



Our Properties

Mindspace Madhapur, Hyderabad

Where Futuristic Technology Meets Green Design

Hyderabad's largest Grade A Business Park, Mindspace Madhapur, offers an inimitable experience in spaces that are state-of-the-art, sustainable, and futuristic. The safety and wellbeing of our tenants has been at the core of these workspaces. The sprawling 4-acre green zone in the business park, along with an open theatre and other outdoor facilities, aim at providing opportunities for coming together, and fostering camaraderie among the workforce.

Mindspace Madhapur is well-connected in terms of rail and road access, in addition to being in proximity to the airport. The Durgam Cheruvu cable bridge has further reduced the travel time between Madhapur and Jubilee Hills, facilitating better

access of the HITEC city and the financial district with the rest of the city.

Sustainability stands enshrined in our business approach. In sync with it, Mindspace Madhapur features electric charging stations for e-vehicles, preferred parking spaces for carpool vehicles, rainwater management, high solar reflective index roof, and renewable energy generation through on-site solar PV panels. Additionally, we are conscious about reusing and recycling wastewater, using low-VOC paints, adhesives, and sealants, and facilitating outdoor air provision as per ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) standards, among others.



TENANT PROFILE

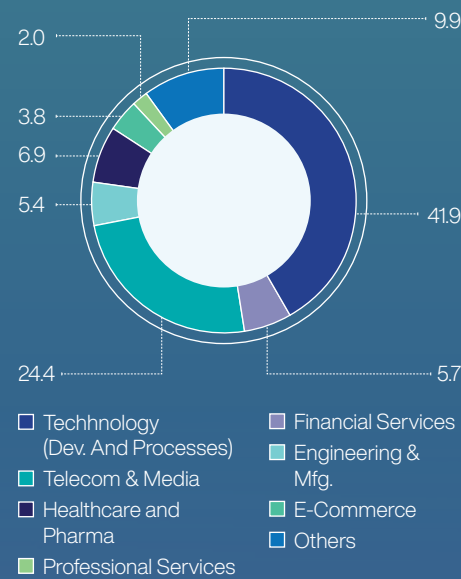
84

Total tenants

53.95%

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

TENANT MIX (as a % of GCR)



LEASE EXPIRY PROFILE: (in msf)



Key accolades and highlights:



Hyderabad's first and largest 'Indian Green Building Council Gold Rating' campus



Awarded 3 'Sword of Honour' and Five Star Rating from the British Safety Council

- 'LEED Gold Certification' from USGBC for B12D at Mindspace Madhapur
- B12D has won the 'Best Commercial Development Award' at the CREDAI's 'CREATE Awards 2021'
- Mindspace Madhapur (Sundew-SEZ) also won a series of awards, including the 'Highest Exports', 'Highest Number of Women Employees' and 'Regional Growth Drivers' at the Annual Exports Awards organized by the Export Promotion Council for EOUs and SEZs at Vishakhapatnam SEZ authority



Current developments

- Club House - 0.05 msf to be completed by FY24: at excavation stage
- Proposed re-development expected to add c. 1.0 msf



Asset enhancements

- Appealing entry points
- Elevated broad walks
- Vantage cafe
- Attractive aesthetics

TOP 10 TENANTS

Qualcomm, Cognizant, Verizon, Smartworks, Wipro, BA. Continuum, AMD, Amazon, CSC and UHG

KEY STATISTICS

2005

Commencement of Operations

97.2

acres Land Size

11.7 msf

Total Leasable Area

9.9 msf

Completed Area

0.1 msf

Under Construction

1.8 msf

Future Development Area

22

Completed Buildings

89.6%

Committed Occupancy

8.2

years WALE

₹ 97 bn

Market Value

43%

NOI % Contribution

59.3

In-place Rent (₹ psf)



Our Properties

Mindspace Airoli East, Mumbai Region

Emerging as The Location of Choice

Mindspace Airoli East has earned the label of being the contemporary business district for the burgeoning global IT/ITeS companies in the Thane-Belapur belt. With tech integration, unmatched security, world-class business amenities and spacious design, Mindspace, Airoli East has indisputably strengthening the standing and progress of the Thane-Belapur Road micro-market.

The asset is gaining edge and becoming a preferred location, given its proximity to the large residential catchment areas of Thane and Navi Mumbai, affordable rent, and robust connectivity. Its closeness to the Airoli Railway Station is further aiding the Business Park's accessibility to Vashi and Pune highways. Also, the upcoming international airport is in close proximity, fuelling the location's value for some of the leading Fortune-500 companies that are stationed here.



TENANT PROFILE

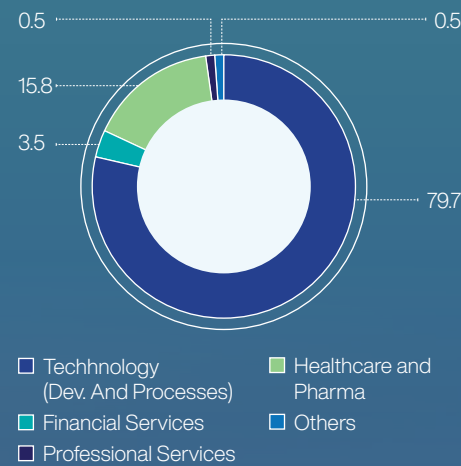
24

Total tenants

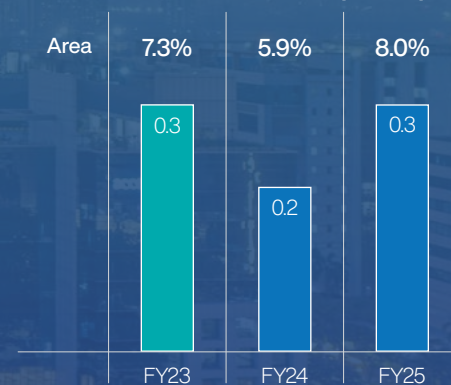
88.4%

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

TENANT MIX (as a % of GCR)



LEASE EXPIRY PROFILE: (in msf)



Key Accolades and Highlights:



Awarded 'Sword of Honour' and Five Star Rating from the British Safety Council

- 'Best Sustainable Project of the Year - Commercial' by the Golden Brick Award 2019
- 'Most Environment-Friendly Commercial Space of the Year' by Realty Plus Conclave and Excellence Award 2019
- 'Best Environment-Friendly Office Space' at Realty Plus Conclave and Excellence Awards, 2019
- ISO 45001 Certification



Current Developments

- High Street Retail and F&B - 0.05 msf to be completed by FY23: at Excavation stage

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

Under Construction/ Future development area

12

Completed Buildings

86.3%

Committed Occupancy

5.2

years WALE

53.7

In-place Rent (₹ psf)

19.1%

NOI % Contribution

₹ 45 bn

Market Value



The business park is deemed distribution licensee of power

TOP 10 TENANTS

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



Our Properties

Mindspace Airoli West, Mumbai Region

Integrating Technology and Sustainability

Prioritizing sustainability, Mindspace Airoli West offers the best of natural green spaces, complemented with the finest amenities and infrastructure. The property also distributes power to SEZ tenants as a deemed distribution licensee, enabling uninterrupted power supply at lower costs.

The large garden area, podium and open structures form a network of public zones, fostering collaboration and wellbeing among the workforces. The asset is strategically located in the vicinity of Airoli Railway Station and is in close proximity to the upcoming international airport.



TENANT PROFILE

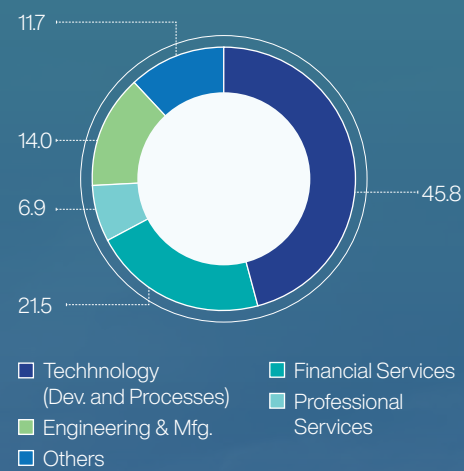
33

Total tenants

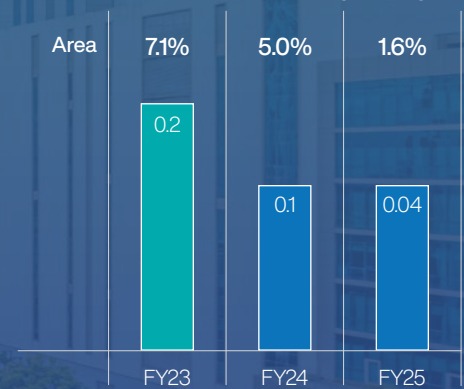
86.6%

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

TENANT MIX (as a % of GCR)



LEASE EXPIRY PROFILE: (in msf)



Key Accolades and Highlights:



Awarded 'Sword of Honour' and Five Star Rating from the British Safety Council

- Mindspace Airoli (West) – Building 9, Mumbai Region won the 'Commercial Project - Office Building' at the ET Real Estate Awards 2022 – West
- 'Environment-Friendly Project of the Year' by Estate Awards
- 'Environment-Friendly Commercial Space Award' for Mindspace Business Parks by Realty Plus Conclave and Excellence Awards 2020
- OHSAS 45001 Certification



Current Developments

- 0.6 msf to be completed by Q1 FY23 (B9) - 37 % Pre-leased i. e. c. 0.6 msf
- 0.3 msf to be completed by Q4 FY23 (B10 - Data Center) – 100 % pre-leased

KEY STATISTICS

2013

Commencement of Operations

50.0

acres Land Size

5.2 msf

Total Leasable Area

3.9 msf

Completed Area

1.2 msf

Under Construction/ Future development area

6

Completed Buildings

66.0%

Committed Occupancy

6.5

years WALE

57.7

In-place Rent (₹ psf)

10.6%

NOI % Contribution

₹ 41 bn

Market Value



The business park is deemed distribution licensee of power

TOP 10 TENANTS

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



Our Properties

Gera Commerzone Kharadi, Pune

Incorporating Biophilia into Infrastructure

Pune has undergone a metamorphosis and turned into a mini-metro, and Kharadi is now a go-to micro market for the office needs of global IT giants.

Gera Commerzone Kharadi, Pune is advantageously located in the east micro-market of Pune. Its key highlight is the symbiosis of nature and urban design, making it a destination of choice for MNCs. Designed using the 'biophilic' model, it emphasizes on the intrinsic association between humans and nature, which has been the

fundamental consideration when conceptualizing the project. The new-age tech-integrated workspaces, augmented with recreational activities, meet the needs of the forward-thinking millennial workforce. Optimum use of energy, resources and space have elevated the property into a working space for global citizens.

The asset is at a convenient distance from Pune's airport, railway station, and the upcoming metro station.

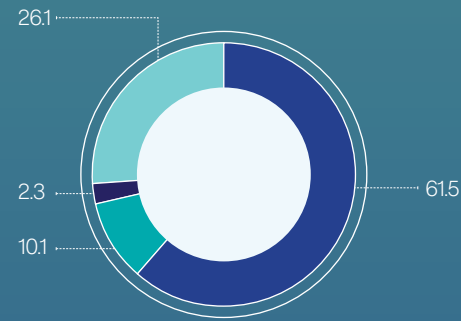


TENANT PROFILE

9

Total tenants

TENANT MIX (as a % of GCR)



- Technology-Processes
- Professional services
- Financial Services
- Others

LEASE EXPIRY PROFILE: (in msf)

Gera Commerzone Kharadi has recently commenced operations and does not have any contractual expiries till FY25



Key Accolades and Highlights:



Awarded 'Sword of Honour' and Five Star Ratings from the British Safety Council

- 'Best IT Park Award' at the 12th Realty+ Conclave and Excellence Awards, Pune
- 'Noteworthy Project Award' by 16th Construction World Architect and Builder Awards 2021 to Gera Commerzone Kharadi
- Three buildings are LEED certified,



IGBC Platinum certification for B3



Gold certified for two buildings

- 'Best Commercial Project of the Year' by Realty Conclave Excellence award 2021 (Pune)
- 'Best Commercial Project of the year' award by Realty+ Conclave Excellence award 2021 (Pune).



Current Developments

- 0.7 msf to be completed by Q2 FY23 (B5) - 100 % Pre-leased
- 1.0 msf to be completed by Q3 FY25 (B4) - Construction Commenced

TOP TENANTS

Barclays, Allstate, British Petroleum, UPS, Mindcrest and Maveric

KEY STATISTICS

2017

Commencement of Operations

25.8

acres Land Size

2.9 msf

Total Leasable Area

1.3 msf

Completed Area

1.7 msf

Under Construction

2

Completed Buildings

97.8%

Committed Occupancy

9.9

years WALE

72.2

In-place Rent (₹ psf)

7.7%

NOI % Contribution

₹ 21 bn

Market Value



Our Properties

Commerzone Yerwada, Pune

Invigorating Spaces for Work-life Balance

Smart design, open spaces, and international safety and security standards, make Commerzone Yerwada, Pune one of the most sought-after IT Parks in Maharashtra. Aesthetically designed to promote wellbeing, congregation, and exchange of ideas, this integrated

Business Park is a conducive space for global businesses and their teams to thrive. The property's highlights include striking landscaped gardens and multiple amenities, such as food courts, ATMs, and more.

Located in the eastern part of Pune, Commerzone Yerwada,

is just six km from the airport and close to the city's railway station and the upcoming metro station. The asset is largely occupied by well-known technology, engineering, manufacturing, and financial services tenants, such as Schlumberger, Nvidia, UBS and BNY Mellon.



TENANT PROFILE

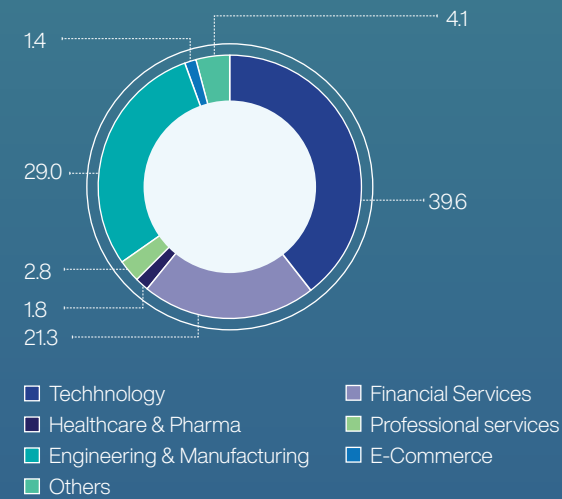
21

Total tenants

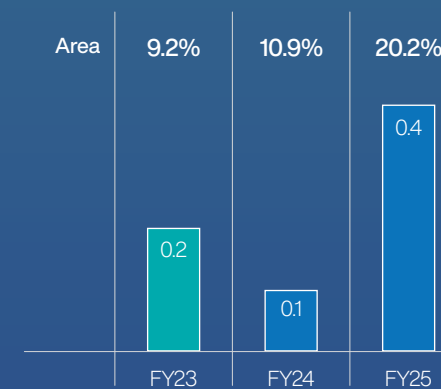
89.3%

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

TENANT MIX (as a % of GCR)



LEASE EXPIRY PROFILE: (in msf)



TOP 10 TENANTS

Schlumberger, Nvidia, UBS, BNY Mellon, TCS, TIBCO, AEGIS Ltd, Workday, Eduspark, and KPMG

KEY STATISTICS

2010

Commencement of Operations

25.7

acres Land Size

1.7 msf

Total Leasable Area

1.7 msf

Completed Area

7

Completed Buildings

97.4%

Committed Occupancy

4.6

years WALE

64

In-place Rent (₹ psf)

9.0%

NOI % Contribution

₹ 20 bn

Market Value



Key Accolades and Highlights:



Awarded 'Sword of Honour' and Five Star Rating from the British Safety Council

- 'Best Commercial Business Park' by Realty Plus Conclave and Excellence Award 2018
- ISO 45001 Certification



Our Properties

The Square Signature Business Chamber (Nagar Road), Pune

Ecological Solutions for Inimitable Experiences

The Square Signature Business Chamber (Nagar Road) strives to understand the growing business needs of tenants, crafting workspaces that create lasting value. It houses two buildings, one of which has been an office premise since 2011, while the other has been re-purposed to deliver to demands

from the micro-market. Property was transformed from a mall to an office space, using a mix of intelligent design, latest technology and modern features that meet global standards. The campus facilitates a collaborative work culture, encouraging creative thinking.

The Square Signature Business Chamber is favourably located within the eastern quadrant of Pune, and has easy access to the Pune International Airport, the city railway station, and the upcoming metro station.



Key Accolades and Highlights:



Awarded 'Sword of Honour' and Five Star Rating from the British Safety Council

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

2
Completed Buildings

100.0%
Committed Occupancy

5.9
years WALE

70.0
In-place Rent (₹ psf)

2.5%
NOI % Contribution

₹ 9 bn
Market Value

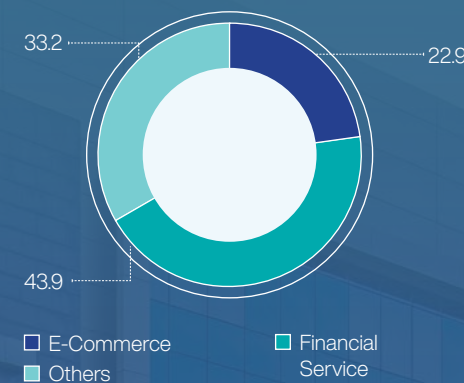
0.1 msf
Current Developments: to be completed by Q2 FY23

TENANT PROFILE

3
Total tenants

100%
Contribution of top 10 tenants to Gross Contracted Rentals (GCR)

TENANT MIX (as a % of GCR)



LEASE EXPIRY PROFILE: (in msf)

The Square, Nagar Road, does not have any contractual expiries till FY25.

TOP TENANTS

Fiserv, ADP and Amazon



Our Properties

Paradigm Mindspace Malad, Mumbai Region

Setting Benchmarks for Sustainable Workplaces

MindSpace REIT has catapulted the Malad-Goregaon micro-market into an evolved urban precinct of the Mumbai region. The property is a junction of contemporary amenities, spacious and efficient workspaces, excellent social infrastructure, and

proximity to residential areas. It is an office space of choice for a range of leading Fortune 500 companies.

It is well-differentiated due to the quality offering, its strategic location, varied amenities, excellent connectivity and

focus on sustainability. The Business Park is close to several recreational landmarks, such as the Inorbit Mall and Botanical Theme Garden, along with robust rail and road connectivity.



TENANT PROFILE

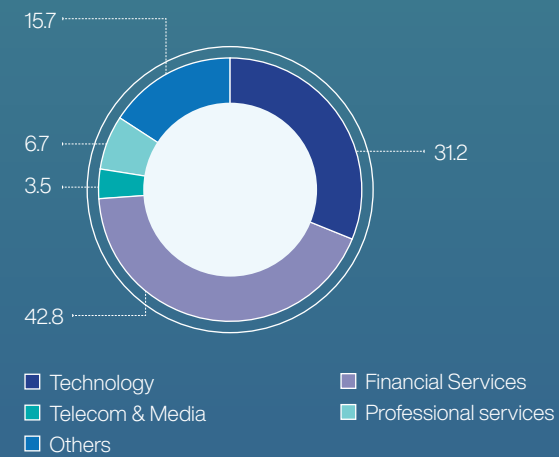
12

Total tenants

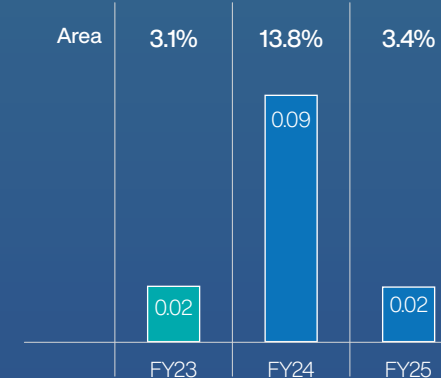
99.3%

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

TENANT MIX (as a % of GCR)



LEASE EXPIRY PROFILE: (in msf)



KEY STATISTICS

2004

Commencement of Operations

4.2

acres Land Size

0.7 msf

Total Leasable Area

0.7 msf

Completed Area

2

Completed Buildings

93.6%

Committed Occupancy

3.4

years WALE

92.5

In-place Rent (₹ psf)

4.8%

NOI % Contribution

₹ 10 bn

Market Value



Key Accolades and Highlights:



Awarded 'Sword of Honour' and Five Star Rating from the British Safety Council

- 'Best Commercial Business Park' by Realty Plus Conclave and Excellence Award 2018
- ISO 45001 Certification

TOP 10 TENANTS

J.P. Morgan, Firstsource, Smartworks, Tech Mahindra, Concentrix, Travellex, NYVFX, Glocal Junction, Alphasense and Camplus



Our Properties

Commerzone Porur, Chennai

Unveiling the Future of New-Age Work-Life

Spread over a sprawling six acres of land, Commerzone Porur is the entity's flagship commercial offering purposefully located in the South West Chennai micro-market, close to the central business district and the Chennai International Airport. Its unique amenities and infrastructure are a confluence of recreational, collaborative and wellness aspects that facilitate dynamic workstyles. The asset has been designed keeping contemporary business needs in mind, ranging from energy efficient green buildings to flexible workspaces and natural green parks, where working professionals can exchange ideas, unwind, and socialize.

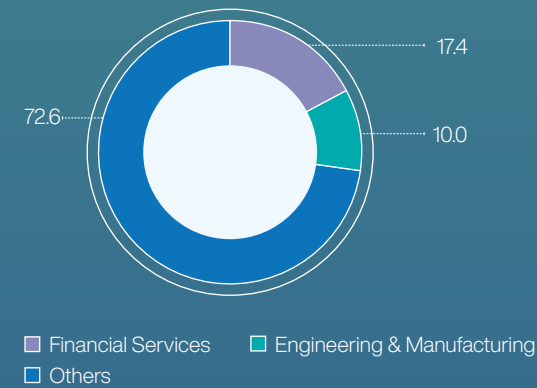


TENANT PROFILE

4

Total tenants

TENANT MIX (as a % of GCR)



LEASE EXPIRY PROFILE: (in msf)

Commerzone Porur does not have any contractual expiries till FY25

KEY STATISTICS

2020

Commencement of Operations

6.0

acres Land Size

0.8 msf

Total Leasable Area

0.8 msf

Completed Area

2

Completed Buildings

36.5%

Committed Occupancy

10.5

years WALE

64.0

In-place Rent (₹ psf)

0.2%

NOI % Contribution

₹ 8 bn

Market Value



Key Accolades and Highlights:

- 'Most Environment Friendly Commercial Space of the Year' by Realty Plus Conclave and Excellence Award 2020 (South)
- LEED Gold certification from USGBC for the entire asset

TOP TENANTS

Tablespace, Simpliworks, NPCI and Ramboll



Our Properties

The Square, Avenue 61 (BKC), Mumbai Region

Differentiated with Modern
Infrastructure and Sustainability

The Square, Avenue 61 (BKC) is an iconic office building located in the sophisticated micro market of Bandra Kurla Complex (BKC), which houses corporate headquarters of various large financial institutions, including that of the National Stock Exchange.

The Square Avenue 61 has a strong connectivity to the domestic and international airports, in addition to elevated road corridors, planned infrastructure, and local and metro lines. The entire asset has been leased to a renowned BFSI tenant and reflects Mindspace REIT's commitment to offer efficient workspaces, tailored to suit the needs of the discerning client base.

The asset commands high rents backed by its well-planned infrastructure, strong connectivity, and high demand for Grade A city center office spaces. The location also has easy access to restaurants, medical facilities, business centers, and five-star hotels.

KEY STATISTICS

2019

Year of Acquisition

0.9

acres Land Size

0.1 msf

Total Leasable Area

0.1 msf

Completed Area

1

Completed Buildings

100.0%

Committed Occupancy

4.7

years WALE

240

In-place Rent (₹ psf)

0.4%

NOI % Contribution

₹ 5 bn

Market Value

LEASE EXPIRY PROFILE: (in msf)

The Square, Avenue 61 (BKC), does not have any contractual expiries till FY25.

TOP TENANT

IDFC Limited

Our Properties

Mindspace Pocharam, Hyderabad

Avant-Garde Spaces,
Sustainability Priorities

Mindspace Pocharam is located on the eastern quadrant of Hyderabad, which is well connected to other parts of the city through the Outer Ring Road and Warangal Highway. The asset is an independent high-quality office offering, with amenities to match the needs of the global IT companies and their formidable workforce.

Sophisticated design, open areas, green zones, and best-in-class amenities are the highlights of Mindspace Pocharam.

KEY STATISTICS

2012

Commencement of
Operations

22.0

acres Land Size

1.0 msf⁽¹⁾

Total Leasable Area

0.4 msf

Completed Area

1. As per current development

0.6 msf

Under Construction/
Future Development Area

1

Completed Buildings

56.7%

Committed Occupancy

2.7

years WALE

22.2

In-place Rent (₹ psf)

0.4%

NOI % Contribution

₹ 2 bn

Market Value

0.2 msf

Current Developments:
to be completed by
Q2 FY24

LEASE EXPIRY PROFILE: (in msf)

| Area | FY23 | FY24 | FY25 |
|------|------|-------|------|
| | - | 43.8% | - |
| | - | 0.08 | - |

TOP TENANT

Genpact

