

# Led by the Interest of our Unitholders

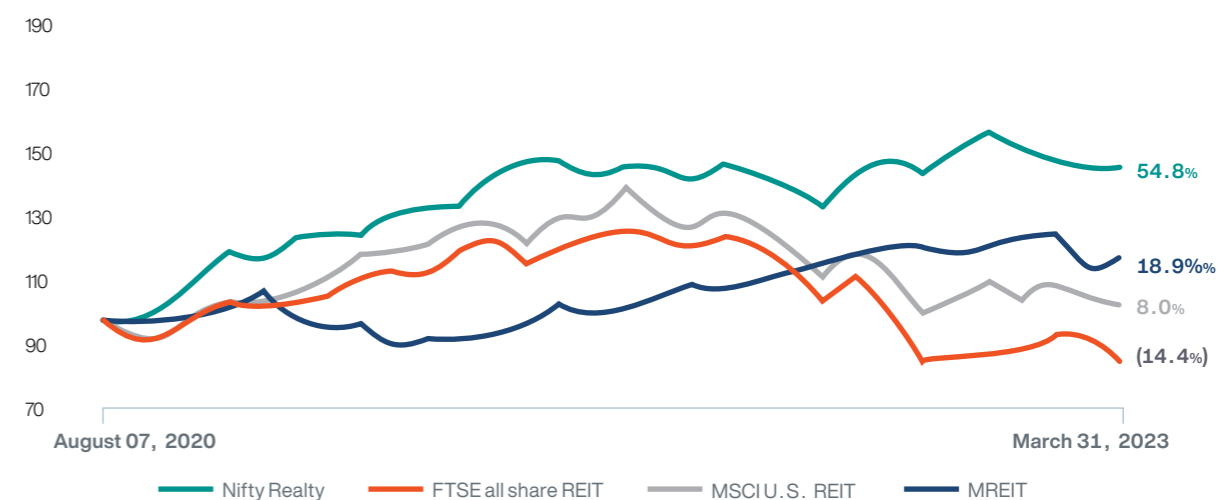
The Investor Relations function at Mindspace REIT ensures effective, two-way communication with various stakeholders, develops a robust disclosure framework, and contributes towards further development of REIT as a financial product in India. Our constant engagement with investors and the market participants to create awareness about REITs in India, led to an enhanced interest from the market, resulting in a growth of our unitholder base by 6.6x from 7,901, on listing, to 52,459 unitholders as of March 31, 2023.



Equity analysts are one of the important windows to reach out to the world of institutional investors. During H1 FY23, we hosted equity analysts at our parks in the Mumbai Region and Pune. The analysts got a firsthand experience of our parks and witnessed the marvellous ecosystems that we are building. A similar site visit was hosted for buy-side analysts in H2 FY23.

## Stable price performance

Price movement of Mindspace REIT since listing



## Unit Price and Trading Statistics

Particulars	KEY STATISTICS			
	7 Aug 2020 - 31 Mar 2022		1 Apr 2022 - 31 Mar 2023	
	NSE	BSE	NSE	BSE
Opening Price (Beginning of period)	302.0	302.0	346.5	346.5
Closing Price (End of period)	346.5	346.5	327.1	327.9
High	364.0	365.0	455.8	388.0
Low	275.0	275.2	284.8	290.36
<b>Market Capitalization (end of period)</b>				
₹ Mn	2,05,505	2,05,487	1,93,976	1,94,463
USD Mn	2,501	2,500	2,360	2,366
<b>Average Daily Trading Volume</b>				
Units	3,86,372	1,66,433	1,29,126	60,669
₹ Mn	133.89	57.67	42.24	19.89
USD Mn	1.63	0.70	0.51	0.24
<b>Distribution (p.u.)</b>	28 <sup>(1)</sup>		19.1 <sup>(2)</sup>	
<b>Yield (%)</b>	6.7% <sup>(3)</sup>		6.9% <sup>(3)</sup>	
<b>Units</b>				
Total outstanding				593 Mn
Public Free Float				37%

Source: NSE & BSE  
USD - INR Exchange rate as on March 31, 2023 - 82.2

<sup>1</sup> Distribution for FY21 & FY22  
<sup>2</sup> Distribution for FY23  
<sup>3</sup> Distribution yield calculated on issue price of ₹ 275 p.u. and distribution for FY22 - 18.4 p.u.

## Engagement with the Investment Community

### Mediums

- Conference call
- Investor meetings
- Site visits
- Investor material
- Swift query resolution
- Comprehensive financial reporting

### What do we aim at?

- Increased investor confidence
- Enhanced corporate governance
- Improved liquidity
- Wider reach to investor community
- Transparent and robust communication
- Achievement of fair value

National Stock Exchange (NSE) has launched the Nifty REITs & InvITs index which aims to track the performance of listed and traded REITs and InvITs on NSE. We, at Mindspace REIT, are delighted with this announcement as this is a welcome step towards attracting investments in REITs and improving liquidity of the instrument. Mindspace REIT has a weight of 15.35% as of March 31, 2023 in the index.

## Key Highlights

**6.6x**  
Expansion of unitholders

**36.1%**  
Absolute returns since listing (including distributions)

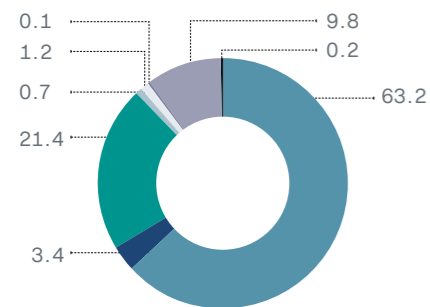
**13.1%**  
Annualized returns since listing

**9**  
Conferences and roadshows attended

## INVESTOR RELATIONS UPDATE

### Unitholding Pattern (%)

as on March 31, 2023



# 52,459

Total Unitholders

- Sponsors / Sponsor Group | ■ DIs
- FIs | ■ AIFs | ■ Insurance
- MF | ■ NIs | ■ NPS

### Marquee investors

Platinum Illumination Trust (ADIA)\*

Capital Group

GIC

\*Abu Dhabi Investment Authority

### Analyst covering Mindspace REIT - 12

- Ambit Capital
- Axis Capital
- Bank of America
- CITI Research
- Credit Suisse
- ICICI Securities
- IIFL Securities
- Investec Capital
- Jefferies
- Kotak Securities
- Morgan Stanley
- Nirmal Bang

### Index Inclusion

MSCI India Domestic Small Cap Index

Other MSCI and FTSE indices

# Corporate Information

### Information of the contact person

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#### Kedar Kulkarni Finance and Investor Relations

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Email id: [ir@mindspacereit.com](mailto:ir@mindspacereit.com)

### Registrar and Transfer agent for Units

#### KFin Technologies Limited

Selenium Tower B, Plot 31 & 32, Financial District,  
Nanakramguda, Serilingampally Mandal,  
Hyderabad - 500 032, Telangana, India.

Toll free number: 1-800-309-4001

E-mail: [einward\\_ris@kfintech.com](mailto:einward_ris@kfintech.com)

Investor grievance e-mail: [kraheja\\_reit@kfintech.com](mailto:kraheja_reit@kfintech.com)

Website: <https://www.kfintech.com/>

### Registrar and Transfer Agent for Debt

#### Link Intime India Private Limited

SEBI Registration No. INR000004058

247 Park, C 101 1st Floor, LBS Marg, Vikhroli (W),  
Mumbai - 400 083.

Tel: +91-22-4918 6000

E-mail: [debtca@linkintime.co.in](mailto:debtca@linkintime.co.in)

Website: [www.linkintime.co.in](http://www.linkintime.co.in)

### Unit Trustee

#### Axis Trustee Services Limited

SEBI Registration No. IND000000494

Bombay Dyeing Mills Compound,  
Pandurang Budhkar Marg, Worli,  
Mumbai - 400 025.

Tel: +91-22-6230 0451

E-mail: [debenturetrustee@axistrustee.in](mailto:debenturetrustee@axistrustee.in)

Website: [www.axistrustee.com](http://www.axistrustee.com)

### Debenture Trustee

#### IDBI Trusteeship Services Limited

SEBI Registration No. IND000000460

Asian Building, Ground Floor, 17,  
R. Kamani Marg, Ballard Estate,  
Mumbai - 400 001.

Tel: +91-22-4080 000

E-mail: [rmitra@idbitrustee.com](mailto:rmitra@idbitrustee.com)

Website: [www.idbitrustee.com](http://www.idbitrustee.com)

#### Catalyst Trusteeship Ltd.

SEBI Registration No.: IND000000034

Registered Address: GDA House,  
First Floor, Plot No. 85 S. No. 94 &  
95, Bhusari Colony (Right), Kothrud  
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Santacruz (East), Mumbai - 400098.

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