

Mindspace Madhapur, Hyderabad

Creating Community Spaces for New-Age Businesses

Mindspace Madhapur, the largest Grade A Business Park in Hyderabad, provides modern, sustainable, and forward-thinking workspaces that are unparalleled. Our top priority is the safety and well-being of our tenants, and this is reflected in our facilities. Our expansive 4-acre green zone, open-air theatre, and other outdoor amenities encourage teamwork and promote a sense of camaraderie among employees.

Mindspace Madhapur benefits from excellent rail and road connectivity and is conveniently accessible from the airport via the outer ring road. The Durgam Cheruvu cable bridge has further reduced commuting time between Madhapur and Jubilee Hills, improving accessibility to HITEC City and Financial District, from other parts of the city.



Key Accolades and Highlights

- Awarded 'Sword of Honour' and Five Star Rating from the British Safety Council
- Received Platinum LEED O&M certification across 10 buildings and LEED Gold O&M across 5 buildings
- USGBC Arc Certification—Mindspace Madhapur Building No 2A stands as the 4th project in the world in today's USGBC Arc leaders

Current Developments as on 31 Mar 23

- Building 1A-1B redevelopment—1.3 msf to be completed by December 2025: excavation under progress
- Experience center 0.1 msf to be completed by Q1 FY25: excavation under progress
- Building 7&8 Re-development - Dismantling/ Demolition to commence in Q1 FY24

Tenant Profile

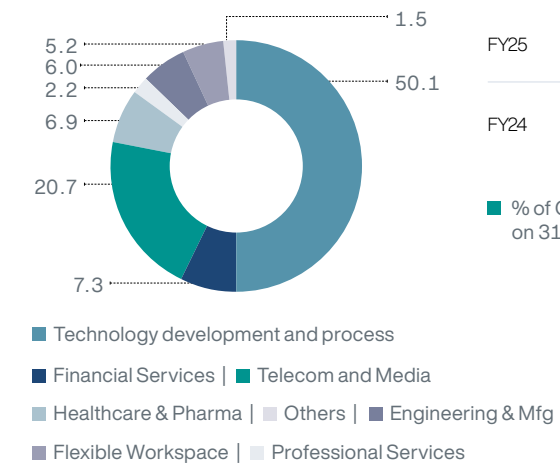
97

Total tenants

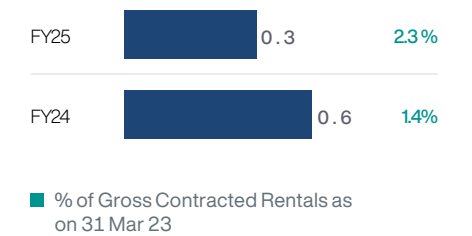
51.8%

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

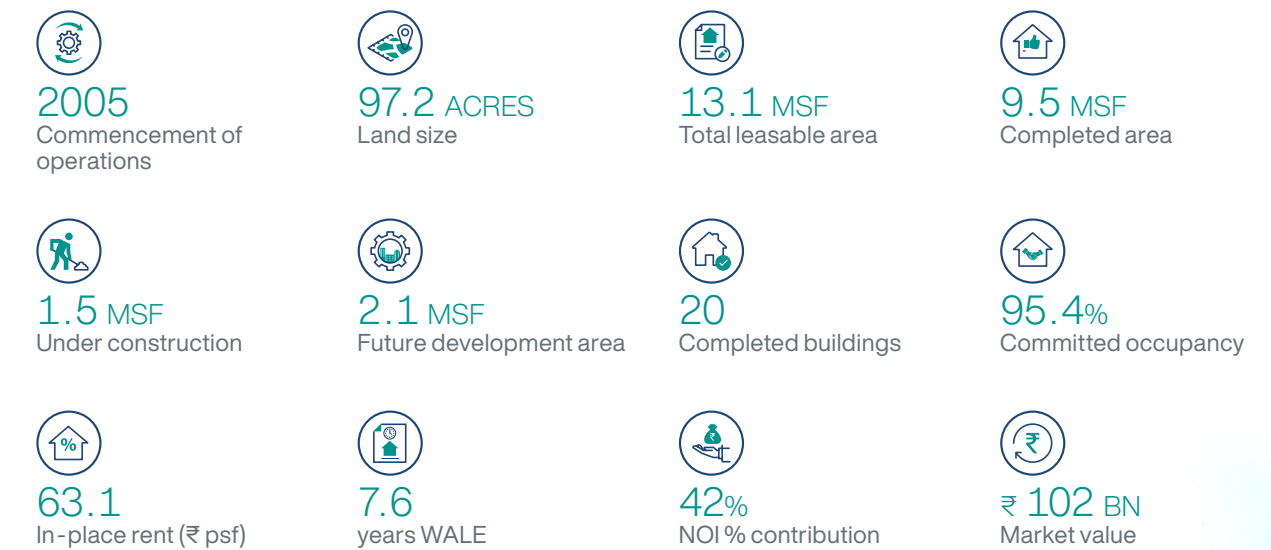
Tenant Mix (as a % of GCR)



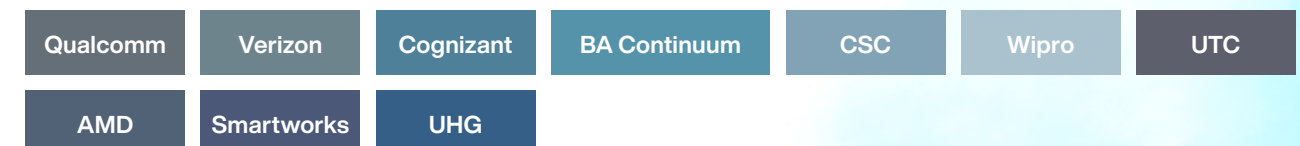
Lease Expiry Profile (in msf)



Key Statistics



Top 10 Tenants



Mindspace Airoli East, Mumbai Region

Creative Amenities That Drive Productivity and Collaboration

Mindspace, Airoli East has earned the reputation of being a premier business district for burgeoning global IT/ITeS firms in the Thane-Belapur belt, boasting a robust talent pool. By incorporating the latest technological advancements, state-of-the-art security measures, exceptional business amenities, and spacious design, Mindspace, Airoli East has firmly established itself as an exemplary presence in the Thane-Belapur Road micro-market.

This asset is rapidly gaining momentum to become the go-to location, thanks to cost-effective rental rates, seamless connectivity and proximity to the large residential catchment areas of Thane and Navi Mumbai. Located near the Airoli Railway Station, the park also enables easy access to Vashi and Pune highways, and the upcoming international airport in Navi Mumbai further adds to its value, making it an ideal destination for some of the world's leading Fortune-500 companies.



Key Accolades and Highlights

1. Awarded 'Sword of Honour' and Five Star Rating from the British Safety Council
2. 'Best Sustainable Project of the Year - Commercial' by the Golden Brick Award 2019
3. 'Most Environment-Friendly Commercial Space of the Year' by Realty Plus Conclave and Excellence Award 2019
4. 'Developer of the Year- Commercial' by ET NOW at the Real Estate Awards 2018
5. 'Best Environment-Friendly Office Space' at Realty Plus Conclave and Excellence Awards, 2019

Current Developments as on 31 Mar 23

- High Street Retail And F&B—0.05 msf to be completed by Q1 FY24: Finishing in progress

Tenant Profile

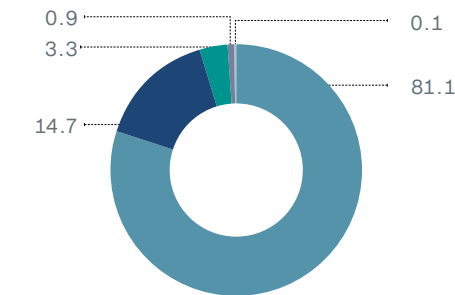
24

Total tenants

88.8%

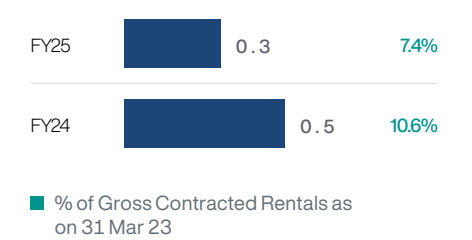
Contribution of top 10 tenants to Gross Contracted Rentals (GCR)

Tenant Mix (as a % of GCR)



- Technology development and process
- Healthcare & Pharma
- Financial Services
- Professional Services
- Others

Lease Expiry Profile (in msf)



Key Statistics

2007 Commencement of operations	50.1 ACRES Land size	5.6 MSF Total leasable area	4.7 MSF Completed area
0.8 MSF Under Construction and Future Development	12 Completed buildings	88.3% Committed occupancy	57.3 In-place rent (₹ psf)
4.6 years WALE	17% NOI % contribution	₹ 45 BN Market value	The business park is deemed distribution licensee of power

Top 10 Tenants

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

Mindspace Airoli West, Mumbai Region

Unique and Collaborative Campus with High-Quality Client Tenants

Mindspace Airoli West incorporates sustainability in every aspect of business, boasting an exquisite blend of natural green spaces and premium infrastructure that epitomizes eco-friendly living. Additionally, the property offers power distribution services to tenants, providing cost-effective and uninterrupted power supply. The expansive garden area, podium, and open structures create a harmonious network of public spaces that promote collaboration and enhance the well-being of the workforce.

Strategically located close to the Airoli Railway Station, this park provides easy access to the upcoming international airport, offering unparalleled convenience to its patrons. With its unwavering commitment to sustainability and holistic design, Mindspace Airoli West is a remarkable landmark that sets the standard for innovative and forward-thinking business practices.



Key Accolades and Highlights

1. Awarded 'Sword of Honour' and Five Star Rating from the British Safety Council.
2. Mindspace Airoli (West)—Building 9, Mumbai Region won the 'Commercial Project- Office Building' at the ET Real Estate Awards 2022—West.
3. 'Environment-Friendly Project of the Year' by Estate Awards.
4. 'Environment-Friendly Commercial Space Award' for Mindspace Business Parks by Realty Plus Conclave and Excellence Awards 2020.
5. 'Best Commercial Project of the Year' at Realty Plus Conclave and Excellence Awards, 2019.

Recent Completion

- B9—1.1 msf; 93.5% leased
- B10, Data center—0.3 msf; 100 % leased

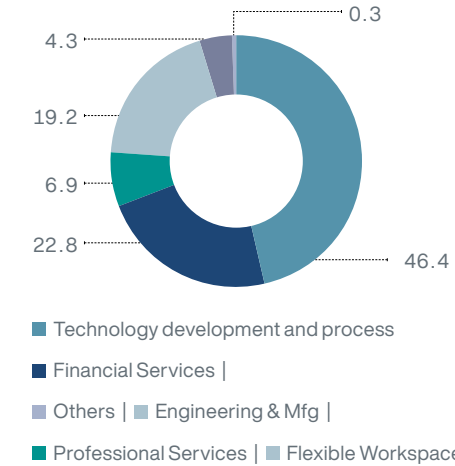


Tenant Profile

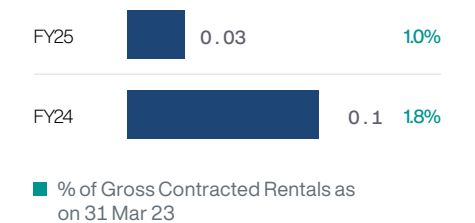
39
Total tenants

70.5%
Contribution of top 10 tenants to Gross Contracted Rentals (GCR)

Tenant Mix (as a % of GCR)



Lease Expiry Profile (in msf)



Key Statistics

 2013 Commencement of operations	 50.0 ACRES Land size	 5.2 MSF Total leasable area	 4.9 MSF Completed area
 0.3 MSF Future development area	 8 Completed buildings	 70.7% Committed occupancy	 58.4 In-place rent (₹ psf)
 9.7 years WALE	 11% NOI% contribution	 ₹ 45 BN Market value	 The asset SPV is deemed distribution licensee of power

Top 10 Tenants

Accenture	Worley Parsons	Axis	Here Solution	UBS	GeP
Princeton Digital	Tablespace	HDFC	DOW Chemicals		

Gera Commerzone Kharadi, Pune

Incorporating Biophilia into Infrastructure

Pune, the cultural capital of Maharashtra, has undergone a remarkable transformation in recent times and has emerged to become a mini-metro with ample opportunities that allow businesses to thrive. Amongst the many micro-markets that have caught the attention of global IT giants, Kharadi stands tall as the preferred choice for many.

Gera Commerzone Kharadi, Pune, is situated advantageously in the eastern micro-market of the city and is the perfect blend of urban design and natural surroundings. The highlight of this property is the seamless integration of nature into its design, making it an idyllic destination for multinational companies. Conceptualized using the 'biophilic' model, the workspace emphasizes the intrinsic connection between

humans and nature, promoting employee wellness and productivity. The modern-day, tech-enabled workspaces, coupled with recreational amenities, cater to the needs of the millennial workforce, making it a preferred choice for global citizens.

Furthermore, the property is designed to optimize energy, resources, and space, making it a sustainable working space for businesses with a conscience. The location of the asset is also noteworthy as it is in close proximity to the Pune airport, railway station, and the upcoming metro station, providing easy accessibility to all corners of the city.

Key Accolades and Highlights

1. Awarded **'Sword of Honour'** and Five Star Rating from the British Safety Council.
2. **Most Sustainable Architecture Design**, Gera Commerzone, Kharadi, at the 14th Annual Estate Awards 2023, by Franchise India.
3. **Architects Engineers & Surveyors Association Pune (AESAP) Award**, for promoting quality and excellence in architecture and engineering, Gera Commerzone, Kharadi, by AESA Award.
4. **'Noteworthy Project Award' to the Gera Commerzone, Kharadi**, at the 16th Construction World Architect and Builder Awards 2021 to Gera Commerzone Kharadi.
5. As on March 31, 2023, three buildings in the asset are IGBC Certified (of which, one is Platinum Certified and two are Gold Certified).

Current Developments as on 31 Mar 23

- Completed B5-0.7 msf; 100% leased.
- B4 - 1.0 msf to be completed by Q3 FY25—P4 level; Work in progress.

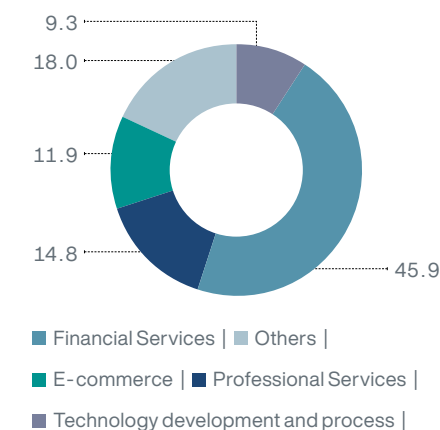
Tenant Profile

24
Total tenants

Lease Expiry Profile (in msf)

Gera Commerzone, Kharadi recently commenced its operations and does not have any contractual expiries until FY26.

Tenant Mix (as a % of GCR)



Key Statistics



Top 10 Tenants

Barclays	Allstate	British Petroleum	UPS	Mindcrest
Amazon	ANSR	DISYS	Springer Nature	Crowdstrike

Commerzone Yerwada, Pune

Invigorating Spaces for Work-Life Balance

Commerzone Yerwada, Pune is an exemplary display of smart design and contemporary architecture that adheres to international safety and security standards, making it a highly sought-after IT Park in Pune. The open spaces, coupled with the elegant design, provide an environment that promotes wellness, collaboration, and innovation, making it a perfect place for global businesses and their teams to flourish. The property boasts impressive, landscaped gardens and a range of amenities, including food courts, ATMs, and more, to cater to the diverse needs of its occupants.

Located in the eastern part of Pune, Commerzone Yerwada enjoys an advantageous position, being only 6 km away from the airport and near the city's railway station and upcoming metro station. This integrated Business Park caters to renowned technology, engineering, manufacturing, and financial services tenants such as Schlumberger, Nvidia, UBS, and BNY Mellon, further strengthening its appeal as a premier business destination.

Key Accolades and Highlights

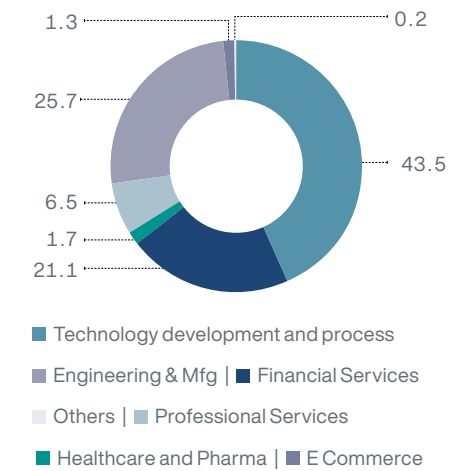
1. Awarded 'Sword of Honour' and Five Star Rating from the British Safety Council in FY23.
2. 'Best Commercial Business Park' at the Realty Plus Conclave and Excellence Award 2018.
3. ISO 45001 Certification.
4. Received OHSAS 45001 Certification.

Tenant Profile

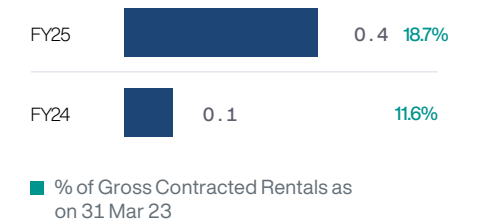
21
Total tenants

88.3%
Contribution of top 10 tenants to Gross Contracted Rentals (GCR)

Tenant Mix (as a % of GCR)



Lease Expiry Profile (in msf)



Key Statistics



Top 10 Tenants



The Square Signature Business Chamber (Nagar Road), Pune

Ecological Solutions for Inimitable Experiences

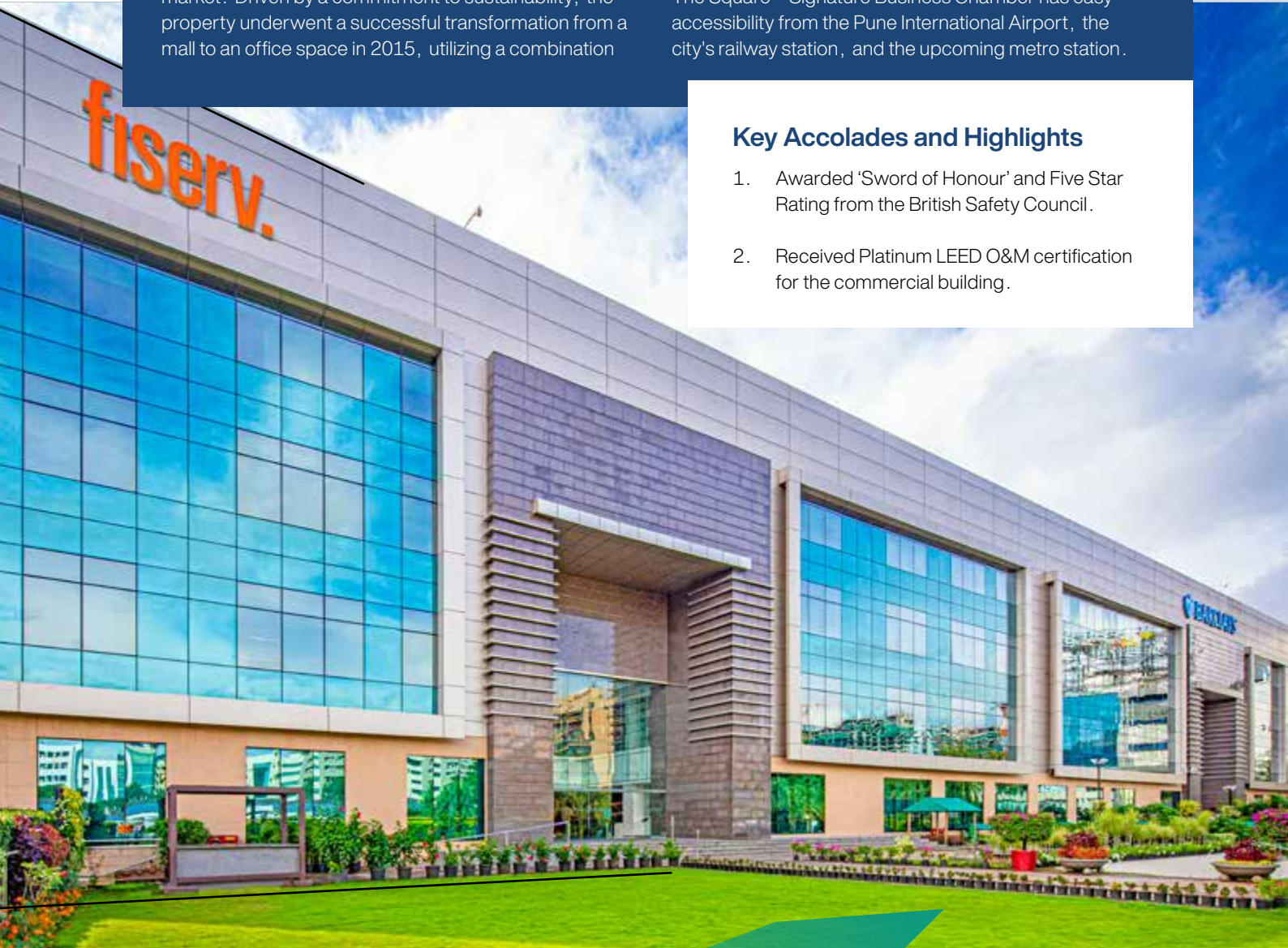
The Square Signature Business Chamber, situated on Nagar Road, is dedicated to meeting the ever-evolving business requirements of its tenants by providing workspaces that deliver enduring value. The Business Chamber comprises two buildings, with one serving as an office facility since 2011, and the other recently renovated to cater to the growing demands of the micro-market. Driven by a commitment to sustainability, the property underwent a successful transformation from a mall to an office space in 2015, utilizing a combination

of cutting-edge design, state-of-the-art technology, and contemporary features that comply with global standards. The campus fosters a collaborative work environment that promotes innovative thinking and creativity.

Strategically located in Pune's eastern quadrant, The Square—Signature Business Chamber has easy accessibility from the Pune International Airport, the city's railway station, and the upcoming metro station.

Key Accolades and Highlights

1. Awarded 'Sword of Honour' and Five Star Rating from the British Safety Council.
2. Received Platinum LEED O&M certification for the commercial building.

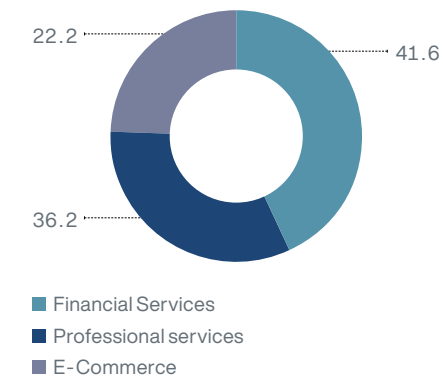


Tenant Profile

3
Total tenants

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

Tenant Mix (as a % of GCR)



Lease Expiry Profile (in msf)



Key Statistics



Top 10 Tenants



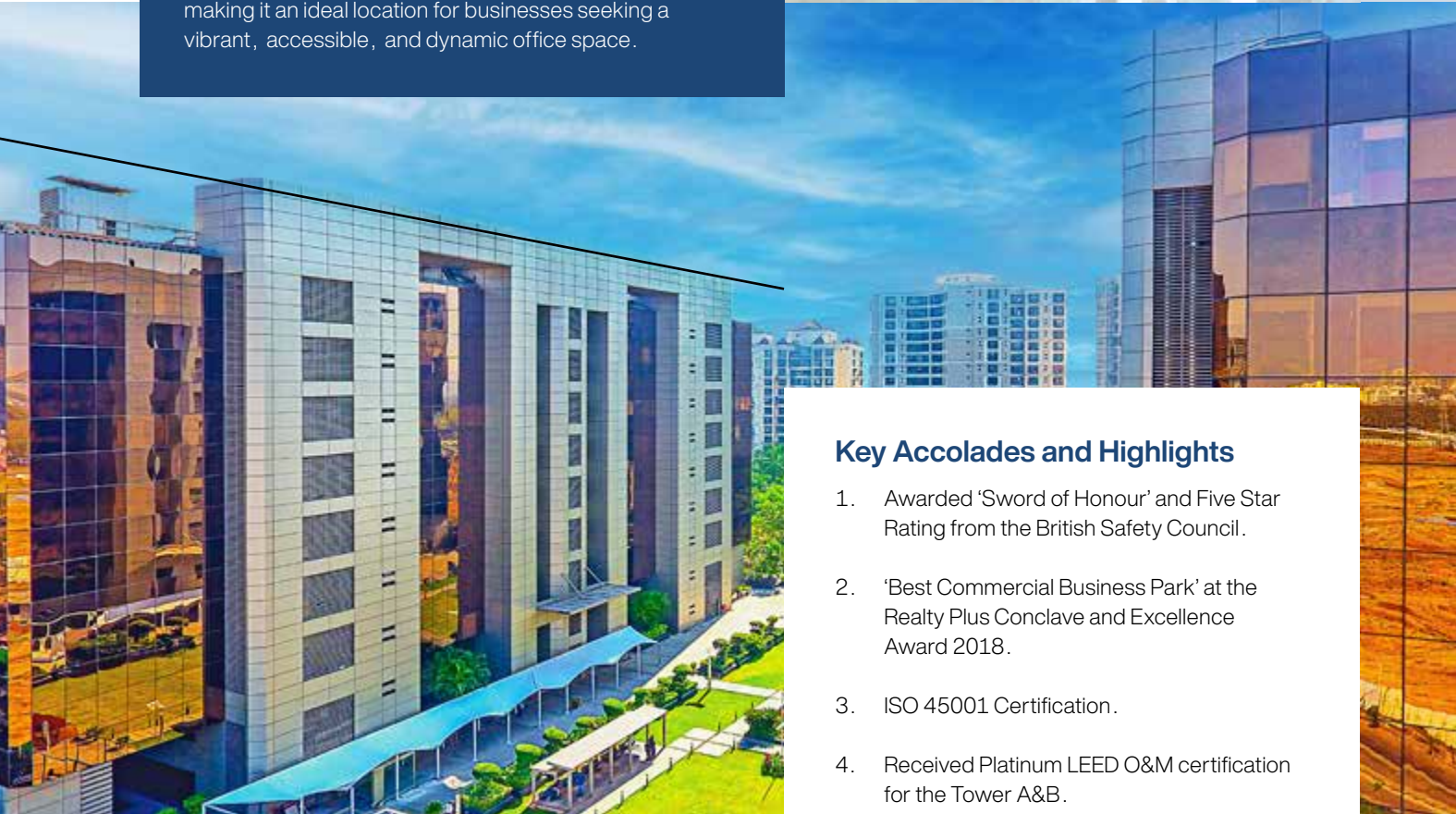
*Post conversion from a mall to an office space

Paradigm Mindspace Malad, Mumbai Region

Setting Benchmarks for Sustainable Workplaces

Paradigm Mindspace Malad, business park is a convergence of cutting-edge amenities, capacious and efficient workspaces, superb social infrastructure, and proximity to residential areas. It has become the preferred office space for a host of top-notch Fortune 500 companies.

What sets Mindspace Malad apart is its unwavering focus on providing the highest quality offerings, strategic location, diverse amenities, excellent connectivity, and unwavering commitment to sustainability. The Business Park gives easy access to numerous recreational landmarks, including Infinity Mall, Inorbit Mall, and Botanical Theme Garden. Moreover, it boasts robust rail and road connectivity, making it an ideal location for businesses seeking a vibrant, accessible, and dynamic office space.



Key Accolades and Highlights

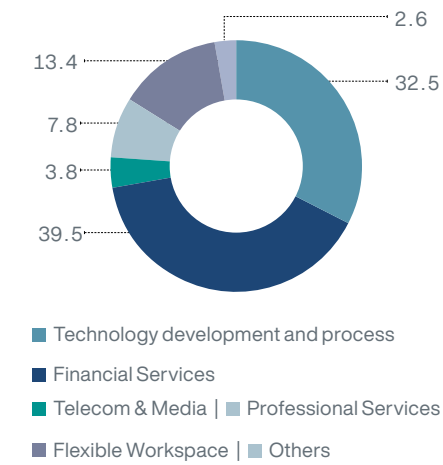
1. Awarded 'Sword of Honour' and Five Star Rating from the British Safety Council.
2. 'Best Commercial Business Park' at the Realty Plus Conclave and Excellence Award 2018.
3. ISO 45001 Certification.
4. Received Platinum LEED O&M certification for the Tower A&B.

Tenant Profile

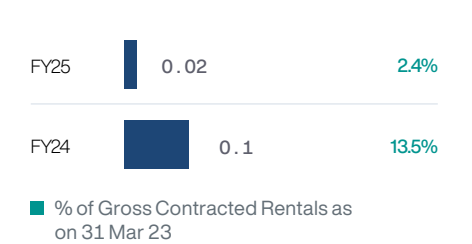
12
Total tenants

98.9%
Contribution of top 10 tenants to Gross Contracted Rentals (GCR)

Tenant Mix (as a % of GCR)



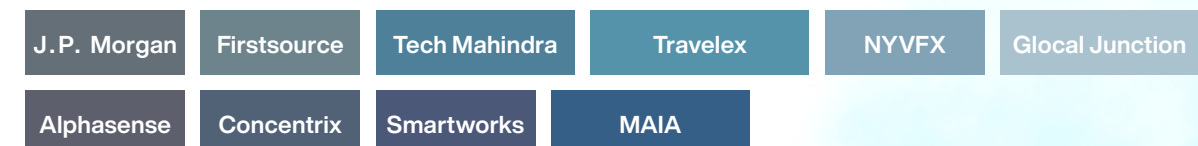
Lease Expiry Profile (in msf)



Key Statistics



Top 10 Tenants



Commerzone Porur, Chennai

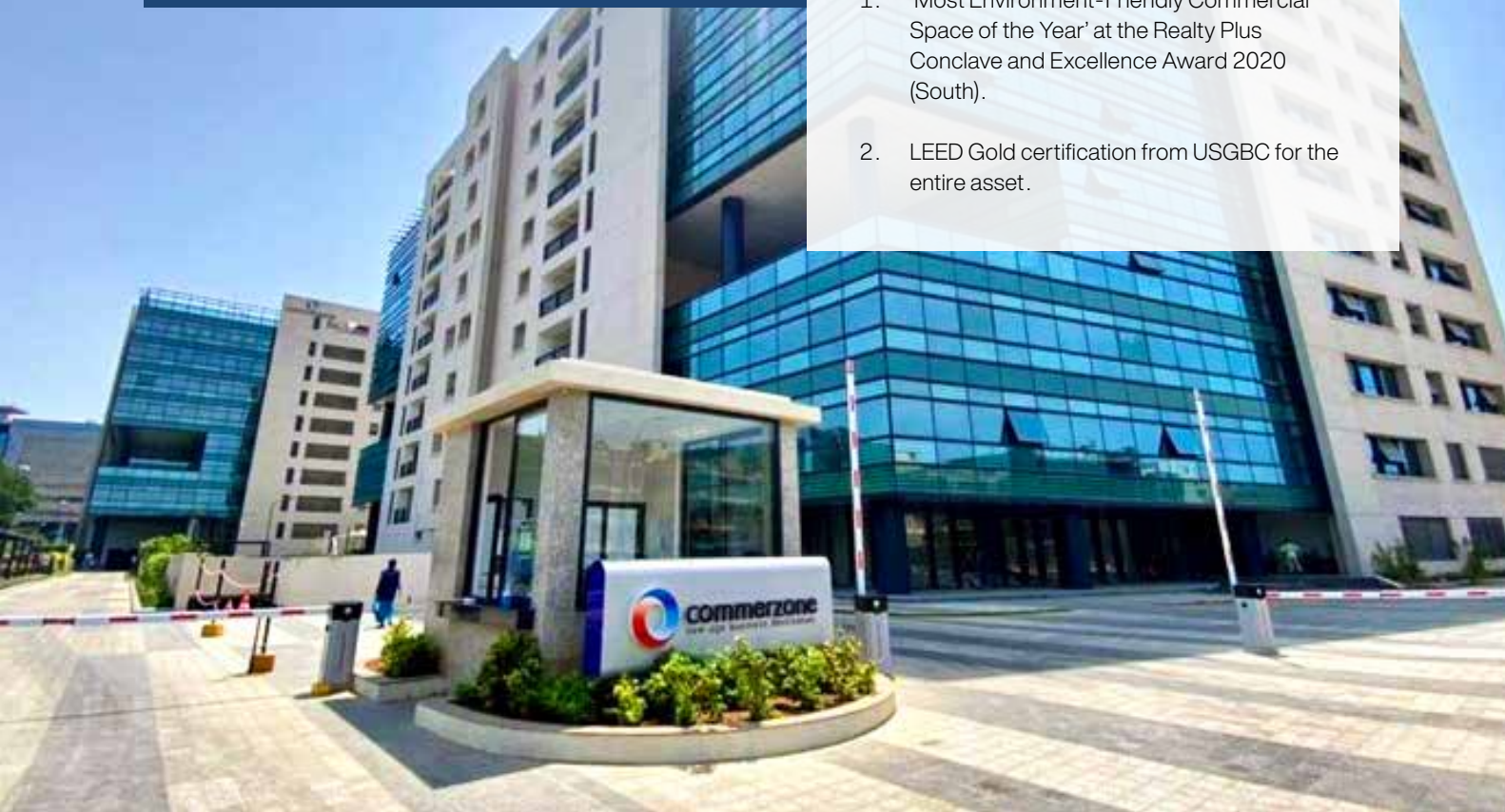
Unveiling the Future of New-Age Work Life

Commerzone Porur, Mindspace's flagship commercial offering in Chennai, spans a vast six-acre land and is strategically located in the South West micro-market of Chennai, in close proximity to the Central Business District and the Chennai International Airport. The property offers a unique blend of amenities and infrastructure that cater to various aspects of work. From green buildings that prioritize energy efficiency to flexible workspaces and a natural park that fosters collaboration and socialization, the asset has been thoughtfully designed to meet the evolving needs of modern businesses. The property is an ideal space for the exchange of ideas, to relax and unwind, given its serene green spaces that promote wellness and productivity.



Key Accolades and Highlights

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

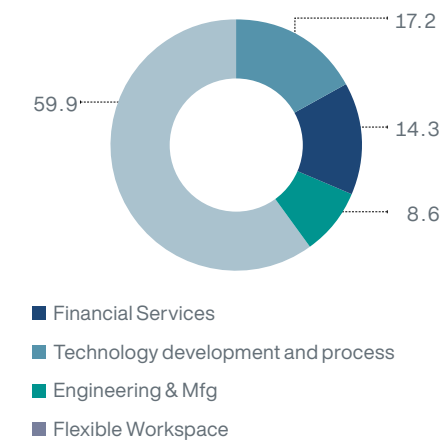


Tenant Profile

5
Total tenants

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

Tenant Mix (as a % of GCR)



Lease Expiry Profile

Commerzone Porur recently commenced its operations and does not have any contractual expiries until FY25.

Key Statistics



Top 10 Tenants



The Square, Avenue 61 (BKC), Mumbai Region

Mindspace Pocharam, Hyderabad

Differentiated with Modern Infrastructure and Sustainability

The Square Avenue 61 (BKC), is a standout office building, located in the upscale micro-market of Bandra Kurla Complex (BKC), that hosts the corporate headquarters of several major financial institutions, including the National Stock Exchange. The iconic property boasts top-of-the-line connectivity to both domestic and international airports, along with well-planned infrastructure, elevated road corridors, and local and metro lines.

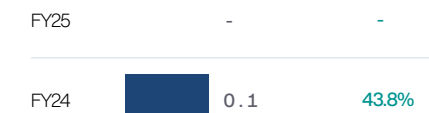
The entire asset is leased to a distinguished BFSI tenant, showcasing Mindspace REIT's commitment to providing tailored and efficient workspaces to meet the needs of discerning clients. The premium location commands high rents due to its strong connectivity, well-planned infrastructure, and high demand for Grade A city centre office spaces. Additionally due to its location, the property benefits from range of amenities near by, including restaurants, medical facilities, business centers and five-star hotels.



Independent Office Space

Mindspace Pocharam is a Grade A, independent office located in a peripheral east 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, 2023, Mindspace Pocharam houses Genpact as a tenant belonging to the technology sector.

Lease Expiry Profile (in msf)



■ % of Gross Contracted Rentals as on 31 Mar 23

Key Statistics

- 2019** Commencement of operations
- 0.9 ACRES** Land size
- 0.1 MSF** Total leasable area
- 0.1 MSF** Completed area
- 1** Completed buildings
- 100%** Committed occupancy
- 240** In-place rent (₹ psf)
- 8.7** years WALE
- 2%** NOI % contribution
- ₹ 5 BN** Market value

Lease Expiry Profile

The Square BKC, recently commenced its operations and does not have any contractual expiries until FY26.

Key Statistics

- 2012** Commencement of operations
- 26 ACRES** Land size
- 1.0 MSF** Total leasable area
- 0.6 MSF** Completed area
- 0.4 MSF** Future Development Area
- 2** Completed buildings
- 37.5%** Committed occupancy
- 22.2** In-place rent (₹ psf)
- 1.8** years WALE
- 0.8%** NOI % contribution
- ₹ 2 BN** Market value

