

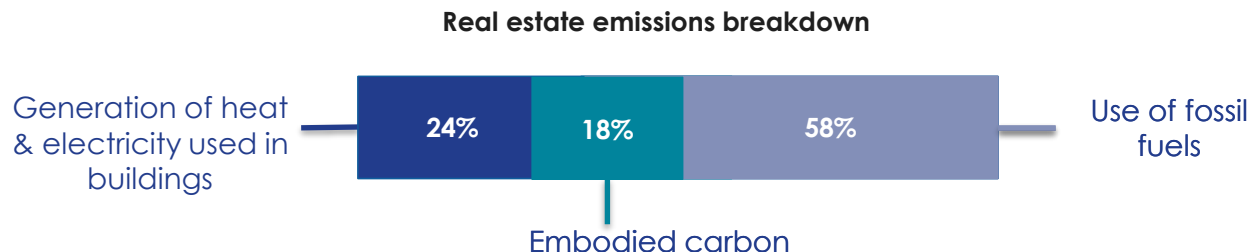


Green Bond Event

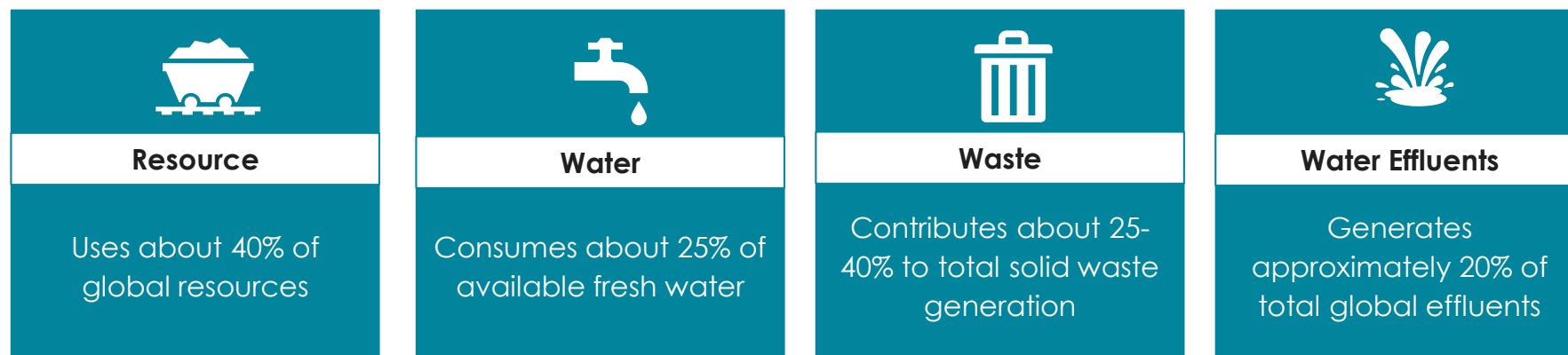
May 2023

Real Estate and The Environment

Globally the Real Estate sector contributes to approx. **33%** of global carbon emissions



Buildings are resource intensive



The global real estate sector has to make efforts to be on track to achieve decarbonization by 2050

4%
increase in energy demand from 2020 to 2022 – the largest increase in the last 10 years

5%
increase in CO₂ emissions from building operations from 2020 to 2022 – reaching an all-time high

Sources:

UNEP 2022 Global Status Report for Buildings and Construction ([Link](#)), Building Sector Science Based Target Setting Guidance Draft ([Link](#))
World Economic Forum (WEF) and the United Nations Environment Programme ([Link](#))

Green Buildings – Driving Forces and Benefits

Green Buildings are buildings designed to reduce their impact on human health and the natural environment



Green Building Benefits

- Promotes occupant health and well being
- Reduces Energy consumption
- Lowers Greenhouse Gas Emissions
- Improve Indoor air quality
- Reduce water consumption
- Protect natural resources
- Lower operating costs

UNSDGs Impacted



Our Purpose

Building a sustainable ecosystem

Strategic Pillars and Key Focus Areas

Resource Conservation and Efficiency



- Carbon Neutral Operations
- Futuristic Buildings

Employee and Community Relations



- Human Capital Development
- Community and Tenant Relationships
- Health and Safety

Responsible Business Conduct



- Human Rights & Ethical Conduct
- Responsible Sourcing & Supplier Engagement
- Responsible Portfolio

Supported by Robust Governance

Energy Efficiency and Green Buildings

1st Indian real estate entity to join the **RE100** initiative



Emissions management highlights across assets

1.93 MW

Installed solar rooftop capacity

13.3%

Reduction in operational (Scope 1 & 2) emissions relative to FY20 baseline

6.12%

Renewable Energy in the energy mix vs nil in FY21

950+

EV charging points across our assets

- Implemented **energy efficient strategies across assets** - smart thermostats, sensor-based lighting, chiller plant room managers, etc.,
- Implemented **Integrated Building Management systems** to monitor, control and optimize energy consumption
- **Assessed our value chain emissions** by calculating our Scope 3 emissions with a FY 2022 baseline.

Green Buildings – efficient resource consumption



over **95%** of our operational buildings are minimum Gold LEED/IGBC Certified.

Estimating cradle-to-gate emissions

- Used the **One Click LCA software** to estimate emissions from the whole life cycle of Building 22 at Mindspace Hyderabad
- Results indicated the proposed design for the under-construction asset compared to the LEED baseline design would result in

12 %

reduction in global warming potential

14 %

reduction in depletion of non-renewable energy sources

11 %

reduction in land and water acidification

Water and Waste Management



100%
of assets are Zero
Liquid Discharge

8,26,895
KL
Water recycled

100%
wastewater recycled using
Sewage Treatment Plants

100%
Waste recycled

Upgraded the technology at our wastewater treatment plants

- We upgraded STPs at 4 of our assets
- The new technology **eliminates inefficiency** and makes recycled water usable for purposes like irrigation & toilet flushing
- Helped us achieve 93% efficiency, **increased the volume of treated water** for use & **reduced freshwater consumption**

Water Bottling Plant at Mindspace Airoli West

- Set up circular economy inspired water bottling plant
- **Purifies and packs water into reusable bottles**, reducing our plastic consumption
- Produces **360 bottles per hour** and uses **IoT and AI based technology** to ensure water quality



Installed Organic
Waste Composters
across all Campuses



Banned Single-Use
Plastic across our
operations

Land Use and Biodiversity



Rejuvenated the Durgam Cheruvu Lake, near Hyderabad transforming it from an algae filled water body to a thriving ecosystem with surrounding public amenities

Developed an organic urban farm at Mindspace Airoli East to cultivate fresh fruits and vegetables and provides produce to local farmers

Developed a butterfly house and planted host plants to provide a habitat for birds at Mindspace Airoli East

QR codes for plant knowledge and care

- Implemented QR codes in our green spaces that provide **information about the species of over 35 plants and trees** across our assets
- The QR code also allows **access to multimedia learning content**

Bio sonification at Mindspace Airoli West

- Through **bio-sonification**, the **sounds of 13 different species of plants** have been converted into relaxing soundscapes at Mindspace Airoli West
- Soundscapes are **accessible through QR codes**

Community Engagement – Social Initiatives (1/2)



Restoration of Durgam Cheruvu Lake



1-km long Skywalk built in Madhapur



Built a school in Gambhiraopet, Telangana



Built a floor at the Kondapur District Hospital

Community Engagement – Social Initiatives (2/2)



Nutrition Program for Special Needs Children

Provide nutritious meals and snacks to children from marginalized communities at a special care centre

Parkinson's Support Centre

We provide aid to the Parkinson's Support Centre in Jodhpur which helps patients with Parkinson to effectively manage their symptoms



**SHAPING
THE FUTURE MINDS
OF OUR NATION**



**MINDSPACE BUSINESS PARK'S
THE HOPE PROJECT, AN INITIATIVE TO ENHANCE
THE EDUCATIONAL FACILITIES OF RURAL CHILDREN**

www.mindspaceindia.com



The Hope Project

Our employees volunteered at eVidyaloka, developing educational content and materials for underprivileged children in rural India.

Key Achievements in FY23



INR 5,500 mn
raised through **Green Bonds**.

1st Indian REIT to successfully issue Green Bond at REIT Level, taking green financing in the Portfolio to **over INR 12,000 Mn**



Green Leasing
Letter of Intent signed with a tenant

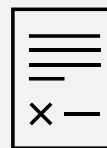
Intend to **extend the coverage** of green leasing in our portfolio



- Proceeds used to refinance loans availed by our Asset SPVs to fund eligible green projects



- Green projects impact UN SDGs and increase resilience to climate change.



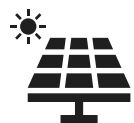
- Traditional lease contract with clauses to improve environmental performance.



- Allow for collaboration between tenants and owners to meet sustainable goals.

Long-Term Targets and Way Forward

Emissions Management



50% renewable energy by 2030



42% reduction in Scope 1 & 2 emissions by 2030

Develop a **Net Zero Roadmap**, accelerate renewable energy adoption & calculate internal carbon prices at the entity-level

Water & Waste Management



Zero Waste to Landfill at all asset common areas **by 2025**



No single use plastics (SUPs) year-on-year



Water neutral status to be achieved for all assets

Green Building



100% of all new developments to be minimum Gold LEED/IGBC Certified

Climate Risk



Physical & Transition Risk assessment to be conducted by FY2025

ESG Governance Framework

We have adopted a multi-tier ESG Governance Framework to efficiently drive the ESG integration process. Members work together to develop, monitor, and implement our ESG initiatives.

ESG Governance Structure

Our ESG governance framework consists of the following levels:

- **Executive Committee:** KMPs and Board Members
- **ESG Committee:** Members from cross-functional teams
- **Steering Committee:** Head of departments and city heads
- **Working Group:** Comprises cross-functional team members formed to facilitate implementation of ESG initiatives
- **R&D Council:** members from senior management



Focus On High Corporate Governance Standards

Strong governance framework complemented by partnership with leading institutional investors

Board Independence

- 66.67% independent directors on the Board and 16.66% female representation
- Manager can be removed with 60% approval of unrelated unitholders
- Comprises experts from tax, regulatory, investment banking and other domains
- Marked by age diversity

Diversity & Inclusiveness

- Fostering a gender agnostic and equitable work culture
- Policies fortifying a non-discriminative and transparent environment at the workplace

Robust Policy Framework

- Guided by accountability, fairness and transparency with all stakeholders
- Protecting Unitholder interests with stringent safeguards in place

Mindspace REIT: Top-Notch Standards

Six Member Board / Independent Chairman



Supporting Policies & Initiatives

Pride Side Aanchal
POSH Reach Out

Anti-corruption Code of Conduct
Insider Trading Related Party Transactions

Beyond Business Operations, Towards Long-term Value

Awards and Ratings



Committed to 100% Renewable Power



First Real Estate entity to join the initiative



Development – 94/100 (5/5 stars)
Standing Investment – 81/100 (4/5 stars)
Ranked 4th within Office in Asia on Development Benchmark



95%+ completed portfolio is rated LEED/IGBC Gold/Platinum

Received Awards/Certification

- 9 'Sword of Honour' across 7 parks
- Five Star rating
- COVID 19 Assurance Statement



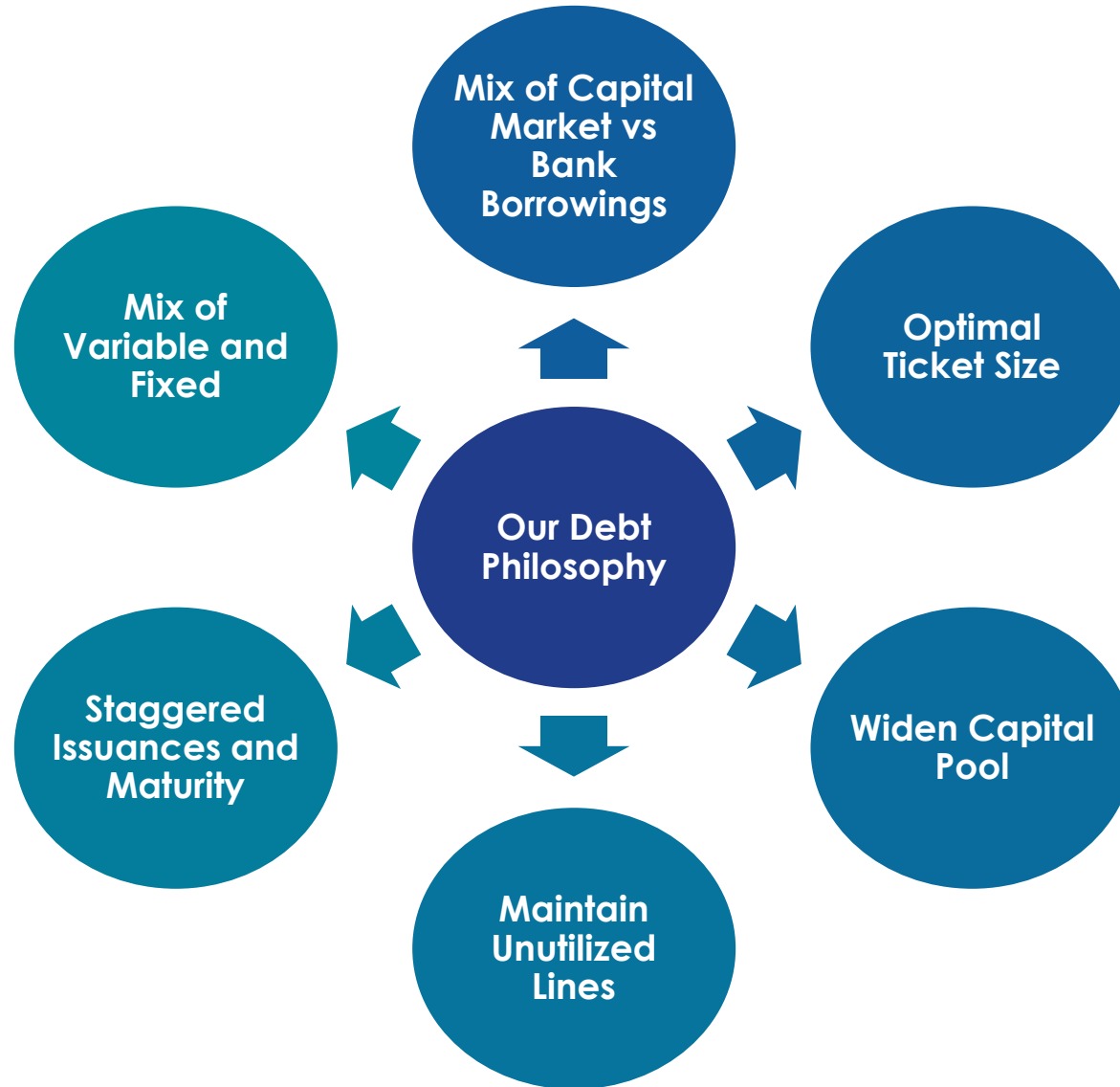
Received WELL Health & Safety certification for 41 buildings across locations



Debt Strategy

Our Debt Philosophy

We have Strategically Adopted a Balanced Approach to Financial Leverage



Gradually Established Strong Capital Market Presence ~INR 36 bn Debt Issuances Since Listing

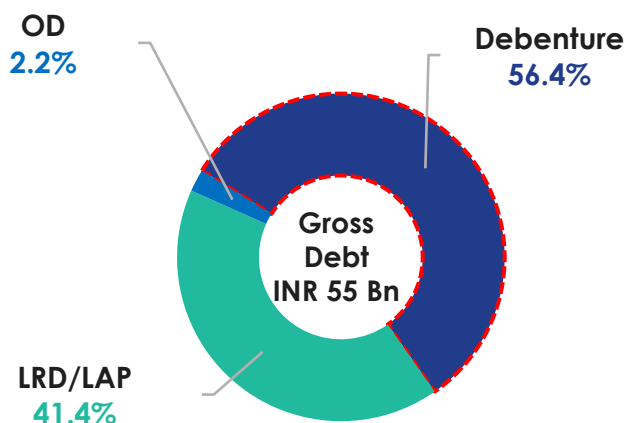
Strong Credit Profile:
CRISIL AAA/ Stable & [ICRA] AAA (Stable)

17.9 %
Net Debt to
Market Value ⁽¹⁾

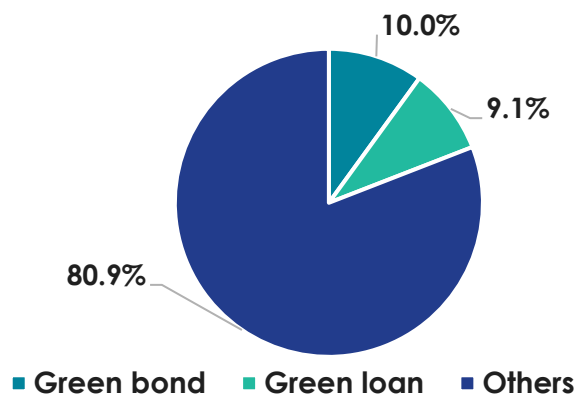
7.6 %
Cost of Debt
(p.a.)

3.2 x
Net Debt to EBITDA ⁽²⁾

Well Diversified Debt Book across Banks and Capital Markets



c. 19% of the Borrowings are Green



Tapped into Multiple Fund Providers in Debt Capital Market

Mutual Fund Houses

#

12

Insurance Companies

7

Pension Funds

5

1st Indian REIT to

Issue Commercial Papers

Conclude REIT level
Green Bond issuance

Access NPS Capital Pool

1. For the purpose of LTV calculation, Net Debt is post accounting & minority adj. Market value is as on Mar 23.
2. EBITDA and Net Debt is prior to minority interest

3. Excluding accrued interest
4. #- Number of mutual fund houses, insurance companies and pension fund companies that have subscribed to our NCDs outstanding as of April 2023

What are the Advantages of Green Financing?

Advantages to Issuers

Accelerating transition to low carbon economy

Catalyzing sustainable development and enhancing our sustainability profile

Attract a wider set of investors

Possibility of “Greenium” as the market evolves

Advantages to Investors

Comparable financial returns along with addition of ESG benefits

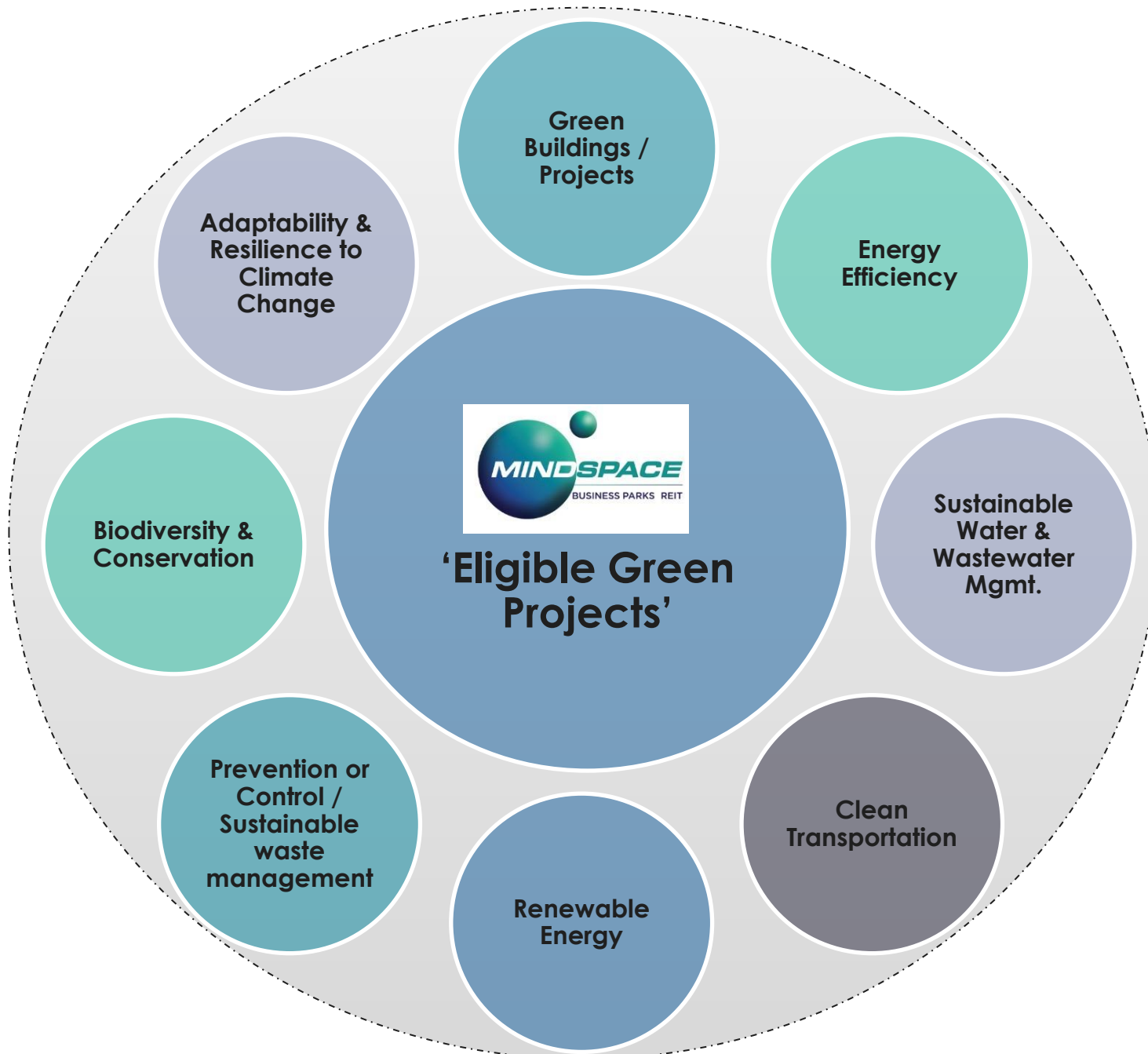
Increased transparency and accountability on the use and management of proceeds

Enhanced risk management

Investment avenue for ESG focused funds being raised domestically and globally

Our aim is to build a sustainable eco-system

Mindspace REIT Eligible End Use from Proceeds of Green Bonds

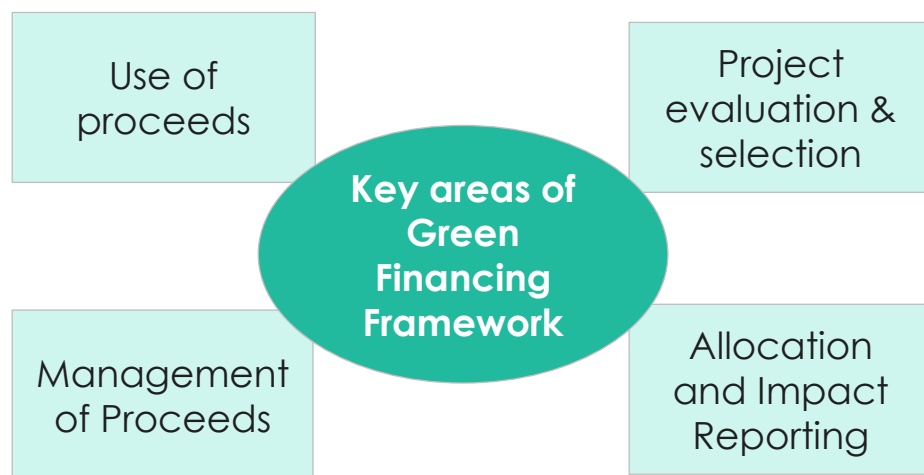


MREIT Green Bonds Issuance

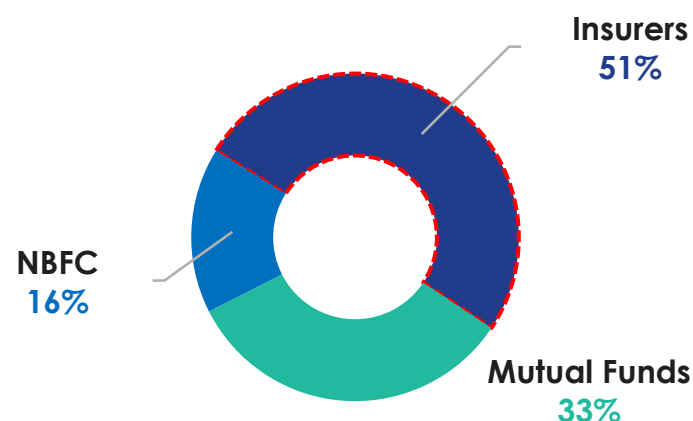
One of the many steps to integrate sustainability in every aspects of the business

- MREIT has issued a **Green Bond (INR 5.5 bn)** with a focus on green buildings
- Net proceeds utilized to refinance **Eligible Green Assets** in alignment with Mindspace REIT Green Financing Framework
- Framework is aligned to latest **ICMA** principles with higher disclosures to investors increasing transparency
- **Sustainaytics** has provided a Second Party Opinion to the framework and has provided a post-issuance review to the green bond issuance

MREIT Green Financing Framework



Diverse Participation



* - Green Bond Principles by International Capital Market Association (ICMA)

** - Includes AIF

‘Eligible Green Project’ for Green Bond

Eligible Green Project: Gera Commerzone located at Kharadi in Pune



Asset details:

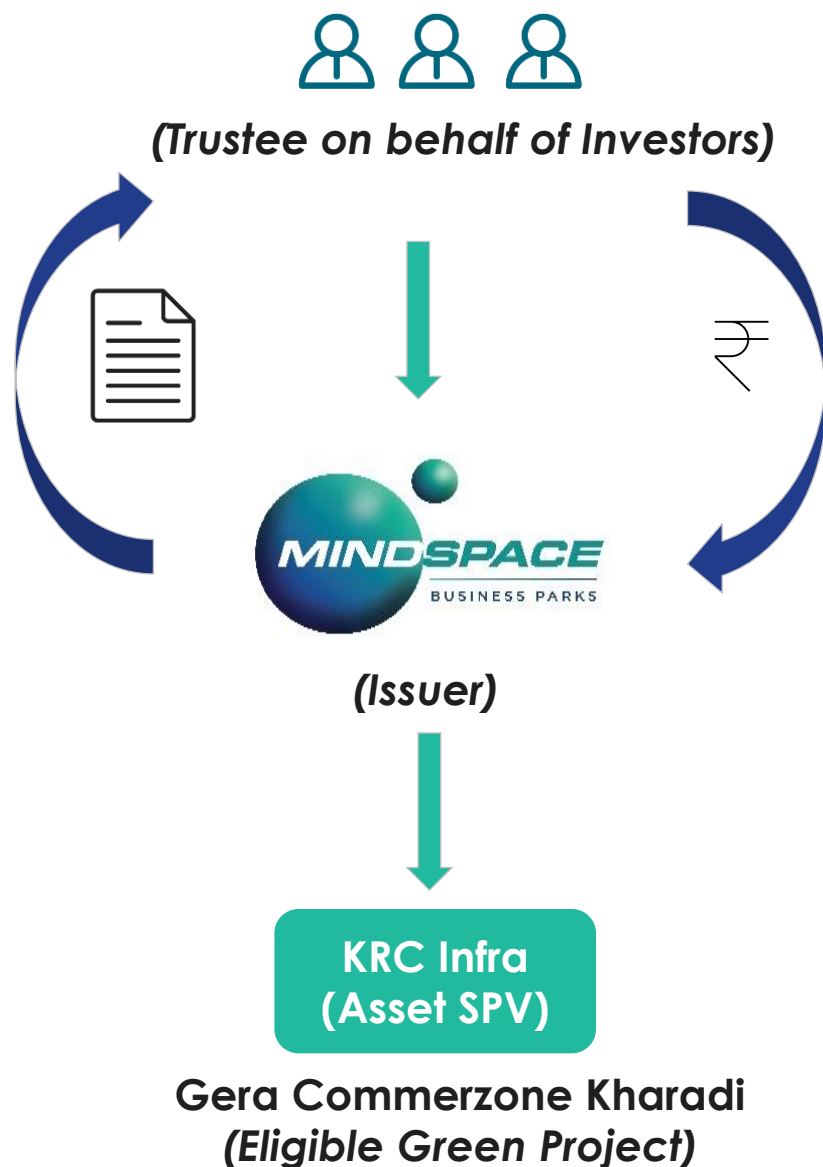
Total Leasable Area: **2.9 msf**

Completed Area: **1.9 msf**

Committed Occupancy: **100%**

Green Certification/Pre-certification: **IGBC Platinum/Gold**

Key Stakeholders in the Issuance



Sole Arranger



**Second Party Opinion
and
Post-issue Review**



Rating Agencies



Legal Advisors

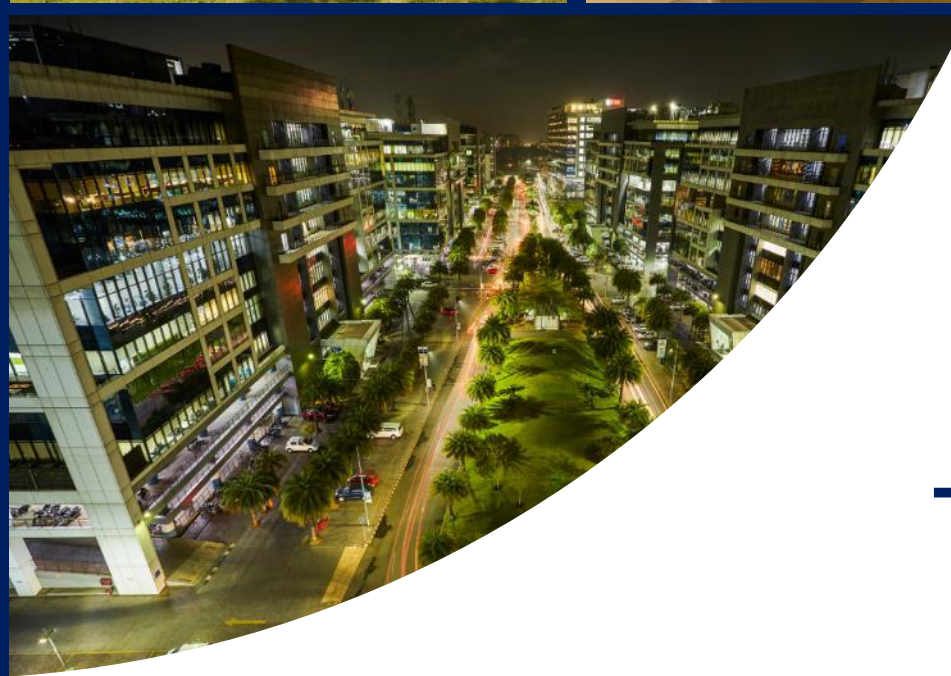


**Trustee and
Custodian**



Valuer





Thank You!