

Our properties

Mindspace Madhapur, Hyderabad

Mindspace Madhapur is Hyderabad’s largest Grade A Business Park. The park is equipped with a full suite of high-end support services and amenities. Geographically well placed in the largest micro-market in Hyderabad, the park offers excellent connectivity to various modes of transport including metro, rail, road network and airport.

TENANT PROFILE

86

Total tenants

56.7%

Contribution from top 10 tenants to Gross Contracted Rentals (GCR)

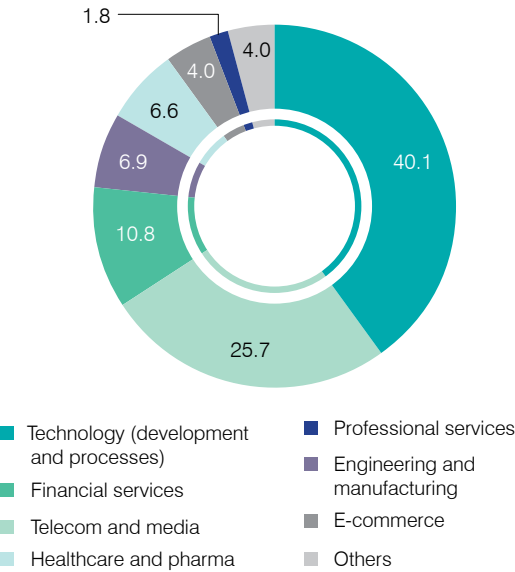
Note: Above information is as on March 31, 2021.



KEY AWARDS AND RECOGNITIONS

- Five Star Rating from British Safety Council
- IGBC Green Campus certification of Gold Rating in 2018

TENANT MIX (as a % of GCR)



TOP 10 TENANTS

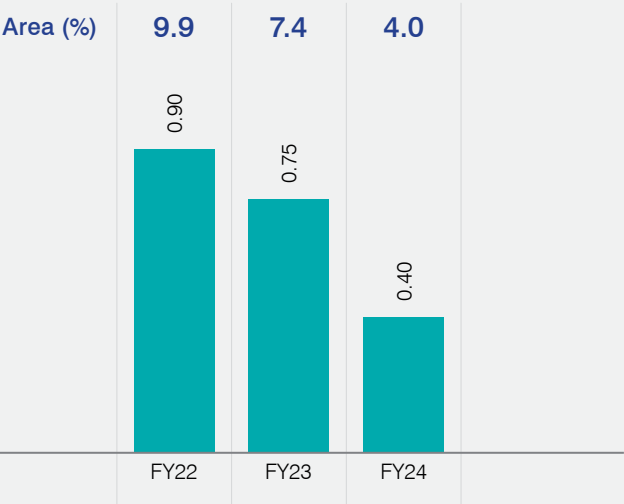
Qualcomm	Wipro
Verizon	UTC
Cognizant	Amazon
BA Continuum	J.P. Morgan
CSC	UHG

Note: Above information is as on March 31, 2021.
¹Pertains to 89% ownership of Mindspace REIT

KEY STATISTICS



LEASE EXPIRY PROFILE: BASIS AREA EXPIRY (in msf)



Our properties

Mindspace Airoli East, Mumbai Region

Mindspace Airoli East is the largest business park in Mumbai Region and has transformed the commercial office space in the Thane-Belapur Road micro-market. Strategically located near Airoli Railway Station, it is a significant node of the IT corridor. The micro-market has emerged as the preferred location for office tenants because of its proximity to the large residential catchment areas of Thane and Navi Mumbai, affordable rentals and robust connectivity. The scale of this asset, campus-styled development and ease of connectivity have made Mindspace Airoli East a preferred location for office tenants.

TENANT PROFILE

26

Total tenants

88.2%

Contribution from top 10 tenants to Gross Contracted Rentals (GCR)

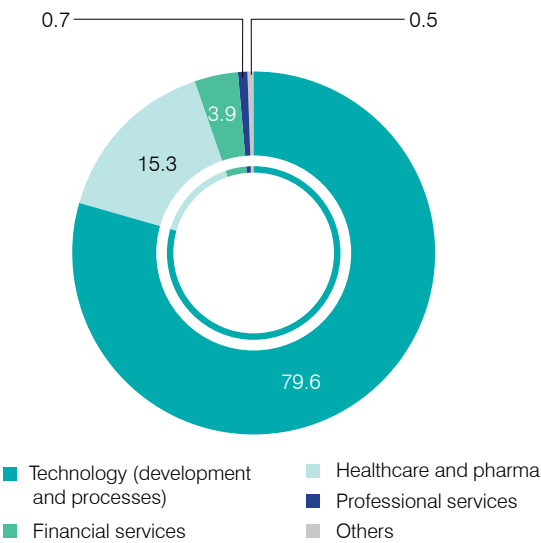
Note: Above information is as on March 31, 2021.



KEY AWARDS AND RECOGNITIONS

- 'British Safety Council's Five Star Rating
- 'Best Sustainable Project of the Year – Commercial' by Golden Brick Award 2019
- 'Most Environment-Friendly Commercial Space of the Year' by Realty Plus Conclave and Excellence Award 2019
- ISO 45001 certification

TENANT MIX (as a % of GCR)



TOP 10 TENANTS

Accenture	Syntel
L&T	eClerx
Cognizant	Inventurus
Wipro	Gebbs
Citius	DST Worldwide

Note: Above information is as on March 31, 2021.

KEY STATISTICS

2007
Commencement of operations

50.1 acres
Land size

6.8 msf
Total leasable area

4.7 msf
Completed area

2.1 msf
Future development area

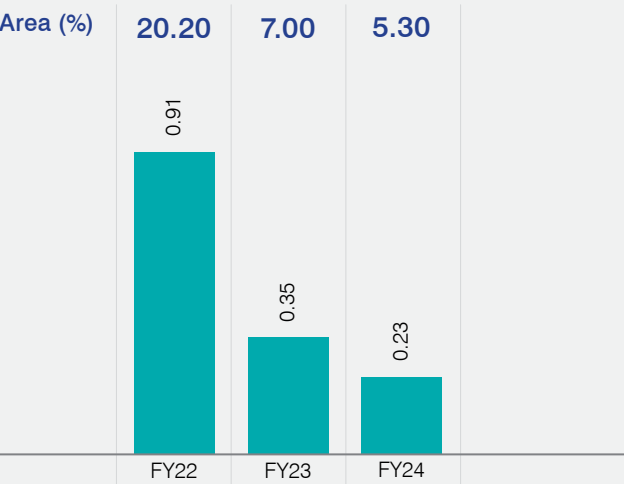
91.2%
Committed occupancy

4.5 years
WALE

₹ 43 billion
Market value

The Business Park is deemed distribution licensee of power.

LEASE EXPIRY PROFILE: BASIS AREA EXPIRY (in msf)



Our properties

Mindspace Airoli West, Mumbai Region

The second largest business park in Mumbai Region, Mindspace Airoli West is located near the Airoli railway station and close to the upcoming international airport. This Business Park provides high-quality infrastructure and amenities with superior support services.

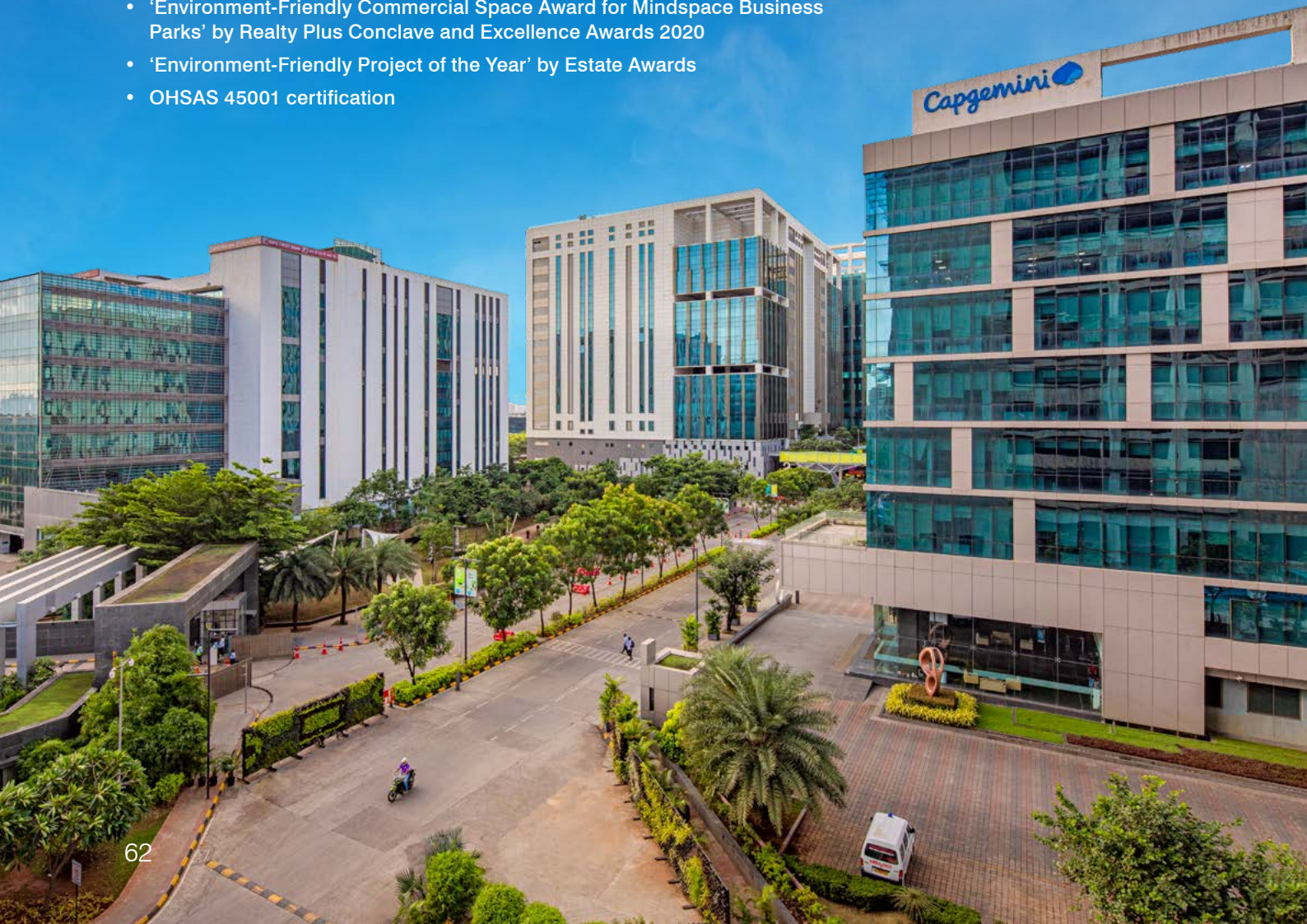


Entered into Agreement with Princeton Digital to lease 0.63 msf for data center

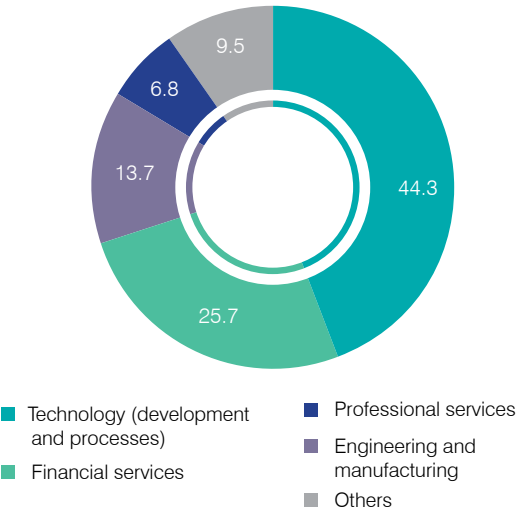


Key Awards and Recognitions

- ‘Sword of Honour’ and Five Star Rating from British Safety Council
- ‘Environment-Friendly Commercial Space Award for Mindspace Business Parks’ by Realty Plus Conclave and Excellence Awards 2020
- ‘Environment-Friendly Project of the Year’ by Estate Awards
- OHSAS 45001 certification



TENANT MIX (as a % of GCR)



TENANT PROFILE



TOP 10 TENANTS

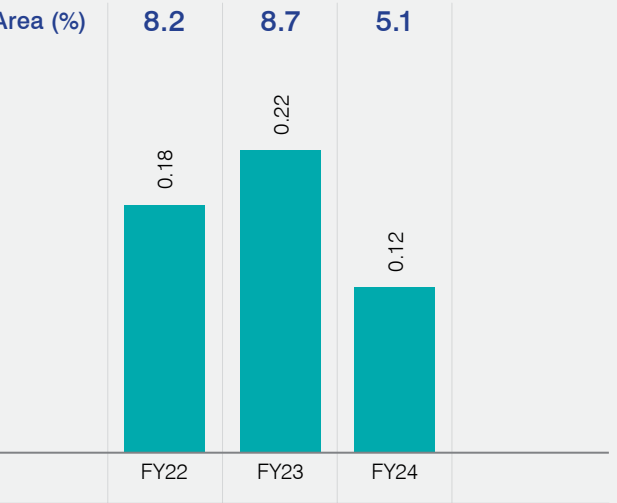
Accenture	GeP
Worley Parsons	Atos India
Axis	Alight
Here Solution	IDFC
UBS	CMA CGM

Note: Above information is as on March 31, 2021.

KEY STATISTICS



LEASE EXPIRY PROFILE: BASIS AREA EXPIRY (in msf)



Our properties

Gera Commerzone Kharadi, Pune

Located in the established micro-market of Pune, Gera Commerzone Kharadi is proximal to railway station, Pune International Airport, and the upcoming metro station. Designed using the ‘biophyllic’ model, it focuses on the inherent connection between humans and nature, the central consideration when designing the project, where employee health and well-being has been kept at the core.

TENANT PROFILE

5
Total tenants

Note: Above information is as on March 31, 2021.



This property has also bagged the following recognition:

- Three buildings in the asset are LEED pre-certified, one of which is Platinum certified and another two are Gold certified
- 'Best Commercial Project of the year' by Realty Conclave Excellence award 2021 (Pune)

TOP 5 TENANTS

Barclays	UPS
Allstate	Mindcrest
BP	

KEY STATISTICS

2017
Commencement of constructions

25.8 acres
Land size

2.6 msf
Total leasable area¹

1.3 msf
Completed area

0.7 msf
Under construction area

0.6 msf
Future development area

2
Completed buildings

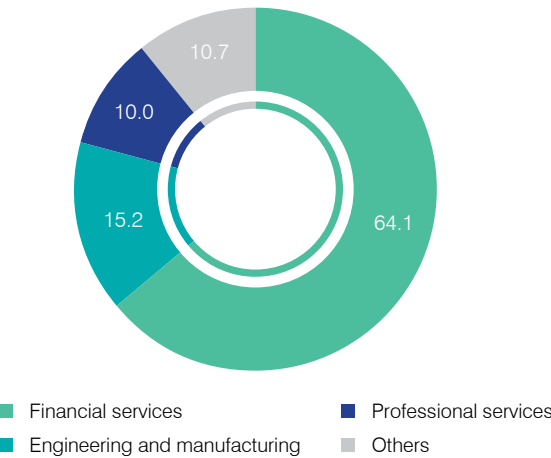
93.1%
Committed occupancy

11.0 years
WALE

₹ 19 billion
Market value

¹Represents Asset SPVs share of area

TENANT MIX (as a % of GCR)



LEASE EXPIRY PROFILE

Gera Commerzone Kharadi has recently commenced operations and does not have any contractual expiries till FY24.

Note: Above information is as on March 31, 2021.

Our properties

Commerzone Yerwada, Pune

This business park is strategically located in the eastern micro-market of Pune and is in proximity to the railway station, the international airport, and the upcoming metro station. This is a sought-after office address and provides an easy access to the dominant commercial and residential areas in Pune.

TENANT PROFILE

20
Total tenants

91.1%
Contribution from top 10 tenants to Gross Contracted Rentals (GCR)

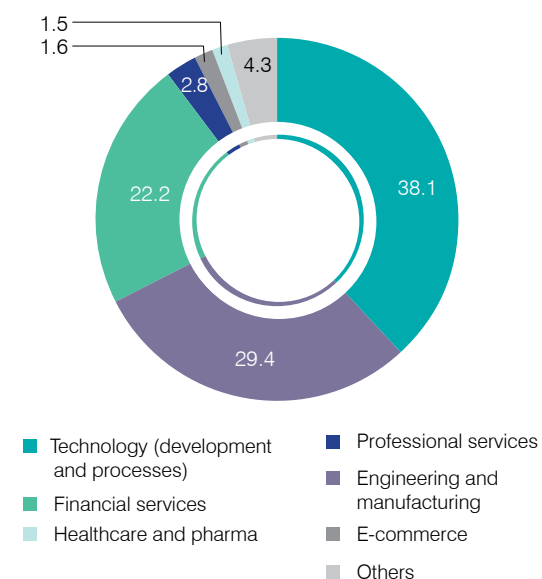
Note: Above information is as on March 31, 2021.



KEY AWARDS AND RECOGNITIONS

- 'Sword of Honour' and Five Star Rating from British Safety Council
- 'Best Commercial Business Park' by Realty Plus Conclave and Excellence Award 2018
- ISO 45001 certification

TENANT MIX (as a % of GCR)



TOP 10 TENANTS

Schlumberger	TIBCO
Nvidia	Eduspark
UBS	AEGIS Ltd
BNY Mellon	KPMG
TCS	DST Worldwide

Note: Above information is as on March 31, 2021.

KEY STATISTICS



2010
Commencement of operations



25.7 acres
Land size



1.7 msf
Total leasable area



1.7 msf
Completed area



99.9%
Committed occupancy

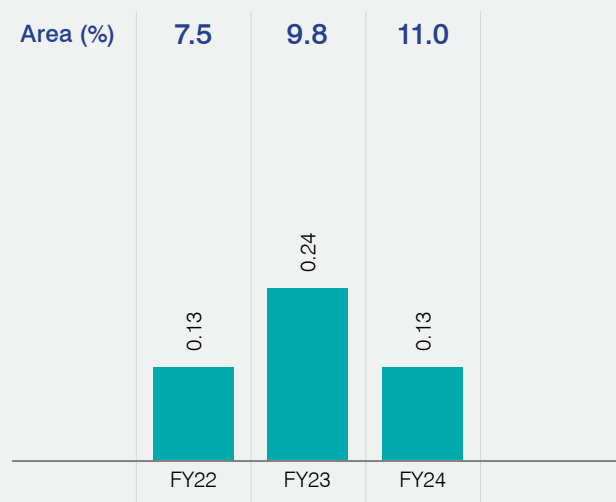


5.1 years
WALE



₹ 20 billion
Market value

LEASE EXPIRY PROFILE: BASIS AREA EXPIRY (in msf)





Our properties


The Square Signature Business Chamber (Nagar Road), Pune


The Square, Nagar Road is a landmark Grade A asset in Pune which was transformed from a mall into an office park equipped with latest technology and collaborative workspaces. It is strategically-located within the eastern quadrant of Pune. The park currently houses Fiserv and Amazon as tenants.


KEY STATISTICS


**2015**
Commencement of operations


**10.1 acres**
Land size


**0.8 msf**
Total leasable area

**0.7 msf**
Completed area

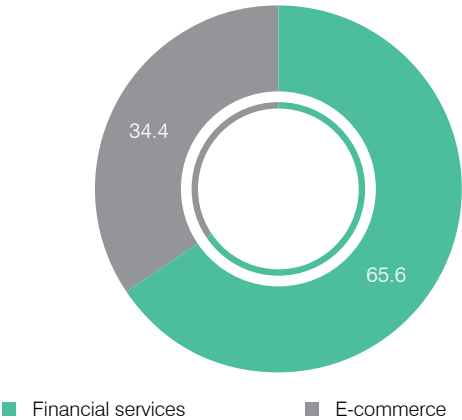
**0.1 msf**
Under construction area

**100.0%**
Committed occupancy

**5.5 years**
WALE

**₹ 8 billion**
Market value

TENANT MIX (as a % of GCR)



LEASE EXPIRY PROFILE

The Square, Nagar Road, does not have any contractual expiries till FY24.

Note: Above information is as on March 31, 2021.

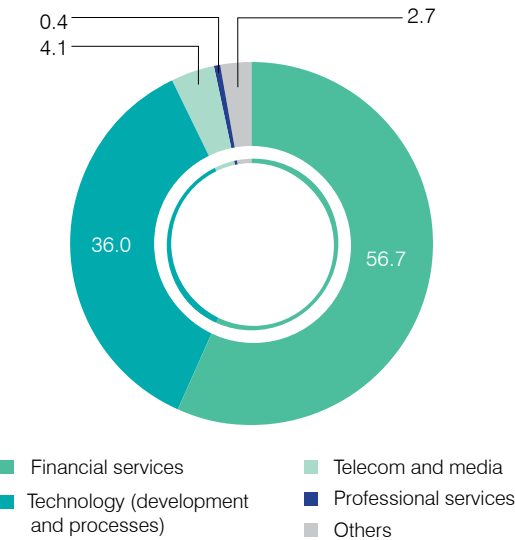
Our properties

Paradigm Mindspace Malad, Mumbai Region

Paradigm Mindspace Malad has transformed the Malad-Goregaon micro-market into an evolved urban precinct of Mumbai Region. The location is proximal to residential areas, the upcoming metro, as well as multiple suburban railway stations.



TENANT MIX (as a % of GCR)



TENANT PROFILE



TOP 10 TENANTS

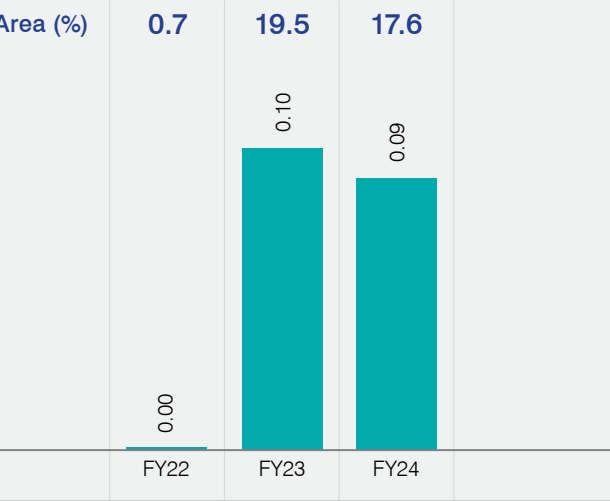
J.P. Morgan	Glocal Junction
Firstsource	Alphasense
Tech Mahindra	Matrix
Travelex	Zibanka
NYVFX	HTT Pool

Note: Above information is as on March 31, 2021.

KEY STATISTICS



LEASE EXPIRY PROFILE: BASIS AREA EXPIRY (in msf)





Our properties


Mindspace Pocharam, Hyderabad


Mindspace Pocharam is a Grade A, independent office located in a key micro-market of Hyderabad. This micro-market is well connected to other parts of the city through the Outer Ring Road and Warangal Highway and has several residential developments. As of March 31, 2021, Mindspace Pocharam houses Genpact as a tenant who belongs to the technology sector.


KEY STATISTICS


**2012**
Commencement of operations


**1.0 msf**
Total leasable area


**0.4 msf**
Completed area

**0.2 msf**
Under construction area

**0.4 msf**
Future development area

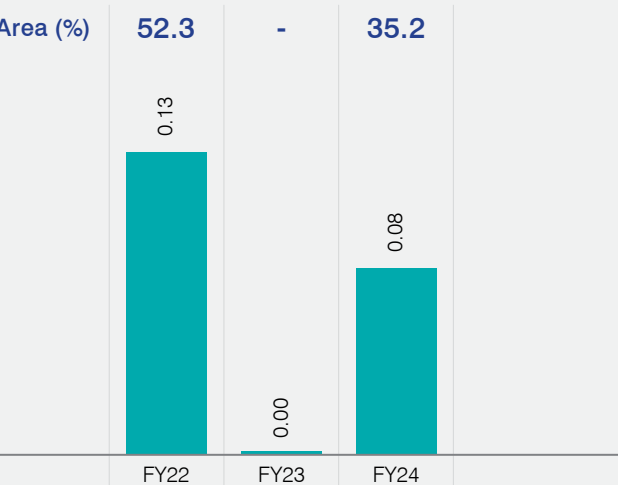
**71.1%**
Committed occupancy

**1.8 years**
WALE

**₹ 3 billion**
Market value

OUR PROPERTIES

LEASE EXPIRY PROFILE: BASIS AREA EXPIRY (in msf)

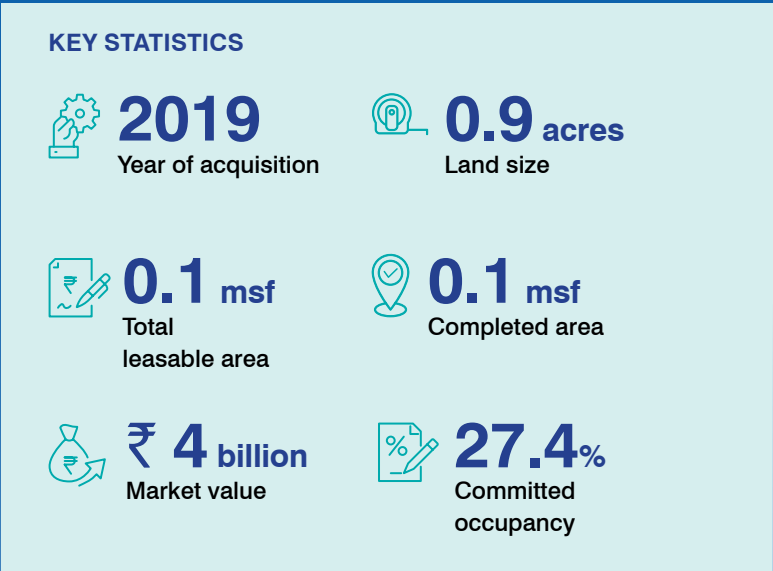


Note: Above information is as on March 31, 2021.

Our properties

The Square, Avenue 61 (BKC), Mumbai Region

The Square, BKC is an iconic office building located in the sophisticated micro-market of Bandra Kurla Complex (BKC). Proximity of the asset to domestic and international airports and its excellent connectivity to rest of the city, augments its attractiveness. During the financial year, we entered into Letter of Intent with a large MNC to lease part of the asset.



Note: Above information is as on March 31, 2021.



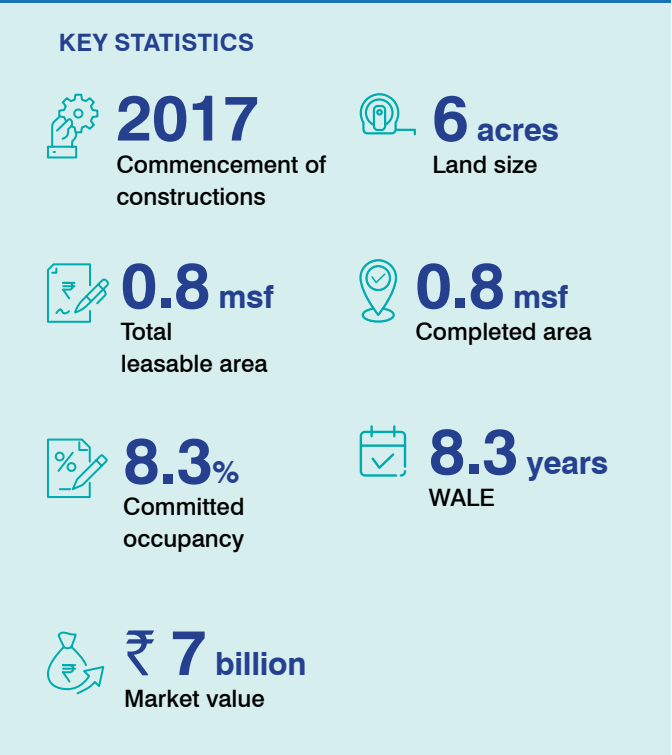
Commerzone Porur, Chennai

Commerzone Porur was completed in June 2020. It is the entity's flagship commercial offering purposefully located in the South West Chennai micro-market, which is close to the central business district and the Chennai International Airport.

The asset is currently partially leased to NPCI which is in financial services industry. We have also entered into 'Letter of Intent' with one more tenant. We continue to engage in active discussion for further leasing.

LEASE EXPIRY PROFILE

Commerzone Porur does not have any contractual expiries till FY24.



Note: Above information is as on March 31, 2021.

