



October 26, 2024

To,

**The National Stock Exchange of India Ltd.**  
Exchange Plaza,  
Plot No. C/1, G- Block,  
Bandra Kurla Complex,  
Bandra (E), 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: Submission pursuant to Regulations 52(8) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")**

Dear Sir,

In compliance with the requirements of Chapter V read with Regulation 52(8) of Listing Regulations, please find enclosed herewith copy of publication of extract of condensed consolidated unaudited financial statements of Mindspace Business Parks REIT for the quarter and half year ended September 30, 2024, in Business Standard (All Editions), English national daily newspaper.

Please take the above on your record.

Thanking you,

Yours sincerely,  
**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

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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**

## Vedanta Resources gets Moody's rating upgrade after fundraise

Moody's Ratings on Friday said it has upgraded the ratings on bonds of Vedanta Resources Ltd (VRL) driven by the company's efforts to access funding.

The rating agency has revised Vedanta's corporate family rating to B3 from Caa1, and also upgraded rating on senior unsecured bonds sold by VRL and VRL's wholly-owned arm Vedanta Resources Finance II Plc to Caa1 from Caa2. It has maintained 'stable' outlook on the ratings.

"The upgrade to B3 is driven by VRL's demonstrated access to funding, reflected by the successful tap of \$300 million of its 10.875 per cent senior notes due in September 2029. The tap and the company's \$900 million issuance last month were oversubscribed by investors," it said. VRL, the parent firm of Mumbai-based mining conglomerate Vedanta Ltd, has raised \$300 million by exercising the tap option on the existing bond issue. **PTI**

## Lodha Q2 profit up 2x, revenue soars 53%

Real estate developer Macrotech Developers (also known as Lodha Group) has reported a consolidated profit of ₹423.1 crore in the second quarter of the financial year 2024-2025 (Q2 FY25) as compared to ₹202.8 crore previous year.

Revenue for Q2 FY25 grew 52.95 per cent to ₹2684.6 crore, annually. Collections stood at ₹3,070 crore, up 11 per cent.

Additionally, access to funding, reported best ever quarterly pre-sales performance of ₹4,290 crore despite the inauspicious *shradh* period falling in September this financial year against October in FY24). In another development, Lodha sold land for data centre at Palava at ₹12 crore per acre. **ANEKA CHATTERJEE**

Lodha Macrotech Developers Limited		EXTRACT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED 30TH SEPTEMBER, 2024									
Sr. No.	Particulars	Quarter ended			Six Months ended			Year ended			
		30-Sep-24	30-Jun-24	30-Sep-23	30-Sep-24	30-Sep-23	31-Mar-24	(Unaudited)	(Unaudited)	(Audited)	
1	Total Income from Operations	26,846	29,183	17,551	56,029	34,269	1,04,695				
2	Net Profit before Tax and exceptional items	5,599	6,506	2,652	12,105	5,000	21,325				
3	Net Profit before Tax	5,599	6,506	2,652	12,105	5,000	20,276				
4	Net Profit after Tax	4,231	4,759	2,028	8,990	3,820	15,542				
5	Total Comprehensive Income for the period [(Comprising Profit for the period (after tax) and Other Comprehensive Income / (Loss) (after Tax)]	4,225	4,737	1,999	8,982	3,788	15,634				
6	Equity share capital (Face Value of ₹ 10 each)	9,953	9,950	9,644	9,953	9,644	9,945				
7	Other Equity (excluding Revaluation Reserve)	1,67,480	1,65,291	1,26,553	1,67,480	1,26,553	1,60,330				
8	Networth	1,78,150	1,75,568	1,26,305	1,78,150	1,26,305	1,70,998				
9	Earnings Per Share (EPS) (amount in ₹) (not annualised except year end EPS)										
	Basic	4.25	4.78	2.09	8.93	3.85	16.03				
	Diluted	4.22	4.76	2.09	8.98	3.94	15.99				
10	Debt-Equity Ratio (in times)	0.45	0.47	0.69	0.45	0.69	0.45				
11	Debt Service Coverage Ratio (in times)	0.93	1.12	0.88	1.39	0.76	1.26				
12	Interest Service Coverage Ratio (in times)	2.60	3.23	2.11	2.88	2.08	2.90				

  

Lodha Macrotech Developers Limited		EXTRACT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED 30TH SEPTEMBER, 2024									
Sr. No.	Particulars	Quarter ended			Six Months ended			Year ended			
		30-Sep-24	30-Jun-24	30-Sep-23	30-Sep-24	30-Sep-23	31-Mar-24	(Unaudited)	(Unaudited)	(Audited)	
1	Total Income from Operations	26,522	28,803	17,546	55,325	32,582	97,783				
2	Net Profit before Tax and Exceptional Items	5,140	6,372	2,338	11,512	4,097	18,480				
3	Net Profit before Tax	5,140	6,372	2,338	11,512	4,097	15,844				
4	Net Profit after Tax	3,851	4,657	1,761	8,508	3,114	11,638				
5	Total Comprehensive Income	3,845	4,635	1,761	8,480	3,101	11,712				

For Macrotech Developers Limited  
Abhishek Lodha  
Managing Director and CEO  
DIN: 00266089

Place : Mumbai  
Date : 25-October-2024  
NOTE

1. The above is an extract of the detailed format of Quarterly / Half Yearly Financial Result filed with the Stock Exchange under Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations). The full format of the Quarterly / Half Yearly Financial Results are available on the websites of BSE Limited i.e. www.bseindia.com, National Stock Exchange Limited i.e. www.nseindia.com and of the Company i.e. www.lodhagroup.com.

2. For the other line items referred in regulation 52(4) of the Listing Regulations, pertinent disclosures have been made to the Stock Exchange (viz. www.bseindia.com and that of the Company's website www.lodhagroup.com)

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### MINDSPACE BUSINESS PARKS REIT

K RAJEEVA CORP INVESTMENT MANAGERS PRIVATE LIMITED (Acting as Investment Manager to MindSpace Business Parks REIT)

Principal Place of Business: Raheja Tower, Block 'G', Plot No. C-30, Bandra Kurla Complex, Bandra (E), Mumbai 400 051. Phone : 022-26564000, RN:INREIT19-200/0003

#### EXTRACT OF CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE QUARTER AND HALF YEAR ENDED 30 SEPTEMBER 2024

[Regulation 52 (B), read with Regulation 52 (4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015 (LODR Regulations)]

Sr. No.	PARTICULARS	For the quarter ended 30 September 2024	For the quarter ended 30 June 2024	For the quarter ended 30 September 2023	For the half year ended 30 September 2024	For the half year ended 31 March 2024	For the half year ended 30 September 2023	For the half year ended 31 March 2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1.	Total Income from Operations	6,521.51	6,412.34	6,402.50	12,933.87	12,348.58	12,420.14	24,768.90
2.	Net Profit for the period/ year (before Tax, Exceptional and/or Extraordinary Items)	2,422.86	2,343.16	2,450.67	4,766.01	4,675.51	4,794.34	9,470.04
3.	Net Profit for the period/ year before tax (after Exceptional and/or Extraordinary Items)	2,422.86	2,343.16	2,450.67	4,766.01	4,311.58	4,794.34	9,106.11
4.	Net Profit for the period/ year after tax (after Exceptional and/or Extraordinary Items)	1,349.77	1,377.05	1,504.82	2,726.81	2,738.01	2,873.95	5,612.38
5.	Total Comprehensive Income for the period/ year (Comprising Profit for the period/ year (after tax) and Other Comprehensive Income (after tax))	1,349.77	1,377.05	1,504.82	2,726.81	2,737.66	2,873.95	5,612.03
6.	Unit Capital	161,854.42	162,838.83	162,838.83	161,854.42	162,838.83	162,838.83	162,838.83
7.	Reserves (excluding Revaluation Reserve)	-23,443.82	-22,696.68	-18,023.00	-23,443.82	-21,149.70	-18,023.00	-21,149.70
8.	Securities Premium Account	-	-	-	-	-	-	-
9.	Net worth	146,052.34	147,836.04	152,561.70	146,052.34	149,285.41	152,561.70	149,285.41
10.	Paid up Debt Capital/ Outstanding Debt	77,672.04	75,073.78	63,937.27	77,672.04	69,728.11	63,937.27	69,728.11
11.	Outstanding Redeemable Preference Shares	-	-	-	-	-	-	-
12.	Debt Equity Ratio	0.53	0.51	0.42	0.53	0.47	0.42	0.47
13.	Earnings Per Unit (for continuing and discontinued operations) (not annualized) (after net movement in regulatory deferral balances)							
	1. Basic:	2.12	2.16	2.38	4.28	4.32	4.53	8.85
	2. Diluted:	2.12	2.16	2.38	4.28	4.32	4.53	8.85
14.	Capital Redemption Reserve	-	-	-	-	-	-	-
15.	Debt Redemption Reserve	-	-	400.00	-	400.00	400.00	400.00
16.	Debt Service Coverage Ratio	2.98	3.10	2.17	0.45	3.02	0.94	2.44
17.	Interest Service Coverage Ratio	3.84	3.84	4.32	3.84	4.07	4.32	4.19

Notes:

a. The Condensed consolidated interim financial statements for the quarter and half year ended 30th September 2024 were reviewed by the Audit Committee and thereafter approved by the Board of directors of K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP) (Acting as Investment Manager to MindSpace Business Parks REIT), at its meeting held on 25th October 2024. The Statutory Auditors of MindSpace Business Parks REIT have issued an unmodified report.

b. The Interim Condensed consolidated financial statements have been prepared in accordance with the requirements of SEBI (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/DHDS/POD-2/P/CR/2024/43 dated 15 May 2024, 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.

c. The above is an extract of the detailed format of the Condensed consolidated unaudited interim financial statements filed with BSE Limited and National Stock Exchange of India Limited pursuant to Regulation 52 and Regulation 54 of the Listing Regulations. The full format of the financial statements and other items referred in Regulation 52 (4) of the Listing Regulations, pertinent disclosures have been made to the BSE Limited website [www.bseindia.com](http://www.bseindia.com), National Stock Exchange of India Limited website [www.nseindia.com](http://www.nseindia.com) and can be accessed on the MindSpace Business Parks REIT website at <https://www.mindspacereit.com/home>

d. There is no change in accounting policies during the quarter and half year ended 30 September 2024.

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

Sd/-  
Director