

Mindspace Madhapur, Hyderabad



Top 10 Tenants

- COGNIZANT
- VERIZON
- BA CONTINUUM
- SMARTWORKS
- L&T
- NCR
- AMD
- QUALCOMM
- HIGHRADIUS
- UHG

Blending Green Workspaces and Well-being

Mindspace Madhapur, Hyderabad's largest Grade A Business Park, sets an unmatched standard in scale, infrastructure and amenities in and around the park. Our utmost priority is the safety and well-being of our occupants – a commitment reflected in our state-of-the-art facilities. Spanning across a vast 4-acre green expanse, our outdoor amenities, including an open-air theater, encourages collaboration, fostering a strong sense of community among employees.

Strategically located with excellent road and railway access, the park is easily accessible from the airport via the Outer Ring Road. The Durgam Cheruvu Cable Bridge has significantly reduced the commute time between Madhapur and Jubilee Hills, improving accessibility to HITEC City and the Financial District from various parts of the city.

The addition of the Skywalk to the park has set a new standard in Hyderabad's business parks. It provides access to all park buildings from the nearest metro station, marking a significant advancement in pedestrian mobility and minimizing traffic congestion.

Tenant Profile

102
Total Tenants

47.4%
Contribution of Top 10 Tenants to Gross Contracted Rentals (GCR)

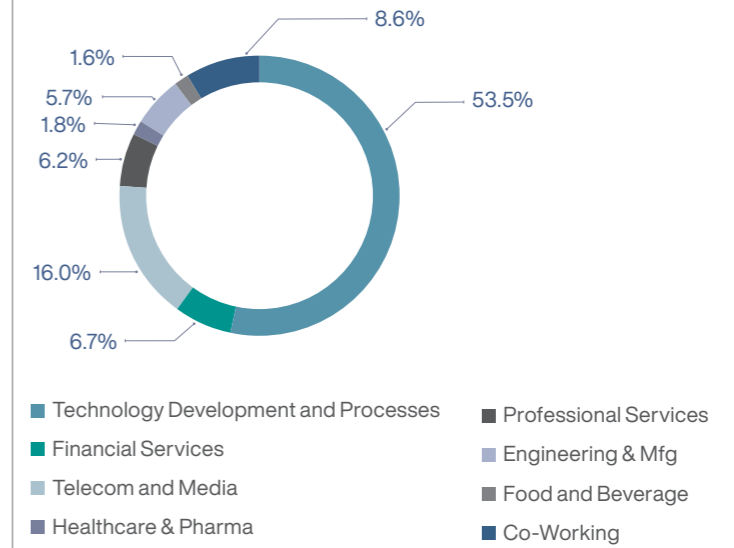
Current Developments as on 31 March 2024

- Building 1A-1B redevelopment – 1.3 msf to be completed by Q4 FY26: Foundation and basement work under Progress
- Experience Center 0.1 msf to be completed by Q1 FY26: Upper Ground Floor Slab works in progress
- Building 7 & 8 Redevelopment – Excavation work under progress; 1.6 msf to be completed by Q4 FY27

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

Tenant Mix (as a % of GCR)















Lease Expiry Profile (in msf)

Fiscal Year	MSF	% of GCR
FY25	0.6	6.3%
FY26	0.1	0.7%
FY27	0.3	2.9%

■ % of Gross Contracted Rentals as on March 31, 2024

Key Statistics

 2005 Commencement of Operations	 97.2 ACRES Land Size	 13.1 MSF Total Leasable Area
 9.6 MSF Completed Area	 3.1 MSF Under Construction	 0.5 MSF Future Development Area
 18 Completed Buildings	 96.4 % Committed Occupancy	 66.3 In-place Rent (₹ PSF)
 7.5 YEARS WALE	 39 % NOI % Contribution	 ₹108 BN Market Value

MindSpace Airoli East, Mumbai Region



Top 10 Tenants

- L&T
- ACCENTURE
- ATOS INDIA
- WIPRO
- COGNIZANT
- CITIUS
- INVENTURUS
- ECLERX
- GEBBS
- DST WORLDWIDE

A Preferred Location with Accessible Talent

MindSpace, Airoli East has emerged as the prime business hub for expanding global IT/ITeS firms in the Thane-Belapur region renowned for its rich talent pool. This asset is quickly gaining traction as the preferred destination due to its seamless connectivity, and proximity to the expansive residential areas of Thane and Navi Mumbai. With new infrastructure projects such as Airoli-Katai Naka flyover and tunnel, Goregaon-Mulund Link road, Airoli is set to become an epicenter with connectivity from major locations. The newly opened Atal Setu connecting Navi Mumbai to Mumbai by India's longest sea bridge is boosting development. Situated near the Airoli railway station and the new Dighe railway station for last-mile

connectivity, the park offers easy access to Vashi and Pune highways. The upcoming international airport in Navi Mumbai adds further allure to the asset, making it an attractive choice for diverse set of occupiers.

A mixed-use development (office and hotel) of c. 0.8 msf is being developed at the park to diversify our offerings for our tenants. The hospitality part of the project spanning c. 0.3 msf is sub-leased to Chalet Hotels. The mixed-use development, featuring a composite structure, will seamlessly integrate with the existing landscape. With over 250 keys, alongside office space of c. 0.5 msf, this venture promises to enrich the park's appeal, offering convenience and comfort to both occupants and visitors alike.

Tenant Profile

26

Total Tenants

89.1 %

Contribution of Top 10 Tenants to Gross Contracted Rentals (GCR)

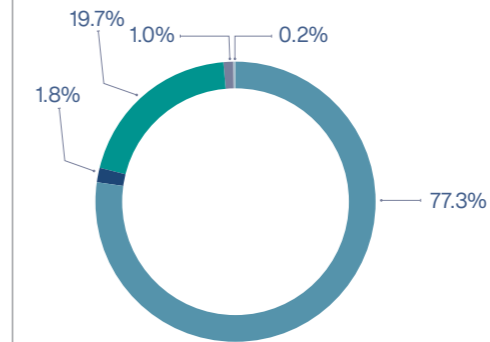
Current Developments as on 31 March 2024

- High Street Retail And F&B— 0.05 msf to be completed by Q1 FY25: External development works in progress
- Received Board approval to commence a mixed-use development of c. 0.8 msf comprising office and upper upscale hotel on a long-term lease to Chalets Hotels Limited

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
- 'Developer of the Year - Commercial' by ET NOW at the Real Estate Awards 2018
- 'Best Environment-Friendly Office Space' at Realty Plus Conclave and Excellence Awards, 2019

Tenant Mix (as a % of GCR)















- Technology Development and Process
- Financial Services
- Healthcare & Pharma
- Professional Services
- Food & Beverage

Lease Expiry Profile (in msf)

Fiscal Year	Lease Expiry (msf)	% of Gross Contracted Rentals
FY25	0.6	16.3%
FY26	0.3	9.0%
FY27	0.1	3.2%

■ % of Gross Contracted Rentals as on March 31, 2024

Key Statistics

 2007 Commencement of Operations	 50.1 ACRES Land Size	 6.4 MSF Total Leasable Area
 4.8 MSF Completed Area	 1.6 MSF Under Construction and Future Development	 12 Completed Buildings
 82.2 % Committed Occupancy	 62.9 In-place Rent (₹ psf)	 4.5 YEARS WALE
 15 % NOI % Contribution	 ₹48 BN Market Value	 The asset SPV is deemed distribution licensee of power

MindSpace Airoli West, Mumbai Region



Top 10 Tenants

- ACCENTURE
- PRINCETON DIGITAL
- WORLEY PARSONS
- UBS
- HERE SOL
- IDFC
- HDFC
- GEP
- AXIS
- DOW

A Strategically Positioned Business Park

MindSpace Airoli West is the second-largest business park in the Mumbai region, following MindSpace Airoli East. The park is strategically located with easy connectivity to both Airoli Railway Station and the Thane-Belapur Road. Further, MindSpace Airoli West has expanded into newer asset classes, including data centers. In addition to the two already committed to the Princeton Digital Group (PDG), the undeveloped land parcels within the business park present opportunities to construct additional data centers.

Similar to the park in Airoli East, this park is a beneficiary of the infrastructure projects improving connectivity to Airoli and Navi Mumbai.



Tenant Profile

50
Total Tenants

67.6 %
Contribution of Top 10 Tenants to Gross Contracted Rentals (GCR)

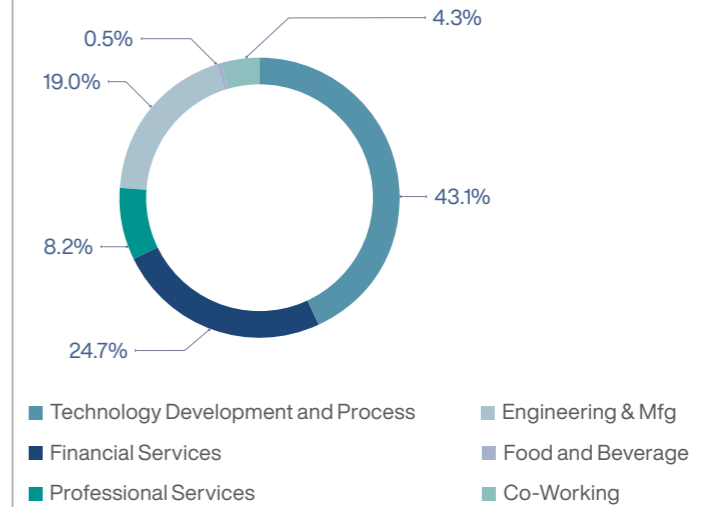
Current developments as on 31 March 2024

- Building 8 Data Center - 0.3 msf to be completed by Q4 FY25; 6th Slab completed for DC building; above terrace works for DG building in progress

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
- 'Best Commercial Project of the Year' at Realty Plus Conclave and Excellence Awards, 2019

Tenant Mix (as a % of GCR)















Lease Expiry Profile (in msf)

Fiscal Year	MSF	% of Gross Contracted Rentals
FY25	0.1	2.8%
FY26	0.1	2.8%
FY27	0.3	8.7%

■ % of Gross Contracted Rentals as on March 31, 2024

Key Statistics

 2013 Commencement of Operations	 50 ACRES Land Size	 5.3 MSF Total Leasable Area
 5 MSF Completed Area	 0.3 MSF Under Construction Area	 8 Completed Buildings
 80.0 % Committed Occupancy	 59.6 In-place Rent (₹ psf)	 8.5 YEARS WALE
 13 % NOI % Contribution	 ₹48 BN Market Value	 The asset SPV is deemed distribution licensee of power

Gera Commerzone Kharadi, Pune



Top 10 Tenants

- BARCLAYS
- BRITISH PETROLEUM
- ALLSTATE
- AMAZON
- UPS
- SPRINGER NATURE
- MINDCREST
- ALLIANCEBERNSTEIN
- CROWDSTRIKE
- ANSR

Nature meets Infrastructure through Biophilic Design

Gera Commerzone Kharadi, Pune, is situated advantageously in the eastern micro-market of the city. Strategically located in proximity to the Pune airport, railway station, and the upcoming metro station, the park is well-connected from all corners of the city. The business park embraces the 'biophilic' design ethos, fostering the symbiotic bond between humanity and nature, promoting health and well-being of the occupants.

This contemporary business hub offers technologically integrated offices tailored to the preferences of the millennial workforce, enriched with recreational facilities.



Tenant Profile

25
Total Tenants

96.9 %
Contribution of Top 10 Tenants to Gross Contracted Rentals (GCR)

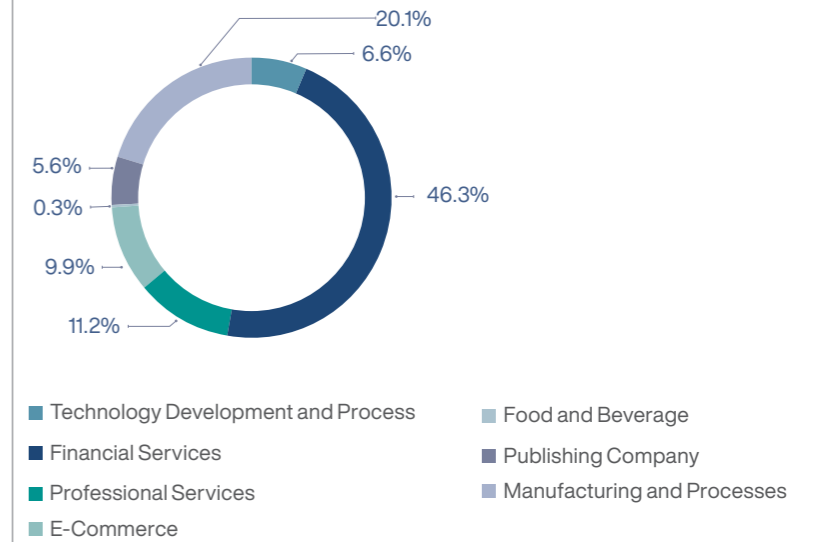
Current developments as on 31 March 2024

- B4 - 1.0 msf: Structure works completed; Finishes, façade and MEP works in progress

Key Accolades and Highlights

- Awarded 'Sword of Honour' and Five Star Rating from the British Safety Council
- **Most Sustainable Architecture Design**, Gera Commerzone, Kharadi, at the 14th Annual Estate Awards 2023, by Franchise India
- **Architects Engineers & Surveyors Association Pune (AESA) Award**, for promoting quality and excellence in architecture and engineering, Gera Commerzone, Kharadi, by AESA Award
- 'Noteworthy Project Award' to the Gera Commerzone, Kharadi, at the 16th Construction World Architect and Builder Awards 2021 to Gera Commerzone Kharadi

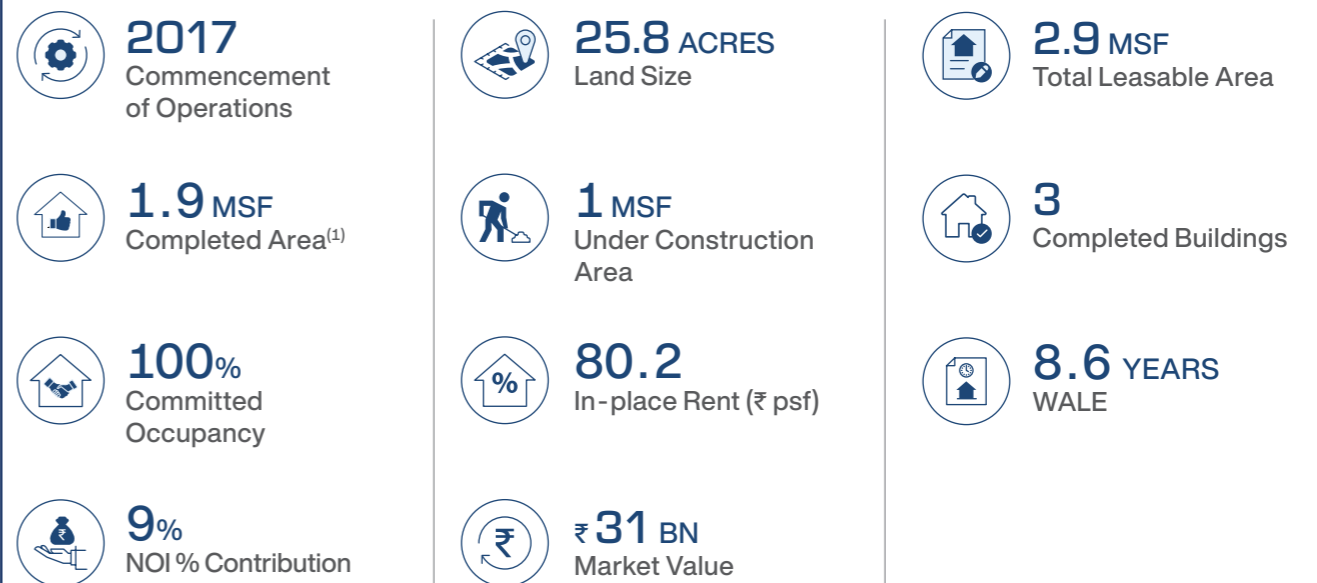
Tenant Mix (as a % of GCR)



Lease Expiry Profile (in msf)

Gera Commerzone, Kharadi commenced its operations in 2017 and does not have any material contractual expiries until FY27.

Key Statistics



⁽¹⁾ KRC Infra's share of the Project Area

Commerzone Yerwada, Pune



Top 10 Tenants

- SCHLUMBERGER
- NVIDIA
- UBS
- TCS
- BNY MELLON
- CENCORA
- DST WORLDWIDE
- WORKDAY
- EDUSPARK
- KPMG

Energizing Environments for Work-Life Harmony

Thoughtfully crafted to enhance wellness, collaboration, and idea exchange, this integrated business park is an ideal environment for global businesses and their teams to flourish. Promoting a harmonious work-life balance, the park includes amenities such as landscaped gardens, food courts and ATMs. Situated in the eastern part of Pune, 6 km from the airport and near the city's railway and upcoming metro stations, Commerzone Yerwada offers convenience and accessibility.

MindSpace REIT through its 100% owned Asset SPV, MBPPL, acquired additional units at Commerzone Yerwada to consolidate its holdings in the area. Covering c. 42 ksf, this acquisition will expand the REIT's total leasable area within the business park. Notably, 50% of the space acquired is already leased to an MNC. This strategic investment underscores MindSpace REIT's commitment to strengthen its majority position in some of its parks and consolidate ownership through acquisitions whenever opportunities arise.

Tenant Profile

22
Total Tenants

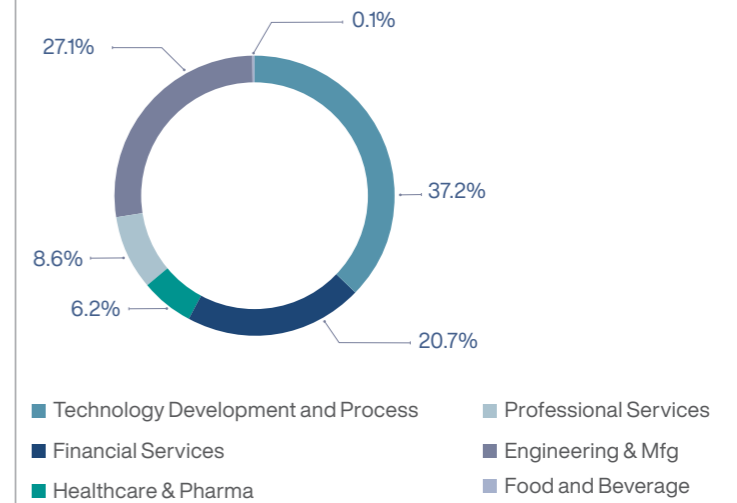
89.1%
Contribution of Top 10 Tenants to Gross Contracted Rentals (GCR)



+ Key Accolades and Highlights

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

Tenant Mix (as a % of GCR)













Lease Expiry Profile (in msf)

Fiscal Year	Lease Expiry (msf)	% of Gross Contracted Rentals
FY25	0.6	33.5%
FY26	0.2	13.6%
FY27	0.05	3.5%

■ % of Gross Contracted Rentals as on March 31, 2024

Key Statistics

 2010 Commencement of Operations	 25.7 ACRES Land Size	 1.7 MSF Total Leasable Area
 1.7 MSF Completed Area ⁽¹⁾	 6 Completed Buildings	 97.6% Committed Occupancy
 79.0 In-place Rent (₹ psf)	 3.7 YEARS WALE	 7% NOI % Contribution
 ₹18 BN Market Value		

⁽¹⁾ MBPPL's share of the Project area

The Square Signature Business Chamber (Nagar Road), Pune



Top 10 Tenants

- FISERV
- ADP
- BAJAJ FINSERV
- AMAZON

Transformation and sustainable development

The Square Signature Business Chamber on Nagar Road is dedicated to meet the evolving business requirements of its tenants through curated workspaces that deliver enduring value. The park comprises two buildings, one of which has been an office premise since 2011, while the other has been ingeniously repurposed to meet the demands of the micro-market.

The property underwent a remarkable transformation from a mall to an office space, employing a blend of smart design, cutting-edge technology, and contemporary features aligned with global standards.

Strategically situated within Pune's eastern quadrant, The Square Signature Business Chamber offers convenient access to key transportation hubs including Pune International Airport, the city railway station, and the upcoming metro station.



Tenant Profile

4
Total Tenants

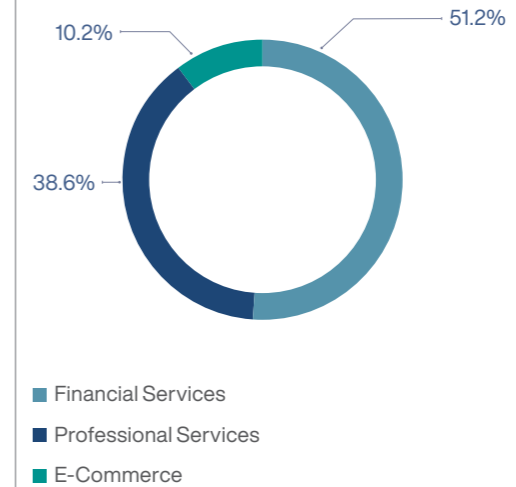
100%
Contribution of Top 10 Tenants to Gross Contracted Rentals (GCR)



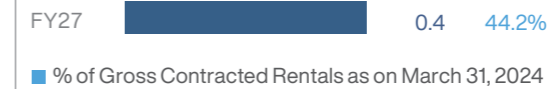
+ Key Accolades and Highlights

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

Tenant Mix (as a % of GCR)



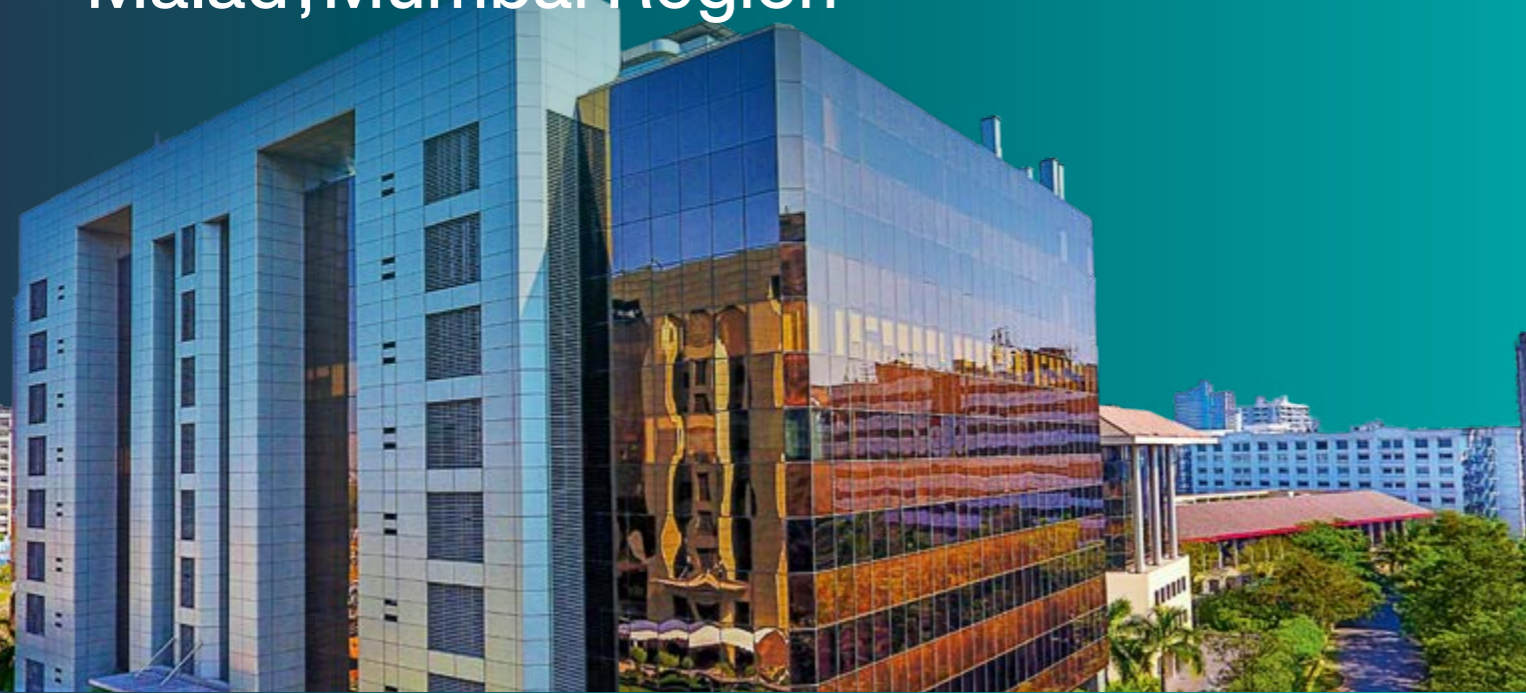
Lease Expiry Profile (in msf)



Key Statistics

2015 Commencement of Operations	10.1 ACRES Land Size	0.8 MSF Total Leasable Area
0.8 MSF Completed Area	78.3 In-place Rent (₹ psf)	2 Completed Buildings
100% Committed Occupancy	₹9 BN Market Value	4.4 YEARS WALE
4% NOI % Contribution		

Paradigm Mindspace Malad, Mumbai Region



Top 10 Tenants

- J.P.MORGAN
- FIRSTSOURCE
- SMARTWORKS
- TECH M
- CONCENTRIX
- TRAVELEX
- NYVFX
- MAIA
- GLOCAL JUNCTION
- ALPHASENSE

Establishing Sustainable Work Environments

Located in close proximity to prominent landmarks like Inorbit Mall, Infinity Mall, Hypercity, upscale residential complexes, diverse dining options, and the Botanical Theme Garden, Mindspace Malad is part of a vibrant ecosystem.

The nearby metro station has greatly enhanced connectivity to residential areas, spanning from Andheri West to Dahisar, and extending to Andheri East, further solidifying Mindspace Malad's appeal as a prime location for businesses and residents alike.



Tenant Profile

11
Total Tenants

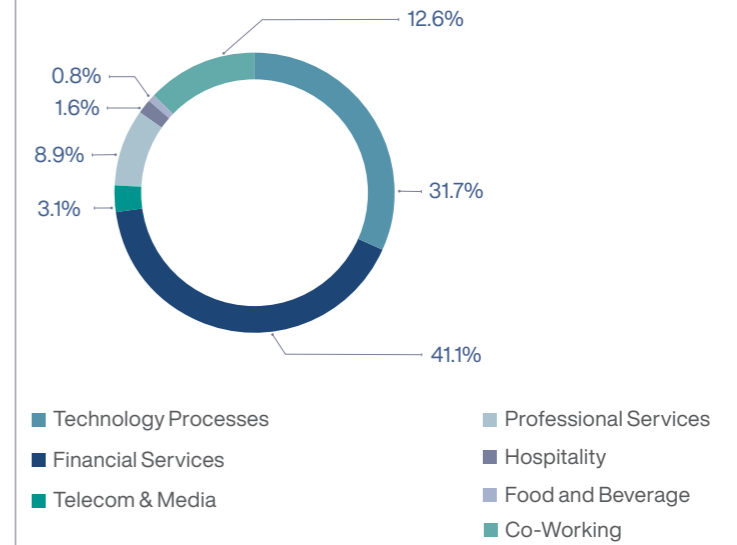
99.9 %
Contribution of Top 10 Tenants to Gross Contracted Rentals (GCR)



+ Key Accolades and Highlights

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

Tenant Mix (as a % of GCR)





Lease Expiry Profile (in msf)

Fiscal Year	Lease Expiry (msf)	% of Gross Contracted Rentals
FY25	0.0	2.9%
FY26	0.3	44.9%
FY27	0.2	18.8%

■ % of Gross Contracted Rentals as on March 31, 2024

Key Statistics

 2004 Commencement of Operations	 4.2 ACRES Land Size	 0.8 MSF Total Leasable Area
 0.8 MSF Completed Area	 1 Completed Buildings	 99.6% Committed Occupancy
 100.1 In-place Rent (₹ psf)	 2.9 YEARS WALE	 5% NOI % Contribution
 ₹11 BN Market Value		

Commerzone Porur, Chennai



Top 10 Tenants

- HITACHI ENERGY
- HDFC
- TABLESPACE
- SIMPLIWORK
- RAMBOLL
- R1
- STARBUCKS
- BAKYA VEG RESTAURANT
- TANDOORI BAY
- QUAL-ET GLOBAL

Unveiling the Next Generation of Workspaces

Spanning six acres, Commerzone Porur is the pinnacle of Mindspace REIT's commercial offerings, strategically positioned within the Southwest Chennai micro-market. Its prime position near the central business district and Chennai International Airport highlights its locational advantage.

Distinguished by its exceptional amenities and infrastructure, the property blends recreational, collaborative, and wellness elements seamlessly. Designed with contemporary business requirements in focus, it boasts energy-efficient green buildings, flexible workspaces,

and verdant green parks, enabling dynamic workstyles. These spaces not only drive idea exchange but also provide avenues for relaxation and socialization among working professionals.

During FY24, we completed the acquisition of approximately 0.2 million sq ft within this property, previously held by our Joint Development partner. This strategic move consolidates our ownership and grants us complete control over the asset. With this, our total area within the asset now stands at approximately 1.1 msf.

Tenant Profile

10
Total Tenants

100%
Contribution of Top 10 Tenants to Gross Contracted Rentals (GCR)



Tenant Mix (as a % of GCR)



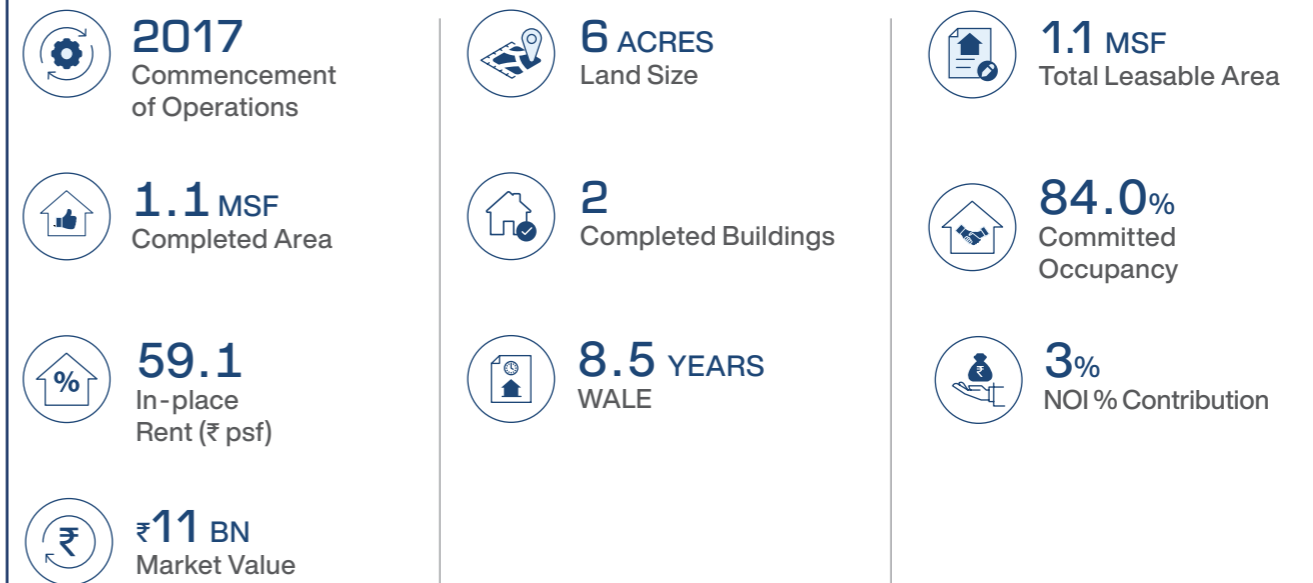
+ Key Accolades and Highlights

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

Lease Expiry Profile (in msf)

Commerzone Porur, Chennai does not have any material contractual expiries until FY27.

Key Statistics



The Square, Avenue 61 (BKC), Mumbai Region



Differentiated by Modern Infrastructure and Sustainability

The Square, Avenue 61 (BKC) stands as a landmark office building nestled in the prestigious micro-market of Bandra Kurla Complex (BKC) – home to the corporate headquarters of numerous major financial institutions.











With exceptional connectivity to Mumbai's domestic and international

airports, along with elevated road corridors and planned infrastructure, The Square Avenue 61 is easily accessible via local and metro lines. Furthermore, its prime location grants easy access to a plethora of amenities, including restaurants, medical facilities, business centers, and five-star hotels.

With its meticulously planned infrastructure, robust connectivity, and Grade A city center office spaces in high demand, the asset commands premium rents and is entirely leased to a renowned BFSI tenant.

Lease Expiry Profile (in msf)

The Square Avenue 61 has contractual expiries of 0.1 msf in FY27

Key Statistics			
 2019 Commencement of Operations	 0.1 MSF Completed Area	 240 In-place Rent (₹ psf)	 2% NOI % Contribution
 0.9 ACRES Land Size	 1 Completed Buildings	 ₹5 BN Market Value	
 0.1 MSF Total Leasable Area	 100% Committed Occupancy	 2.7 YEARS WALE	






Mindspace Pocharam, Hyderabad



An 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.

The park is currently vacant and due to lack of demand from IT/ITES players towards this quadrant, our board has assented to our proposal to initiate divestment process of Mindspace Pocharam.

Key Statistics			
 2012 Commencement of Operations	 0.6 MSF Completed Area	 ₹1.5 BN Market Value	 0.4 MSF Future Development Area
 26 ACRES Land Size	 2 Completed Buildings		
 1.0 MSF Total Leasable Area			