	2.57	2.52	2.63	2.57	2.52	2.57
h	Security / Asset cover (MindSpace REIT Green Bond 1) (refer note a(viii))	2.18	2.18	2.15	2.18	2.19	2.15	2.19
i	Security / Asset cover (NCD Series 6) (refer note a(ix))	2.18	2.19	2.17	2.18	2.19	2.17	2.19
j	Security / Asset cover (NCD Series 7) (refer note a(x))	2.30	2.29	2.16	2.30	2.28	2.16	2.28
k	Security / Asset cover (NCD Series 8) (refer note a(xi))	1.83	1.83	NA	1.83	1.83	NA	1.83
l	Security / Asset cover (NCD Series 9) (refer note a(xii))	1.91	1.91	NA	1.91	NA	NA	NA
m(i)	Security / Asset cover (NCD Series 10) (refer note a(xiii))	1.96	1.96	NA	1.96	NA	NA	NA
m(ii)	Debt-equity ratio (in times) (refer note b)	0.53	0.51	0.42	0.53	0.47	0.42	0.47
n	Debt service coverage ratio (in times) (refer note c)	2.98	3.10	2.17	0.45	3.02	0.94	2.44
o	Interest service coverage ratio (in times) (refer note d)	3.84	3.84	4.32	3.84	4.07	4.32	4.19
p(i)	Outstanding redeemable preference shares (quantity and value)	NA	NA	NA	NA	NA	NA	NA
p(ii)	Capital redemption reserve	NA	NA	NA	NA	NA	NA	NA
q	Debenture redemption reserve (Amount in Rs. millions)	-	-	400.00	-	400	400	400.00
r	Net worth (Amount in Rs. millions)	1,46,052.34	1,47,836.04	1,52,561.70	1,46,052.34	1,49,285.00	1,52,562.00	1,49,285.00
s	Net profit after tax (Amount in Rs. millions)	1,349.77	1,377.06	1,504.68	2,726.81	2,738.00	2,873.95	5,612.00
t	Earnings per unit- Basic (Rupees/unit) (after net movement in Regulatory Deferral Balances)	2.12	2.16	2.38	4.28	4.32	4.53	8.85
u	Earnings per unit- Diluted (Rupees/unit) (after net movement in Regulatory Deferral Balances)	2.12	2.16	2.38	4.28	4.32	4.53	8.85
v	Current Ratio (in times) (refer note f)	0.47	0.54	0.42	0.47	0.35	0.42	0.35
w	Long term debt to working capital (in times) (refer note h)	(4.52)	(5.80)	(3.05)	(4.52)	(2.32)	(3.05)	(2.32)
x	Bad debts to account receivable ratio (in times) (refer note l)	0.00	0.00	0.01	0.00	0.01	0.01	0.01
y	Current liability ratio (in times) (refer note i)	0.27	0.25	0.33	0.27	0.37	0.33	0.37
z	Total debt to total assets (in times) (refer note j)	0.32	0.31	0.28	0.32	0.30	0.28	0.30
aa	Debtors Turnover (in times) (refer note k)	26.92	21.46	29.32	29.10	22.68	30.21	29.20
ab	Inventory Turnover*	NA	NA	NA	NA	NA	NA	NA
ac	Operating Margin (in %) (refer note m)	69.97%	69.17%	69.08%	69.58%	70.00%	69.65%	69.91%
ad	Net Profit Margin (in %) (refer note n)	20.70%	21.47%	23.50%	21.08%	22.17%	23.15%	22.66%
ae	Sector Specific equivalent ratio*	NA	NA	NA	NA	NA	NA	NA

**MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

**Condensed Consolidated Financial Statements**

**Notes to Accounts**

**(All amounts in Rs. million unless otherwise stated)**

**48 In accordance with SEBI (LODR) Regulation, 2015 and Other requirements as per SEBI circular (No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024) for issuance of debt securities by Real Estate Investment Trusts (REITs) and Infrastructure Investment Trusts (InvITs), REIT has disclosed the following ratios:**

\*Not Applicable (NA)

Formulae for computation of ratios are as follows basis condensed consolidated financial statements (including non-controlling interest) :-

- a(i) Security / Asset cover ratio (NCD Series 1) = Lower of Fair value of the secured assets as computed by two independent valuers / (Outstanding principal amount of NCD Series 1 + Interest accrued thereon)
- a(ii) Security / Asset cover ratio (MLD Series 2) = Fair value of the secured assets as computed by independent valuer / (Outstanding principal amount of MLD Series 2 + Interest accrued thereon)
- a(iii) Security / Asset cover ratio (NCD Series 2) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 2 + Interest accrued thereon)
- a(iv) Security / Asset cover ratio (NCD Series 3) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 3 + Interest accrued thereon)
- a(v) Security / Asset cover ratio (NCD Sundew 1) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Sundew 1 + Interest accrued thereon)
- a(vi) Security / Asset cover ratio (NCD MBPPL 1) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD MBPPL 1 + Interest accrued thereon)
- a(vii) Security / Asset cover ratio (NCD Series 4) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 4 + Interest accrued thereon). (This ratio has been calculated basis valuation report)
- a(viii) Security / Asset cover ratio (MindSpace REIT Green Bond 1) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of MindSpace REIT Green Bond 1 + Interest accrued thereon)
- a(ix) Security / Asset cover ratio (NCD Series 6) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 6 + Interest accrued thereon)
- a(x) Security / Asset cover ratio (NCD Series 7) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 7 + Interest accrued thereon)
- a(xi) Security / Asset cover ratio (NCD Series 8) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 8 + Interest accrued thereon)
- a(xii) Security / Asset cover ratio (NCD Series 9) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 9 + Interest accrued thereon)
- a(xiii) Security / Asset cover ratio (NCD Series 10) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 10 + Interest accrued thereon)
- b(i) Total Debt = Long term borrowings (Non-current) + Short term borrowings (current) + Lease liabilities (current and non-current) + Interest accrued on debts (current and non-current)
- b(ii) Debt Equity Ratio = Total Debt/Total Equity (including non-controlling interest)
- c) Debt Service Coverage Ratio = Earnings before interest {net of capitalization}, depreciation, exceptional items and tax / (Interest expenses {net of capitalization} + Principal repayments made during the period which excludes bullet and full repayment of external borrowings)
- d) Interest Service Coverage Ratio = Earnings before interest {net of capitalization}, depreciation, exceptional items and tax / (Interest expense {net of capitalisation})
- e) Net worth = Corpus + Unit capital + Other equity (including non-controlling interest)
- f) Current ratio = Current assets/ Current liabilities
- g) Long term Debt = Long term borrowings (excluding current maturities of long term debt) + Lease liabilities (Non-current) + Interest accrued on debts (Non-current)
- h) Long term debt to working capital ratio = Long term debt (Non-current) / working capital (i.e. Current assets less current liabilities)
- i) Current liability ratio = Current liabilities/ Total liabilities including regulatory liabilities
- j) Total debt to total assets = Total debt/ Total assets including regulatory assets
- k) Debtors Turnover = Revenue from operations (Annualised)/ Average trade receivable
- l) Bad debts to account receivable ratio = Bad debts (including provision for doubtful debts) / Average trade receivable
- m) Operating margin = (Earnings before interest {net of capitalization}, depreciation, exceptional items and tax – Other income – Interest income) / Revenue from operations
- n) Net profit margin = Profit after exceptional items and tax/ Total Income



**MINDSPACE BUSINESS PARKS REIT**  
**RN:IN/REIT/19-20/003**  
**Condensed Consolidated Financial Statements**  
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**(All amounts in Rs. million unless otherwise stated)**

- 49 a) The figures for the quarter ended 30 September 2024 are the derived figures between the figures in respect of the half year ended 30 September 2024 and the figures for the quarter ended 30 June 2024, which are subjected to limited review.
- b) The figures for the quarter ended 30 September 2023 are the derived figures between the figures in respect of the half year ended 30 September 2023 and the figures for the quarter ended 30 June 2023, which were subjected to limited review.
- c) The figures for the half year ended 31 March 2024 are the derived figures between the audited figures in respect of the year ended 31 March 2024 and the published year-to-date figures upto period ended 30 September 2023 which were subjected to limited review.
- 50 Intime had received show cause notice during the year ended March 2023 from the Jurisdictional GST Authority for the periods beginning July 2017 to March 2020 for not considering charging of GST, on the recovery of utilities being electricity, water and DG back-up power provided to tenants, amounting to Rs. 100.22 million. The Management, after due consultation with the Consultant, is of the view that the charges towards electricity and DG back-up power are incurred in the capacity of a 'pure agent' as covered under Rule 33 of CGST Rules, 2017 and also such supplies are exempt as per the Exemption Notification and hence to be excluded from the value of taxable supply. The Management had filed its detailed response to the show cause notice. Based on the facts of the case and the provisions of the GST law, no provision has been made w.r.t. recovery of electricity and DG back-up power.
- 51 Considering the weak micro market dynamics and no immediate demand visibility and also this being a non-core asset, the Board of Directors of the Manager, at its meeting held on January 29, 2024 approved initiation of the process of sale of Mindspace Pocharam, comprising all piece and parcel of land admeasuring approximately 26 acres along with the structures thereon located at Mindspace Pocharam, Telangana. This investment property is part of "Real Estate" segment of the Group. An active program for sale will be in place. On conclusion of the process, a detailed proposal shall be placed before the Board for its consideration and approval. The asset, which is expected to be sold within 12 months, has been classified as a held for sale and presented separately in the balance sheet. The Group has estimated the fair value less costs of disposal of this asset based on the external fair valuation, which is less than the carrying value as on March 31, 2024. Accordingly, the asset was recognised at the lower of carrying value and fair value less cost of disposal resulting into impairment loss of Rs 363.93 million, which was recognised in the statement of profit and loss and considered the same as an Exceptional Item for the year ended March 31, 2024.

**Assets classified as held for sale are as follows**

<b>Asset class</b>	<b>30 September 2024</b>	<b>As at 31 March 2024</b>
Investment property	1,387.37	1,371.51
Property, plant and equipment	3.55	3.55
Investment property under construction	441.93	445.08
Deposits	8.78	8.78
- Less - Impairment	(363.93)	(363.93)
<b>Total</b>	<b>1,477.70</b>	<b>1,464.99</b>

- 52 The Board of Directors of K Raheja Corp Investment Managers Private Limited at its meeting held on October 25, 2024 took note of reduction of share capital plan of Gigaplex Estate Private Limited ("Gigaplex"), an Asset SPV of Mindspace REIT, subject to Gigaplex obtaining requisite regulatory and other approvals as may be required under the applicable laws pursuant to Section 66 read with section 52 of the Companies Act, 2013 and the rules thereunder. Pursuant to this proposal, the accumulated losses amounting to Rs. 2,226.36 Million as at September 30, 2024 of Gigaplex are proposed to be set off against its balance of securities premium.
- 53 The Mindspace group during the previous quarter decided to disclose the amounts rounded off to Millions with 2 decimals, correspondingly the amounts pertaining to previous quarters and year have been shown in 2 decimal."0.00" represents value less than Rs. 0.005 million.

for and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**  
(acting as the Manager to Mindspace Business Parks REIT)

NEEL CHANDRU RAHEJA  
Digitally signed by NEEL CHANDRU RAHEJA  
Date: 2024.10.25 15:38:22 +05'30'

**Neel C. Raheja**  
Director  
DIN: 00029010

Place: Mumbai  
Date : 25 October 2024

RAMESH KUMAR NAIR  
Digitally signed by RAMESH KUMAR NAIR  
Date: 2024.10.25 15:46:26 +05'30'

**Ramesh Nair**  
Chief Executive Officer

Place: Mumbai  
Date : 25 October 2024

PREETI NAVEEN CHHEDA  
Digitally signed by PREETI NAVEEN CHHEDA  
Date: 2024.10.25 15:58:35 +05'30'

**Preeti N. Chheda**  
Chief Financial Officer

Place: Mumbai  
Date : 25 October 2024

REF : NVS/2024-25/028

**Independent Auditor's Certificate on "Statement of Security Cover and Compliance Status of Financial Covenants" ("the Statement") in respect of Non-Convertible Debentures Series 3 of the Trust for the quarter ended and as at 30 September 2024**

To,  
The Board of Directors,  
K. Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP) (The "Investment Manager")  
(Acting in capacity as the Investment Manager of Mindspace Business Parks REIT)  
Plot No. C -30, Block 'G',  
Opp. SIDBI, Bandra Kurla Complex,  
Bandra (East), Mumbai 400051

1. This certificate is issued in accordance with the terms of our engagement letter dated 24 July, 2024
2. We, Deloitte Haskins & Sells LLP, Chartered Accountants, the Statutory Auditors of Mindspace Business Parks REIT ("the Trust"/ "REIT"), have been requested by the Management of the Trust to certify the Statement in respect of Non-Convertible Debentures Series 3 of the Trust for the quarter ended and as at 30 September 2024.

The Statement is prepared by the Management of Investment Manager from the audited books of account and other relevant records and documents maintained by the Trust and its subsidiaries (REIT SPVs) as at 30 September 2024 pursuant to requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India in terms of Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as "the SEBI Regulations"), as amended, for the purpose of submission to IDBI Trusteeship Services Limited, Debenture Trustee of the above mentioned Non-Convertible Debentures Series 3 (hereinafter referred to as "the Debenture Trustee")/Stock exchanges. The responsibility for compiling the information contained in the Statement is of the Management of the Investment Manager and the same is initialed by us for identification purposes only.

**Management's Responsibility**

3. The preparation of the Statement is the responsibility of the Management of the Investment Manager, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes collecting, collating, validating data and design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances. The management is solely and entirely responsible for determining the fair value of the assets included in the statement.
4. The Management of the Investment Manager is also responsible for ensuring that the Trust complies with all the relevant requirements of the SEBI Regulations and Debenture Trust Deed for providing all relevant information to the Debenture Trustees and for complying with all the covenants as prescribed in the Debenture Trust Deed.

**Auditor's Responsibility**

5. Pursuant to the requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the details included in the Statement related to the Trust in respect of the Non-Convertible Debentures Series 3 for the quarter ended and as at 30 September 2024 have been accurately extracted from the unaudited books of account and other relevant records and documents maintained by the Trust and REIT SPVs . This did not include the evaluation of adherence by the Trust and REIT SPVs with all the applicable guidelines of the SEBI Regulations.
6. The engagement involves performing procedures to obtain sufficient appropriate evidence to provide limited assurance on the Statement as mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Accordingly, we have performed the following procedures in relation to verification of the Statement:

- a) Read the Statement received from the management of Investment manager.
- b) Traced the book value of assets from the unaudited books of account of the Trust as at 30 September 2024 and other relevant records and documents maintained by the Trust, in the normal course of its business.
- c) Reviewed the Debenture Trust Deed to understand the nature of charge (viz. exclusive charge or pari-passu charge) on assets.
- d) Obtained Register of Charges filed by the REIT SPVs as per the requirements of the Companies Act, 2013 to confirm the disclosure of the secured assets.
- e) Obtained a confirmation provided by management of Gigaplex Estate Private Limited ("REIT SPV") for the book value of assets against which Non-Convertible Debentures Series 3 are mortgaged and other debts by Gigaplex Estate Private Limited against which entity has Pari Passu charge for same assets and traced to the book value of assets and securities included in the Statement of security cover.
- f) Obtained a confirmation provided by management of Sundew Properties Limited, Intime Properties Limited, Mindspace Business Parks Private Limited and K. Raheja IT Park (Hyderabad) Limited ("REIT SPVs") for the book value of assets against which other Debt Securities are mortgaged and traced to the book value of assets included in Table II – Security cover on consolidated basis for the listed entity.
- g) Performed necessary inquiries with the management and obtained necessary representations.
- h) Tested the arithmetical accuracy of the information included in the Statement.
- i) Traced the fair value of the assets from the Valuation report issued by valuers provided to us by the Management on which we have placed reliance.
- j) Obtained the working prepared by the Management for compliance with the relevant ratios related to the Trust and REIT SPVs and recomputed the ratios.

The unaudited financial results for the quarter ended 30 September 2024, have been reviewed by us, on which we have issued unmodified conclusion vide our report dated 25 October, 2024. Our review of these financial results was conducted in accordance with the Standard on Review Engagements ("SRE") 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India ("ICAI"). This Standard requires that we plan and perform the review to obtain moderate assurance about whether the financial results are free from material misstatement.

# Deloitte Haskins & Sells LLP

7. We conducted our examination and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review Historical Financial Information, and Other Assurance and Related Services Engagements.

## Conclusion

9. Based on the procedures performed as referred to in paragraph 6 above and according to the information, explanations and representation provided to us by the Management of the Investment Manager, nothing has come to our attention that causes us to believe that the details included in the Statement read with the notes related to the Trust have not been accurately extracted from unaudited books of account of the Trust and REIT SPVs for the quarter ended and as at 30 September, 2024 and other relevant records and documents maintained by the Trust and REIT SPVs.

## Restriction on Use and Distribution

10. This certificate is addressed and provided to the Board of Directors of the Investment Manager solely for the purpose of submission to the Stock exchanges/Debenture Trustee and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No.117366W / W-100018)

**NILESH  
VASANTLA  
L SHAH** Digitally signed by  
NILESH  
VASANTLAL SHAH  
Date: 2024.10.25  
16:55:49 +05'30'

**Nilesh Shah**  
Partner

Membership No. 49660  
UDIN: 24049660BKFRVD7409

Place: Mumbai  
Date: 25 October 2024

MindSpace Business Parks REIT

Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

a. The listed entity viz. MindSpace Business Parks REIT ("MindSpace REIT" / "REIT") through its manager K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP), ("Manager"), has vide its Executive Committee Meeting dated 26 January 2022, has issued the following listed debt securities:

ISIN	Private Placement/Public Issue	Secured/ Unsecured	Sanctioned amount (Rs. in Million)
INE0CCU07058	Private Placement	Secured	5,000

b. Security Cover for listed debt securities at standalone level:

The financial information as at 30 September 2024 has been extracted from the unaudited books of account for the half year ended 30 September 2024 and other records of the REIT and Gigaplex Estate Private Limited ("Gigaplex/ REIT SPV") (the "books of account and other records of REIT and Gigaplex").

Table I - Security cover on standalone basis for the listed entity

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to I)	Related to only those items covered by this certificate					Total Value(=K+L+M+N)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certifica te being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)	debt amount considere d more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)				
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value									
<b>ASSETS</b>															
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-	
Investment Property (Note 6, 7, 2 and 10)	Note 8	4,422.01	NA	No	1,466.71	NA	-	(5,889.72)	-	11,642.00	NA	NA	NA	11,642.00	
Investment Property under Construction (Note 10)	Note 8	4.22	NA	No	81.85	NA	-	(86.06)	-	NA	NA	NA	NA	-	
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-	
Inventories	Note 8	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Trade Receivables (Note 4, 5 and 2)	Note 8	17.90	NA	No	NA	NA	-	(17.90)	-	NA	17.90	NA	NA	17.90	
Cash and Cash Equivalents (Note 11)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-	
Bank Balances other than Cash and Cash Equivalents (Note 11)	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Others (Note 9)	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-	
<b>Total</b>		<b>4,444.13</b>	-	-	<b>1,548.56</b>	-	<b>2,08,856.12</b>	<b>(5,993.69)</b>	<b>2,08,856.12</b>	<b>11,642.00</b>	<b>17.90</b>	-	-	<b>11,649.90</b>	
<b>LIABILITIES</b>															
Debt securities to which this certificate pertains (Note 1)	Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 3)	5,000.00	NA	Yes	5,000.00	NA	NA	(5,004.62)	4,995.38	NA	NA	NA	NA	-	
Other debt sharing pari-passu charge withabove debt	NA		NA	No	5,254.11	NA	NA	(5,254.11)	-	NA	NA	NA	NA	-	
Other Debt (Note 3)	NA		35,294.67	No	NA	NA	5,707.88	NA	41,002.55	NA	NA	NA	NA	-	
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Borrowings	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Trade payables	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-	
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Provisions	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Accrued Interest on Debt	NA	0.89	9.13	No	9.28	NA	121.98	(9.28)	132.00	NA	NA	NA	NA	-	
Others	NA	NA	NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-	
<b>Total</b>		<b>5,000.89</b>	<b>35,303.80</b>	-	<b>10,263.39</b>	-	<b>5,919.94</b>	<b>(10,268.01)</b>	<b>46,220.01</b>	-	-	-	-	-	
<b>Cover on Book Value</b>		0.89			0.15										
<b>Cover on Market Value (Note 7)</b>		2.33			Note 7										
		<b>Exclusive Security Cover Ratio</b>			<b>Pari-Passu Security Cover Ratio</b>										

Note 1: Value of NCD excludes Ind AS adjustment amounting to Rs. 4.62 million, which is eliminated to ensure liability is reconciled with balance sheet

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of Gigaplex Estate Private Limited (Subsidiary/ REIT SPV). We have eliminated the same through column I to reconcile with financials.

Note 3: Other debts are secured against assets of other REIT SPVs which are disclosed in Table II - Security cover on consolidated basis.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment are not considered on secured assets.

Note 7: Market value of Identified Secured Assets as defined in the Debenture Trust Deed has been considered for the purpose of calculation of security cover in connection with exclusive and Pari passu charge of Non-Convertible Debenture Series 3.

Note 8: First and exclusive charge on the carpet area of approximately 5,52,974 Sq. Ft. (save and except entire 2nd floor admeasuring 11,883 Sq. Ft. carpet area in building no. 2) (the building no. 2) and carpet area of approximately 4,61,527 Sq. Ft. (identified units of building no. 3) of MindSpace Airol West together with the proportionate covered and open parking spaces, along with all the beneficial rights in title. (Gigaplex Estate Private Limited)

Note 9: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 10: The market value of the security has been considered based on the valuation reports issued by an independent valuer as at 30 September 2024.

Note 10A: Other debt includes commercial paper.

Note 11: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

Note 12: There are other borrowings in the books of REIT SPV which are sharing the same Pari Passu secured assets and Hence amount of such other debts has been disclosed and then eliminated from column I to reconcile with financials.

MindSpace Business Parks REIT  
Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

b. Security Cover on Consolidated basis for listed debt securities:

Table II - Security cover on Consolidated basis for the listed entity

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to I)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)	debt amount considere d more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)		
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value								
<b>ASSETS</b>														
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-
Investment Property (Note 6, 7, 2 and 8)	Note 11	19,121.44	NA	No	1,466.71	NA	-	(20,588.15)	-	-	NA	NA	NA	-
Investment Property under Construction	Note 11	380.73	NA	No	81.85	NA	-	(462.58)	-	87,567.00	NA	NA	NA	87,567.00
Finance Lease	Note 11	616.85	NA	No	NA	NA	-	(616.85)	-	-	NA	NA	NA	-
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-
Inventories	Note 11	NA	NA	No	NA	NA	-	-	-	NA	NA	NA	NA	-
Trade Receivables (Note 4, 5 and 2)	Note 11	151.52	NA	No	NA	NA	-	(151.52)	-	NA	151.52	NA	NA	151.52
Cash and Cash Equivalents (Note 9)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-
Bank Balances other than Cash and Cash Equivalents (Note 9)	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Others (Note 3)	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-
<b>Total</b>		<b>20,270.54</b>			<b>1,548.56</b>		<b>2,08,856.12</b>	<b>(21,819.10)</b>	<b>2,08,856.12</b>	<b>87,567.00</b>	<b>151.52</b>			<b>87,718.52</b>
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains (Note 1)	Note 10	40,400.00	NA	No	NA	NA	NA	(109.95)	40,290.05	NA	NA	NA	NA	-
Other debt sharing pari-passu charge with above debt (Note 10)	NA		NA	Yes	10,254.11	NA	NA	(10,254.11)	-	NA	NA	NA	NA	-
Other Debt	NA		NA	No	NA	NA	5,707.88	NA	5,707.88	NA	NA	NA	NA	-
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Borrowings	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Trade payables	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Provisions	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Accrued Interest on Debt	NA	10.02	NA	No	9.00	NA	121.98	(9.00)	132.00	NA	NA	NA	NA	-
Others	NA	NA	NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-
<b>Total</b>		<b>40,410.02</b>			<b>10,263.11</b>		<b>5,919.94</b>	<b>(10,373.06)</b>	<b>46,220.01</b>					
<b>Cover on Book Value</b>		<b>0.50</b>			<b>0.15</b>									
<b>Cover on Market Value (Note 7 and 11)</b>		<b>2.17</b>												
		<b>Exclusive Security Cover Ratio</b>			<b>Pari-Passu Security Cover Ratio</b>									

Note 1: Ind AS adjustment amounting to Rs. 109.95 million is disclosed in Column I to reconcile the balance of NCDs/GBs with financial statements.

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of REIT SPVs. We have eliminated the same through column I to reconcile with financials.

Note 3: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment are not considered on secured assets.

Note 7: Market value of Identified Secured Assets as defined in the Debenture Trust Deed has been considered for the purpose of calculation of security cover in connection with exclusive and Pari passu charge of Non-Convertible Debenture Series 3.

Note 8: The market value of the security has been considered based on the valuation reports issued by an independent valuer for the value as at 30 September 2024 for NCD 3 and NCD 4, 31 March 2024 for GB1, NCD7 and NCD 8 and 1 April 2024, 31 Jan 2024 and 1 May 2024 for NCD 6, NCD 8 and NCD 10 respectively.

Note 9: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

Note 10: There are other borrowings in the books of REIT SPV which are sharing the same Pari Passu secured assets and Hence amount of such other debts has been disclosed and then eliminated from column I to reconcile with financials.

Note 10A: Other debt includes commercial paper issued.

MindSpace Business Parks REIT

Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

Note 11: Summary of all the debts, security, book value and Market value.

(Rs. In Million)

Name of Debt (NCDs/GBs)	Security	Debt at Face value excluding Ind AS impact	Accrued Interest	Book Value					Ratio		
				Investment Property	Investment Property under Construction	Finance Lease	Trade Receivables	Total	Market Value	Book Value	Market Value
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 3)* (Note 10)	a) First and exclusive charge being registered by way of simple mortgage on the carpet area of approximately 5,52,974 Sq. Ft. ( save and except entire 2nd floor admeasuring 11,883 Sq. Ft. carpet area in building no. 2) (the building no. 2 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 2 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 2 and all erections. The Building 2 is situated on a portion of the Mortgage Land admeasuring 8.04 Hectares, which portion is notified as a Special Economic Zone & first and exclusive charge being registered by way of simple mortgage on the identified units with aggregating to carpet area of approximately 4,61,527 Sq. Ft. (identified units of building no. 3 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 3 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 3 and all erections ("Mortgaged Properties") of NCD Series 3 as further detailed in transaction documents.	5,000.00	0.89	4,422.01	4.22	-	17.90	4,444.13	11,642.00	0.89	2.33
	A first ranking pari passu charge by way of a simple mortgage over the Mortgaged Land as further detailed in transaction documents. (Gigaplex Estate Private Limited)	10,254.11	9.28	1,466.71	81.85	-	-	1,548.56	Note 7	0.15	Note 7
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 4)	a) First ranking sole and exclusive security interest by way of an equitable mortgage on carpet area of approximately 779,466 sq ft in building 12 D (identified units in building) along with the common areas, usage and access rights appurtenant to the units mortgaged in Building 12D as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 17414.77 square metres (equivalent to 4.30 acres), forming part of a portion of land admeasuring 14.02 hectares equivalent to 34.64 acres or thereabout declared as 'Special Economic Zone' land from and out of the larger piece of land bearing Survey no. 64(part), lying, being and situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad. (Sundew Properties Limited).	5,000.00	1.11	3,272.71	0.24	260.56	3.18	3,536.68	13,133.00	0.71	2.63
Secured, listed, rated, secured, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("MindSpace REIT Green Bond 1") *	First and exclusive charge registered by way of equitable mortgage (including receivables arising therefrom) on the aggregate leaseable area of approximately 1.067 million square feet or thereabouts in buildings no. 5B and 9 of MindSpace Madhapur under SPV Intime Properties Limited (approx. 245,977 sq. ft. in building no. 5B and approx. 821,717 building no. 9) together with the proportionate undivided right, title and interest in (i) the notionally demarcated land admeasuring approximately 7,169.90 square metres (equivalent to 1.7717 acres) on which Building 5B is situated, and (ii) the notionally demarcated land admeasuring approximately 16,871.82 square metres (equivalent to 4.17 acres) on which Building 9 is situated.	5,500.00	1.45	1,072.99	159.74	-	2.03	1,234.76	11,996.00	0.22	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 6)	a) first ranking sole and exclusive security interest, by way of a registered simple mortgage on identified units in buildings 6, 7 and 8 of Commerzone Yerwada adding to a cumulative carpet area of approximately 0.7msf across these 3 buildings at Commerzone Yerwada, Pune along with the common areas, usage and access rights appurtenant to the units mortgaged in Buildings 6, 7 and 8 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 26,162 square metres , forming part of a portion of land larger land admeasuring 1,03,919 square metres (after deducting 21 square metres for road from total extent of 1,03,940 square metres) at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.	5,000.00	1.40	2,371.39	0.09	26.86	2.27	2,400.61	10,917.00	0.48	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 7)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 2A, 2B and 10 of MindSpace Madhapur adding to a cumulative carpet area of approximately 0.73 msf across these 3 buildings in buildings 2A, 2B and 10 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 36,258 square metres, being and situated at MindSpace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	5,000.00	1.34	851.98	205.84	-	99.30	1,157.11	11,382.00	0.23	2.30
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 8)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 1, 4, 5 and Amenity building of Commerzone Yerwada adding to a cumulative leaseable area of approximately 0.55 msf and carpet area of c.0.43 msf across these 4 buildings in buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 27,826 square metres, being and situated at Village Yerawada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, and bounded as follows	3,400.00	1.02	1,655.09	0.01	157.29	1.65	1,814.04	6,233.00	0.53	1.83
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 9)	First ranking sole and exclusive security interest, by way of a simple mortgage on 30,700 square metres of land (referred to as Plot B Land and Plot C Land) together with the commercial and IT building as further described in the trust deed, situated at 7, Ahmednagar Road, Village Vadgaon Sheri, Taluka Haveli, District Pune.	5,000.00	1.24	3,181.49	0.44	-	3.07	3,185.00	9,549.00	0.64	1.91
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 10)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 12B and 12C of MindSpace Madhapur adding to a cumulative carpet area of approximately 0.86 msf carpet area (or leaseable area – 1.13 msf) across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 29,157.16 square metres, being and situated at MindSpace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	6,500.00	1.57	2,293.78	10.14	172.15	22.13	2,498.21	12,715.00	0.38	1.96
		<b>50,654.11</b>	<b>19.30</b>	<b>20,588.15</b>	<b>462.57</b>	<b>616.85</b>	<b>151.52</b>	<b>21,819.10</b>	<b>87,567.00</b>	<b>0.65</b>	<b>1.73</b>

\* This certificate is issued for the NCD 3 and accordingly Security cover ratio for NCD 3 is 2.33.

**Mindspace Business Parks REIT****Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024****c) Compliance of all the covenants of the issue in respect of listed debt securities of the Trust:**

We have examined the compliances made by the listed entity in respect of the covenants of the issue of the listed debt securities (NCD's) and certify that the such covenants of the issue have been complied by the entity. Compliance with other financial covenant as per debenture trustee deed are disclosed below:

**I. Other covenants at Mindspace Business Parks REIT (the "REIT") Consolidated level**

Particulars	Rs. in million
<b>Gross Debt to EBITDA before regulatory income and expenses</b>	
Gross Debt (A) [Refer Note 3 & 5]	77,847
EBITDA before regulatory income and expense for the year ended 30 September 2024 (B) [Refer Note 1 & 2]	18,515
<b>Gross Debt to EBITDA before regulatory income and expenses (A)/(B)</b>	<b>4.20</b>
<b>Maximum Gross Debt to EBITDA before regulatory income and expenses as per Debenture Trust Deed for the aforesaid debentures</b>	<b>5.00</b>
<b>Loan to Value Ratio</b>	
Gross Debt	77,847
Cash & Cash Equivalents	4,967
Loan (C)	72,880
Value of asset (D) [Refer Note 6]	3,27,413
<b>Loan to Value Ratio (C)/(D)</b>	<b>22%</b>
<b>Maximum Loan to Value ratio as per Debenture Trust Deed for the aforesaid debentures</b>	<b>49%</b>

**ii. Other covenants at Gigaplex Estate Private Limited, Asset Special Purpose Vehicle (SPV) level**

Particulars	Rs. in million
<b>Gross Debt to EBITDA before regulatory income and expenses</b>	
Gross Debt (A) [Refer Note 4 & 5]	10,263
EBITDA before regulatory income and expense for the year ended 30 September 2024 (B) [Refer Note 1 & 2]	2,626
<b>Gross Debt to EBITDA before regulatory income and expenses (A)/(B)</b>	<b>3.91</b>
<b>Maximum Gross Debt to EBITDA before regulatory income and expenses not exceeding 5.00x as per Debenture Trust Deed for the aforesaid debentures</b>	<b>5.00</b>
<b>Loan to Value Ratio</b>	
Gross Debt	10,263
Less : Cash & Cash Equivalents	307
Loan (C)	9,957
Value of asset (D) [Refer Note 7]	53,541
<b>Loan to Value Ratio (C)/(D)</b>	<b>19%</b>
<b>Maximum Loan to Value ratio not exceeding 49% as per Debenture Trust Deed for the aforesaid debentures</b>	<b>49%</b>

## Notes:

- 1 EBITDA is determined on the basis of earnings before interest, depreciation and amortisation and tax after extinguishing the movement in all regulatory deferral account balances from other income and expenses.
- 2 EBITDA is for the year ended from 1 October 2023 to 30 September 2024.
- 3 Gross debt for REIT is external financial indebtedness availed including interest on the basis of its consolidated financial statements.
- 4 Gross debt for Asset SPV is external financial indebtedness availed including interest on the basis of its standalone financial statements.
- 5 Gross Debt includes amortization charges recorded as per Ind-AS in the financial statements.
- 6 Value of asset at consolidated level for the purpose of this calculation is fair value of investment properties, investment properties under construction and fair value of Camplus.
- 7 Value of asset at Asset SPV level for the purpose of this calculation is fair value of investment properties and investment properties under construction.

**For and on behalf of K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**  
**(acting as Manager of Mindspace Business Parks REIT)**

PREETI NAVEEN  
CHHEDA

Digitally signed by PREETI  
NAVEEN CHHEDA  
Date: 2024.10.25 15:43:40  
+05'30'

**Preeti Chheda**  
**Chief Financial Officer**  
**25 October 2024**  
**Place Mumbai**



REF: NVS/2024-25/029

**Independent Auditor's Certificate on "Statement of Security Cover and Compliance Status of Financial Covenants" ("the Statement") in respect of Non-Convertible Debentures Series 4 of the Trust for the quarter ended and as at 30 September 2024**

To,  
The Board of Directors,  
K. Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP) (The "Investment Manager")  
(Acting in capacity as the Investment Manager of Mindspace Business Parks REIT)  
Plot No. C -30, Block 'G',  
Opp. SIDBI, Bandra Kurla Complex,  
Bandra (East), Mumbai 400051

1. This certificate is issued in accordance with the terms of our engagement letter dated 24 July 2024.
2. We, Deloitte Haskins & Sells LLP, Chartered Accountants, the Statutory Auditors of Mindspace Business Parks REIT ("the Trust"/ "REIT"), have been requested by the Management of the Trust to certify the Statement in respect of Non-Convertible Debentures Series 4 of the Trust for the quarter ended and as at 30 September 2024.

The Statement is prepared by the Management of Investment Manager from the unaudited books of account and other relevant records and documents maintained by the Trust and its subsidiaries (REIT SPVs) as at 30 September 2024 pursuant to requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India in terms of Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as "the SEBI Regulations"), as amended, for the purpose of submission to Catalyst Trusteeship Limited, Debenture Trustee of the above mentioned Non-Convertible Debentures Series 4 (hereinafter referred to as "the Debenture Trustee")/Stock exchanges. The responsibility for compiling the information contained in the Statement is of the Management of the Investment Manager and the same is initialed by us for identification purposes only.

**Management's Responsibility**

3. The preparation of the Statement is the responsibility of the Management of the Investment Manager, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes collecting, collating, validating data and design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances. The management is solely and entirely responsible for determining the fair value of the assets included in the statement.
4. The Management of the Investment Manager is also responsible for ensuring that the Trust complies with all the relevant requirements of the SEBI Regulations and Debenture Trust Deed for providing all relevant information to the Debenture Trustees and for complying with all the covenants as prescribed in the Debenture Trust Deed.

### **Auditor's Responsibility**

5. Pursuant to the requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the details included in the Statement related to the Trust in respect of the Non Convertible Debentures Series 4 for the quarter ended and as at 30 September 2024 have been accurately extracted from the unaudited books of account and other relevant records and documents maintained by the Trust and REIT SPVs. This did not include the evaluation of adherence by the Trust and REIT SPVs with all the applicable guidelines of the SEBI Regulations.
6. The engagement involves performing procedures to obtain sufficient appropriate evidence to provide limited assurance on the Statement as mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Accordingly, we have performed the following procedures in relation to verification of the Statement:

- a) Read the Statement received from the management of Investment manager.
- b) Traced the book value of assets from the unaudited books of account of the Trust as at 30 September 2024 and other relevant records and documents maintained by the Trust, in the normal course of its business.
- c) Reviewed the Debenture Trust Deed to understand the nature of charge (viz. exclusive charge or pari-passu charge) on assets.
- d) Obtained Register of Charges filed by the REIT SPVs as per the requirements of the Companies Act, 2013 to confirm the disclosure of the secured assets.
- e) Obtained a confirmation provided by management of Sundew Properties Limited ("REIT SPV") for the book value of assets against which Non-Convertible Debentures Series 4 are mortgaged and traced to the book value of assets included in the Statement of security cover.
- f) Obtained a confirmation provided by management of Mindspace Business Private Limited, Intime Properties Limited, Gigaplex Estate Private Limited and K. Raheja IT Park (Hyderabad) Limited ("REIT SPVs") for the book value of assets against which other Debt Securities are mortgaged and traced to the book value of assets included in Table II – Security cover on consolidated basis for the listed entity.
- g) Performed necessary inquiries with the management and obtained necessary representations.
- h) Tested the arithmetical accuracy of the information included in the Statement.
- i) Traced the fair value of the assets from the Valuation report issued by valuers provided to us by the Management on which we have placed reliance.
- j) Obtained the working prepared by the Management for compliance with the relevant ratios related to the Trust and REIT SPVs and recomputed the ratios.

The unaudited financial results for the quarter ended 30 September 2024, have been reviewed by us, on which we have issued unmodified conclusion vide our report dated 25 October 2024. Our review of these financial results was conducted in accordance with the Standard on Review Engagements ("SRE") 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India ("ICAI"). This Standard requires that we plan and perform the review to obtain moderate assurance about whether the financial results are free from material misstatement.

7. We conducted our examination and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI
8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review Historical Financial Information, and Other Assurance and Related Services Engagements.

### **Conclusion**

9. Based on the procedures performed as referred to in paragraph 6 above and according to the information, explanations and representation provided to us by the Management of the Investment Manager, nothing has come to our attention that causes us to believe that the details included in the Statement read with the notes related to the Trust have not been accurately extracted from unaudited books of account of the Trust and REIT SPVs for the quarter ended and as at 30 September 2024 and other relevant records and documents maintained by the Trust and REIT SPVs.

### **Restriction on Use and Distribution**

10. This certificate is addressed and provided to the Board of Directors of the Investment Manager solely for the purpose of submission to the Stock exchanges/Debenture Trustee and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No.117366W / W-100018)

**NILESH  
VASANTLAL  
SHAH**

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Date: 2024.10.25  
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**Nilesh Shah**  
Partner  
Membership No. 49660  
UDIN: 24049660BKFRVE8816

Place: Mumbai  
Date: 25 October 2024

MindSpace Business Parks REIT  
Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

a. The listed entity viz. MindSpace Business Parks REIT ("MindSpace REIT" / "REIT") through its manager K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP), ("Manager"), has vide its Executive Committee Meeting dated 19 July 2022, has issued the following listed debt securities:

ISIN	Private Placement/Public Issue	Secured/Unsecured	Sanctioned amount (Rs. in Million)
INE0CCU07066	Private Placement	Secured	5,000

b. Security Cover for listed debt securities at Stalone level:

The financial information as at 30 September 2024 has been extracted from the unaudited books of account for the half year ended 30 September 2024 and other records of the REIT and Sundew Properties Limited ("Sundew/ REIT SPV") (the "books of account and other records of REIT and Sundew").

Table I - Security cover on standalone basis for the listed entity

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to I)	Related to only those items covered by this certificate					Total Value(=K+L+M+N)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certifica te being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)	debt amount considere d more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis		Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)			
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value									
<b>ASSETS</b>															
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-	
Investment Property (Note 6, 7, 2 and 10)	Note 8	3,272.71	NA	No	NA	NA	-	(3,272.71)	-	-	NA	NA	NA	-	
Investment Property under Construction (Note10)	Note 8	0.24	NA	No	NA	NA	-	(0.24)	-	13,133.00	NA	NA	NA	13,133.00	
Finance Lease (Note 10)	Note 8	260.56	NA	No	NA	NA	-	(260.56)	-	-	NA	NA	NA	-	
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-	
Inventories	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Trade Receivables (Note 4, 5 and 2)	Note 8	3.18	NA	No	NA	NA	-	(3.18)	-	NA	3.18	NA	NA	3.18	
Cash and Cash Equivalents (Note 11)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-	
Bank Balances other than Cash andCash Equivalents (Note 1)	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Others (Note 9)	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-	
<b>Total</b>		<b>3,536.69</b>					<b>2,08,856.12</b>	<b>(3,536.69)</b>	<b>2,08,856.12</b>	<b>13,133.00</b>	<b>3.18</b>			<b>13,136.18</b>	
<b>LIABILITIES</b>															
Debt securities to which this certificatepertains (Note 1)	Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 4)	5,000.00	NA	No	NA	NA	NA	(21.18)	4,978.82	NA	NA	NA	NA	-	
Other debt sharing pari-passu charge withabove debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Other Debt (Note 3 and 10A)	NA		35,311.23	No	NA	5,254.11	5,707.88	(5,254.11)	41,019.11	NA	NA	NA	NA	-	
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Borrowings	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Trade payables	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-	
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Provisions	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Accrued Interest on Debt	NA	1.11	8.91	No	NA	9.28	121.98	(9.28)	132.00	NA	NA	NA	NA	-	
Others	NA	NA	NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-	
<b>Total</b>		<b>5,001.11</b>	<b>35,320.14</b>			<b>5,263.39</b>	<b>5,919.94</b>	<b>(5,284.57)</b>	<b>46,220.01</b>						
<b>Cover on Book Value</b>		0.71			NA										
<b>Cover on Market Value (Note 7)</b>		2.63			NA										
		<b>Exclusive Security Cover Ratio</b>			<b>Pari-Passu Security Cover Ratio</b>										

Note 1: Value of NCD excludes Ind AS adjustment amounting to Rs. 21.18 million which is eliminated to ensure liability is reconciled with balance sheet

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of Sundew Properties Limited (Subsidiary/ REIT SPV). We have eliminated the same through column I to reconcile with financials.

Note 3: Other debts are secured against assets of other REIT SPVs which are disclosed in Table II - Security cover on consolidated basis.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment are not considered on secured assets.

Note 7: Market value of secured assets has been calculated as per the requirement of the Debenture Trust Deed.

Note 8: First ranking sole and exclusive security interest by way of an equitable mortgage on carpet area of approximately 779,466 sq ft in building 12 D along with the common areas, usage and access rights appurtenant to the units mortgaged in Building 12D as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 17414.77 square metres (equivalent to 4.30 acres), forming part of a portion of land admeasuring 14.02 hectares equivalent to 34.64 acres or thereabout declared as 'Special Economic Zone' land from and out of the larger piece of land bearing Survey no. 64(part), lying, being and situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad. (Sundew Properties Limited).

Note 9: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 10: The market value of the security has been considered based on the valuation reports issued by an independent valuer as at 30 September 2024.

Note 10A: Other debt includes commercial paper issued.

Note 11: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

MindSpace Business Parks REIT  
Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

b. Security Cover on Consolidated basis for listed debt securities:

Table II - Security cover on Consolidated basis for the listed entity

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to I)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)	
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value								
<b>ASSETS</b>														
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-
Investment Property (Note 6, 7, 2, 8 and 11)	Note 11	19,121.44	NA	No	1,466.71	NA	-	(20,588.15)	-	NA	NA	NA	NA	-
Investment Property under Construction	Note 11	380.73	NA	No	81.85	NA	-	(462.58)	-	87,567.00	NA	NA	NA	87,567.00
Finance Lease	Note 11	616.85	NA	No	NA	NA	-	(616.85)	-	NA	NA	NA	NA	-
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-
Inventories	Note 11	NA	NA	No	NA	NA	-	-	-	NA	NA	NA	NA	-
Trade Receivables (Note 4, 5 and 2)	Note 11	151.52	NA	No	NA	NA	-	(151.52)	-	NA	151.52	NA	NA	151.52
Cash and Cash Equivalents (Note 9)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-
Bank Balances other than Cash and Cash Equivalents (Note 9)	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Others (Note 3)	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-
<b>Total</b>		<b>20,270.54</b>		<b>-</b>	<b>1,548.56</b>	<b>-</b>	<b>2,08,856.12</b>	<b>(21,819.10)</b>	<b>2,08,856.12</b>	<b>87,567.00</b>	<b>151.52</b>	<b>-</b>	<b>-</b>	<b>87,718.52</b>
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains (Note 1)	Note 10	40,400.00	NA	No	NA	NA	NA	(109.95)	40,290.05	NA	NA	NA	NA	-
Other debt sharing pari-passu charge with above debt (Note 10)	NA		NA	Yes	10,254.11	NA	NA	(10,254.11)	-	NA	NA	NA	NA	-
Other Debt (Note 10A)	NA		NA	No	NA	NA	5,707.88	NA	5,707.88	NA	NA	NA	NA	-
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Borrowings	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Trade payables	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Provisions	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Accrued Interest on Debt	NA	10.02	NA	No	9.00	NA	121.98	(9.00)	132.00	NA	NA	NA	NA	-
Others	NA	NA	NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-
<b>Total</b>		<b>40,410.02</b>		<b>-</b>	<b>10,263.11</b>	<b>-</b>	<b>5,919.94</b>	<b>(10,373.06)</b>	<b>46,220.01</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Cover on Book Value		0.50			0.15									
Cover on Market Value (Note 7 and 11)		2.17			Note 7									
		<b>Exclusive Security Cover Ratio</b>			<b>Pari-Passu Security Cover Ratio</b>									

Note 1: Ind AS adjustment amounting to Rs. 109.95 million is disclosed in Column I to reconcile the balance of NCDs/GBs with financial statements.

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of REIT SPVs. We have eliminated the same through column I to reconcile with financials.

Note 3: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment are not considered on secured assets.

Note 7: Market value of Identified Secured Assets as defined in the Debenture Trust Deed has been considered for the purpose of calculation of security cover in connection with exclusive and Pari passu charge of Non-Convertible Debenture Series 3.

Note 8: The market value of the security has been considered based on the valuation reports issued by an independent valuer for the value as at 30 September 2024 for NCD 3 and NCD 4, 31 March 2024 for GB1, NCD7 and NCD 8 and 1 April 2024, 31 Jan 2024 and 1 May 2024 for NCD 6, NCD 8 and NCD 10 respectively.

Note 9: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

Note 10: There are other borrowings in the books of REIT SPV which are sharing the same Pari Passu secured assets and Hence amount of such other debts has been disclosed and then eliminated from column I to reconcile with financials.

Note 10A: Other debt includes commercial paper issued.

**Mindspace Business Parks REIT**

**Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024**

Note 11: Summary of all the debts, security, book value and Market value.

(Rs. In Million)

Name of Debt (NCDs/GBs)	Security	Debt at Face value excluding Ind AS impact	Accrued Interest	Book Value					Ratio		
				Investment Property	Investment Property under Construction	Finance Lease	Trade Receivables	Total	Market Value	Book Value	Market Value
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 3) (Note 10)	a) First and exclusive charge being registered by way of simple mortgage on the carpet area of approximately 5,52,974 Sq. Ft. ( save and except entire 2nd floor admeasuring 11,883 Sq. Ft. carpet area in building no. 2 ) (the building no. 2 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 2 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 2 and all erections. The Building 2 is situated on a portion of the Mortgage Land admeasuring 8.04 Hectares, which portion is notified as a Special Economic Zone & first and exclusive charge being registered by way of simple mortgage on the identified units with aggregating to carpet area of approximately 4,61,527 Sq. Ft. (identified units of building no. 3 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 3 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 3 and all erections ("Mortgaged Properties") of NCD Series 3 as further detailed in transaction documents.	5,000.00	0.89	4,422.01	4.22	-	17.90	4,444.13	11,642.00	0.89	2.33
	A first ranking pari passu charge by way of a simple mortgage over the Mortgaged Land as further detailed in transaction documents. (Gigaplex Estate Private Limited)	10,254.11	9.28	1,466.71	81.85	-	-	1,548.56	Note 7	0.15	Note 7
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 4)*	a) First ranking sole and exclusive security interest by way of an equitable mortgage on carpet area of approximately 779,466 sq ft in building 12 D (identified units in building) along with the common areas, usage and access rights appurtenant to the units mortgaged in Building 12D as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 17414.77 square metres (equivalent to 4.30 acres), forming part of a portion of land admeasuring 14.02 hectares equivalent to 34.64 acres or thereabout declared as 'Special Economic Zone' land from and out of the larger piece of land bearing Survey no. 64(part), lying, being and situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad. (Sundew Properties Limited).	5,000.00	1.11	3,272.71	0.24	260.56	3.18	3,536.68	13,133.00	0.71	2.63
Secured, listed, rated, secured, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("Mindspace REIT Green Bond 1")	First and exclusive charge registered by way of equitable mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 1.067 million square feet or thereabouts in buildings no. 5B and 9 of Mindspace Madhapur under SPV Intime Properties Limited (approx. 245,977 sq. ft. in building no. 5B and approx. 821,717 building no. 9) together with the proportionate undivided right, title and interest in (i) the notionally demarcated land admeasuring approximately 7,169.90 square metres (equivalent to 1.7717 acres) on which Building 5B is situated, and (ii) the notionally demarcated land admeasuring approximately 16,871.82 square metres (equivalent to 4.17 acres) on which Building 9 is situated.	5,500.00	1.45	1,072.99	159.74	-	2.03	1,234.76	11,996.00	0.22	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 6)	a) first ranking sole and exclusive security interest, by way of a registered simple mortgage on identified units in buildings 6, 7 and 8 of Commerzone Yerwada adding to a cumulative carpet area of approximately 0.7msf across these 3 buildings at Commerzone Yerwada, Pune along with the common areas, usage and access rights appurtenant to the units mortgaged in Buildings 6, 7 and 8 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 26,162 square metres , forming part of a portion of land larger land admeasuring 1,03,919 square metres (after deducting 21 square metres for road from total extent of 1,03,940 square metres) at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.	5,000.00	1.40	2,371.39	0.09	26.86	2.27	2,400.61	10,917.00	0.48	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 7)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 2A, 2B and 10 of Mindspace Madhapur adding to a cumulative carpet area of approximately 0.73 msf across these 3 buildings in buildings 2A, 2B and 10 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 36,258 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	5,000.00	1.34	851.98	205.84	-	99.30	1,157.11	11,382.00	0.23	2.30
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 8)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 1, 4, 5 and Amenity building of Commerzone Yerwada adding to a cumulative leasable area of approximately 0.55 msf and carpet area of c.0.43 msf across these 4 buildings in buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 27,826 square metres, being and situated at Village Yerawada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.	3,400.00	1.02	1,655.09	0.01	157.29	1.65	1,814.04	6,233.00	0.53	1.83
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 9)	First ranking sole and exclusive security interest, by way of a simple mortgage on 30,700 square metres of land (referred to as Plot B Land and Plot C Land) together with the commercial and IT building as further described in the trust deed, situated at 7, Ahmednagar Road, Village Vadgaon Sheri, Taluka Haveli, District Pune.	5,000.00	1.24	3,181.49	0.44	-	3.07	3,185.00	9,549.00	0.64	1.91
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 10)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 12B and 12C of Mindspace Madhapur adding to a cumulative carpet area of approximately 0.86 msf carpet area (or leasable area – 1.13 msf) across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 29,157.16 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	6,500.00	1.57	2,293.78	10.14	172.15	22.13	2,498.21	12,715.00	0.38	1.96
		<b>50,654.11</b>	<b>19.30</b>	<b>20,588.15</b>	<b>462.57</b>	<b>616.85</b>	<b>151.52</b>	<b>21,819.10</b>	<b>87,567.00</b>	<b>0.65</b>	<b>2.17</b>

\* This certificate is issued for the NCD 4 and accordingly Security cover ratio for NCD 4 is 2.63.

**Mindspace Business Parks REIT****Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024****c) Compliance of all the covenants of the issue in respect of listed debt securities of the Trust:**

We have examined the compliances made by the listed entity in respect of the covenants of the issue of the listed debt securities (NCD's) and certify that the such covenants of the issue

**I. Other covenants at Mindspace Business Parks REIT (the "REIT") Consolidated level**

Particulars	Rs. in million
<b>Net Debt to NOI before regulatory income and expenses</b>	
Net Debt (A) [Refer Note 3 & 4]	72,880
NOI before regulatory income and expense for the year ended 30 September 2024 (B) [Refer Note 1 & 2]	19,901
<b>Net Debt to NOI before regulatory income and expenses (A)/(B)</b>	<b>3.66</b>
<b>Maximum Net Debt to NOI before regulatory income and expenses as per Debenture Trust Deed for the aforesaid debentures</b>	<b>5.00</b>
<b>Loan to Value Ratio</b>	
Loan (C)	72,880
Value of asset (D) [Refer Note 5]	3,27,413
<b>Loan to Value Ratio (C)/(D)</b>	<b>22%</b>
<b>Maximum Loan to Value ratio as per Debenture Trust Deed for the aforesaid debentures</b>	<b>49%</b>

## Notes:

- 1 Net operating income is determined on the basis of revenues from operation less: direct operating expenses which includes maintenance services expense, property tax, insurance expense, cost of materials sold and cost of power purchased, if any.
- 2 Net operating income is for the year from 1 October 2023 to 30 September 2024.
- 3 Net debt for REIT is external financial indebtedness availed including interest on the basis of its consolidated financial statements.
- 4 Net Debt includes amortization charges recorded as per Ind-AS in the financial statements.
- 5 Value of asset at consolidated level for the purpose of this calculation is fair value of investment properties, investment properties under construction and fair value of Camplus.

**For and on behalf of K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)  
(acting as Manager of Mindspace Business Parks REIT)**

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**Preeti Chheda**  
**Chief Financial Officer**  
**25 October 2024**  
**Place Mumbai**

REF: NVS/2024-25/030

**Independent Auditor's Certificate on "Statement of Security Cover and Compliance Status of Financial Covenants" ("the Statement") in respect of Non-convertible debentures ("Green Bond 1") of the Trust for the quarter ended and as at 30 September 2024**

To,  
The Board of Directors,  
K. Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP) (The "Investment Manager")  
(Acting in capacity as the Investment Manager of Mindspace Business Parks REIT)  
Plot No. C -30, Block 'G',  
Opp. SIDBI, Bandra Kurla Complex,  
Bandra (East), Mumbai 400051

1. This certificate is issued in accordance with the terms of our engagement letter dated July 24, 2024
2. We, Deloitte Haskins & Sells LLP, Chartered Accountants, the Statutory Auditors of Mindspace Business Parks REIT ("the Trust"/ "REIT"), have been requested by the Management of the Trust to certify the Statement in respect of Non-convertible debentures ("Green Bond 1") of the Trust for the quarter ended and as at 30 September 2024.

The Statement is prepared by the Management of Investment Manager from the unaudited books of account and other relevant records and documents maintained by the Trust and its subsidiaries (REIT SPVs) as at 30 September 2024 pursuant to requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India in terms of Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as "the SEBI Regulations"), as amended, for the purpose of submission to Catalyst Trusteeship Limited, Debenture Trustee of the above mentioned Non-convertible debentures ("Green Bond 1") (hereinafter referred to as "the Debenture Trustee")/Stock exchanges. The responsibility for compiling the information contained in the Statement is of the Management of the Investment Manager and the same is initialed by us for identification purposes only.



**Management's Responsibility**

3. The preparation of the Statement is the responsibility of the Management of the Investment Manager, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes collecting, collating, validating data and design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances. The management is solely and entirely responsible for determining the fair value of the assets included in the statement.
4. The Management of the Investment Manager is also responsible for ensuring that the Trust complies with all the relevant requirements of the SEBI Regulations and Debenture Trust Deed for providing all relevant information to the Debenture Trustees and for complying with all the covenants as prescribed in the Debenture Trust Deed.

**Auditor's Responsibility**

5. Pursuant to the requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the details included in the Statement related to the Trust in respect of the Non-convertible debentures ("Mindspace REIT Green Bond 1") for the quarter ended and as at 30 September 2024 have been accurately extracted from the unaudited books of account and other relevant records and documents maintained by the Trust and REIT SPVs . This did not include the evaluation of adherence by the Trust and REIT SPVs with all the applicable guidelines of the SEBI Regulations.
6. The engagement involves performing procedures to obtain sufficient appropriate evidence to provide limited assurance on the Statement as mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Accordingly, we have performed the following procedures in relation to verification of the Statement:

- a) Read the Statement received from the management of Investment manager.
- b) Traced the book value of assets from the unaudited books of account of the Trust as at 30 September 2024 and other relevant records and documents maintained by the Trust, in the normal course of its business.
- c) Reviewed the Debenture Trust Deed to understand the nature of charge (viz. exclusive charge or pari-passu charge) on assets.

# **Deloitte Haskins & Sells LLP**

- d) Obtained Register of Charges filed by the REIT SPVs as per the requirements of the Companies Act, 2013 to confirm the disclosure of the secured assets.
- e) Obtained a confirmation provided by management of Intime Properties Limited ("REIT SPV") for the book value of assets against which Non-convertible debentures ("Green Bond 1") are mortgaged and traced to the book value of assets included in the Statement of security cover.
- f) Obtained a confirmation provided by management of Mindspace Business Parks Private Limited, Sundew Properties Limited, Gigaplex Estate Private Limited and K. Raheja IT Park (Hyderabad) Limited ("REIT SPVs") for the book value of assets against which other Debt Securities are mortgaged and traced to the book value of assets included in Table II – Security cover on consolidated basis for the listed entity.
- g) Performed necessary inquiries with the management and obtained necessary representations.
- h) Tested the arithmetical accuracy of the information included in the Statement.
- i) Traced the fair value of the assets from the Valuation report issued by valuers provided to us by the Management on which we have placed reliance.
- j) Obtained the working prepared by the Management for compliance with the relevant ratios related to the Trust and REIT SPVs and recomputed the ratios.

The unaudited financial results for the quarter ended 30 September 2024, have been reviewed by us, on which we have issued unmodified conclusion vide our report dated 25 October 2024. Our review of these financial results was conducted in accordance with the Standard on Review Engagements ("SRE") 2410 'Review of Intern Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India ("ICAI"). This Standard requires that we plan and perform the review to obtain moderate assurance about whether the financial results are free from material misstatement.

- 7. We conducted our examination and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
- 8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review Historical Financial Information, and Other Assurance and Related Services Engagements.


## **Conclusion**

- 9. Based on the procedures performed as referred to in paragraph 6 above and according to the information, explanations and representation provided to us by the Management of the Investment Manager, nothing has come to our attention that causes us to believe that the details included in the Statement read with the notes related to the Trust have not been accurately extracted from unaudited books of account of the Trust and REIT SPVs for the quarter ended and as at 30 September 2024 and other relevant records and documents maintained by the Trust and REIT SPVs.

**Restriction on Use and Distribution**

10. This certificate is addressed and provided to the Board of Directors of the Investment Manager solely for the purpose of submission to the Stock exchanges/Debenture Trustee and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No.117366W / W-100018)

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**Nilesh Shah**  
Partner  
Membership No. 49660  
UDIN: 24049660BKFRVF2859

Place: Mumbai  
Date: 25 October 2024

MindSpace Business Parks REIT  
Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

a. The listed entity viz. MindSpace Business Parks REIT ("MindSpace REIT" / "REIT") through its manager K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP), ("Manager"), has vide its Executive Committee Meeting dated 15 March 2023, has issued the following listed debt securities:

ISIN	Private Placement/Public Issue	Secured/Unsecured	Sanctioned amount (Rs. in Million)
INE0CCU07074	Private Placement	Secured	5,500

b. Security Cover for listed debt securities at Stadalone level:

The financial information as at 30 September 2024 has been extracted from the unaudited books of account for the half year ended 30 September 2024 and other records of the REIT and Intime Properties Limited ("Intime/ REIT SPV") (the "books of account and other records of REIT and Intime").

Table I - Security cover on standalone basis for the listed entity

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to I)	Market Value for Assets charged on Exclusive basis	Related to only those items covered by this certificate			Total Value(=K+L+M+N)	
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certifica te being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)	debt amount considere d more than once (due to exclusive plus pari passu charge)	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)			Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)			
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value									
<b>ASSETS</b>															
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-	
Investment Property (Note 6, 7, 2 and 10)	Note 8	1,072.99	NA	No	NA	NA	-	(1,072.99)	-	-	NA	NA	NA	-	
Investment Property under Construction (Note 10)	Note 8	159.74	NA	No	NA	NA	-	(159.74)	-	11,996.00	NA	NA	NA	11,996.00	
Finance Lease (Note 10)	Note 8	-	NA	No	NA	NA	-	-	-	-	NA	NA	NA	-	
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-	
Inventories	Note 8	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Trade Receivables (Note 4, 5 and 2)	Note 8	2.03	NA	No	NA	NA	-	(2.03)	-	NA	2.03	NA	NA	2.03	
Cash and Cash Equivalents	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-	
Bank Balances other than Cash and Cash Equivalents	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Others (Note 9)	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-	
<b>Total</b>		<b>1,234.75</b>	-	-	-	-	<b>2,08,856.12</b>	<b>(1,234.75)</b>	<b>2,08,856.12</b>	<b>11,996.00</b>	<b>2.03</b>	-	-	<b>11,998.03</b>	
<b>LIABILITIES</b>															
Debt securities to which this certificate pertains (Note 1)	Secured, listed, rated, secured, non-cumulative, taxable, transferable, redeemable non-convertible debentures (GB 1)	5,500.00	NA	No	NA	NA	NA	(20.82)	5,479.18	NA	NA	NA	NA	-	
Other debt sharing pari-passu charge with above debt	NA	not to be filled	NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Other Debt (Note 3 and 10A)	NA		34,810.87	No	NA	5,254.11	5,707.88	(5,254.11)	40,518.75	NA	NA	NA	NA	-	
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Borrowings	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Trade payables	NA		NA	No	NA	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Provisions	NA		NA	No	NA	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Accrued Interest on Debt	NA	1.45	8.57	No	NA	9.28	121.98	(9.28)	132.00	NA	NA	NA	NA	-	
Others	NA	NA	NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-	
<b>Total</b>		<b>5,501.45</b>	<b>34,819.44</b>	-	-	<b>5,263.39</b>	<b>5,919.94</b>	<b>(5,284.21)</b>	<b>46,220.01</b>	-	-	-	-	-	
<b>Cover on Book Value</b>		0.22			NA										
<b>Cover on Market Value (Note 7 and 10)</b>		2.18			NA										
		<b>Exclusive Security Cover Ratio</b>			<b>Pari-Passu Security Cover Ratio</b>										

Note 1: Value of Bonds excludes Ind AS adjustment amounting to Rs. 20.82 million which is eliminated to ensure liability is reconciled with balance sheet

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of Intime Properties Limited (Subsidiary/ REIT SPV). We have eliminated the same through column I to reconcile with financials.

Note 3: Other debts are secured against assets of other REIT SPVs which are disclosed in Table II - Security cover on consolidated basis.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment for initial direct cost are not considered on secured assets.

Note 7: Market value of secured assets has been calculated as per the requirement of the Debenture Trust Deed.

Note 8: First and exclusive charge registered by way of equitable mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 1.067 million square feet or thereabouts in buildings no. 5B and 9 of MindSpace Madhapur under SPV Intime Properties Limited (approx. 245,977 sq. ft. in building no. 5B and approx. 821,717 building no. 9) together with the proportionate undivided right, title and interest in (i) the notionally demarcated land admeasuring approximately 7,169.90 square metres (equivalent to 1.7717 acres) on which Building 5B is situated, and (ii) the notionally demarcated land admeasuring approximately 16,871.82 square metres (equivalent to 4.17 acres) on which Building 9 is situated. (Intime Properties Limited)

Note 9: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 10: The market value of the security has been considered based on the valuation reports issued by an independent valuer for valuation as at 31 March 2024.

Note 10A: Other debt includes commercial paper issued.

Note 11: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

Mindspace Business Parks REIT  
Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

b. Security Cover on Consolidated basis for listed debt securities:

Table II - Security cover on Consolidated basis for the listed entity

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to I)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate te being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari Passu charge (excluding items covered in column F)		debt amount considere d more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value (=K+L+M+ N)	
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value								
<b>ASSETS</b>														
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-
Investment Property (Note 6, 7, 2, 8 and 11)	Note 11	19,121.44	NA	No	1,466.71	NA	-	(20,588.15)	-		NA	NA	NA	-
Investment Property under Construction	Note 11	380.73	NA	No	81.85	NA	-	(462.58)	-	87,567.00	NA	NA	NA	87,567.00
Finance Lease	Note 11	616.85	NA	No	NA	NA	-	(616.85)	-		NA	NA	NA	-
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-
Inventories	Note 11	NA	NA	No	NA	NA	-	-	-	NA	NA	NA	NA	-
Trade Receivables (Note 4, 5 and 2)	Note 11	151.52	NA	No	NA	NA	-	(151.52)	-	NA	151.52	NA	NA	151.52
Cash and Cash Equivalentents (Note 9)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-
Bank Balances other than Cash and	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Others (Note 3)	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-
<b>Total</b>		<b>20,270.54</b>			<b>1,548.56</b>		<b>2,08,856.12</b>	<b>(21,819.10)</b>	<b>2,08,856.12</b>	<b>87,567.00</b>	<b>151.52</b>			<b>87,718.52</b>
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains (Note 1)	Note 10	40,400.00	NA	No	NA	NA	NA	(109.95)	40,290.05	NA	NA	NA	NA	-
Other debt sharing pari-passu charge with	NA		NA	Yes	10,254.11	NA	NA	(10,254.11)	-	NA	NA	NA	NA	-
Other Debt (Note 10A)	NA		NA	No	NA	NA	5,707.88	NA	5,707.88	NA	NA	NA	NA	-
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Borrowings	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Trade payables	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Provisions	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Accrued Interest on Debt	NA	10.02	NA	No	9.28	NA	121.98	(9.28)	132.00	NA	NA	NA	NA	-
Others	NA	NA	NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-
<b>Total</b>		<b>40,410.02</b>			<b>10,263.39</b>		<b>5,919.94</b>	<b>(10,373.34)</b>	<b>46,220.01</b>					
<b>Cover on Book Value</b>		0.50			0.15									
<b>Cover on Market Value (Note 7 and 11)</b>		2.17			Note 7									
		<b>Exclusive Security Cover Ratio</b>			<b>Pari-Passu Security Cover Ratio</b>									

Note 1: Ind AS adjustment amounting to Rs. 109.95 million is disclosed in Column I to reconcile the balance of NCDs/GBs with financial statements.

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of REIT SPVs. We have eliminated the same through column I to reconcile with financials.

Note 3: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment for initial direct cost are not considered on secured assets.

Note 7: Market value of Identified Secured Assets as defined in the Debenture Trust Deed has been considered for the purpose of calculation of security cover in connection with exclusive and Pari passu charge of Non-Convertible Debenture Series 3.

Note 8: The market value of the security has been considered based on the valuation reports issued by an independent valuer for the value as at 30 September 2024 for NCD 3 and NCD 4, 31 March 2024 for GB1, NCD7 and NCD 8 and 1 April 2024, 31 Jan 2024 and 1 May 2024 for NCD 6, NCD 8 and NCD 10 respectively.

Note 9: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

Note 10: There are other borrowings in the books of REIT SPV which are sharing the same Pari Passu secured assets and Hence amount of such other debts has been disclosed and then eliminated from column I to reconcile with financials.

Note 10A: Other debt includes commercial paper issued.

**Mindspace Business Parks REIT**

**Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024**

Note 11: Summary of all the debts, security, book value and Market value.

(Rs. In Million)

Name of Debt (NCDs/GBs)	Security	Debt at Face value excluding Ind AS impact	Accrued Interest	Book Value					Ratio		
				Investment Property	Investment Property under Construction	Finance Lease	Trade Receivables	Total	Market Value	Book Value	Market Value
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 3) (Note 10)	a) First and exclusive charge being registered by way of simple mortgage on the carpet area of approximately 5,52,974 Sq. Ft. ( save and except entire 2nd floor admeasuring 11,883 Sq. Ft. carpet area in building no. 2) (the building no. 2) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 2 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 2 and all erections. The Building 2 is situated on a portion of the Mortgage Land admeasuring 8.04 Hectares, which portion is notified as a Special Economic Zone & first and exclusive charge being registered by way of simple mortgage on the identified units with aggregating to carpet area of approximately 4,61,527 Sq. Ft. (identified units of building no. 3) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 3 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 3 and all erections ("Mortgaged Properties") of NCD Series 3 as further detailed in transaction documents. A first ranking pari passu charge by way of a simple mortgage over the Mortgaged Land as further detailed in transaction documents. (Gigaplex Estate Private Limited)	5,000.00	0.89	4,422.01	4.22	-	17.90	4,444.13	11,642.00	0.89	2.33
		10,254.11	9.28	1,466.71	81.85	-	-	1,548.56	Note 7	0.15	Note 7
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 4)	a) First ranking sole and exclusive security interest by way of an equitable mortgage on carpet area of approximately 779,466 sq ft in building 12 D (identified units in building) along with the common areas, usage and access rights appurtenant to the units mortgaged in Building 12D as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 17414.77 square metres (equivalent to 4.30 acres), forming part of a portion of land admeasuring 14.02 hectares equivalent to 34.64 acres or thereabout declared as 'Special Economic Zone' land from and out of the larger piece of land bearing Survey no. 64(part), lying, being and situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad. (Sundew Properties Limited).	5,000.00	1.11	3,272.71	0.24	260.56	3.18	3,536.68	13,133.00	0.71	2.63
Secured, listed, rated, secured, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("MindSpace REIT Green Bond 1") *	First and exclusive charge registered by way of equitable mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 1.067 million square feet or thereabouts in buildings no. 5B and 9 of MindSpace Madhapur under SPV Intime Properties Limited (approx. 245,977 sq. ft. in building no. 5B and approx. 821,717 building no. 9) together with the proportionate undivided right, title and interest in (i) the notionally demarcated land admeasuring approximately 7,169.90 square metres (equivalent to 1.7717 acres) on which Building 5B is situated, and (ii) the notionally demarcated land admeasuring approximately 16,871.82 square metres (equivalent to 4.17 acres) on which Building 9 is situated.	5,500.00	1.45	1,072.99	159.74	-	2.03	1,234.76	11,996.00	0.22	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 6)	a) first ranking sole and exclusive security interest, by way of a registered simple mortgage on identified units in buildings 6, 7 and 8 of Commerzone Yerwada adding to a cumulative carpet area of approximately 0.7msf across these 3 buildings at Commerzone Yerwada, Pune along with the common areas, usage and access rights appurtenant to the units mortgaged in Buildings 6, 7 and 8 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 26,162 square metres, forming part of a portion of land larger land admeasuring 1,03,919 square metres (after deducting 21 square metres for road from total extent of 1,03,940 square metres) at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.	5,000.00	1.40	2,371.39	0.09	26.86	2.27	2,400.61	10,917.00	0.48	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 7)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 2A, 2B and 10 of MindSpace Madhapur adding to a cumulative carpet area of approximately 0.73 msf across these 3 buildings in buildings 2A, 2B and 10 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 36,258 square metres, being and situated at MindSpace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	5,000.00	1.34	851.98	205.84	-	99.30	1,157.11	11,382.00	0.23	2.30
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 8)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 1, 4, 5 and Amenity building of Commerzone Yerwada adding to a cumulative leasable area of approximately 0.55 msf and carpet area of c.0.43 msf across these 4 buildings in buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 27,826 square metres, being and situated at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.	3,400.00	1.02	1,655.09	0.01	157.29	1.65	1,814.04	6,233.00	0.53	1.83
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 9)	First ranking sole and exclusive security interest, by way of a simple mortgage on 30,700 square metres of land (referred to as Plot B Land and Plot C Land) together with the commercial and IT building as further described in the trust deed, situated at 7, Ahmednagar Road, Village Vadgaon Sheri, Taluka Haveli, District Pune.	5,000.00	1.24	3,181.49	0.44	-	3.07	3,185.00	9,549.00	0.64	1.91
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 10)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 12B and 12C of MindSpace Madhapur adding to a cumulative carpet area of approximately 0.86 msf carpet area (or leasable area – 1.13 msf) across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 29,157.16 square metres, being and situated at MindSpace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	6,500.00	1.57	2,293.78	10.14	172.15	22.13	2,498.21	12,715.00	0.38	1.96
		<b>50,654.11</b>	<b>19.30</b>	<b>20,588.15</b>	<b>462.57</b>	<b>616.85</b>	<b>151.52</b>	<b>21,819.10</b>	<b>87,567.00</b>	<b>0.65</b>	<b>2.17</b>

\* This certificate is issued for the Green Bond 1 and accordingly Security cover ratio for GB 1 is 2.18.

**Mindspace Business Parks REIT**  
**Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024**

**e) Compliance of all the covenants of the issue in respect of listed debt securities of the Trust:**

We have examined the compliances made by the listed entity in respect of the covenants of the issue of the listed debt securities (GB's) and certify that the such covenants of the issue have been complied by the entity. Compliance with other financial covenant as per debenture trustee deed are disclosed below:

**I. Other covenants at Mindspace Business Parks REIT (the "REIT") Consolidated level**

<b>Particulars</b>	<b>Rs. in million</b>
<b>Net Debt to NOI before regulatory income and expenses</b>	
Net Debt (A) [Refer Note 3 & 4]	72,880
NOI before regulatory income and expense for the year ended 30 September 2024 (B) [Refer Note 1 & 2]	19,901
<b>Net Debt to NOI before regulatory income and expenses (A)/(B)</b>	<b>3.66</b>
<b>Maximum Net Debt to NOI before regulatory income and expenses as per Debenture Trust Deed for the aforesaid debentures</b>	<b>6.00</b>
<b>Loan to Value Ratio</b>	
Loan (C)	72,880
Value of asset (D) [Refer Note 5]	3,27,413
<b>Loan to Value Ratio (C)/(D)</b>	<b>22%</b>
<b>Maximum Loan to Value ratio as per Debenture Trust Deed for the aforesaid debentures</b>	<b>49%</b>

Notes:

- 1 NOI is determined on the basis of earnings before interest, depreciation and amortisation and tax after extinguishing the movement in all regulatory deferral account balances from other income and expenses.
- 2 NOI is for the period ended from 1 October 2023 to 30 September 2024.
- 3 Net debt for REIT is external financial indebtedness availed including interest on the basis of its consolidated financial statements.
- 4 Net Debt includes amortization charges recorded as per Ind-AS in the financial statements.
- 5 Value of asset at consolidated level for the purpose of this calculation is fair value of investment properties, investment properties under construction and fair value of Camplus.

**For and on behalf of K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP) (acting as Manager of Mindspace Business Parks REIT)**

PREETI NAVEEN CHHEDA  
 Digitally signed by PREETI NAVEEN CHHEDA  
 Date: 2024.10.25 15:44:02 +05'30'

**Preeti Chheda**  
**Chief Financial Officer**  
**25 October 2024**  
**Place Mumbai**

REF :NVS/2024-25/031

**Independent Auditor's Certificate on "Statement of Security Cover and Compliance Status of Financial Covenants" ("the Statement") in respect of Non-Convertible Debentures Series 6 of the Trust for the quarter ended and as at 30 September 2024**

To,  
The Board of Directors,  
K. Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP) (The "Investment Manager")  
(Acting in capacity as the Investment Manager of Mindspace Business Parks REIT)  
Plot No. C -30, Block 'G',  
Opp. SIDBI, Bandra Kurla Complex,  
Bandra (East), Mumbai 400051

1. This certificate is issued in accordance with the terms of our engagement letter dated 24 July 2024
2. We, Deloitte Haskins & Sells LLP, Chartered Accountants, the Statutory Auditors of Mindspace Business Parks REIT ("the Trust"/ "REIT"), have been requested by the Management of the Trust to certify the Statement in respect of Non-Convertible Debentures Series 6 of the Trust for the quarter ended and as at 30 September 2024.

The Statement is prepared by the Management of Investment Manager from the unaudited books of account and other relevant records and documents maintained by the Trust and its subsidiaries (REIT SPVs) as at 30 September 2024 pursuant to requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India in terms of Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as "the SEBI Regulations"), as amended, for the purpose of submission to Catalyst Trusteeship Limited, Debenture Trustee of the above mentioned Non-Convertible Debentures Series 6 (hereinafter referred to as "the Debenture Trustee")/Stock exchanges. The responsibility for compiling the information contained in the Statement is of the Management of the Investment Manager and the same is initialed by us for identification purposes only.

**Management's Responsibility**

3. The preparation of the Statement is the responsibility of the Management of the Investment Manager, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes collecting, collating, validating data and design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances. The management is solely and entirely responsible for determining the fair value of the assets included in the statement.
4. The Management of the Investment Manager is also responsible for ensuring that the Trust complies with all the relevant requirements of the SEBI Regulations and Debenture Trust Deed for providing all relevant information to the Debenture Trustees and for complying with all the covenants as prescribed in the Debenture Trust Deed.



**Auditor's Responsibility**

5. Pursuant to the requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the details included in the Statement related to the Trust in respect of the Non-Convertible Debentures Series 6 for the quarter ended and as at 30 September 2024 have been accurately extracted from the unaudited books of account and other relevant records and documents maintained by the Trust and REIT SPVs . This did not include the evaluation of adherence by the Trust and REIT SPVs with all the applicable guidelines of the SEBI Regulations.
6. The engagement involves performing procedures to obtain sufficient appropriate evidence to provide limited assurance on the Statement as mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Accordingly, we have performed the following procedures in relation to the Statement:

- a) Read the Statement received from the management of Investment manager.
- b) Traced the book value of assets from the unaudited books of account of the Trust as at 30 September 2024 and other relevant records and documents maintained by the Trust, in the normal course of its business.
- c) Reviewed the Debenture Trust Deed to understand the nature of charge (viz. exclusive charge or pari-passu charge) on assets.
- d) Obtained Register of Charges filed by the REIT SPVs as per the requirements of the Companies Act, 2013 to confirm the disclosure of the secured assets.
- e) Obtained a confirmation provided by management of Mindspace Business Parks Private Limited ("REIT SPV") for the book value of assets against which Non-Convertible Debentures Series 6 are mortgaged and traced to the book value of assets included in the Statement of security cover.
- f) Obtained a confirmation provided by management of Sundew Properties Limited, Intime Properties Limited, Gigaplex Estate Private Limited and K. Raheja IT Park (Hyderabad) Limited ("REIT SPVs") for the book value of assets against which other Debt Securities are mortgaged and traced to the book value of assets included in Table II – Security cover on consolidated basis for the listed entity.
- g) Performed necessary inquiries with the management and obtained necessary representations.
- h) Tested the arithmetical accuracy of the information included in the Statement.
- i) Traced the fair value of the assets from the Valuation report issued by valuers provided to us by the Management on which we have placed reliance.
- j) Obtained the working prepared by the Management for compliance with the relevant ratios related to the Trust and REIT SPVs and recomputed the ratios.

The unaudited financial results for the quarter ended 30 September 2024, have been reviewed by us, on which we have issued unmodified conclusion vide our report dated 25 October 2024. Our review of these unaudited financial results was conducted in accordance with the Standard on Review Engagements ("SRE") 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India ("ICAI"). This Standard requires that we plan and perform the review to obtain moderate assurance about whether the financial results are free from material misstatement.

# Deloitte Haskins & Sells LLP

7. We conducted our examination and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review Historical Financial Information, and Other Assurance and Related Services Engagements.


## Conclusion

9. Based on the procedures performed as referred to in paragraph 6 above and according to the information, explanations and representation provided to us by the Management of the Investment Manager, nothing has come to our attention that causes us to believe that the details included in the Statement read with the notes related to the Trust have not been accurately extracted from unaudited books of account of the Trust and REIT SPVs for the quarter ended and as at 30 September 2024 and other relevant records and documents maintained by the Trust and REIT SPVs.

## Restriction on Use and Distribution

This certificate is addressed and provided to the Board of Directors of the Investment Manager solely for the purpose of submission to the Stock exchanges/Debenture Trustee and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No.117366W / W-100018)

**NILESH  
VASANTLAL  
SHAH**  Digitally signed by  
NILESH VASANTLAL  
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Date: 2024.10.25  
16:56:07 +05'30'

**Nilesh Shah**  
Partner  
Membership No. 49660  
UDIN:24049660BKFRVG4842

Place: Mumbai  
Date: 25 October 2024

**Mindspace Business Parks REIT**  
**Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024**

a. The listed entity viz. Mindspace Business Parks REIT ("Mindspace REIT" / "REIT") through its manager K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP), ("Manager"), has vide its Executive Committee Meeting dated 2 June 2023, has issued the following listed debt securities:

ISIN	Private Placement/Public Issue	Secured/ Unsecured	Sanctioned amount (Rs. in Million)
INE0CCU07082	Private Placement	Secured	5,000

b. Security Cover for listed debt securities at Standalone level:

The financial information as at 30 September 2024 has been extracted from the unaudited books of account for the half year ended 30 September 2024 and other records of the REIT and Mindspace Business Parks Private Limited ("MBPPL/ REIT SPV") (the "books of account and other records of REIT and MBPPL").

**Table 1 - Security cover on standalone basis for the listed entity**

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to I)	Related to only those items covered by this certificate					Total Value(=K+L+M+N)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)			
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value									
<b>ASSETS</b>															
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-	
Investment Property (Note 6, 7, 2 and 10)	Note 8	2,371.39	NA	No	NA	NA	-	(2,371.39)	-	10,917.00	NA	NA	NA	10,917.00	
Investment Property under Construction (Note10)	Note 8	0.09	NA	No	NA	NA	-	(0.09)	-	-	NA	NA	NA	-	
Finance Lease (Note 6, 7, 2 and 10)	Note 8	26.86	NA	No	NA	NA	-	(26.86)	-	-	NA	NA	NA	-	
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-	
Inventories (Note 4, 5 and 8)	Note 8	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Trade Receivables (Note 4, 5 and 8)	NA	2.27	NA	No	NA	NA	-	(2.27)	-	-	2.27	NA	NA	2.27	
Cash and Cash Equivalents (Note 11)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-	
Bank Balances other than Cash and Cash Equivalents (Note 11)	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Others	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-	
<b>Total</b>		<b>2,400.62</b>					<b>2,08,856.12</b>	<b>(2,400.62)</b>	<b>2,08,856.12</b>	<b>10,917.00</b>	<b>2.27</b>			<b>10,919.27</b>	
<b>LIABILITIES</b>															
Debt securities to which this certificate pertains (Note 1)	Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 6)	5,000.00	NA	No	NA	NA	NA	(17.64)	4,982.36	NA	NA	NA	NA	-	
Other debt sharing pari-passu charge with above debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Other Debt (Note 2)	NA		35,307.69	No	NA	5,254.11	5,707.88	(5,254.11)	41,015.57	NA	NA	NA	NA	-	
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Borrowings (Note 3)	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Trade payables	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-	
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Provisions	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Accrued Interest on Debt	NA	1.40	8.62	No	NA	9.28	121.98	(9.28)	132.00	NA	NA	NA	NA	-	
Others	NA	NA	NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-	
<b>Total</b>		<b>5,001.40</b>	<b>35,316.31</b>			<b>5,263.39</b>	<b>5,919.94</b>	<b>(5,281.03)</b>	<b>46,220.01</b>						
<b>Cover on Book Value</b>		0.48			NA										
<b>Cover on Market Value (Note 7)</b>		2.18			NA										
		<b>Exclusive Security Cover Ratio</b>			<b>Pari-Passu Security Cover Ratio</b>										

Note 1: Value of NCD excludes Ind AS adjustment of Rs 17.64 Million, which is eliminated to ensure liability is reconciled with balance sheet

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of Mindspace Business Park Private Limited (Subsidiary/ REIT SPV). We have eliminated the same through column I to reconcile with financials.

Note 3: Other debts are secured against assets of other REIT SPVs which are disclosed in Table II - Security cover on consolidated basis.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment are not considered on secured assets.

Note 7: Market value of secured assets has been calculated as per the requirement of the Debenture Trust Deed.

Note 8: a) first ranking sole and exclusive security interest, by way of a registered simple mortgage on identified units in buildings 6, 7 and 8 of Commerzone Yerwada adding to a cumulative carpet area of approximately 0.7msf across these 3 buildings at Commerzone Yerwada, Pune along with the common areas, usage and access rights appurtenant to the units mortgaged in Buildings 6, 7 and 8 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 26,162 square metres, forming part of a portion of land larger land admeasuring 1,03,919 square metres (after deducting 21 square metres for road from total extent of 1,03,940 square metres) at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.

Note 9: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 10: The market value of the security has been considered based on the valuation reports issued by an independent valuer as at 1 April 2024.

Note 10A: Other debt includes commercial paper issued.

Note 11: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

MindSpace Business Parks REIT  
Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

b. Security Cover on Consolidated basis for listed debt securities:

Table II - Security cover on Consolidated basis for the listed entity

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to I)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certifica te being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)		debt amount considere d more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value								
<b>ASSETS</b>														
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-
Investment Property (Note 6, 7, 2 and 8)	Note 11	19,121.44	NA	No	1,466.71	NA	-	(20,588.15)	-	NA	NA	NA	NA	-
Investment Property under Construction	Note 11	380.73	NA	No	81.85	NA	-	(462.58)	-	87,567.00	NA	NA	NA	87,567.00
Finance Lease	Note 11	616.85	NA	No	NA	NA	-	(616.85)	-	NA	NA	NA	NA	-
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-
Inventories	Note 11	NA	NA	No	NA	NA	-	-	-	NA	NA	NA	NA	-
Trade Receivables (Note 4, 5 and 2)	Note 11	151.52	NA	No	NA	NA	-	(151.52)	-	NA	151.52	NA	NA	151.52
Cash and Cash Equivalents (Note 9)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-
Bank Balances other than Cash and Cash Equivalents (Note 9)	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Others (Note 3)	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-
<b>Total</b>		<b>20,270.54</b>			<b>1,548.56</b>		<b>2,08,856.12</b>	<b>(21,819.10)</b>	<b>2,08,856.12</b>	<b>87,567.00</b>	<b>151.52</b>			<b>87,718.52</b>
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains (Note 1)	Note 10	40,400.00	NA	No	NA	NA	NA	(109.95)	40,290.05	NA	NA	NA	NA	-
Other debt sharing pari-passu charge with	NA		NA	Yes	10,254.11	NA	NA	(10,254.11)	-	NA	NA	NA	NA	-
Other Debt	NA		NA	No	NA	NA	5,707.88	NA	5,707.88	NA	NA	NA	NA	-
<i>Subordinated debt</i>	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Borrowings	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
<i>Bank</i>	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
<i>Debt Securities</i>	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
<i>Others</i>	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
<i>Trade payables</i>	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
<i>Provisions</i>	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
<i>Accrued Interest on Debt</i>	NA	10.02	NA	No	9.28	NA	121.98	(9.28)	132.00	NA	NA	NA	NA	-
<i>Others</i>	NA	NA	NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-
<b>Total</b>		<b>40,410.02</b>			<b>10,263.39</b>		<b>5,919.94</b>	<b>(10,373.34)</b>	<b>46,220.01</b>					
<b>Cover on Book Value</b>		0.50			0.15									
<b>Cover on Market Value (Note 7 and 11)</b>		2.17			Note 7									
		<b>Exclusive Security Cover Ratio</b>			<b>Pari-Passu Security Cover Ratio</b>									

Note 1: Ind AS adjustment amounting to Rs. 109.95 million is disclosed in Column I to reconcile the balance of NCDs/GBs with financial statements.

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of REIT SPVs. We have eliminated the same through column I to reconcile with financials.

Note 3: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 4: While determining outstanding receivables as on 30 June 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment are not considered on secured assets.

Note 7: Market value of secured assets has been calculated as per the requirement of the Debenture Trust Deed.

Note 8: The market value of the security has been considered based on the valuation reports issued by an independent valuer for the value as at 30 September 2024 for NCD 3 and NCD 4, 31 March 2024 for GB1, NCD7 and NCD 8 and 1 April 2024, 31 Jan 2024 and 1 May 2024 for NCD 6, NCD 8 and NCD 10 respectively.

Note 9: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

Note 10: There are other borrowings in the books of REIT SPV which are sharing the same Pari Passu secured assets and Hence amount of such other debts has been disclosed and then eliminated from column I to reconcile with financials.

Note 10A: Other debt includes commercial paper issued.

**Mindspace Business Parks REIT**

**Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024**

Note 11: Summary of all the debts, security, book value and Market value.

(Rs. In Million)

Name of Debt (NCDs/GBs)	Security	Debt at Face value excluding Ind AS impact	Accrued Interest	Book Value					Ratio		
				Investment Property	Investment Property under Construction	Finance Lease	Trade Receivables	Total	Market Value	Book Value	Market Value
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 3) (Note 10)	a) First and exclusive charge being registered by way of simple mortgage on the carpet area of approximately 5,52,974 Sq. Ft. ( save and except entire 2nd floor admeasuring 11,883 Sq. Ft. carpet area in building no. 2 ) (the building no. 2 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 2 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 2 and all erections. The Building 2 is situated on a portion of the Mortgage Land admeasuring 8.04 Hectares, which portion is notified as a Special Economic Zone & first and exclusive charge being registered by way of simple mortgage on the identified units with aggregating to carpet area of approximately 4,61,527 Sq. Ft. (identified units of building no. 3 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 3 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 3 and all erections ("Mortgaged Properties") of NCD Series 3 as further detailed in transaction documents.	5,000.00	0.89	4,422.01	4.22	-	17.90	4,444.13	11,642.00	0.89	2.33
	A first ranking pari passu charge by way of a simple mortgage over the Mortgaged Land as further detailed in transaction documents. (Gigaplex Estate Private Limited)	10,254.11	9.28	1,466.71	81.85	-	-	1,548.56	Note 7	0.15	Note 7
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 4)	a) First ranking sole and exclusive security interest by way of an equitable mortgage on carpet area of approximately 779,466 sq ft in building 12 D (identified units in building) along with the common areas, usage and access rights appurtenant to the units mortgaged in Building 12D as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 17414.77 square metres (equivalent to 4.30 acres), forming part of a portion of land admeasuring 14.02 hectares equivalent to 34.64 acres or thereabout declared as 'Special Economic Zone' land from and out of the larger piece of land bearing Survey no. 64(part), lying, being and situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad. (Sundew Properties Limited).	5,000.00	1.11	3,272.71	0.24	260.56	3.18	3,536.68	13,133.00	0.71	2.63
Secured, listed, rated, secured, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("Mindspace REIT Green Bond 1")	First and exclusive charge registered by way of equitable mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 1.067 million square feet or thereabouts in buildings no. 5B and 9 of Mindspace Madhapur under SPV Intime Properties Limited (approx. 245,977 sq. ft. in building no. 5B and approx. 821,717 building no. 9) together with the proportionate undivided right, title and interest in (i) the notionally demarcated land admeasuring approximately 7,169.90 square metres (equivalent to 1.7717 acres) on which Building 5B is situated, and (ii) the notionally demarcated land admeasuring approximately 16,871.82 square metres (equivalent to 4.17 acres) on which Building 9 is situated.	5,500.00	1.45	1,072.99	159.74	-	2.03	1,234.76	11,996.00	0.22	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 6) *	a) first ranking sole and exclusive security interest, by way of a registered simple mortgage on identified units in buildings 6, 7 and 8 of Commerzone Yerwada adding to a cumulative carpet area of approximately 0.7msf across these 3 buildings at Commerzone Yerwada, Pune along with the common areas, usage and access rights appurtenant to the units mortgaged in Buildings 6, 7 and 8 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 26,162 square metres, forming part of a portion of land larger land admeasuring 1,03,919 square metres (after deducting 21 square metres for road from total extent of 1,03,940 square metres) at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.	5,000.00	1.40	2,371.39	0.09	26.86	2.27	2,400.61	10,917.00	0.48	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 7)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 2A, 2B and 10 of Mindspace Madhapur adding to a cumulative carpet area of approximately 0.73 msf across these 3 buildings in buildings 2A, 2B and 10 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 36,258 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	5,000.00	1.34	851.98	205.84	-	99.30	1,157.11	11,382.00	0.23	2.30
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 8)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 1, 4, 5 and Amenity building of Commerzone Yerwada adding to a cumulative leasable area of approximately 0.55 msf and carpet area of c.0.43 msf across these 4 buildings in buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 27,826 square metres, being and situated at Village Yerawada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, and bounded as follows	3,400.00	1.02	1,655.09	0.01	157.29	1.65	1,814.04	6,233.00	0.53	1.83
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 9)	First ranking sole and exclusive security interest, by way of a simple mortgage on 30,700 square metres of land (referred to as Plot B Land and Plot C Land) together with the commercial and IT building as further described in the trust deed, situated at 7, Ahmednagar Road, Village Vadgaon Sheri, Taluka Haveli, District Pune.	5,000.00	1.24	3,181.49	0.44	-	3.07	3,185.00	9,549.00	0.64	1.91
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 10)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 12B and 12C of Mindspace Madhapur adding to a cumulative carpet area of approximately 0.86 msf carpet area (or leasable area – 1.13 msf) across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 29,157.16 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	6,500.00	1.57	2,293.78	10.14	172.15	22.13	2,498.21	12,715.00	0.38	1.96
		<b>50,654.11</b>	<b>19.30</b>	<b>20,588.15</b>	<b>462.57</b>	<b>616.85</b>	<b>151.52</b>	<b>21,819.10</b>	<b>87,567.00</b>	<b>0.65</b>	<b>2.17</b>

\* This certificate is issued for the NCD 6 and accordingly Security cover ratio for NCD 6 is 2.18.

**Mindspace Business Parks REIT****Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024****c) Compliance of all the covenants of the issue in respect of listed debt securities of the Trust:**

We have examined the compliances made by the listed entity in respect of the covenants of the issue of the listed debt securities (NCD's) and certify that the such covenants of the issue

**I. Other covenants at Mindspace Business Parks REIT (the "REIT") Consolidated level**

Particulars	Rs. in million
<b>Net Debt to NOI before regulatory income and expenses</b>	
Net Debt (A) [Refer Note 3 & 4]	72,880
NOI before regulatory income and expense for the year ended 30 September 2024 (B) [Refer Note 1 & 2]	19,901
<b>Net Debt to NOI before regulatory income and expenses (A)/(B)</b>	<b>3.66</b>
<b>Maximum Net Debt to NOI before regulatory income and expenses as per Debenture Trust Deed for the aforesaid debentures</b>	<b>6.00</b>
<b>Loan to Value Ratio</b>	
Loan (C)	72,880
Value of asset (D) [Refer Note 5]	3,27,413
<b>Loan to Value Ratio (C)/(D)</b>	<b>22%</b>
<b>Maximum Loan to Value ratio as per Debenture Trust Deed for the aforesaid debentures</b>	<b>49%</b>

## Notes:

- 1 Net operating income is determined on the basis of revenues from operation less: direct operating expenses which includes maintenance services expense, property tax, insurance expense, cost of materials sold and cost of power purchased, if any.
- 2 Net operating income is for the year from 1 October 2023 to 30 September 2024.
- 3 Net debt for REIT is external financial indebtedness availed including interest on the basis of its consolidated financial statements.
- 4 Net Debt includes amortization charges recorded as per Ind-AS in the financial statements.
- 5 Value of asset at consolidated level for the purpose of this calculation is fair value of investment properties, investment properties under construction and fair value of Camplus.

**For and on behalf of K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**  
**(acting as Manager of Mindspace Business Parks REIT)**

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Date: 2024.10.25  
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**Preeti Chheda**  
**Chief Financial Officer**  
**25 October 2024**  
**Place Mumbai**

REF: NVS/2024-25/032

**Independent Auditor's Certificate on "Statement of Security Cover and Compliance Status of Financial Covenants" ("the Statement") in respect of Non-Convertible Debentures Series 7 of the Trust for the quarter ended and as at 30 September 2024**

To,  
The Board of Directors,  
K. Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP) (The "Investment Manager")  
(Acting in capacity as the Investment Manager of Mindspace Business Parks REIT)  
Plot No. C -30, Block 'G',  
Opp. SIDBI, Bandra Kurla Complex,  
Bandra (East), Mumbai 400051

1. This certificate is issued in accordance with the terms of our engagement letter dated 24 July 2024
2. We, Deloitte Haskins & Sells LLP, Chartered Accountants, the Statutory Auditors of Mindspace Business Parks REIT ("the Trust"/ "REIT"), have been requested by the Management of the Trust to certify the Statement in respect of Non-Convertible Debentures Series 7 of the Trust for the quarter ended and as at 30 September 2024.

The Statement is prepared by the Management of Investment Manager from the unaudited books of account and other relevant records and documents maintained by the Trust and its subsidiaries (REIT SPVs) as at 30 September 2024 pursuant to requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India in terms of Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as "the SEBI Regulations"), as amended, for the purpose of submission to Catalyst Trusteeship Limited, Debenture Trustee of the above mentioned Non-Convertible Debentures Series 7 (hereinafter referred to as "the Debenture Trustee")/Stock exchanges. The responsibility for compiling the information contained in the Statement is of the Management of the Investment Manager and the same is initialed by us for identification purposes only.

**Management's Responsibility**

3. The preparation of the Statement is the responsibility of the Management of the Investment Manager, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes collecting, collating, validating data and design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances. The management is solely and entirely responsible for determining the fair value of the assets included in the statement.
4. The Management of the Investment Manager is also responsible for ensuring that the Trust complies with all the relevant requirements of the SEBI Regulations and Debenture Trust Deed for providing all relevant information to the Debenture Trustees and for complying with all the covenants as prescribed in the Debenture Trust Deed.

**Auditor's Responsibility**

5. Pursuant to the requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the details included in the Statement related to the Trust in respect of the Non-Convertible Debentures Series 7 for the quarter ended and as at 30 September 2024 have been accurately extracted from the unaudited books of account and other relevant records and documents maintained by the Trust and REIT SPVs. This did not include the evaluation of adherence by the Trust and REIT SPVs with all the applicable guidelines of the SEBI Regulations.
6. The engagement involves performing procedures to obtain sufficient appropriate evidence to provide limited assurance on the Statement as mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Accordingly, we have performed the following procedures in relation to the Statement:

- a) Read the Statement received from the management of Investment manager.
- b) Traced the book value of assets from the unaudited books of account of the Trust as at 30 September 2024 and other relevant records and documents maintained by the Trust, in the normal course of its business.
- c) Reviewed the Debenture Trust Deed to understand the nature of charge (viz. exclusive charge or pari-passu charge) on assets.
- d) Obtained Register of Charges filed by the REIT SPVs as per the requirements of the Companies Act, 2013 to confirm the disclosure of the secured assets.
- e) Obtained a confirmation provided by management of K. Raheja IT Park (Hyderabad) Limited ("REIT SPV") for the book value of assets against which Non-Convertible Debentures Series 7 are mortgaged and traced to the book value of assets included in the Statement of security cover.
- f) Obtained a confirmation provided by management of Mindspace Business Parks Private Limited, Sundew Properties Limited, Gigaplex Estate Private Limited and Intime Properties Limited ("REIT SPVs") for the book value of assets against which other Debt Securities are mortgaged and traced to the book value of assets included in Table II – Security cover on consolidated basis for the listed entity.
- g) Performed necessary inquiries with the management and obtained necessary representations.
- h) Tested the arithmetical accuracy of the information included in the Statement.
- i) Traced the fair value of the assets from the Valuation report issued by valuers provided to us by the Management on which we have placed reliance.
- j) Obtained the working prepared by the Management for compliance with the relevant ratios related to the Trust and REIT SPVs and recomputed the ratios.

The unaudited financial results for the quarter ended 30 September 2024, have been reviewed by us, on which we have issued unmodified conclusion vide our report dated 25 October 2024. Our review of these unaudited financial results was conducted in accordance with the Standard on Review Engagements ("SRE") 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India ("ICAI"). This Standard requires that we plan and perform the review to obtain moderate assurance about whether the financial results are free from material misstatement.



# Deloitte Haskins & Sells LLP

7. We conducted our examination and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review Historical Financial Information, and Other Assurance and Related Services Engagements.

## Conclusion

9. Based on the procedures performed as referred to in paragraph 6 above and according to the information, explanations and representation provided to us by the Management of the Investment Manager, nothing has come to our attention that causes us to believe that the details included in the Statement read with the notes related to the Trust have not been accurately extracted from unaudited books of account of the Trust and REIT SPVs for the quarter ended and as at 30 September 2024 and other relevant records and documents maintained by the Trust and REIT SPVs.

## Restriction on Use and Distribution

10. This certificate is addressed and provided to the Board of Directors of the Investment Manager solely for the purpose of submission to the Stock exchanges/Debenture Trustee and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No.117366W / W-100018)

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Date: 2024.10.25  
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**Nilesh Shah**  
Partner  
Membership No. 49660  
UDIN: 24049660BKFRVH5636

Place: Mumbai  
Date: 25 October 2024

Mindspace Business Parks REIT

Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

a. The listed entity viz. Mindspace Business Parks REIT ("Mindspace REIT" / "REIT") through its manager K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP), ("Manager"), has vide its Executive Committee Meeting dated 2 June 2023, has issued the following listed debt securities:

ISIN	Private Placement/Public Issue	Secured/ Unsecured	Sanctioned amount (Rs. in Million)
INE0CCU07090	Private Placement	Secured	5,000

b. Security Cover for listed debt securities at Standalone level:

The financial information as at 30 September 2024 has been extracted from the unaudited books of account for the half year ended 30 September 2024 and other records of the REIT and K Raheja IT Park Limited ("KRIT/ REIT SPV") (the "books of account and other records of REIT and KRIT").

Table 1 - Security cover on standalone basis for the listed entity

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to I)	Related to only those items covered by this certificate					Total Value(=K+L+M+N)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)			
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value									
<b>ASSETS</b>															
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-	
Investment Property (Note 6, 7, 2 and 10)	Note 8	851.98	NA	No	NA	NA	-	(851.98)	-	11,382.00	NA	NA	NA	11,382.00	
Investment Property under Construction (Note 10)	Note 8	205.84	NA	No	NA	NA	-	(205.84)	-	-	NA	NA	NA	-	
Finance Lease (Note 6, 7, 2 and 10)	Note 8	-	NA	No	NA	NA	-	-	-	-	NA	NA	NA	-	
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-	
Inventories (Note 4, 5 and 8)	Note 8	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Trade Receivables (Note 4, 5 and 8)	NA	99.30	NA	No	NA	NA	-	(99.30)	-	NA	99.30	NA	NA	99.30	
Cash and Cash Equivalents (Note 11)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-	
Bank Balances other than Cash and Cash Equivalents (Note 11)	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Others	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-	
<b>Total</b>		<b>1,157.12</b>					<b>2,08,856.12</b>	<b>(1,157.12)</b>	<b>2,08,856.12</b>	<b>11,382.00</b>	<b>99.30</b>			<b>11,481.30</b>	
<b>LIABILITIES</b>															
Debt securities to which this certificate pertains (Note 1)	Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 7)	5,000.00	NA	No	NA	NA	NA	(11.39)	4,988.61	NA	NA	NA	NA	-	
Other debt sharing pari-passu charge with above debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Other Debt (Note 2 and 10A)	NA		35,301.44	No	NA	5,254.11	5,707.88	(5,254.11)	41,009.32	NA	NA	NA	NA	-	
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Borrowings (Note 3)	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Trade payables	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-	
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Provisions	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Accrued Interest on Debt	NA	1.40	8.62	No	NA	9.28	121.98	(9.28)	132.00	NA	NA	NA	NA	-	
Others	NA	NA	NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-	
<b>Total</b>		<b>5,001.40</b>	<b>35,310.06</b>				<b>5,263.39</b>	<b>5,919.94</b>	<b>(5,274.78)</b>	<b>46,220.01</b>					
<b>Cover on Book Value</b>		0.23													
<b>Cover on Market Value (Note 7)</b>		2.30													
		<b>Exclusive Security Cover Ratio</b>				<b>Pari-Passu Security Cover Ratio</b>									

Note 1: Value of NCD excludes Ind AS adjustment of Rs 11.39 Million, which is eliminated to ensure liability is reconciled with balance sheet

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of K Raheja IT Park Limited (Subsidiary/ REIT SPV). We have eliminated the same through column I to reconcile with financials.

Note 3: Other debts are secured against assets of other REIT SPVs which are disclosed in Table II - Security cover on consolidated basis.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment are not considered on secured assets.

Note 7: Market value of secured assets has been calculated as per the requirement of the Debenture Trust Deed.

Note 8: a) first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 2A, 2B and 10 of Mindspace Madhapur adding to a cumulative carpet area of approximately 0.73 msf across these 3 buildings in buildings 2A, 2B and 10 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 36,258 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.

Note 9: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 10: The market value of the security has been considered based on the valuation reports issued by an independent valuer as at 31 March 2024.

Note 10A: Other debt includes commercial paper issued.

Note 11: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

MindSpace Business Parks REIT  
Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

b. Security Cover on Consolidated basis for listed debt securities:

Table II - Security cover on Consolidated basis for the listed entity

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to I)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certifica te being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)	debt amount considere d more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)		
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value								
<b>ASSETS</b>														
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-
Investment Property (Note 6, 7, 2 and 8)	Note 11	19,121.44	NA	No	1,466.71	NA	-	(20,588.15)	-	NA	NA	NA	NA	-
Investment Property under Construction	Note 11	380.73	NA	No	81.85	NA	-	(462.58)	-	87,567.00	NA	NA	NA	87,567.00
Finance Lease	Note 11	616.85	NA	No	NA	NA	-	(616.85)	-	NA	NA	NA	NA	-
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-
Inventories	Note 11	NA	NA	No	NA	NA	-	-	-	NA	NA	NA	NA	-
Trade Receivables (Note 4, 5 and 2)	Note 11	151.52	NA	No	NA	NA	-	(151.52)	-	NA	151.52	NA	NA	151.52
Cash and Cash Equivalents (Note 9)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-
Bank Balances other than Cash and Cash Equivalents (Note 9)	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Others (Note 3)	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-
<b>Total</b>		<b>20,270.54</b>			<b>1,548.56</b>		<b>2,08,856.12</b>	<b>(21,819.10)</b>	<b>2,08,856.12</b>	<b>87,567.00</b>	<b>151.52</b>			<b>87,718.52</b>
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains (Note 1)	Note 10	40,400.00	NA	No	NA	NA	NA	(109.95)	40,290.05	NA	NA	NA	NA	-
Other debt sharing pari-passu charge with above debt (Note 10)	NA		NA	Yes	10,254.11	NA	NA	(10,254.11)	-	NA	NA	NA	NA	-
Other Debt (Note 10A)	NA		NA	No	NA	NA	5,707.88	NA	5,707.88	NA	NA	NA	NA	-
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Borrowings	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Trade payables	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Provisions	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Accrued Interest on Debt	NA	10.02	NA	No	9.28	NA	121.98	(9.28)	132.00	NA	NA	NA	NA	-
Others	NA		NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-
<b>Total</b>		<b>40,410.02</b>			<b>10,263.39</b>		<b>5,919.94</b>	<b>(10,373.34)</b>	<b>46,220.01</b>					
<b>Cover on Book Value</b>		<b>0.50</b>			<b>0.15</b>									
<b>Cover on Market Value (Note 7 and 11)</b>		<b>2.17</b>												
		<b>Exclusive Security Cover Ratio</b>			<b>Pari-Passu Security Cover Ratio</b>									

Note 1: Ind AS adjustment amounting to Rs. 109.95 million is disclosed in Column I to reconcile the balance of NCDs/GBs with financial statements.

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of REIT SPVs. We have eliminated the same through column I to reconcile with financials.

Note 3: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment are not considered on secured assets.

Note 7: Market value of secured assets has been calculated as per the requirement of the Debenture Trust Deed.

Note 8: The market value of the security has been considered based on the valuation reports issued by an independent valuer for the value as at 30 September 2024 for NCD 3 and NCD 4, 31 March 2024 for GB1, NCD7 and NCD 8 and 1 April 2024, 31 Jan 2024 and 1 May 2024 for NCD 6, NCD 8 and NCD 10 respectively.

Note 9: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

Note 10: There are other borrowings in the books of REIT SPV which are sharing the same Pari Passu secured assets and Hence amount of such other debts has been disclosed and then eliminated from column I to reconcile with financials.

Note 10A: Other debt includes commercial paper issued.

Mindspace Business Parks REIT

Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

Note 11: Summary of all the debts, security, book value and Market value.

(Rs. In Million)

Name of Debt (NCDs/GBs)	Security	Debt at Face value excluding Ind AS impact	Accrued Interest	Book Value					Ratio		
				Investment Property	Investment Property under Construction	Finance Lease	Trade Receivables	Total	Market Value	Book Value	Market Value
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 3) (Note 10)	a) First and exclusive charge being registered by way of simple mortgage on the carpet area of approximately 5,52,974 Sq. Ft. ( save and except entire 2nd floor admeasuring 11,883 Sq. Ft. carpet area in building no. 2 ) (the building no. 2 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 2 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 2 and all erections. The Building 2 is situated on a portion of the Mortgage Land admeasuring 8.04 Hectares, which portion is notified as a Special Economic Zone & first and exclusive charge being registered by way of simple mortgage on the identified units with aggregating to carpet area of approximately 4,61,527 Sq. Ft. (identified units of building no. 3 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 3 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 3 and all erections ("Mortgaged Properties") of NCD Series 3 as further detailed in transaction documents.	5,000.00	0.89	4,422.01	4.22	-	17.90	4,444.13	11,642.00	0.89	2.33
	A first ranking pari passu charge by way of a simple mortgage over the Mortgaged Land as further detailed in transaction documents. (Gigaplex Estate Private Limited)	10,254.11	9.28	1,466.71	81.85	-	-	1,548.56	Note 7	0.15	Note 7
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 4)	a) First ranking sole and exclusive security interest by way of an equitable mortgage on carpet area of approximately 779,466 sq ft in building 12 D (identified units in building) along with the common areas, usage and access rights appurtenant to the units mortgaged in Building 12D as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 17414.77 square metres (equivalent to 4.30 acres), forming part of a portion of land admeasuring 14.02 hectares equivalent to 34.64 acres or thereabout declared as 'Special Economic Zone' land from and out of the larger piece of land bearing Survey no. 64(part), lying, being and situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad. (Sundew Properties Limited).	5,000.00	1.11	3,272.71	0.24	260.56	3.18	3,536.68	13,133.00	0.71	2.63
Secured, listed, rated, secured, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("MindSpace REIT Green Bond 1")	First and exclusive charge registered by way of equitable mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 1.067 million square feet or thereabouts in buildings no. 5B and 9 of MindSpace Madhapur under SPV Intime Properties Limited (approx. 245,977 sq. ft. in building no. 5B and approx. 821,717 building no. 9) together with the proportionate undivided right, title and interest in (i) the notionally demarcated land admeasuring approximately 7,169.90 square metres (equivalent to 1.7717 acres) on which Building 5B is situated, and (ii) the notionally demarcated land admeasuring approximately 16,871.82 square metres (equivalent to 4.17 acres) on which Building 9 is situated.	5,500.00	1.45	1,072.99	159.74	-	2.03	1,234.76	11,996.00	0.22	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 6)	a) first ranking sole and exclusive security interest, by way of a registered simple mortgage on identified units in buildings 6, 7 and 8 of Commerzone Yerwada adding to a cumulative carpet area of approximately 0.7msf across these 3 buildings at Commerzone Yerwada, Pune along with the common areas, usage and access rights appurtenant to the units mortgaged in Buildings 6, 7 and 8 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 26,162 square metres, forming part of a portion of land larger land admeasuring 1,03,919 square metres (after deducting 21 square metres for road from total extent of 1,03,940 square metres) at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.	5,000.00	1.40	2,371.39	0.09	26.86	2.27	2,400.61	10,917.00	0.48	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 7) *	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 2A, 2B and 10 of MindSpace Madhapur adding to a cumulative carpet area of approximately 0.73 msf across these 3 buildings in buildings 2A, 2B and 10 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 36,258 square metres, being and situated at MindSpace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	5,000.00	1.34	851.98	205.84	-	99.30	1,157.11	11,382.00	0.23	2.30
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 8)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 1, 4, 5 and Amenity building of Commerzone Yerwada adding to a cumulative leasable area of approximately 0.55 msf and carpet area of c.0.43 msf across these 4 buildings in buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 27,826 square metres, being and situated at Village Yerawada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, and bounded as follows	3,400.00	1.02	1,655.09	0.01	157.29	1.65	1,814.04	6,233.00	0.53	1.83
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 9)	First ranking sole and exclusive security interest, by way of a simple mortgage on 30,700 square metres of land (referred to as Plot B Land and Plot C Land) together with the commercial and IT building as further described in the trust deed, situated at 7, Ahmednagar Road, Village Vadgaon Sheri, Taluka Haveli, District Pune.	5,000.00	1.24	3,181.49	0.44	-	3.07	3,185.00	9,549.00	0.64	1.91
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 10)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 12B and 12C of MindSpace Madhapur adding to a cumulative carpet area of approximately 0.86 msf carpet area (or leasable area – 1.13 msf) across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 29,157.16 square metres, being and situated at MindSpace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	6,500.00	1.57	2,293.78	10.14	172.15	22.13	2,498.21	12,715.00	0.38	1.96
		<b>50,654.11</b>	<b>19.30</b>	<b>20,588.15</b>	<b>462.57</b>	<b>616.85</b>	<b>151.52</b>	<b>21,819.10</b>	<b>87,567.00</b>	<b>0.65</b>	<b>2.17</b>

\* This certificate is issued for the NCD 7 and accordingly Security cover ratio for NCD 7 is 2.30.

**Mindspace Business Parks REIT****Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024****c) Compliance of all the covenants of the issue in respect of listed debt securities of the Trust:**

We have examined the compliances made by the listed entity in respect of the covenants of the issue of the listed debt securities (NCD's) and certify that the such covenants of the issue

**I. Other covenants at Mindspace Business Parks REIT (the "REIT") Consolidated level**

Particulars	Rs. in million
<b>Net Debt to NOI before regulatory income and expenses</b>	
Net Debt (A) [Refer Note 3 & 4]	72,880
NOI before regulatory income and expense for the year ended 30 September 2024 (B) [Refer Note 1 & 2]	19,901
<b>Net Debt to NOI before regulatory income and expenses (A)/(B)</b>	<b>3.66</b>
<b>Maximum Net Debt to NOI before regulatory income and expenses as per Debenture Trust Deed for the aforesaid debentures</b>	<b>6.00</b>
<b>Loan to Value Ratio</b>	
Loan (C)	72,880
Value of asset (D) [Refer Note 5]	3,27,413
<b>Loan to Value Ratio (C)/(D)</b>	<b>22%</b>
<b>Maximum Loan to Value ratio as per Debenture Trust Deed for the aforesaid debentures</b>	<b>49%</b>

## Notes:

- 1 NOI is determined on the basis of earnings before interest, depreciation and amortisation and tax after extinguishing the movement in all regulatory deferral account balances from other income and expenses.
- 2 NOI is for the period from 1 October 2023 to 30 September 2024.
- 3 Net debt for REIT is external financial indebtedness availed including interest on the basis of its consolidated financial statements.
- 4 Net Debt includes amortization charges recorded as per Ind-AS in the financial statements.
- 5 Value of asset at consolidated level for the purpose of this calculation is fair value of investment properties, investment properties under construction and fair value of Camplus.

**For and on behalf of K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)  
(acting as Manager of Mindspace Business Parks REIT)**

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**Preeti Chheda**  
**Chief Financial Officer**  
**25 October 2024**  
**Place Mumbai**

REF : NVS/2024-25/033

**Independent Auditor's Certificate on "Statement of Security Cover and Compliance Status of Financial Covenants" ("the Statement") in respect of Non-Convertible Debentures Series 8 of the Trust for the quarter ended and as at 30 September 2024**

To,

The Board of Directors,

K. Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP) (The "Investment Manager")

(Acting in capacity as the Investment Manager of Mindspace Business Parks REIT)

Plot No. C -30, Block 'G',

Opp. SIDBI, Bandra Kurla Complex,

Bandra (East), Mumbai 400051

1. This certificate is issued in accordance with the terms of our engagement letter dated July 24, 2024.
2. We, Deloitte Haskins & Sells LLP, Chartered Accountants, the Statutory Auditors of Mindspace Business Parks REIT ("the Trust"/ "REIT"), have been requested by the Management of the Trust to certify the Statement in respect of Non-Convertible Debentures Series 8 of the Trust for the quarter ended and as at 30 September 2024.

The Statement is prepared by the Management of Investment Manager from the unaudited books of account and other relevant records and documents maintained by the Trust and its subsidiaries (REIT SPVs) as at 30 September 2024 pursuant to requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India in terms of Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as "the SEBI Regulations"), as amended, for the purpose of submission to IDBI Trusteeship Services Limited, Debenture Trustee of the above mentioned Non-Convertible Debentures Series 8 (hereinafter referred to as "the Debenture Trustee")/Stock exchanges. The responsibility for compiling the information contained in the Statement is of the Management of the Investment Manager and the same is initialed by us for identification purposes only.

# **Deloitte Haskins & Sells LLP**

## **Management's Responsibility**

3. The preparation of the Statement is the responsibility of the Management of the Investment Manager, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes collecting, collating, validating data and design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances. The management is solely and entirely responsible for determining the fair value of the assets included in the statement.
4. The Management of the Investment Manager is also responsible for ensuring that the Trust complies with all the relevant requirements of the SEBI Regulations and Debenture Trust Deed for providing all relevant information to the Debenture Trustees and for complying with all the covenants as prescribed in the Debenture Trust Deed.

## **Auditor's Responsibility**

5. Pursuant to the requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the details included in the Statement related to the Trust in respect of the Non-Convertible Debentures Series 8 for the quarter ended and as at 30 September 2024 have been accurately extracted from the unaudited books of account and other relevant records and documents maintained by the Trust and REIT SPVs . This did not include the evaluation of adherence by the Trust and REIT SPVs with all the applicable guidelines of the SEBI Regulations.
6. The engagement involves performing procedures to obtain sufficient appropriate evidence to provide limited assurance on the Statement as mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Accordingly, we have performed the following procedures in relation to the Statement:

- a) Read the Statement received from the management of Investment manager.
- b) Traced the book value of assets from the unaudited books of account of the Trust as at 30 September 2024 and other relevant records and documents maintained by the Trust, in the normal course of its business.
- c) Reviewed the Debenture Trust Deed to understand the nature of charge (viz. exclusive charge or pari-passu charge) on assets.
- d) Obtained Register of Charges filed by the REIT SPVs as per the requirements of the Companies Act, 2013 to confirm the disclosure of the secured assets.

## **Deloitte Haskins & Sells LLP**

- e) Obtained a confirmation provided by management of Mindspace Business Parks Private Limited ("REIT SPV") for the book value of assets against which Non-Convertible Debentures Series 8 are mortgaged and traced to the book value of assets included in the Statement of security cover.
- f) Obtained a confirmation provided by management of Sundew Properties Limited, Intime Properties Limited, Gigaplex Estate Private Limited and K. Raheja IT Park (Hyderabad) Limited ("REIT SPVs") for the book value of assets against which other Debt Securities are mortgaged and traced to the book value of assets included in Table II – Security cover on consolidated basis for the listed entity.
- g) Performed necessary inquiries with the management and obtained necessary representations.
- h) Tested the arithmetical accuracy of the information included in the Statement.
- i) Traced the fair value of the assets from the Valuation report issued by valuers provided to us by the Management on which we have placed reliance.
- j) Obtained the working prepared by the Management for compliance with the relevant ratios related to the Trust and REIT SPVs and recomputed the ratios.

The unaudited financial results for the quarter ended 30 September 2024, have been reviewed by us, on which we have issued unmodified conclusion vide our report dated 30 25 October 2024. Our review of these unaudited financial results was conducted in accordance with the Standard on Review Engagements ("SRE") 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India ("ICAI"). This Standard requires that we plan and perform the review to obtain moderate assurance about whether the financial results are free from material misstatement.

- 7. We conducted our examination and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
- 8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review Historical Financial Information, and Other Assurance and Related Services Engagements.

### **Conclusion**

- 9. Based on the procedures performed as referred to in paragraph 6 above and according to the information, explanations and representation provided to us by the Management of the Investment Manager, nothing has come to our attention that causes us to believe that the details included in the Statement read with the notes related to the Trust have not been accurately extracted from unaudited books of account of the Trust and REIT SPVs for the quarter ended and as at 30 September 2024 and other relevant records and documents maintained by the Trust and REIT SPVs.



# Deloitte Haskins & Sells LLP

## Restriction on Use and Distribution

10. This certificate is addressed and provided to the Board of Directors of the Investment Manager solely for the purpose of submission to the Stock exchanges/Debenture Trustee and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No.117366W / W-100018)

**NILESH  
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Date: 2024.10.25  
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**Nilesh Shah**  
Partner  
Membership No. 49660  
UDIN:24049660BKFRVI3657

Place: Mumbai  
Date: 25 October 2024

Mindspace Business Parks REIT  
Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

a. The listed entity viz. Mindspace Business Parks REIT ("Mindspace REIT" / "REIT") through its manager K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP), ("Manager"), has vide its Executive Committee Meeting dated 28 February 2024, has issued the following listed debt securities:

ISIN	Private Placement/Public Issue	Secured/ Unsecured	Sanctioned amount (Rs. in Million)
INE0CCU07108	Private Placement	Secured	3,400

b. Security Cover for listed debt securities at Standalone level:

The financial information as at 30 September 2024 has been extracted from the unaudited books of account for the half year ended 30 September 2024 and other records of the REIT and Mindspace Business Parks Private Limited ("MBPPL/ REIT SPV") (the "books of account and other records of REIT and MBPL").

Table 1 - Security cover on standalone basis for the listed entity

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to I)	Market Value for Assets charged on Exclusive basis	Related to only those items covered by this certificate			Total Value(=K+L+M+N)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-passu charge (excluding items covered in column F)	debt amount considered more than once (due to exclusive plus pari passu charge)	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)			Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)		
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value								
<b>ASSETS</b>														
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-
Investment Property (Note 6, 7, 2 and 10)	Note 8	1,655.09	NA	No	NA	NA	-	(1,655.09)	-	6,233.00	NA	NA	NA	6,233.00
Investment Property under Construction (Note 10)	Note 8	0.01	NA	No	NA	NA	-	(0.01)	-	-	NA	NA	NA	-
Finance Lease (Note 6, 7, 2 and 10)	Note 8	157.29	NA	No	NA	NA	-	(157.29)	-	-	NA	NA	NA	-
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-
Inventories (Note 4, 5 and 8)	Note 8	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Trade Receivables (Note 4, 5 and 8)	NA	1.65	NA	No	NA	NA	-	(1.65)	-	NA	1.65	NA	NA	1.65
Cash and Cash Equivalents (Note 11)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-
Bank Balances other than Cash and Cash Equivalents (Note 11)	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Others	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-
<b>Total</b>		<b>1,814.04</b>					<b>2,08,856.12</b>	<b>(1,814.04)</b>	<b>2,08,856.12</b>	<b>6,233.00</b>	<b>1.65</b>			<b>6,234.65</b>
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains (Note 1)	Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 8)*	3,400.00	NA	No	NA	NA	NA	(6.28)	3,393.72	NA	NA	NA	NA	-
Other debt sharing pari-passu charge with above debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Other Debt (Note 2 and 10A)	NA		36,896.33	No	NA	5,254.11	5,707.88	(5,254.11)	42,604.21	NA	NA	NA	NA	-
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Borrowings (Note 3)	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Trade payables	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Provisions	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Accrued Interest on Debt	NA	1.02	9.00	No	NA	9.28	121.98	(9.28)	132.00	NA	NA	NA	NA	-
Others	NA		NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-
<b>Total</b>		<b>3,401.02</b>	<b>36,905.33</b>			<b>5,263.39</b>	<b>5,919.94</b>	<b>(5,269.67)</b>	<b>46,220.01</b>					
<b>Cover on Book Value</b>		0.53												
<b>Cover on Market Value (Note 7)</b>		1.83												
		<b>Exclusive Security Cover Ratio</b>				<b>Pari-Passu Security Cover Ratio</b>								

Note 1: Value of NCD excludes Ind AS adjustment of Rs 6.28 Million, which is eliminated to ensure liability is reconciled with balance sheet

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of K Raheja IT Park Limited (Subsidiary/ REIT SPV). We have eliminated the same through column I to reconcile with financials.

Note 3: Other debts are secured against assets of other REIT SPVs which are disclosed in Table II - Security cover on consolidated basis.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment are not considered on secured assets.

Note 7: Market value of secured assets has been calculated as per the requirement of the Debenture Trust Deed.

Note 8: first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 1, 4, 5 and Amenity building of Commerzone Yerwada adding to a cumulative leasable area of approximately 0.55 msf and carpet area of c.0.43 msf across these 4 buildings in buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 27,826 square metres, being and situated at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, and bounded

Note 9: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 10: The market value of the security has been considered based on the valuation reports issued by an independent valuer as at 31 January 2024.

Note 10A: other debt includes commercial paper issued.

Note 11: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

MindSpace Business Parks REIT  
Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

b. Security Cover on Consolidated basis for listed debt securities:

Table II - Security cover on Consolidated basis for the listed entity

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to I)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certifica te being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)	debt amount considere d more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)		
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value								
<b>ASSETS</b>														
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-
Investment Property (Note 6, 7, 2 and 8)	Note 11	19,121.44	NA	No	1,466.71	NA	-	(20,588.15)	-	NA	NA	NA	NA	-
Investment Property under Construction	Note 11	380.73	NA	No	81.85	NA	-	(462.58)	-	87,567.00	NA	NA	NA	87,567.00
Finance Lease	Note 11	616.85	NA	No	NA	NA	-	(616.85)	-	NA	NA	NA	NA	-
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-
Inventories	Note 11	NA	NA	No	NA	NA	-	-	-	NA	NA	NA	NA	-
Trade Receivables (Note 4, 5 and 2)	Note 11	151.52	NA	No	NA	NA	-	(151.52)	-	NA	151.52	NA	NA	151.52
Cash and Cash Equivalents (Note 9)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-
Bank Balances other than Cash and Cash Equivalents (Note 9)	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Others (Note 3)	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-
<b>Total</b>		<b>20,270.54</b>			<b>1,548.56</b>		<b>2,08,856.12</b>	<b>(21,819.10)</b>	<b>2,08,856.12</b>	<b>87,567.00</b>	<b>151.52</b>			<b>87,718.52</b>
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains (Note 1)	Note 10	40,400.00	NA	No	NA	NA	NA	(109.95)	40,290.05	NA	NA	NA	NA	-
Other debt sharing pari-passu charge with above debt (Note 10)	NA		NA	Yes	10,254.11	NA	NA	(10,254.11)	-	NA	NA	NA	NA	-
Other Debt (Note 10A)	NA		NA	No	NA	NA	5,707.88	NA	5,707.88	NA	NA	NA	NA	-
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Borrowings	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Trade payables	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Provisions	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Accrued Interest on Debt	NA	10.02	NA	No	9.28	NA	121.98	(9.28)	132.00	NA	NA	NA	NA	-
Others	NA		NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-
<b>Total</b>		<b>40,410.02</b>			<b>10,263.39</b>		<b>5,919.94</b>	<b>(10,373.34)</b>	<b>46,220.01</b>					
<b>Cover on Book Value</b>		<b>0.50</b>			<b>0.15</b>									
<b>Cover on Market Value (Note 7 and 11)</b>		<b>2.17</b>												
		<b>Exclusive Security Cover Ratio</b>				<b>Pari-Passu Security Cover Ratio</b>								

Note 1: Ind AS adjustment amounting to Rs. 109.95 million is disclosed in Column I to reconcile the balance of NCDs/GBs with financial statements.

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of REIT SPVs. We have eliminated the same through column I to reconcile with financials.

Note 3: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment are not considered on secured assets.

Note 7: Market value of secured assets has been calculated as per the requirement of the Debenture Trust Deed.

Note 8: The market value of the security has been considered based on the valuation reports issued by an independent valuer for the value as at 30 September 2024 for NCD 3 and NCD 4, 31 March 2024 for GB1, NCD7 and NCD 8 and 1 April 2024, 31 Jan 2024 and 1 May 2024 for NCD 6, NCD 8 and NCD 10 respectively.

Note 9: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

Note 10: There are other borrowings in the books of REIT SPV which are sharing the same Pari Passu secured assets and Hence amount of such other debts has been disclosed and then eliminated from column I to reconcile with financials.

Note 10A: other debt includes commercial paper issued.

**Mindspace Business Parks REIT**

**Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024**

Note 11: Summary of all the debts, security, book value and Market value.

(Rs. In Million)

Name of Debt (NCDs/GBs)	Security	Debt at Face value excluding Ind AS impact	Accrued Interest	Book Value					Ratio		
				Investment Property	Investment Property under Construction	Finance Lease	Trade Receivables	Total	Market Value	Book Value	Market Value
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 3) (Note 10)	a) First and exclusive charge being registered by way of simple mortgage on the carpet area of approximately 5,52,974 Sq. Ft. ( save and except entire 2nd floor admeasuring 11,883 Sq. Ft. carpet area in building no. 2) (the building no. 2 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 2 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 2 and all erections. The Building 2 is situated on a portion of the Mortgage Land admeasuring 8.04 Hectares, which portion is notified as a Special Economic Zone & first and exclusive charge being registered by way of simple mortgage on the identified units with aggregating to carpet area of approximately 4,61,527 Sq. Ft. (identified units of building no. 3 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 3 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 3 and all erections ("Mortgaged Properties") of NCD Series 3 as further detailed in transaction documents.  A first ranking pari passu charge by way of a simple mortgage over the Mortgaged Land as further detailed in transaction documents. (Gigaplex Estate Private Limited)	5,000.00	0.89	4,422.01	4.22	-	17.90	4,444.13	11,642.00	0.89	2.33
		10,254.11	9.28	1,466.71	81.85	-	-	1,548.56	Note 7	0.15	Note 7
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 4)	a) First ranking sole and exclusive security interest by way of an equitable mortgage on carpet area of approximately 779,466 sq ft in building 12 D (identified units in building) along with the common areas, usage and access rights appurtenant to the units mortgaged in Building 12D as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 17414.77 square metres (equivalent to 4.30 acres), forming part of a portion of land admeasuring 14.02 hectares equivalent to 34.64 acres or thereabout declared as 'Special Economic Zone' land from and out of the larger piece of land bearing Survey no. 64(part), lying, being and situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad. (Sundew Properties Limited).	5,000.00	1.11	3,272.71	0.24	260.56	3.18	3,536.68	13,133.00	0.71	2.63
Secured, listed, rated, secured, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("Mindspace REIT Green Bond 1")	First and exclusive charge registered by way of equitable mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 1.067 million square feet or thereabouts in buildings no. 5B and 9 of Mindspace Madhapur under SPV Intime Properties Limited (approx. 245,977 sq. ft. in building no. 5B and approx. 821,717 building no. 9) together with the proportionate undivided right, title and interest in (i) the notionally demarcated land admeasuring approximately 7,169.90 square metres (equivalent to 1.7717 acres) on which Building 5B is situated, and (ii) the notionally demarcated land admeasuring approximately 16,871.82 square metres (equivalent to 4.17 acres) on which Building 9 is situated.	5,500.00	1.45	1,072.99	159.74	-	2.03	1,234.76	11,996.00	0.22	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 6)	a) first ranking sole and exclusive security interest, by way of a registered simple mortgage on identified units in buildings 6, 7 and 8 of Commerzone Yerwada adding to a cumulative carpet area of approximately 0.7msf across these 3 buildings at Commerzone Yerwada, Pune along with the common areas, usage and access rights appurtenant to the units mortgaged in Buildings 6, 7 and 8 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 26,162 square metres , forming part of a portion of land larger land admeasuring 1,03,919 square metres (after deducting 21 square metres for road from total extent of 1,03,940 square metres) at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.	5,000.00	1.40	2,371.39	0.09	26.86	2.27	2,400.61	10,917.00	0.48	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 7)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 2A, 2B and 10 of Mindspace Madhapur adding to a cumulative carpet area of approximately 0.73 msf across these 3 buildings in buildings 2A, 2B and 10 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 36,258 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	5,000.00	1.34	851.98	205.84	-	99.30	1,157.11	11,382.00	0.23	2.30
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 8)*	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 1, 4, 5 and Amenity building of Commerzone Yerwada adding to a cumulative leasable area of approximately 0.55 msf and carpet area of c.0.43 msf across these 4 buildings in buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 27,826 square metres, being and situated at Village Yerawada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, and bounded	3,400.00	1.02	1,655.09	0.01	157.29	1.65	1,814.04	6,233.00	0.53	1.83
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 9)	First ranking sole and exclusive security interest, by way of a simple mortgage on 30,700 square metres of land (referred to as Plot B Land and Plot C Land) together with the commercial and IT building as further described in the trust deed, situated at 7, Ahmednagar Road, Village Vadgaon Sheri, Taluka Haveli, District Pune.	5,000.00	1.24	3,181.49	0.44	-	3.07	3,185.00	9,549.00	0.64	1.91
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 10)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 12B and 12C of Mindspace Madhapur adding to a cumulative carpet area of approximately 0.86 msf carpet area (or leasable area – 1.13 msf) across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 29,157.16 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	6,500.00	1.57	2,293.78	10.14	172.15	22.13	2,498.21	12,715.00	0.38	1.96
		<b>50,654.11</b>	<b>19.30</b>	<b>20,588.15</b>	<b>462.57</b>	<b>616.85</b>	<b>151.52</b>	<b>21,819.10</b>	<b>87,567.00</b>	<b>0.65</b>	<b>2.17</b>

\* This certificate is issued for the NCD 8 and accordingly Security cover ratio for NCD 8 is 1.83.

**Mindspace Business Parks REIT****Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024****c) Compliance of all the covenants of the issue in respect of listed debt securities of the Trust:**

We have examined the compliances made by the listed entity in respect of the covenants of the issue of the listed debt securities (NCD's) and certify that the such covenants of the issue

**I. Other covenants at Mindspace Business Parks REIT (the "REIT") Consolidated level**

Particulars	Rs. in million
<b>Net Debt to NOI before regulatory income and expenses</b>	
Net Debt (A) [Refer Note 3 & 4]	72,880
NOI before regulatory income and expense for the year ended 30 September 2024 (B) [Refer Note 1 & 2]	19,901
<b>Net Debt to NOI before regulatory income and expenses (A)/(B)</b>	<b>3.66</b>
<b>Maximum Net Debt to NOI before regulatory income and expenses as per Debenture Trust Deed for the aforesaid debentures</b>	<b>6.00</b>
<b>Loan to Value Ratio</b>	
Loan (C)	72,880
Value of asset (D) [Refer Note 5]	3,27,413
<b>Loan to Value Ratio (C)/(D)</b>	<b>22%</b>
<b>Maximum Loan to Value ratio as per Debenture Trust Deed for the aforesaid debentures</b>	<b>49%</b>

## Notes:

- 1 NOI is determined on the basis of earnings before interest, depreciation and amortisation and tax after extinguishing the movement in all regulatory deferral account balances from other income and expenses.
- 2 NOI is for the year ended from 1 October 2023 to 30 September 2024.
- 3 Net debt for REIT is external financial indebtedness availed including interest on the basis of its consolidated financial statements.
- 4 Net Debt includes amortization charges recorded as per Ind-AS in the financial statements.
- 5 Value of asset at consolidated level for the purpose of this calculation is fair value of investment properties, investment properties under construction and fair value of Camplus.

**For and on behalf of K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)  
(acting as Manager of Mindspace Business Parks REIT)**

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CHHEDA

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Date: 2024.10.25  
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**Preeti Chheda**  
**Chief Financial Officer**  
**25 October 2024**  
**Place Mumbai**

REF: NVS/2024-25/034

**Independent Auditor's Certificate on "Statement of Security Cover and Compliance Status of Financial Covenants" ("the Statement") in respect of Non-Convertible Debentures Series 9 of the Trust for the quarter ended and as at 30 September 2024**

To,  
The Board of Directors,  
K. Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP) (The "Investment Manager")  
(Acting in capacity as the Investment Manager of Mindspace Business Parks REIT)  
Plot No. C -30, Block 'G',  
Opp. SIDBI, Bandra Kurla Complex,  
Bandra (East), Mumbai 400051

1. This certificate is issued in accordance with the terms of our engagement letter dated 24 July 2024
2. We, Deloitte Haskins & Sells LLP, Chartered Accountants, the Statutory Auditors of Mindspace Business Parks REIT ("the Trust"/ "REIT"), have been requested by the Management of the Trust to certify the Statement in respect of Non-Convertible Debentures Series 9 of the Trust for the quarter ended and as at 30 September 2024.

The Statement is prepared by the Management of Investment Manager from the unaudited books of account and other relevant records and documents maintained by the Trust and its subsidiaries (REIT SPVs) as at 30 September 2024 pursuant to requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India in terms of Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as "the SEBI Regulations"), as amended, for the purpose of submission to IDBI Trusteeship Services Limited, Debenture Trustee of the above mentioned Non-Convertible Debentures Series 9 (hereinafter referred to as "the Debenture Trustee")/Stock exchanges. The responsibility for compiling the information contained in the Statement is of the Management of the Investment Manager and the same is initialed by us for identification purposes only.

**Management's Responsibility**

3. The preparation of the Statement is the responsibility of the Management of the Investment Manager, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes collecting, collating, validating data and design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances. The management is solely and entirely responsible for determining the fair value of the assets included in the statement.
4. The Management of the Investment Manager is also responsible for ensuring that the Trust complies with all the relevant requirements of the SEBI Regulations and Debenture Trust Deed for providing all relevant information to the Debenture Trustees and for complying with all the covenants as prescribed in the Debenture Trust Deed.

**Auditor's Responsibility**

5. Pursuant to the requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the details included in the Statement related to the Trust in respect of the Non-Convertible Debentures Series 9 for the quarter ended and as at 30 September 2024 have been accurately extracted from the unaudited books of account and other relevant records and documents maintained by the Trust and REIT SPVs . This did not include the evaluation of adherence by the Trust and REIT SPVs with all the applicable guidelines of the SEBI Regulations.
6. The engagement involves performing procedures to obtain sufficient appropriate evidence to provide limited assurance on the Statement as mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Accordingly, we have performed the following procedures in relation to the Statement:

- a) Read the Statement received from the management of Investment manager.
- b) Traced the book value of assets from the unaudited books of account of the Trust as at 30 September 2024 and other relevant records and documents maintained by the Trust, in the normal course of its business.
- c) Reviewed the Debenture Trust Deed to understand the nature of charge (viz. exclusive charge or pari-passu charge) on assets.
- d) Obtained Register of Charges filed by the REIT SPVs as per the requirements of the Companies Act, 2013 to confirm the disclosure of the secured assets.
- e) Obtained a confirmation provided by management of Mindspace Business Parks Private Limited ("REIT SPV") for the book value of assets against which Non-Convertible Debentures Series 9 are mortgaged and traced to the book value of assets included in the Statement of security cover.
- f) Obtained a confirmation provided by management of Sundew Properties Limited, Intime Properties Limited, Gigaplex Estate Private Limited and K. Raheja IT Park (Hyderabad) Limited ("REIT SPVs") for the book value of assets against which other Debt Securities are mortgaged and traced to the book value of assets included in Table II – Security cover on consolidated basis for the listed entity.
- g) Performed necessary inquiries with the management and obtained necessary representations.
- h) Tested the arithmetical accuracy of the information included in the Statement.
- i) Traced the fair value of the assets from the Valuation report issued by valuers provided to us by the Management on which we have placed reliance.
- j) Obtained the working prepared by the Management for compliance with the relevant ratios related to the Trust and REIT SPVs and recomputed the ratios.

The unaudited financial results for the quarter ended 30 September 2024, have been reviewed by us, on which we have issued unmodified conclusion vide our report dated 25 October 2024. Our review of these unaudited financial results was conducted in accordance with the Standard on Review Engagements ("SRE") 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India ("ICAI"). This Standard requires that we plan and perform the review to obtain moderate assurance about whether the financial results are free from material misstatement.

# Deloitte Haskins & Sells LLP

7. We conducted our examination and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review Historical Financial Information, and Other Assurance and Related Services Engagements.

## Conclusion

9. Based on the procedures performed as referred to in paragraph 6 above and according to the information, explanations and representation provided to us by the Management of the Investment Manager, nothing has come to our attention that causes us to believe that the details included in the Statement read with the notes related to the Trust have not been accurately extracted from unaudited books of account of the Trust and REIT SPVs for the quarter ended and as at 30 September 2024 and other relevant records and documents maintained by the Trust and REIT SPVs.

## Restriction on Use and Distribution

10. This certificate is addressed and provided to the Board of Directors of the Investment Manager solely for the purpose of submission to the Stock exchanges/Debenture Trustee and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No.117366W / W-100018)

**NILESH**  
**VASANTLA**  
**L SHAH**

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VASANTLAL SHAH  
Date: 2024.10.25  
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**Nilesh Shah**  
Partner  
Membership No. 49660  
UDIN: 24049660BKFRVJ9376

Place: Mumbai  
Date: 25 October 2024



**Mindspace Business Parks REIT**

Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

a. The listed entity viz. Mindspace Business Parks REIT ("Mindspace REIT" / "REIT") through its manager K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP), ("Manager"), has vide its Executive Committee Meeting dated 30 April 2024, has issued the following listed debt securities:

ISIN	Private Placement/Public Issue	Secured/ Unsecured	Sanctioned amount (Rs. in Million)
INE0CCU07116	Private Placement	Secured	5,000

b. Security Cover for listed debt securities at Standalone level:

The financial information as at 30 September 2024 has been extracted from the unaudited books of account for the half year ended 30 September 2024 and other records of the REIT and Mindspace Business Parks Private Limited ("MBPPL/ REIT SPV") (the "books of account and other records of REIT and MBPPL").

**Table I - Security cover on standalone basis for the listed entity**

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O	
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to I)	Related to only those items covered by this certificate					Total Value(=K+L+M+N)
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certifica te being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)	debt amount considere d more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)				
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value									
<b>ASSETS</b>															
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-	
Investment Property (Note 6, 7, 2 and 10)	Note 8	3,181.49	NA	No	NA	NA	-	(3,181.49)	-	-	NA	NA	NA	-	
Investment Property under Construction (Note 10)	Note 8	0.44	NA	No	NA	NA	-	(0.44)	-	9,549.00	NA	NA	NA	9,549.00	
Finance lease	Note 8	-	NA	No	NA	NA	-	-	-	-	NA	NA	NA	-	
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-	
Inventories (Note 4, 5 and 8)	Note 8	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Trade Receivables (Note 4, 5 and 8)	NA	3.07	NA	No	NA	NA	-	(3.07)	-	NA	3.07	NA	NA	3.07	
Cash and Cash Equivalents (Note 11)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-	
Bank Balances other than Cash and Cash Equivalents (Note 11)	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-	
Others	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-	
<b>Total</b>		<b>3,185.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,08,856.12</b>	<b>(3,185.00)</b>	<b>2,08,856.12</b>	<b>9,549.00</b>	<b>3.07</b>	<b>-</b>	<b>-</b>	<b>9,552.07</b>	
<b>LIABILITIES</b>															
Debt securities to which this certificate pertains (Note 1)	Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 9)	5,000.00	NA	No	NA	NA	NA	(16.75)	4,983.25	NA	NA	NA	NA	-	
Other debt sharing pari-passu charge withabove debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Other Debt (Note 2 and 10A)	NA		35,306.80	No	NA	5,254.11	5,707.88	(5,254.11)	41,014.68	NA	NA	NA	NA	-	
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Borrowings (Note 3)	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Trade payables	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-	
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Provisions	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-	
Accrued Interest on Debt	NA	1.24	8.78	No	NA	9.28	121.98	(9.28)	132.00	NA	NA	NA	NA	-	
Others	NA	NA	NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-	
<b>Total</b>		<b>5,001.24</b>	<b>35,315.58</b>	<b>-</b>	<b>-</b>	<b>5,263.39</b>	<b>5,919.94</b>	<b>(5,280.14)</b>	<b>46,220.01</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Cover on Book Value</b>		0.64				NA									
<b>Cover on Market Value (Note 7)</b>		1.91				NA									
		<b>Exclusive Security Cover Ratio</b>				<b>Pari-Passu Security Cover Ratio</b>									

Note 1: Value of NCD excludes Ind AS adjustment of Rs 16.75, which is eliminated to ensure liability is reconciled with balance sheet

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of Mindspace Business Park Private Limited (Subsidiary/ REIT SPV). We have eliminated the same through column I to reconcile with financials.

Note 3: Other debts are secured against assets of other REIT SPVs which are disclosed in Table II - Security cover on consolidated basis.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment are not considered on secured assets.

Note 7: Market value of secured assets has been calculated as per the requirement of the Debenture Trust Deed.

Note 8: First ranking sole and exclusive security interest, by way of a simple mortgage on 30,700 square metres of land (referred to as Plot B Land and Plot C Land) together with the commercial and IT building as further described in the trust deed, situated at 7, Ahmednagar Road, Village Vadgaon Sheri, Taluka Haveli, District Pune.

Note 9: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 10: The market value of the security has been considered based on the valuation reports issued by an independent valuer as at 31 March 2024.

Note 10A: other debt includes commercial paper issued.

Note 11: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

MindSpace Business Parks REIT  
Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

b. Security Cover on Consolidated basis for listed debt securities:

Table II - Security cover on Consolidated basis for the listed entity

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to I)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certifica te being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)		debt amount considere d more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value								
<b>ASSETS</b>														
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-
Investment Property (Note 6, 7, 2 and 8)	Note 11	19,121.44	NA	No	1,466.71	NA	-	(20,588.15)	-	NA	NA	NA	NA	-
Investment Property under Construction	Note 11	380.73	NA	No	81.85	NA	-	(462.58)	-	87,567.00	NA	NA	NA	87,567.00
Finance Lease	Note 11	616.85	NA	No	NA	NA	-	(616.85)	-	NA	NA	NA	NA	-
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-
Inventories	Note 11	NA	NA	No	NA	NA	-	-	-	NA	NA	NA	NA	-
Trade Receivables (Note 4, 5 and 2)	Note 11	151.52	NA	No	NA	NA	-	(151.52)	-	NA	151.52	NA	NA	151.52
Cash and Cash Equivalents (Note 9)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-
Bank Balances other than Cash and Cash Equivalents (Note 9)	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Others (Note 3)	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-
<b>Total</b>		<b>20,270.54</b>			<b>1,548.56</b>		<b>2,08,856.12</b>	<b>(21,819.10)</b>	<b>2,08,856.12</b>	<b>87,567.00</b>	<b>151.52</b>			<b>87,718.52</b>
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains (Note 1)	Note 10	40,400.00	NA	No	NA	NA	NA	(109.95)	40,290.05	NA	NA	NA	NA	-
Other debt sharing pari-passu charge with above debt (Note 10)	NA		NA	Yes	10,254.11	NA	NA	(10,254.11)	-	NA	NA	NA	NA	-
Other Debt (note 10A)	NA		NA	No	NA	NA	5,707.88	NA	5,707.88	NA	NA	NA	NA	-
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Borrowings	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Trade payables	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Provisions	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Accrued Interest on Debt	NA	10.02	NA	No	9.28	NA	121.98	(9.28)	132.00	NA	NA	NA	NA	-
Others	NA		NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-
<b>Total</b>		<b>40,410.02</b>			<b>10,263.39</b>		<b>5,919.94</b>	<b>(10,373.34)</b>	<b>46,220.01</b>					
<b>Cover on Book Value</b>		0.50			0.15									
<b>Cover on Market Value (Note 7 and 11)</b>		2.17												
		<b>Exclusive Security Cover Ratio</b>			<b>Pari-Passu Security Cover Ratio</b>									

Note 1: Ind AS adjustment amounting to Rs. 109.95 million is disclosed in Column I to reconcile the balance of NCDs/GBs with financial statements.

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of REIT SPVs. We have eliminated the same through column I to reconcile with financials.

Note 3: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment are not considered on secured assets.

Note 7: Market value of secured assets has been calculated as per the requirement of the Debenture Trust Deed.

Note 8: The market value of the security has been considered based on the valuation reports issued by an independent valuer for the value as at 30 September 2024 for NCD 3 and NCD 4, 31 March 2024 for GB1, NCD7 and NCD 8 and 1 April 2024, 31 Jan 2024 and 1 May 2024 for NCD 6, NCD 8 and NCD 10 respectively.

Note 9: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

Note 10: There are other borrowings in the books of REIT SPV which are sharing the same Pari Passu secured assets and Hence amount of such other debts has been disclosed and then eliminated from column I to reconcile with financials.

Note 10A: other debt includes commercial paper issued.

MindSpace Business Parks REIT

Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

Note 11: Summary of all the debts, security, book value and Market value.

(Rs. In Million)

Name of Debt (NCDs/GBs)	Security	Debt at Face value excluding Ind AS impact	Accrued Interest	Book Value					Ratio		
				Investment Property	Investment Property under Construction	Finance Lease	Trade Receivables	Total	Market Value	Book Value	Market Value
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 3) (Note 10)	a) First and exclusive charge being registered by way of simple mortgage on the carpet area of approximately 5,52,974 Sq. Ft. ( save and except entire 2nd floor admeasuring 11,883 Sq. Ft. carpet area in building no. 2 ) (the building no. 2 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 2 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 2 and all erections. The Building 2 is situated on a portion of the Mortgage Land admeasuring 8.04 Hectares, which portion is notified as a Special Economic Zone & first and exclusive charge being registered by way of simple mortgage on the identified units with aggregating to carpet area of approximately 4,61,527 Sq. Ft. (identified units of building no. 3 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 3 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 3 and all erections ("Mortgaged Properties") of NCD Series 3 as further detailed in transaction documents.	5,000.00	0.89	4,422.01	4.22	-	17.90	4,444.13	11,642.00	0.89	2.33
	A first ranking pari passu charge by way of a simple mortgage over the Mortgaged Land as further detailed in transaction documents. (Gigaplex Estate Private Limited)	10,254.11	9.28	1,466.71	81.85	-	-	1,548.56	Note 7	0.15	Note 7
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 4)	a) First ranking sole and exclusive security interest by way of an equitable mortgage on carpet area of approximately 779,466 sq ft in building 12 D (identified units in building) along with the common areas, usage and access rights appurtenant to the units mortgaged in Building 12D as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 17414.77 square metres (equivalent to 4.30 acres), forming part of a portion of land admeasuring 14.02 hectares equivalent to 34.64 acres or thereabout declared as 'Special Economic Zone' land from and out of the larger piece of land bearing Survey no. 64(part), lying, being and situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad. (Sundew Properties Limited).	5,000.00	1.11	3,272.71	0.24	260.56	3.18	3,536.68	13,133.00	0.71	2.63
Secured, listed, rated, secured, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("MindSpace REIT Green Bond 1")	First and exclusive charge registered by way of equitable mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 1.067 million square feet or thereabouts in buildings no. 5B and 9 of MindSpace Madhapur under SPV Intime Properties Limited (approx. 245,977 sq. ft. in building no. 5B and approx. 821,717 building no. 9) together with the proportionate undivided right, title and interest in (i) the notionally demarcated land admeasuring approximately 7,169.90 square metres (equivalent to 1.7717 acres) on which Building 5B is situated, and (ii) the notionally demarcated land admeasuring approximately 16,871.82 square metres (equivalent to 4.17 acres) on which Building 9 is situated.	5,500.00	1.45	1,072.99	159.74	-	2.03	1,234.76	11,996.00	0.22	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 6)	a) first ranking sole and exclusive security interest, by way of a registered simple mortgage on identified units in buildings 6, 7 and 8 of Commerzone Yerwada adding to a cumulative carpet area of approximately 0.7msf across these 3 buildings at Commerzone Yerwada, Pune along with the common areas, usage and access rights appurtenant to the units mortgaged in Buildings 6, 7 and 8 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 26,162 square metres , forming part of a portion of land larger land admeasuring 1,03,919 square metres (after deducting 21 square metres for road from total extent of 1,03,940 square metres) at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.	5,000.00	1.40	2,371.39	0.09	26.86	2.27	2,400.61	10,917.00	0.48	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 7)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 2A, 2B and 10 of MindSpace Madhapur adding to a cumulative carpet area of approximately 0.73 msf across these 3 buildings in buildings 2A, 2B and 10 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 36,258 square metres, being and situated at MindSpace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	5,000.00	1.34	851.98	205.84	-	99.30	1,157.11	11,382.00	0.23	2.30
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 8)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 1, 4, 5 and Amenity building of Commerzone Yerwada adding to a cumulative leasable area of approximately 0.55 msf and carpet area of c.0.43 msf across these 4 buildings in buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 27,826 square metres, being and situated at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.	3,400.00	1.02	1,655.09	0.01	157.29	1.65	1,814.04	6,233.00	0.53	1.83
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 9)*	First ranking sole and exclusive security interest, by way of a simple mortgage on 30,700 square metres of land (referred to as Plot B Land and Plot C Land) together with the commercial and IT building as further described in the trust deed, situated at 7, Ahmednagar Road, Village Vadgaon Sheri, Taluka Haveli, District Pune.	5,000.00	1.24	3,181.49	0.44	-	3.07	3,185.00	9,549.00	0.64	1.91
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 10)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 12B and 12C of MindSpace Madhapur adding to a cumulative carpet area of approximately 0.86 msf carpet area (or leasable area – 1.13 msf) across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 29,157.16 square metres, being and situated at MindSpace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	6,500.00	1.57	2,293.78	10.14	172.15	22.13	2,498.21	12,715.00	0.38	1.96
		<b>50,654.11</b>	<b>19.30</b>	<b>20,588.15</b>	<b>462.57</b>	<b>616.85</b>	<b>151.52</b>	<b>21,819.10</b>	<b>87,567.00</b>	<b>0.65</b>	<b>2.17</b>

\* This certificate is issued for the NCD 9 and accordingly Security cover ratio for NCD 9 is 1.91.

**Mindspace Business Parks REIT****Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024****c) Compliance of all the covenants of the issue in respect of listed debt securities of the Trust:**

We have examined the compliances made by the listed entity in respect of the covenants of the issue of the listed debt securities (NCD's) and certify that the such covenants of the issue have been complied by the entity. Compliance with other financial covenant as per debenture trustee deed are disclosed below:

**i. Other covenants at Mindspace Business Parks REIT (the "REIT") Consolidated level**

Particulars	Rs. in million
<b>Net Debt to Net Operating Income (NOI)</b>	
Net Debt (A) [Refer Note 3 & 4]	72,880
Net Operating Income for the year ended 30 September 2024 (B) [Refer Note 1 & 2]	19,901
<b>Net Debt / Net Operating Income (A)/(B)</b>	<b>3.66</b>
<b>Maximum Net Debt to NOI as per Debenture Trust Deed for the aforesaid debentures</b>	<b>6.00</b>
<b>Loan to Value Ratio</b>	
Net Debt	72,880
Value of asset (D) [Refer Note 5]	3,27,413
<b>Loan to Value Ratio (C)/(D)</b>	<b>22%</b>
<b>Maximum Loan to Value ratio as per Debenture Trust Deed for the aforesaid debentures</b>	<b>49%</b>

## Notes:

- 1 Net operating income is determined on the basis of revenues from operation less: direct operating expenses which includes maintenance services expense, property tax, insurance expense, cost of materials sold and cost of power purchased, if any.
- 2 Net operating income is for the year ended from 1 October 2023 to 30 September 2024.
- 3 Net debt for REIT is external financial indebtedness availed including interest on the basis of its consolidated financial statements.
- 4 Net Debt includes amortization charges recorded as per Ind-AS in the financial statements.
- 5 Value of asset at consolidated level for the purpose of this calculation is fair value of investment properties, investment properties under construction and fair value of Camplus.

PREETI NAVEEN  
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**Preeti Chheda**  
**Chief Financial Officer**  
**25 October 2024**  
**Place Mumbai**

REF: NVS/2024-25/035

**Independent Auditor's Certificate on "Statement of Security Cover and Compliance Status of Financial Covenants" ("the Statement") in respect of Non-Convertible Debentures Series 10 of the Trust for the quarter ended and as at 30 September 2024**

To,  
The Board of Directors,  
K. Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP) (The "Investment Manager")  
(Acting in capacity as the Investment Manager of Mindspace Business Parks REIT)  
Plot No. C -30, Block 'G',  
Opp. SIDBI, Bandra Kurla Complex,  
Bandra (East), Mumbai 400051

1. This certificate is issued in accordance with the terms of our engagement letter dated July 24, 2024. This certificate is issued in accordance with the terms of our engagement letter dated July 24, 2024.
2. We, Deloitte Haskins & Sells LLP, Chartered Accountants, the Statutory Auditors of Mindspace Business Parks REIT ("the Trust"/ "REIT"), have been requested by the Management of the Trust to certify the Statement in respect of Non-Convertible Debentures Series 10 of the Trust for the quarter ended and as at 30 September 2024.

The Statement is prepared by the Management of Investment Manager from the unaudited books of account and other relevant records and documents maintained by the Trust and its subsidiaries (REIT SPVs) as at 30 September 2024 pursuant to requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India in terms of Regulation 54 read with Regulation 56(1)(d) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Regulation 15(1)(t) of Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993 (hereinafter referred together as "the SEBI Regulations"), as amended, for the purpose of submission to IDBI Trusteeship Services Limited, Debenture Trustee of the above mentioned Non-Convertible Debentures Series 10 (hereinafter referred to as "the Debenture Trustee")/Stock exchanges. The responsibility for compiling the information contained in the Statement is of the Management of the Investment Manager and the same is initialed by us for identification purposes only.

**Management's Responsibility**

3. The preparation of the Statement is the responsibility of the Management of the Investment Manager, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes collecting, collating, validating data and design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances. The management is solely and entirely responsible for determining the fair value of the assets included in the statement.
4. The Management of the Investment Manager is also responsible for ensuring that the Trust complies with all the relevant requirements of the SEBI Regulations and Debenture Trust Deed for providing all relevant information to the Debenture Trustees and for complying with all the covenants as prescribed in the Debenture Trust Deed.

**Auditor's Responsibility**

5. Pursuant to the requirements of Circular no. SEBI / HO / MIRSD / MIRSD \_ CRADT / CIR / P / 2022 / 67 dated May 19, 2022 issued by Securities and Exchange Board of India, our responsibility for the purpose of this certificate is to provide a limited assurance on whether the details included in the Statement related to the Trust in respect of the Non-Convertible Debentures Series 10 for the quarter ended and as at 30 September 2024 have been accurately extracted from the unaudited books of account and other relevant records and documents maintained by the Trust and REIT SPVs . This did not include the evaluation of adherence by the Trust and REIT SPVs with all the applicable guidelines of the SEBI Regulations.
6. The engagement involves performing procedures to obtain sufficient appropriate evidence to provide limited assurance on the Statement as mentioned in paragraph 5 above. The procedures performed vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Accordingly, we have performed the following procedures in relation to the Statement:

- a) Read the Statement received from the management of Investment manager.
- b) Traced the book value of assets from the unaudited books of account of the Trust as at 30 September 2024 and other relevant records and documents maintained by the Trust, in the normal course of its business.
- c) Reviewed the Debenture Trust Deed to understand the nature of charge (viz. exclusive charge or pari-passu charge) on assets.
- d) Obtained Register of Charges filed by the REIT SPVs as per the requirements of the Companies Act, 2013 to confirm the disclosure of the secured assets.
- e) Obtained a confirmation provided by management of Sundew Properties Limited ("REIT SPV") for the book value of assets against which Non-Convertible Debentures Series 10 are mortgaged and traced to the book value of assets included in the Statement of security cover.
- f) Obtained a confirmation provided by management of Intime Properties Limited, Mindspace Business Parks Private Limited, Gigaplex Estate Private Limited and K. Raheja IT Park (Hyderabad) Limited ("REIT SPVs") for the book value of assets against which other Debt Securities are mortgaged and traced to the book value of assets included in Table II – Security cover on consolidated basis for the listed entity.
- g) Performed necessary inquiries with the management and obtained necessary representations.
- h) Tested the arithmetical accuracy of the information included in the Statement.
- i) Traced the fair value of the assets from the Valuation report issued by valuers provided to us by the Management on which we have placed reliance.
- j) Obtained the working prepared by the Management for compliance with the relevant ratios related to the Trust and REIT SPVs and recomputed the ratios.

The unaudited financial results for the quarter ended 30 September 2024, have been reviewed by us, on which we have issued unmodified conclusion vide our report dated 25 October, 2024. Our review of these unaudited financial results was conducted in accordance with the Standard on Review Engagements ("SRE") 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India ("ICAI"). This Standard requires that we plan and perform the review to obtain moderate assurance about whether the financial results are free from material misstatement.

# Deloitte Haskins & Sells LLP

7. We conducted our examination and obtained the explanations in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Review Historical Financial Information, and Other Assurance and Related Services Engagements.

## Conclusion

9. Based on the procedures performed as referred to in paragraph 6 above and according to the information, explanations and representation provided to us by the Management of the Investment Manager, nothing has come to our attention that causes us to believe that the details included in the Statement read with the notes related to the Trust have not been accurately extracted from unaudited books of account of the Trust and REIT SPVs for the quarter ended and as at 30 September 2024 and other relevant records and documents maintained by the Trust and REIT SPVs.

## Restriction on Use and Distribution

10. This certificate is addressed and provided to the Board of Directors of the Investment Manager solely for the purpose of submission to the Stock exchanges/Debenture Trustee and should not be used by any other person or for any other purposes without our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No.117366W / W-100018)

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**Nilesh Shah**  
Partner  
Membership No. 49660  
UDIN: 24049660BKFRVK7911

Place: Mumbai  
Date: 25 October 2024

MindSpace Business Parks REIT

Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

a. The listed entity viz. MindSpace Business Parks REIT ("MindSpace REIT" / "REIT") through its manager K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP), ("Manager"), has vide its Executive Committee Meeting dated 11 June 2024, has issued the following listed debt securities:

ISIN	Private Placement/Public Issue	Secured/Unsecured	Sanctioned amount (Rs. in Million)
INE0CCU07124	Private Placement	Secured	6,500

b. Security Cover on Standalone basis for listed debt securities:

The financial information as at 30 September 2024 has been extracted from the unaudited books of account for the half year 30 September 2024 and other records of the REIT and Sundew Properties Limited ("Sundew/ REIT SPV") (the "books of account and other records of REIT and Sundew").

Table I - Security cover on standalone basis for the listed entity

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to I)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)	debt amount considered more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)		
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value								
<b>ASSETS</b>														
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-
Investment Property (Note 6, 7, 2 and 10)	Note 8	2,293.78	NA	No	NA	NA	-	(2,293.78)	-	12,715.00	NA	NA	NA	12,715.00
Investment Property under Construction (Note 10)	Note 8	10.14	NA	No	NA	NA	-	(10.14)	-	-	NA	NA	NA	-
Finance lease (Note 10)	Note 8	172.15	NA	No	NA	NA	-	(172.15)	-	NA	NA	NA	NA	-
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-
Inventories	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Trade Receivables (Note 4, 5 and 2)	Note 8	22.13	NA	No	NA	NA	-	(22.13)	-	NA	22.13	NA	NA	22.13
Cash and Cash Equivalents (Note 11)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-
Bank Balances other than Cash and Cash Equivalents (Note 11)	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Others (Note 9)	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-
<b>Total</b>		<b>2,498.21</b>					<b>2,08,856.12</b>	<b>(2,498.21)</b>	<b>2,08,856.12</b>	<b>12,715.00</b>	<b>22.13</b>			<b>12,737.13</b>
<b>LIABILITIES</b>														
Debt securities to which this certificate pertains (Note 1)	Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 10)	6,500.00	NA	No	NA	NA	NA	(11.27)	6,488.73	NA	NA	NA	NA	-
Other debt sharing pari-passu charge with above debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Other Debt (Note 3 and 10A)	NA		33,801.32	No	NA	5,254.11	5,707.88	(5,254.11)	39,509.20	NA	NA	NA	NA	-
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Borrowings	NA	not to be filled	NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Trade payables	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Provisions	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Accrued Interest on Debt	NA	1.57	8.45	No	NA	9.28	121.98	(9.28)	132.00	NA	NA	NA	NA	-
Others	NA	NA	NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-
<b>Total</b>		<b>6,501.57</b>	<b>33,809.77</b>			<b>5,263.39</b>	<b>5,919.94</b>	<b>(5,274.66)</b>	<b>46,220.01</b>					
<b>Cover on Book Value</b>		<b>0.38</b>				<b>NA</b>								
<b>Cover on Market Value (Note 7)</b>		<b>1.96</b>				<b>NA</b>								
		<b>Exclusive Security Cover Ratio</b>				<b>Pari-Passu Security Cover Ratio</b>								

Note 1: Ind AS adjustment amounting to Rs. 11.26 million is disclosed in Column I to reconcile the balance of NCD with financial statements.

[Asset Cover calculation June 24.xlsx]Sheet1!\$G\$51

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of Sundew Properties Limited (Subsidiary/ REIT SPV). We have eliminated the same through column I to reconcile with financials.

Note 3: Other debts are secured against assets of other REIT SPVs which are disclosed in Table II - Security cover on consolidated basis.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment are not considered on secured assets.

Note 7: Market value of secured assets has been calculated as per the requirement of the Debenture Trust Deed.

Note 8: First ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 12B and 12C of MindSpace Madhapur adding to a cumulative carpet area of approximately 1.13 msf across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 29,157.16 square metres, being and situated at MindSpace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad

Note 9: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 10: The market value of the security has been considered based on the valuation reports issued by an independent valuer as at 1 May 2024.

Note 10A: Other debt includes commercial paper issued.

Note 11: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.



MindSpace Business Parks REIT  
Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024

b. Security Cover on Consolidated basis for listed debt securities:

Table II - Security cover on Consolidated basis for the listed entity

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Pari- Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Eliminati on (amount in negative)	(Total C to I)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certifica te being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari- Passu charge (excluding items covered in column F)	debt amount considere d more than once (due to exclusive plus pari passu charge)	Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assetsviii Relating to Column F	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)		
(Rs. In Million)		Book Value	Book Value	Yes/ No	Book Value	Book Value								
<b>ASSETS</b>														
Property, Plant and Equipment/ Investment Property	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Capital Work-in- Progress	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Right of Use Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Goodwill	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Intangible Assets under Development	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Investment	NA	NA	NA	No	NA	NA	1,56,102.58	NA	1,56,102.58	NA	NA	NA	NA	-
Investment Property (Note 6, 7, 2 and 8)	Note 11	19,121.44	NA	No	1,466.71	NA	-	(20,588.15)	-	NA	NA	NA	NA	-
Investment Property under Construction	Note 11	380.73	NA	No	81.85	NA	-	(462.58)	-	87,567.00	NA	NA	NA	87,567.00
Finance Lease	Note 11	616.85	NA	No	NA	NA	-	(616.85)	-	NA	NA	NA	NA	-
Loans	NA	NA	NA	No	NA	NA	51,632.64	NA	51,632.64	NA	NA	NA	NA	-
Inventories	Note 11	NA	NA	No	NA	NA	-	-	-	NA	NA	NA	NA	-
Trade Receivables (Note 4, 5 and 2)	Note 11	151.52	NA	No	NA	NA	-	(151.52)	-	NA	151.52	NA	NA	151.52
Cash and Cash Equivalents (Note 9)	NA	NA	NA	No	NA	NA	948.32	NA	948.32	NA	NA	NA	NA	-
Bank Balances other than Cash and Cash Equivalents (Note 9)	NA	NA	NA	No	NA	NA	-	NA	-	NA	NA	NA	NA	-
Others (Note 3)	NA	NA	NA	No	NA	NA	172.58	NA	172.58	NA	NA	NA	NA	-
<b>Total</b>		<b>20,270.54</b>			<b>1,548.56</b>		<b>2,08,856.12</b>	<b>(21,819.10)</b>	<b>2,08,856.12</b>	<b>87,567.00</b>	<b>151.52</b>			<b>87,718.52</b>
<b>LIABILITIES</b>														
Debt securities to which this certificatepertains (Note 1)	Note 11	40,400.00	NA	No	NA	NA	NA	(109.95)	40,290.05	NA	NA	NA	NA	-
Other debt sharing pari-passu charge with	NA		NA	Yes	10,254.11	NA	NA	(10,254.11)	-	NA	NA	NA	NA	-
Other Debt	NA		NA	No	NA	NA	5,707.88	NA	5,707.88	NA	NA	NA	NA	-
Subordinated debt	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Borrowings	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Bank	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Debt Securities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Others	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Trade payables	NA		NA	No	NA	NA	22.78	NA	22.78	NA	NA	NA	NA	-
Lease Liabilities	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Provisions	NA		NA	No	NA	NA	NA	NA	-	NA	NA	NA	NA	-
Accrued Interest on Debt	NA	10.02	NA	No	9.89	NA	121.98	(9.89)	132.00	NA	NA	NA	NA	-
Others	NA		NA	No	NA	NA	67.30	NA	67.30	NA	NA	NA	NA	-
<b>Total</b>		<b>40,410.02</b>			<b>10,264.00</b>		<b>5,919.94</b>	<b>(10,373.95)</b>	<b>46,220.01</b>					
Cover on Book Value		0.50			0.15									
Cover on Market Value (Note 7 and 11)		2.17			Note 7									
		<b>Exclusive Security Cover Ratio</b>			<b>Pari-Passu Security Cover Ratio</b>									

Note 1: Ind AS adjustment amounting to Rs. 109.95 million is disclosed in Column I to reconcile the balance of NCDs/GBs with financial statements.

Note 2: For the purpose of the preparation of the table above, we have considered book value of assets Secured which are in the books of REIT SPVs. We have eliminated the same through column I to reconcile with financials.

Note 3: Assets which are not identifiable at the building level but are mortgaged against the debt/borrowing have not been bifurcated/ disclosed separately.

Note 4: While determining outstanding receivables as on 30 September 2024, the balances considered are net of advances, if any. Also, common area maintenance charges and other utility charges payable by the tenant with respect to the maintenance of the Mortgaged Properties are included.

Note 5: The above receivables are with respect to the mortgaged properties only. Fair value of receivable approximates its carrying value.

Note 6: Book value of Investment Property is written down value of the secured asset. The common cost which is not identifiable against secured asset is not allocated (including cost of Power Assets). Further, Ind AS adjustment are not considered on secured assets.

Note 7: Market value of Identified Secured Assets as defined in the Debenture Trust Deed has been considered for the purpose of calculation of security cover in connection with exclusive and Pari passu charge of Non-Convertible Debenture Series 3.

Note 8: The market value of the security has been considered based on the valuation reports issued by an independent valuer for the value as at 30 September 2024 for NCD 3 and NCD 4, 31 March 2024 for GB1, NCD7 and NCD 8 and 1 April 2024, 31 Jan 2024 and 1 May 2024 for NCD 6, NCD 8 and NCD 10 respectively.

Note 9: The monies lying to the credit of Escrow account as set out under the Mortgage Documents is excluded for computing Security cover in the above table.

Note 10: There are other borrowings in the books of REIT SPV which are sharing the same Pari Passu secured assets and Hence amount of such other debts has been disclosed and then eliminated from column I to reconcile with financials.

Note 10A: Other debt includes commercial paper issued.

**MindSpace Business Parks REIT**

**Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024**

Note 11: Summary of all the debts, security, book value and Market value.

(Rs. In Million)

Name of Debt (NCDs/GBs)	Security	Debt at Face value excluding Ind AS impact	Accrued Interest	Book Value					Ratio		
				Investment Property	Investment Property under Construction	Finance Lease	Trade Receivables	Total	Market Value	Book Value	Market Value
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 3) (Note 10)	a) First and exclusive charge being registered by way of simple mortgage on the carpet area of approximately 5,52,974 Sq. Ft. (save and except entire 2nd floor admeasuring 11,883 Sq. Ft. carpet area in building no. 2) (the building no. 2) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 2 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 2 and all erections. The Building 2 is situated on a portion of the Mortgage Land admeasuring 8.04 Hectares, which portion is notified as a Special Economic Zone & first and exclusive charge being registered by way of simple mortgage on the identified units with aggregating to carpet area of approximately 4,61,527 Sq. Ft. (identified units of building no. 3) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 3 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 3 and all erections ("Mortgaged Properties") of NCD Series 3 as further detailed in transaction documents.	5,000.00	0.89	4,422.01	4.22	-	17.90	4,444.13	11,642.00	0.89	2.33
	A first ranking pari passu charge by way of a simple mortgage over the Mortgaged Land as further detailed in transaction documents. (Gigaplex Estate Private Limited)	10,254.11	9.28	1,466.71	81.85	-	-	1,548.56	Note 7	0.15	Note 7
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 4)	a) First ranking sole and exclusive security interest by way of an equitable mortgage on carpet area of approximately 779,466 sq ft in building 12 D (identified units in building) along with the common areas, usage and access rights appurtenant to the units mortgaged in Building 12D as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 17414.77 square metres (equivalent to 4.30 acres), forming part of a portion of land admeasuring 14.02 hectares equivalent to 34.64 acres or thereabout declared as 'Special Economic Zone' land from and out of the larger piece of land bearing Survey no. 64(part), lying, being and situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad. (Sundew Properties Limited).	5,000.00	1.11	3,272.71	0.24	260.56	3.18	3,536.68	13,133.00	0.71	2.63
Secured, listed, rated, secured, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("MindSpace REIT Green Bond 1") *	First and exclusive charge registered by way of equitable mortgage (including receivables arising therefrom) on the aggregate leaseable area of approximately 1.067 million square feet or thereabouts in buildings no. 5B and 9 of MindSpace Madhapur under SPV Intime Properties Limited (approx. 245,977 sq. ft. in building no. 5B and approx. 821,717 building no. 9) together with the proportionate undivided right, title and interest in (i) the notionally demarcated land admeasuring approximately 7,169.90 square metres (equivalent to 1.7717 acres) on which Building 5B is situated, and (ii) the notionally demarcated land admeasuring approximately 16,871.82 square metres (equivalent to 4.17 acres) on which Building 9 is situated.	5,500.00	1.45	1,072.99	159.74	-	2.03	1,234.76	11,996.00	0.22	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 6)	a) first ranking sole and exclusive security interest, by way of a registered simple mortgage on identified units in buildings 6, 7 and 8 of Commerzone Yerwada adding to a cumulative carpet area of approximately 0.7msf across these 3 buildings at Commerzone Yerwada, Pune along with the common areas, usage and access rights appurtenant to the units mortgaged in Buildings 6, 7 and 8 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 26,162 square metres, forming part of a portion of land larger land admeasuring 1,03,919 square metres (after deducting 21 square metres for road from total extent of 1,03,940 square metres) at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.	5,000.00	1.40	2,371.39	0.09	26.86	2.27	2,400.61	10,917.00	0.48	2.18
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 7)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 2A, 2B and 10 of MindSpace Madhapur adding to a cumulative carpet area of approximately 0.73 msf across these 3 buildings in buildings 2A, 2B and 10 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 36,258 square metres, being and situated at MindSpace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	5,000.00	1.34	851.98	205.84	-	99.30	1,157.11	11,382.00	0.23	2.30
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 8)	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 1, 4, 5 and Amenity building of Commerzone Yerwada adding to a cumulative leaseable area of approximately 0.55 msf and carpet area of c.0.43 msf across these 4 buildings in buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 27,826 square metres, being and situated at Village Yerawada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.	3,400.00	1.02	1,655.09	0.01	157.29	1.65	1,814.04	6,233.00	0.53	1.83
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 9)	First ranking sole and exclusive security interest, by way of a simple mortgage on 30,700 square metres of land (referred to as Plot B Land and Plot C Land) together with the commercial and IT building as further described in the trust deed, situated at 7, Ahmednagar Road, Village Vadgaon Sheri, Taluka Haveli, District Pune.	5,000.00	1.24	3,181.49	0.44	-	3.07	3,185.00	9,549.00	0.64	1.91
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 10) *	first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 12B and 12C of MindSpace Madhapur adding to a cumulative carpet area of approximately 0.86 msf carpet area (or leaseable area - 1.13 msf) across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 29,157.16 square metres, being and situated at MindSpace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.	6,500.00	1.57	2,293.78	10.14	172.15	22.13	2,498.21	12,715.00	0.38	1.96
		<b>50,654.11</b>	<b>19.30</b>	<b>20,588.15</b>	<b>462.57</b>	<b>616.85</b>	<b>151.52</b>	<b>21,819.10</b>	<b>87,567.00</b>	<b>0.65</b>	<b>2.17</b>

\* This certificate is issued for the NCD 10 and accordingly Security cover ratio for NCD 10 is 1.96.

**MindSpace Business Parks REIT****Statement of Security Cover and Compliance Status of Financial Covenants for the quarter and half year ended 30 September 2024****c) Compliance of all the covenants of the issue in respect of listed debt securities of the Trust**

We have examined the compliances made by the listed entity in respect of the covenants of the issue of the listed debt securities (MLD's) and certify that the such covenants of the issue have been complied by the entity. Compliance with other financial covenant as per debenture trustee deed are disclosed below:

**i. Other covenants at MindSpace Business Parks REIT (the "REIT") Consolidated level**

Particulars	Rs. in million
<b>Net Debt to Net Operating Income (NOI)</b>	
Net Debt (A) [Refer Note 3 & 4]	72,880
Net Operating Income for the year ended 30 September 2024 (B) [Refer Note 1 & 2]	19,901
<b>Net Debt / Net Operating Income (A)/(B)</b>	<b>3.66</b>
<b>Maximum Net Debt to NOI as per Debenture Trust Deed for the aforesaid debentures</b>	<b>6.00</b>
<b>Loan to Value Ratio</b>	
Net Debt	72,880
Value of asset (D) [Refer Note 5]	3,27,413
<b>Loan to Value Ratio (C)/(D)</b>	<b>22%</b>
<b>Maximum Loan to Value ratio as per Debenture Trust Deed for the aforesaid debentures</b>	<b>49%</b>

## Notes:

- 1 Net operating income is determined on the basis of revenues from operation less: direct operating expenses which includes maintenance services expense, property tax, insurance expense, cost of materials sold and cost of power purchased, if any.
- 2 Net operating income is for the year from 1 October 2023 to 30 September 2024.
- 3 Net debt for REIT is external financial indebtedness availed including interest on the basis of its consolidated financial statements.
- 4 Net Debt includes amortization charges recorded as per Ind-AS in the financial statements.
- 5 Value of asset at consolidated level for the purpose of this calculation is fair value of investment properties, investment properties under construction and fair value of Camplus.

**For and on behalf of K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP)**  
**(acting as Manager of MindSpace Business Parks REIT)**

PREETI  
NAVEEN  
CHHEDA

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PREETI NAVEEN  
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Date: 2024.10.25  
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**Preeti Chheda**  
**Chief Financial Officer**  
**25 October 2024**

## Annexure 3



**A. Statement of utilization of issue proceeds CP 4:**

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised (Rs. in crore.)	Funds utilized (Rs. in crore.)	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
MindSpace Business Parks REIT	NEOCCU14047	Private Placement	Unsecured, rated, listed commercial papers	August 22, 2024	147.30	147.30	No	NA	-

**B. Statement of deviation/ variation in use of Issue proceeds:**

Particulars	Remarks
Name of listed entity	MindSpace Business Parks REIT
Mode of fund raising	Private placement
Type of instrument	Commercial Paper
Date of raising funds	August 22, 2024
Amount raised	Rs. 147.30 Crores
Report filed for quarter ended	September 30, 2024
Is there a deviation/ variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	NA
If yes, details of the approval so required?	NA
Date of approval	NA

**K Raheja Corp Investment Managers Private Limited**  
 (acting as the Manager to MindSpace Business Parks REIT)  
**Corporate Identification Number (CIN): U68200MH2023PTC406104**  
 Regd. Office: Raheja Tower, C-30, Block 'G', Bandra Kurla Complex, Bandra (E), Mumbai – 400 051  
 Phone: +91 – 22- 2656 4000 | www.mindspacereit.com



Explanation for the deviation/ variation	NA					
Comments of the audit committee after review	NA					
Comments of the auditors, if any	NA					
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:						
Original object	Modified object, if any	Original allocation (Rs. In crores)	Modified allocation, if any	Funds utilized (Rs. In crores)	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
For extending loans to Group SPVs for repayment of financial indebtedness (including replenishing of ODS/LOCs) and for temporary deployment pending utilization of proceeds	NA	147.30	NA	147.30	NA	NA
Deviation could mean:						
a. Deviation in the objects or purposes for which the funds have been raised.						
b. Deviation in the amount of funds actually utilized as against what was originally disclosed.						

**For and on behalf of K Raheja Corp Investment Managers Private Limited  
(Formerly known as K Raheja Corp Investment Managers LLP)  
(acting as the Manager to Mindspace Business Parks REIT)**

BHARAT KANAKLAL SANGHAVI  
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**Bharat Sanghavi  
Company Secretary & Compliance Officer  
Membership No. : A13157**

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**A. Statement of utilization of issue proceeds CP 5:**

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised (Rs. in crore.)	Funds utilized (Rs. in crore.)	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
MindSpace Business Parks REIT	NE0CCU14054	Private Placement	Unsecured, rated, listed commercial papers	September 25, 2024	94.77	94.77	No	NA	-

**B. Statement of deviation/ variation in use of Issue proceeds:**

Particulars	Remarks
Name of listed entity	MindSpace Business Parks REIT
Mode of fund raising	Private placement
Type of instrument	Commercial Paper
Date of raising funds	September 25, 2024
Amount raised	Rs. 94.77 Crores
Report filed for quarter ended	September 30, 2024
Is there a deviation/ variation in use of funds raised?	No
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	NA
If yes, details of the approval so required?	NA
Date of approval	NA

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Explanation for the deviation/ variation	NA					
Comments of the audit committee after review	NA					
Comments of the auditors, if any	NA					
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:						
Original object	Modified object, if any	Original allocation (Rs. In crores)	Modified allocation, if any	Funds utilized (Rs. In crores)	Amount of deviation/ variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
For extending loans to Group SPVs for repayment of financial indebtedness (including replenishing of ODS/LOCs) and for temporary deployment (incl investments) pending utilization of proceeds	NA	94.77	NA	94.77	NA	NA
Deviation could mean:						
a. Deviation in the objects or purposes for which the funds have been raised.						
b. Deviation in the amount of funds actually utilized as against what was originally disclosed.						

**For and on behalf of K Raheja Corp Investment Managers Private Limited  
(Formerly known as K Raheja Corp Investment Managers LLP)  
(acting as the Manager to Mindspace Business Parks REIT)**

BHARAT KANAKLAL  
SANGHAVI

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**Bharat Sanghavi**  
**Company Secretary & Compliance Officer**  
**Membership No. : A13157**

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