



# Investor Meet

24 – 25 November 2022



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# 01

## Portfolio Overview



# Mindspace Business Parks REIT Portfolio Overview

One of the largest Grade-A office portfolios in India

**31.9** msf  
Total Leasable Area <sup>(1)</sup>

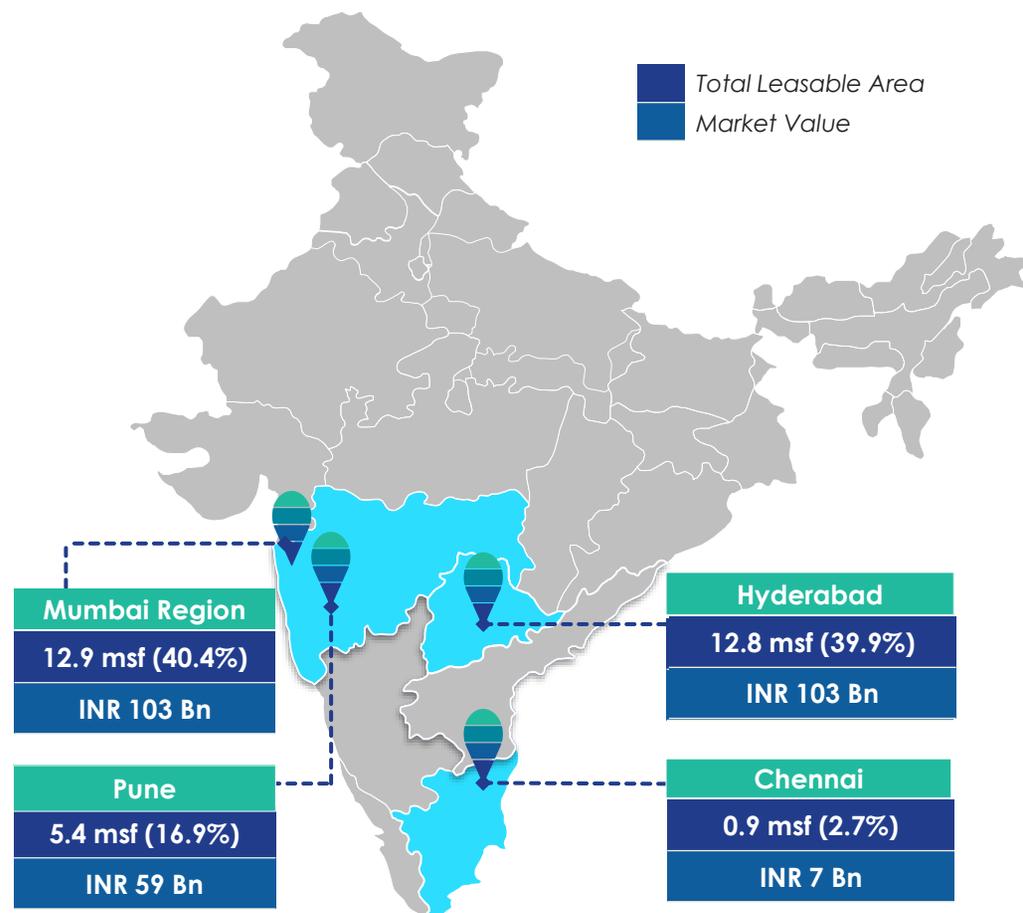
**86.9%**  
Committed Occupancy  
on 24.9 msf <sup>(2)</sup>

INR **216** bn  
Market capitalization <sup>(2)</sup>

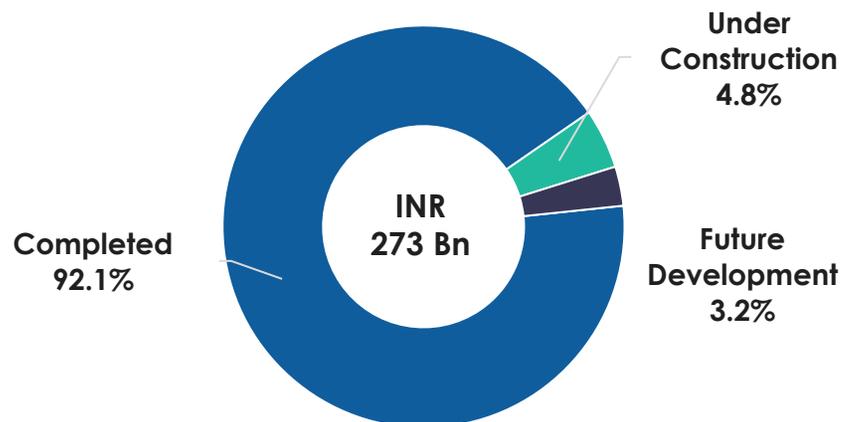
INR **8.2** bn  
NOI in H1FY23

- Sponsored by K Raheja Corp.
- Over 4 decades of experience in developing marquee assets and creating new business districts
- Listed in Aug-20; was oversubscribed ~13x

## Presence in 4 out of top 6 Indian office markets



## Completed Assets form 92.1% of the Market Value <sup>(3)</sup>



1. Comprises 24.9 msf Completed Area, 2.4 msf of Under-Construction area and 4.6 msf Future Development Area  
 2. As on 30 Sep 2022  
 3. Market Value as on 30 Sep 22, Market Value of Mindspace Madhapur is with respect to 89.0% ownership of REIT in respective Asset SPVs

# Five Integrated Business Parks

**Mindspace Madhapur  
Hyderabad | 11.8 msf**



**Perspective**

**Completed Area: 9.9 msf; Committed Occupancy: 92.2%**

**Mindspace Airoli East  
Mumbai Region | 6.8 msf**



**Completed Area: 4.7 msf; Committed Occupancy: 88.2%**

**Mindspace Airoli West  
Mumbai Region | 5.2 msf**



**Completed Area: 4.3 msf  
Committed Occupancy: 68.7%**

**Gera Commerzone Kharadi  
Pune | 2.9 msf <sup>(1)</sup>**



**Completed Area: 1.5 msf  
Committed Occupancy: 100%**

**Commerzone Yerwada  
Pune | 1.7 msf <sup>(1)</sup>**



**Completed Area: 1.7 msf  
Committed Occupancy: 98.4%**

Note: Above areas include Under-Construction Area and Future Development Area  
 1. Total Leasable Area for these assets comprises only Asset SPVs' share of the area

# Five Quality Independent Office Assets

**Commerzone Porur  
Chennai | 0.9 msf<sup>(1)</sup>**



**Completed Area: 0.9 msf; Committed Occupancy: 59.5%**

**Paradigm, Mindspace Malad  
Mumbai Region | 0.7 msf**



**Completed Area: 0.7 msf; Committed Occupancy: 94.9%**

**The Square, Nagar Road  
Pune | 0.8 msf**



**Completed Area: 0.7 msf  
Committed Occupancy: 100.0%**

**The Square, BKC  
Mumbai Region | 0.1 msf**



**Completed Area: 0.1 msf  
Committed Occupancy: 100.0%**

**Mindspace Pocharam  
Hyderabad | 1.0 msf<sup>(2)</sup>**



**Completed Area: 0.4 msf  
Committed Occupancy: 56.7%**

Note: Above areas include Under-Construction Area and Future Development Area

1. Total Leasable Area for these assets comprises only Asset SPVs' share of the area
2. Received OC for Building 9 (0.2 msf) in Oct 22

## Proven Track Record of Value Creation

Foresight to go to new areas and develop business districts which have grown to become major commercial hubs

### Mindspace Malad, Mumbai Region

Year 2000



Today



### Mindspace Airoli East, Mumbai Region

Year 2007



Today



One of the first to set-up commercial real estate in Malad and Eastern quadrant of Mumbai Region

## Pioneers in Creating Integrated Business Districts

Land which was once enveloped with boulders and rocks was successfully converted into one of the largest and most preferred business district of Hyderabad

### Mindspace Madhapur, Hyderabad

Year 2004



Today



Today, Mindspace Madhapur is a success story and a case study for the industry employing over 100,000 people and housing top multinational companies

### Gera Commerzone Kharadi, Pune

Year 2016



Today



# Value Maximization via. Redevelopment and New Asset Classes

## Redevelopment of old buildings

### Erstwhile



### Leasable Area

0.39 msf<sup>(1)</sup>

### Redevelopment

### Leasable Area

1.31 msf<sup>(1)</sup>

### Perspective



## Venturing into new verticals like Data Centers

### Perspective



### Key Terms of Data Centre Deal <sup>(2)</sup>

#### Estimated Leasable Area

- c.6,30,220 sf (Total for 2 buildings)

#### Key Terms

- Starting Rent: ~70 psf pm
- Tenure – 40 years (20+10+10 years)
- Lock-in – 15 years

#### Estimated Value Accretion

- INR 1.24 Bn / INR 2.1 p.u.<sup>(3)</sup>

## Repurposing assets



Average performing mall, converted into a prime office asset without demolition and now earns higher rentals



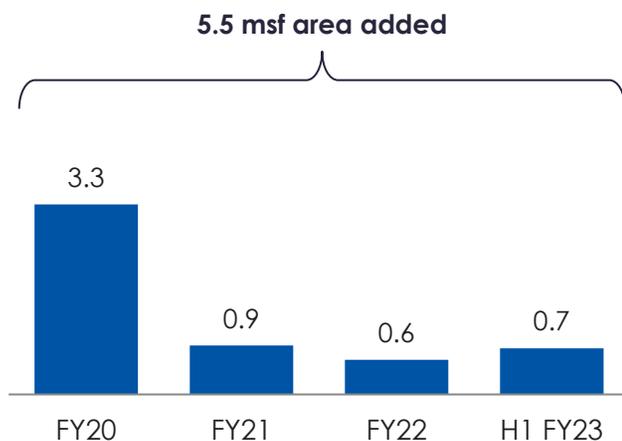
Note: Area & timelines are subject to approvals  
 1. Adjusted for area efficiency at 76%  
 2. Revised terms as per final agreement

3. Based on Valuation by Independent Valuer

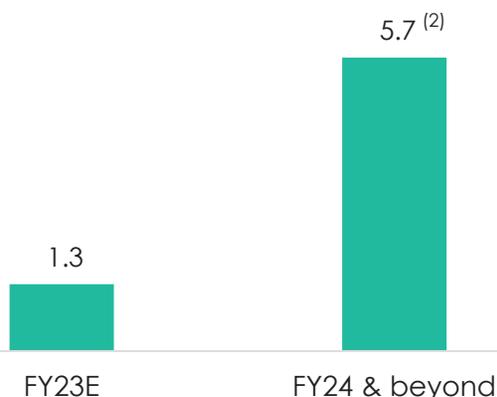
# Robust Development Pipeline in Each of Our Micro-market

~1.3 msf addition to the portfolio in FY23 underway; ~45% space Pre-committed

## Historical development and expansion potential of our Portfolio



## Area Completion (msf)



## Under Construction Status:

**Airoli (W) B9, Mumbai Region (1.1 msf)<sup>(1)</sup>**  
**Façade Completed**

**Leased/ Pre-leased: 912 ksf**

**Commerzone Kharadi B5, Pune (0.7 msf)<sup>(1)</sup>**  
**Last floor – Work in progress**

**Leased/ Pre-leased: 361 ksf**

**Airoli (W) B10-DC, Mumbai Region (0.3 msf)**  
**4<sup>th</sup> slab – Work in progress**

**100% Pre-leased**

**Commerzone Kharadi B4, Pune (1.0 msf)**  
**Perspective**

**Sub-structure in Progress**

In addition, we have Highstreet (0.05 msf) and Experience Center (0.06 msf) under construction in Mindspace Airoli (East) and Mindspace Madhapur respectively

Note: As of 30 Sep 22

1. Received partial OC for 0.9 msf (11 Floors) at B9 – Airoli W & 0.2 msf (4 Floors) at B5 – Commerzone Kharadi

2. Mindspace Airoli East has aggregate development potential of 2.1 msf, Mindspace REIT has currently formulated development plans for 0.9 msf (including high street)

# ROFO Assets to Add Further Scale And Growth

Strong pipeline spread across Mumbai Region, Chennai and Hyderabad

**3** currently identified assets

**8.6** msf total potential

**3.5** msf by FY23

**10** year ROFO term<sup>(3)</sup>

## Hyderabad | 1.8 msf Commerzone Raidurg

- Status:**
- 1.8 msf pre-leased <sup>(1)</sup>
  - Tenant has started fit-out work in the premises
  - OC received



## Chennai | 1.8 msf Commerzone Pallikaranai

- Status:**
- 0.7 msf pre-leased <sup>(1)</sup>
  - Tower 2: Façade WIP
  - Expected completion :  
Block 1 –Yet to commence  
Block 2 – Q3 FY23



## Mumbai Region | 5.0 msf Mindspace Juinagar

- Status:**
- 0.5 msf pre-leased
  - Completed: 1.0 msf<sup>(2)</sup>
  - Future Development: 4.0 msf



Note: Area represent Sponsor Group's share; ROFO Assets comprises only commercial development within the park  
1. Includes hard option of 0.2 msf

2. Committed Occupancy of 47%; Completed area as on 30 Sep 22  
3. Effective from Aug 20

# Growth Trajectory Since Listing

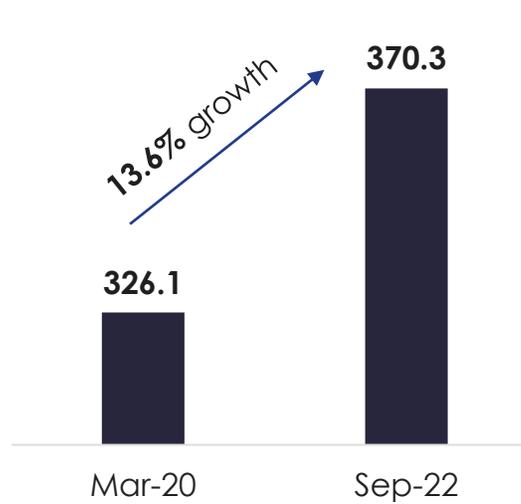
Cumulatively distributed INR 22 bn since listing, with more than 90% being tax-free

<p><b>10.2</b> msf Gross Leasing<sup>(1)</sup> (Incl. hard option of 52 ksf)</p>	<p><b>25.9</b> % Re-leasing Spread on 6.4 msf<sup>(2)</sup></p>	<p><b>2.1</b> msf Delivered New Developments</p>	<p>INR <b>273</b> Bn Market Value as on 30 Sep 22<sup>(3)</sup></p>
<p>INR <b>37.5</b> p.u. Total distribution till date<sup>(4)</sup></p>	<p><b>19.4</b> % Annualized returns since listing<sup>(4)</sup></p>	<p><b>16.8</b> % Loan to Market Value<sup>(3)(5)</sup></p>	<p><b>7.3</b> % p.a. Weighted Average Cost of Debt as on 30 Sep 22<sup>(2)</sup></p>

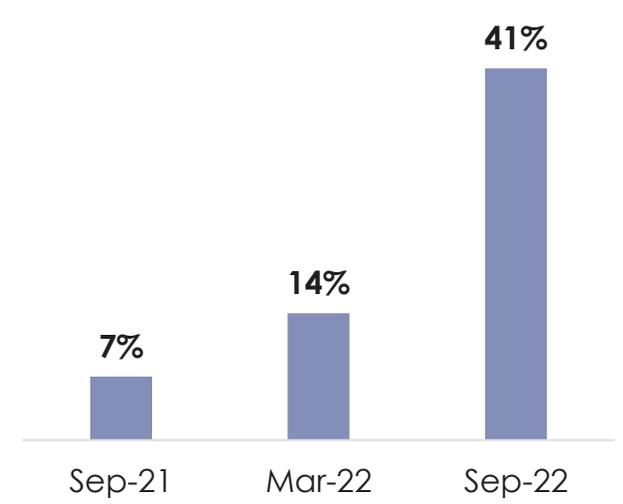
Increase in In-Place rent (INR psf)



Net Asset Value (INR p.u.)



Physical Occupancy trend (%)<sup>(6)</sup>



Note: All operating numbers pertain to FY21, FY22 & H1 FY23

- 428 ksf of hard-option rights have expired/area surrendered (under-construction building) of which 150 ksf has already been released in Q2 (part of gross leasing)
- Includes releasing and vacant area leasing
- Market value as of 30 Sep 22; Market Value of Mindspace Madhapur is with

respect to 89.0% ownership of REIT in respective Asset SPVs

- Includes distribution for Q2 FY23
- For the purpose of LTV calculation, Net Debt is considered post accounting & minority adjustment
- Average monthly figures relative to regular occupancy prior to pandemic



# Key Financial Metrics

Delivered consistent growth on key financial metrics

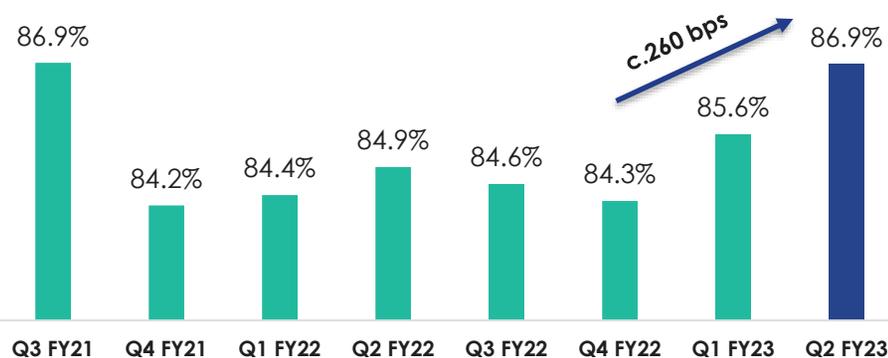
### Revenue (INR mn) <sup>(1)</sup>



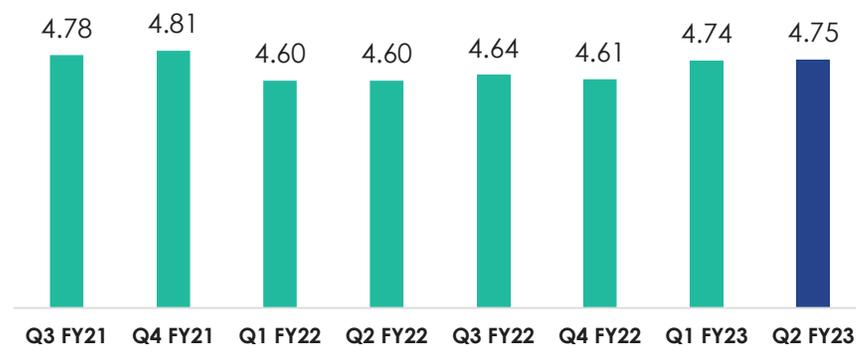
### NOI (INR mn) <sup>(1)</sup>



### Committed Occupancy (%)



### Distributions (INR/unit)



Note: NOI: Net operating income

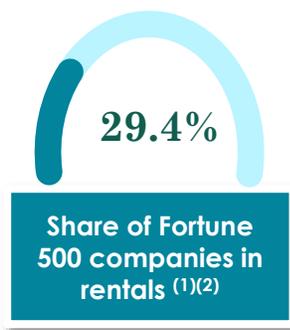
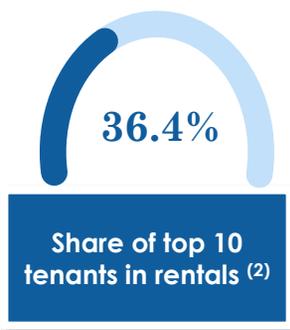
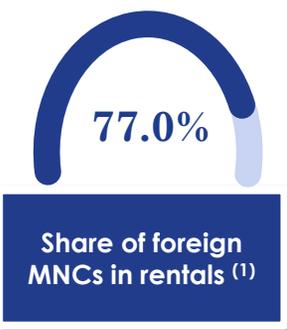
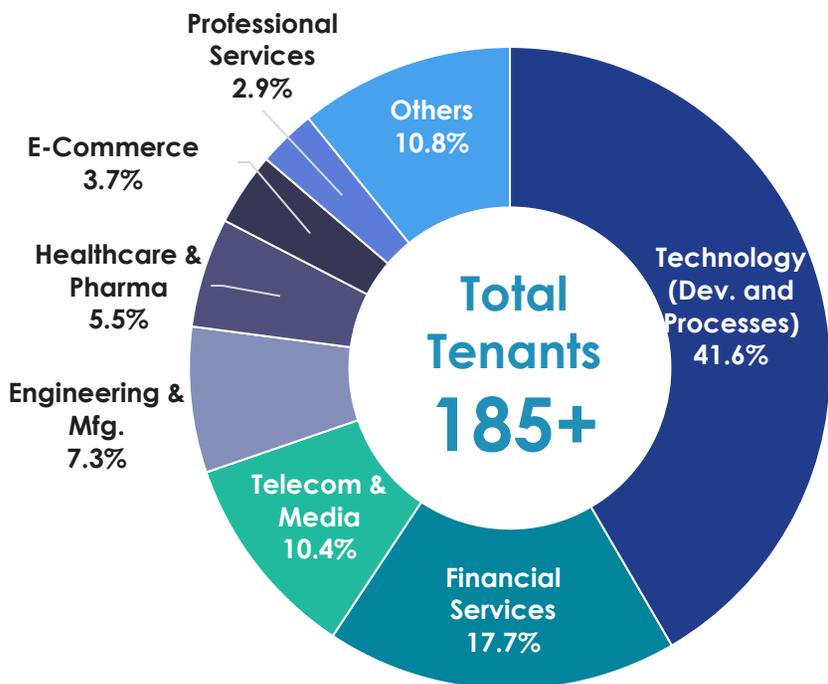
1. Revenue from Operations & NOI numbers above include Regulatory Income/(Expense) of Power Business post re-classification

# Diversified Portfolio of Marquee Tenants

Reduced concentration risk with top 10 tenants contributing 36.4% (Sep 22) vs. 37.2% (Sep 21)

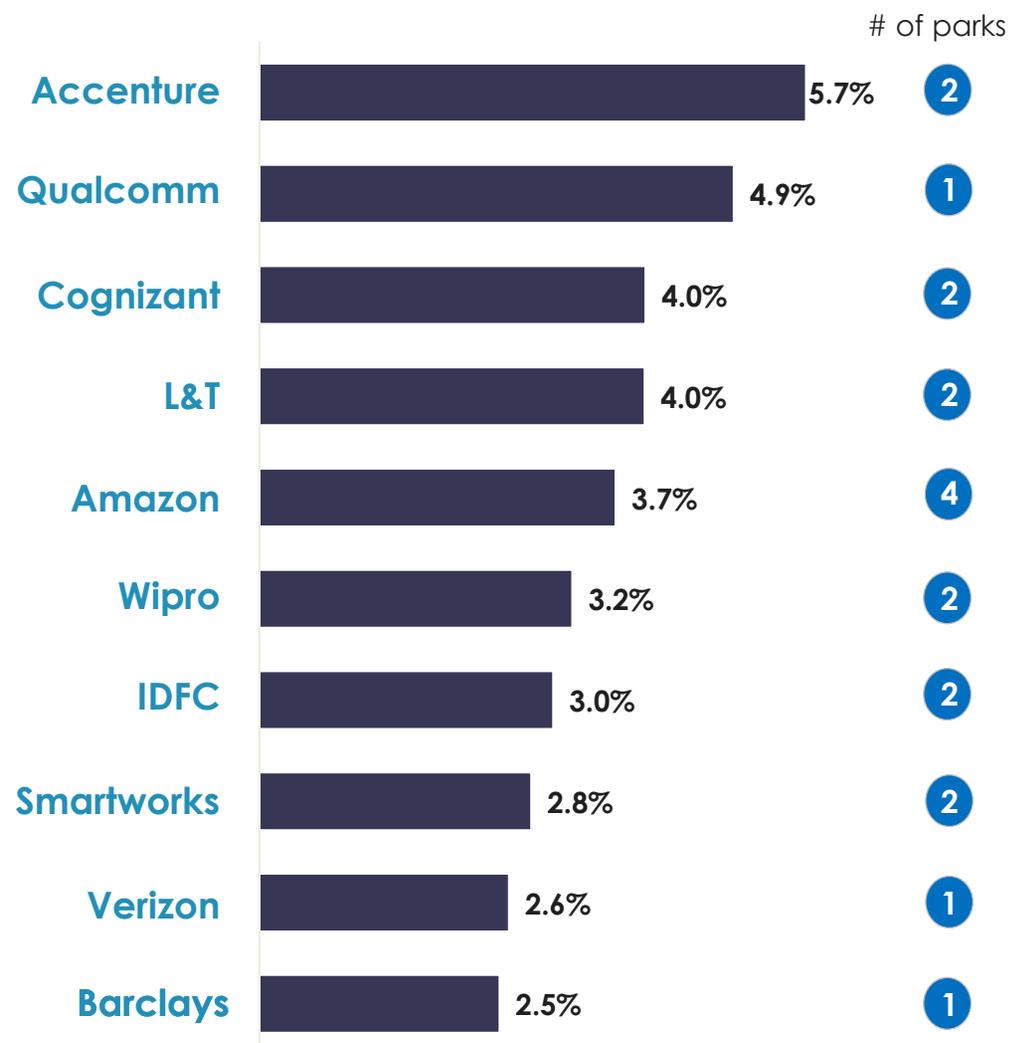
## Diversified tenant mix across sectors

% split by Gross Contracted Rentals<sup>(1)</sup>



## Top 10 tenants Gross Contracted Rentals contribution (36.4%)

% of total Gross Contracted Rentals<sup>(1)</sup>



1. Basis Gross Contracted Rentals as on 30 Sep 22

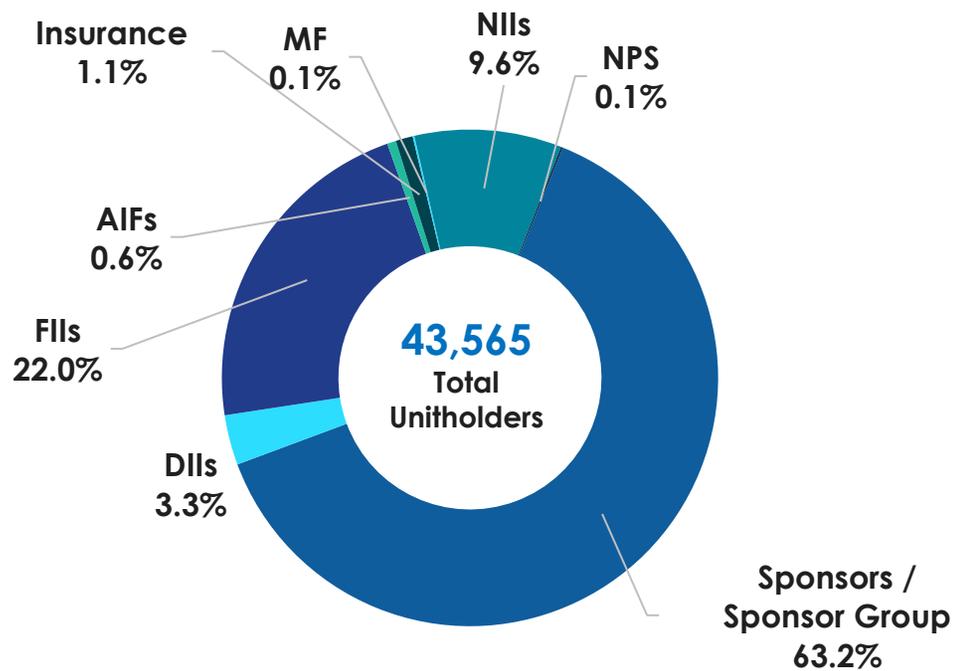
2. Fortune 500 Global List of 2021

# Unitholding Pattern as on 30 Sep 2022

INR **21,601** Cr  
Market Cap <sup>(1)</sup>

**37 %**  
% Free- float

## Unitholding Pattern



**Total Unitholders**

**43,565**  
Vs 32,727 in Jun 2022

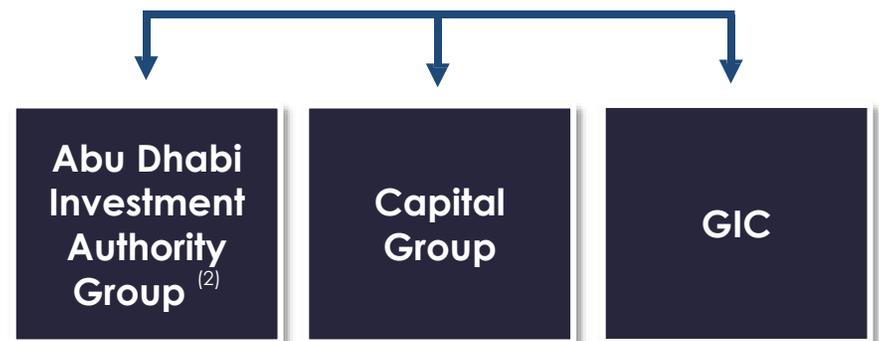
**↑ 33.1 %**

**10,838** Increase in unitholders since Jun 22

## Unitholding Summary



## Current Marquee Investors



1. Closing price of INR 364 p.u. as on 30 Sep 22  
2. Part of Platinum Illumination Trust

# Beyond Business Operations, Towards Long-term Value

## Commitment to Ecological balance, health & safety



**G R E S B**

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

**BRITISH SAFETY COUNCIL**

**BRITISH SAFETY COUNCIL**  
COVID-19 Assurance Statement

Received Awards/Certification

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

**47**

Green Buildings<sup>(2)</sup>

**22.3** msf

Green footprint<sup>(2)</sup>

90% (22.3 msf) of completed portfolio is rated LEED/IGBC Gold/Platinum

Indian Green Building Council  
**MEMBER**

U.S. GREEN BUILDING COUNCIL  
**MEMBER**

1. Award by 16th Construction World Architect and Builder Awards 2021  
2. Includes 2 pre-certified buildings

02

Asset  
Overview  
Mumbai Region



# Mumbai Region – Infrastructure Upgrade to Drive Demand Uptick

Mindspace REIT's Parks - "New age district" for the rapidly growing IT/ITeS services, housing the leading IT and fintech companies

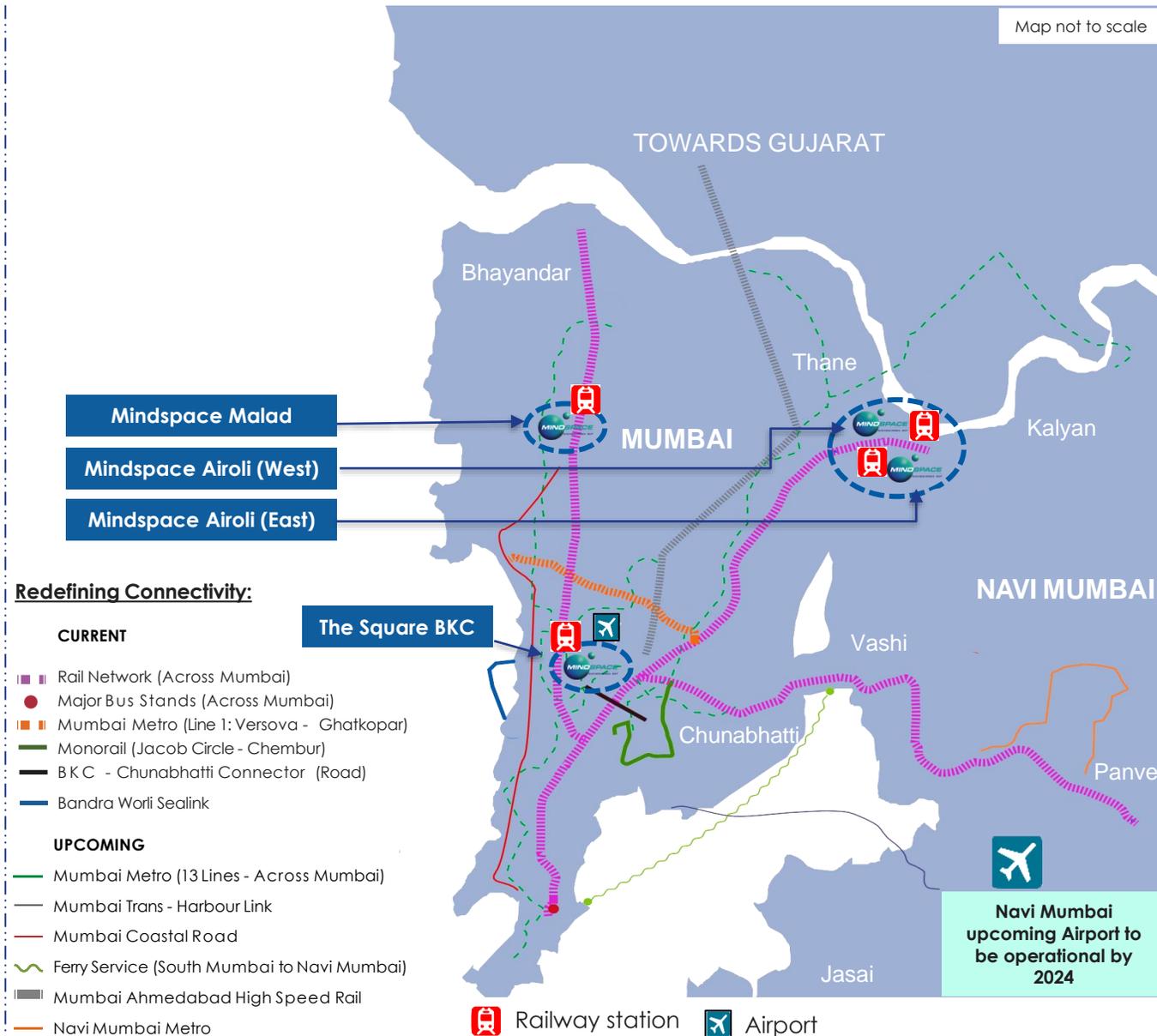
Presence in the region - 12.9 msf  
Completed area – 9.9 msf

With population of >18 MM, city getting equipped with robust public transport infrastructure

Presence at locations which have superior connectivity on account of existing infrastructure

Upcoming infrastructure to support seamless last mile connectivity across region with reduced travel time

Supportive and futuristic policies to drive commercial & residential developments across eastern quadrant



Source: Cushman & Wakefield Research, 2022

# Thane Belapur Belt – Poised to Become the Technology Hub of Mumbai Region

Over ~300,000+(1)(2) Direct Jobs Created Along Thane Belapur Corridor

Current operational office space of c.28 msf(2)

Preferred location for Tech/BFSI occupiers because of its proximity to the large residential catchment

Affordable rentals coupled with ease of access enhance attractiveness of the micro market



Map not to scale

## LEGEND

- Mindspace Properties
- Metro Line 2A
- Metro Line 2B
- Metro Line 3
- Metro Line 4
- Metro Line 5
- Metro Line 6
- Metro Line 7
- Metro Line 8
- Metro Line 9
- Metro Line 10
- Mumbai Trans Harbour Link
- Mumbai Coastal Project Road
- Goregaon-Mulund Link Road
- BKC to Chunnabhatti Flyover
- Navi Mumbai International Airport
- Navi Mumbai Metro Corridor
- Airoli-Katai Naka Freeway
- Ghansoli-Ghatkopar Link Road

Source: Cushman & Wakefield Research, 2022, CRE Matrix and Publicly available information

1. Assuming 80 sf per person of Occupied stock of Thane Belapur corridor
2. Includes Thane Belapur Road, Thane & Vashi micro markets

# Current Infra Development Integrating Entire Mumbai Region

Multiple infrastructure projects under implementation to enhance seamless integration

MRTS<sup>(1)</sup> - Suburban Rail and Metro Network



Suburban-  
Across 390  
kms; 8 MM  
passengers  
daily

MRTS<sup>(1)</sup> – Navi Mumbai Metro



Total 235 kms  
of metro rail  
estimated to  
be  
operational  
in phases by  
2024

2<sup>nd</sup> Busiest Airport in India



Capacity of  
handling 50  
MM  
passengers  
p.a.

Proposed  
developments over  
the next 5 years

Capacity of  
handling 60  
MM  
passengers  
p.a.;  
expected to  
complete by  
2024

Navi Mumbai International Airport



perspective

Road - Major connectors



Improved  
connectivity  
through  
Bandra-Worli  
link and  
Eastern  
Freeway

51 kms of  
freeways  
connecting  
ends of  
Mumbai  
region

Trans Harbour Link and Coastal Road



perspective

12 kms of  
elevated  
road  
including  
tunnel;  
expected to  
complete by  
2024

Airoli – Palava Elevated Road



Current

# Mindspace Airoli West, Mumbai Region – Asset Overview



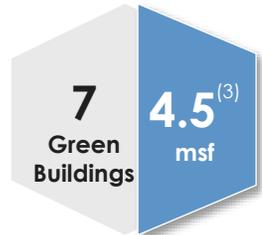
## Project Details

Project land area	c.50.0 acres
Total Leasable Area <sup>(1)</sup>	c.5.2 msf
Committed Occupancy	68.7%
In-place Rent	INR 57.6 psf
Mark to Market Opportunity	20.5%
Market Value <sup>(2)</sup>	INR 43 Bn

## Key Tenants

Accenture, Worley Parsons, Here Solution, UBS, Axis, IDFC, Alight, GEP, Tablespace & DOW

## Focus On Sustainability and Safety



Received awards / certification:  
 'Sword of Honour'  
 Five Star rating  
 COVID 19 Assurance Statement



1. Includes 4.3 msf completed area, 0.6 msf Under Construction Area and 0.3 msf Future development  
 2. Value as estimated by Independent Valuer as of 30 Sep 22  
 3. Includes under construction building B9

# MindSpace Airoli West, Mumbai Region – Project Layout



## Key Updates



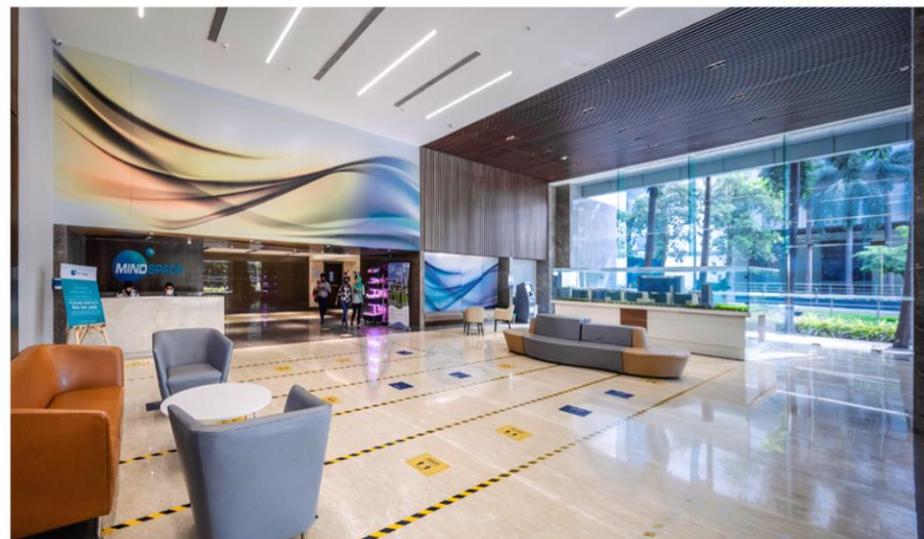
Proposed DESH policy expected to revive demand for SEZ Assets

De-notified Building 9 has seen strong occupier interest

Demand trends highlight inherent attractiveness of the micro market

Applied SEZ denotification for Building 5

# MindSpace Airoli East, Mumbai Region – Asset Overview



## Project Details

Project land area	c.50.1 acres
Total Leasable Area <sup>(1)</sup>	c.6.8 msf
Committed Occupancy	88.2%
In-place Rent	INR 54.4 psf
Mark to Market Opportunity	10.9%
Market Value <sup>(2)</sup>	INR 46 Bn

## Key Tenants

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

## Focus On Sustainability and Safety



Received awards / certification:  
 'Sword of Honour'  
 Five Star rating  
 COVID 19 Assurance Statement



1. Includes 4.7 msf completed area, 0.05 msf Under Construction Area and 2.0 msf Future development  
 2. Value as estimated by Independent Valuer as of 30 Sep 22

# Mindspace Airoli East, Mumbai Region – Project Layout

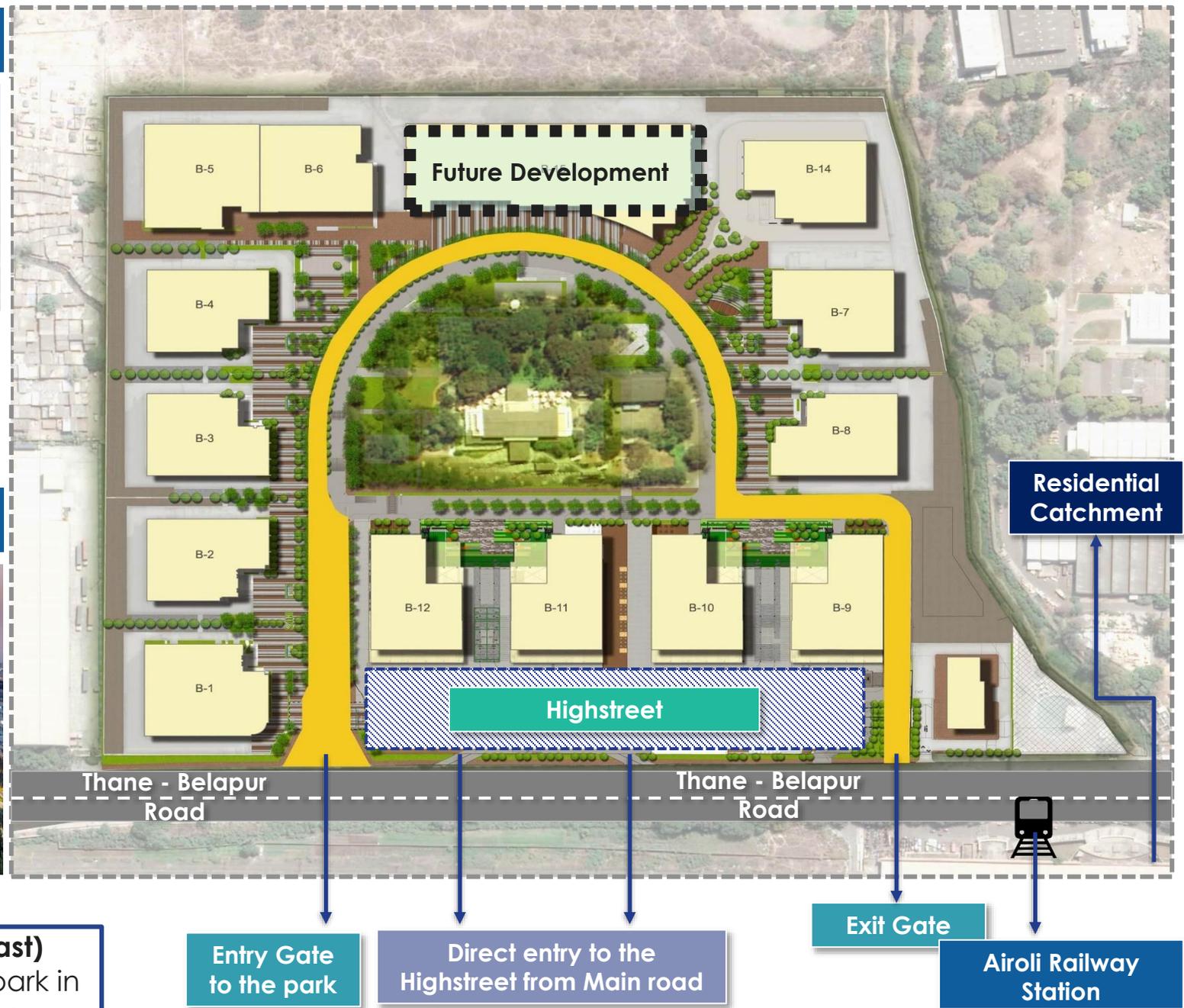
Airoli in 2005



Mindspace Airoli East today  
A Business Destination



**Mindspace Airoli (East)**  
is the largest business park in  
the Mumbai Region



# Re-energising the Park with Building and Infra Upgrades

Before

Façade of old building



Current

Revamped the building's exterior façade



Old entrance gate



Renovated entrance gate



# Utilising Covid-19 downtime efficiently to create a “WOW” factor

Matching world-class standards, while enhancing the biodiversity within the park

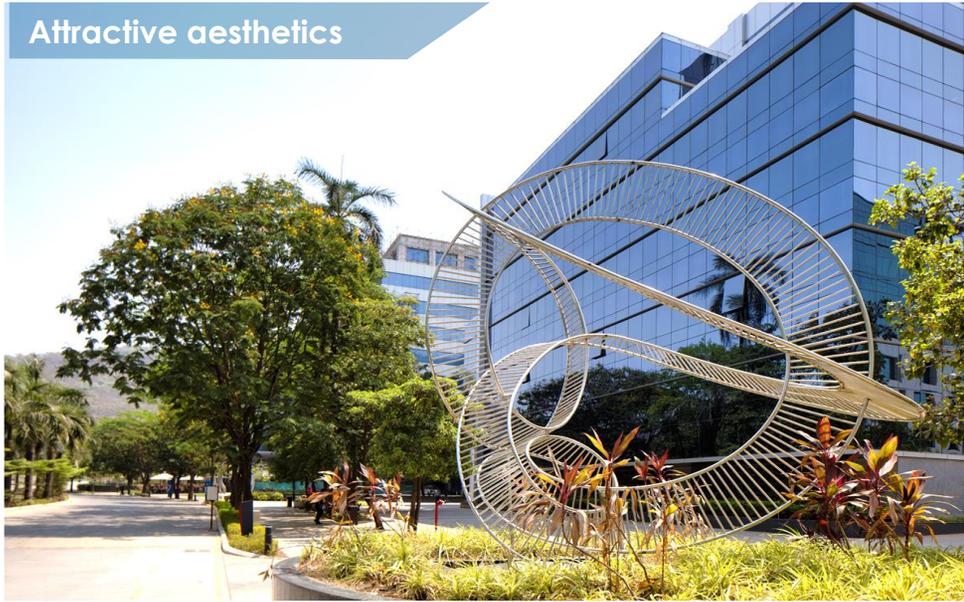
Outside seating



Refurbished hardscape & landscape



Attractive aesthetics



Recreational spaces



# Addition of Highstreet to Augment the Park's Eco system

Highstreet adjoining the Thane-Belapur Road



External podium retail and F&B structure



Proposed Retail Outlets



03

Asset  
Overview  
Pune



# Pune – Thriving Office Market with Excellent Social Infrastructure

Favorable demographics and social infrastructure led office market growth

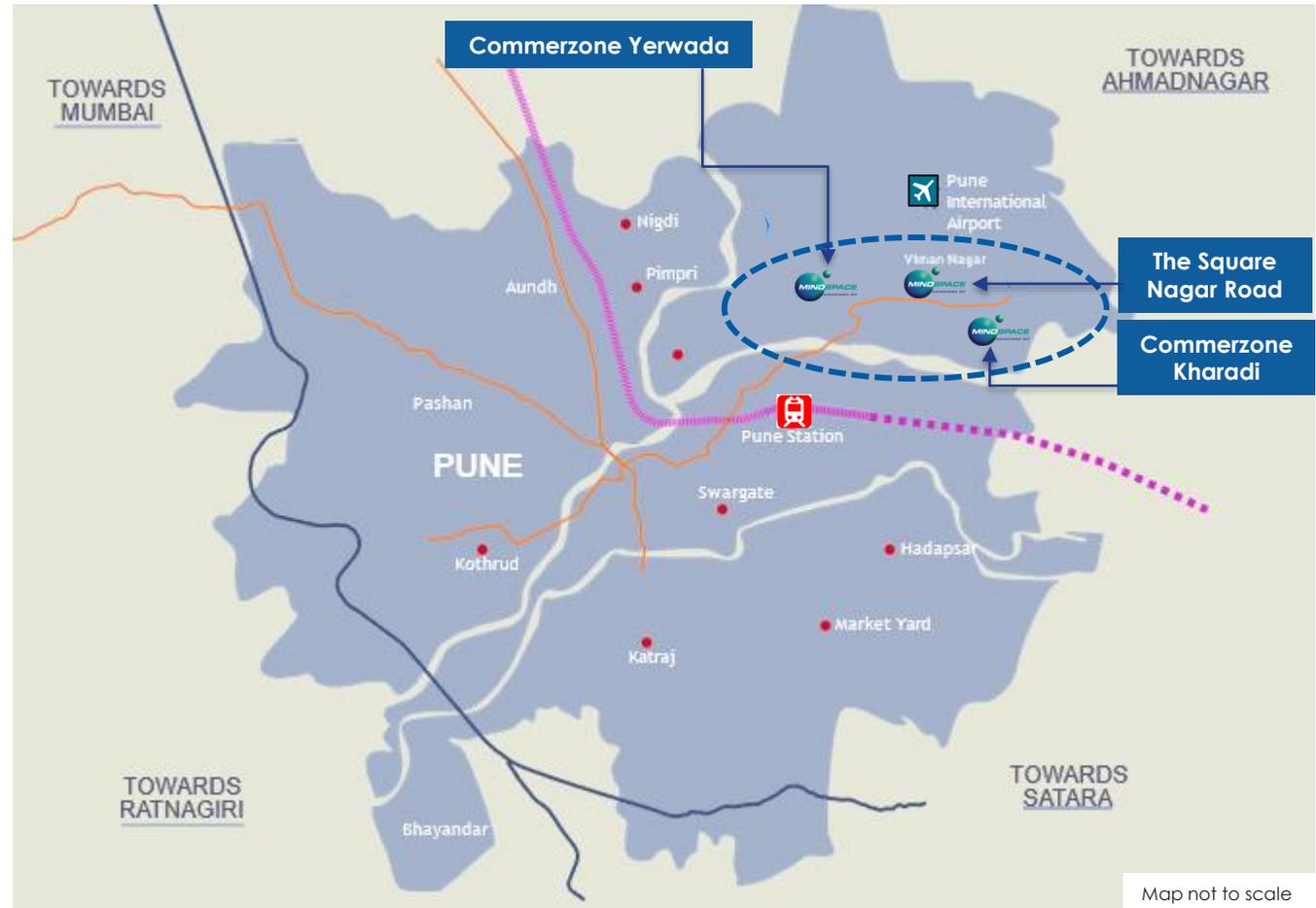
Presence in the region – 5.4 msf  
Completed area – 3.9 msf

SBD East largest micro market in Pune with ~34 msf of Grade A office space

East Pune has emerged as a preferred micro market for tenants providing IT/ITeS, fintech and high value-added services

Preferred location with robust social infrastructure & affordable quality residential

With existing presence & planned supply in east Pune, our parks are well positioned to capture demand



Map not to scale

## Redefining Connectivity:

### CURRENT

- Mumbai - Pune Expressway Pune
- Bus Network (Across Pune)

### UPCOMING

- Pune Metro (3 Lines)

Railway station Airport

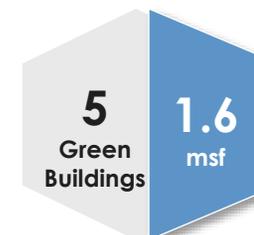
# Commerzone Yerwada, Pune – Asset Overview



## Project Details

Project land area	c.25.7 acres
Total Leasable Area <sup>(1)</sup>	c.1.7 msf
Committed Occupancy	98.4%
In-place Rent	INR 65.6 psf
Mark to Market Opportunity	22.4%
Market Value <sup>(2)</sup>	INR 20 Bn

## Focus On Sustainability and Safety



Received awards / certification:  
 'Sword of Honour'  
 Five Star rating  
 COVID 19 Assurance Statement

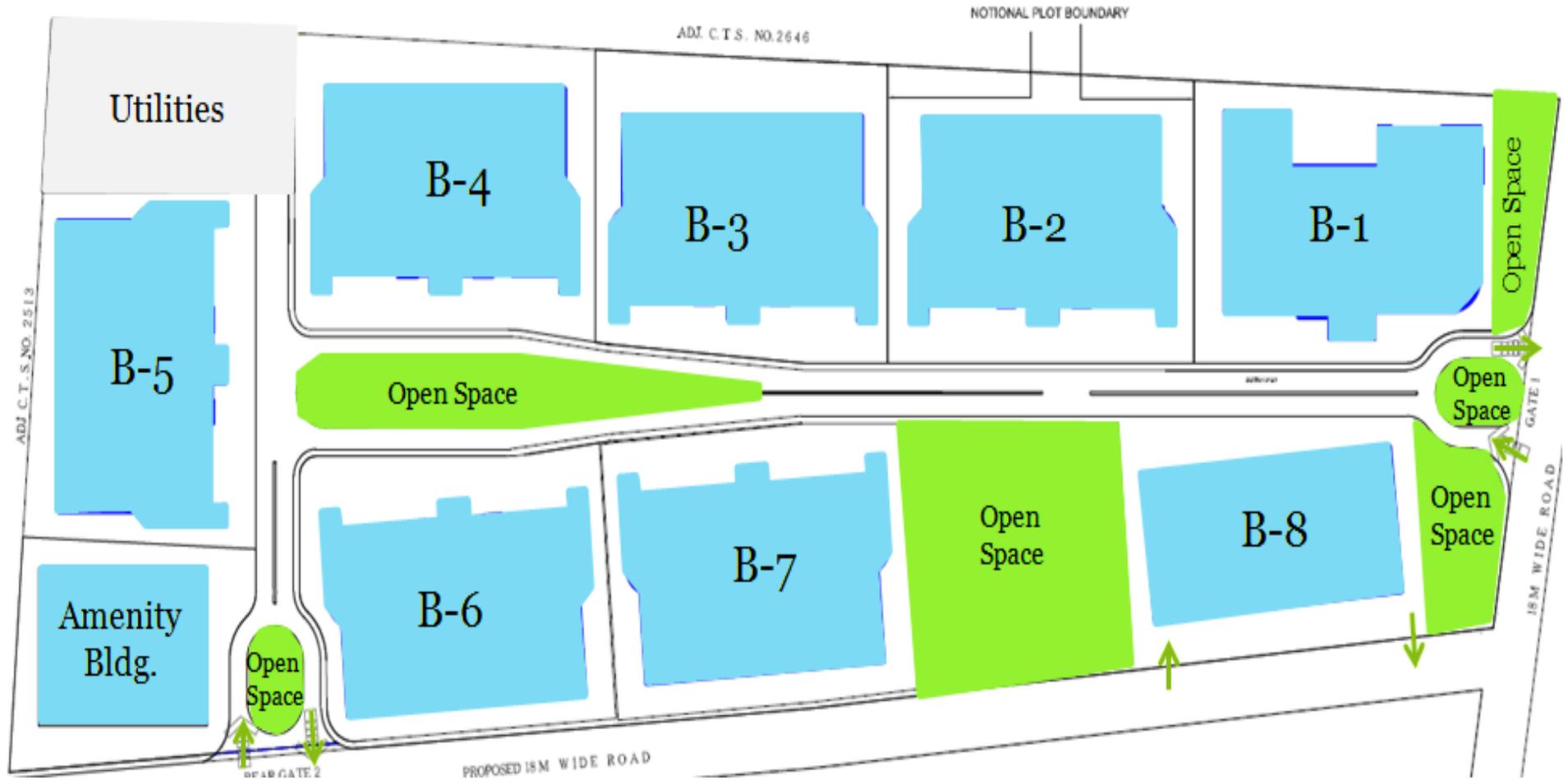


## Key Tenants

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

1. Includes 1.7 msf completed area  
 2. Value as estimated by Independent Valuer as of 30 Sep 22

# Commerzone Yerwada, Pune - Project Layout



Aesthetically designed buildings integrated with open spaces and Landscape gardens

# Gera Commerzone Kharadi, Pune – Asset Overview



## Project Details

Project land area	c.25.8 acres
Total Leasable Area <sup>(1)</sup>	c.2.9 msf
Committed Occupancy	100%
In-place Rent	INR 72.5 psf
Mark to Market Opportunity	8.0%
Market Value <sup>(2)</sup>	INR 24 Bn

## Key Tenants

Barclays, Allstate, British Petroleum, Amazon, UPS, Mindcrest, Maveric & DISYS

## Focus On Sustainability and Safety



Received awards / certification:  
 'Sword of Honour'  
 Five Star rating  
 COVID 19 Assurance Statement



1. Includes 1.5 msf completed area, 1.5 msf Under Construction Area  
 2. Value as estimated by Independent Valuer as of 30 Sep 22  
 3. Includes 2 pre-certified buildings

# Gera Commerzone Kharadi, Pune - Project Layout

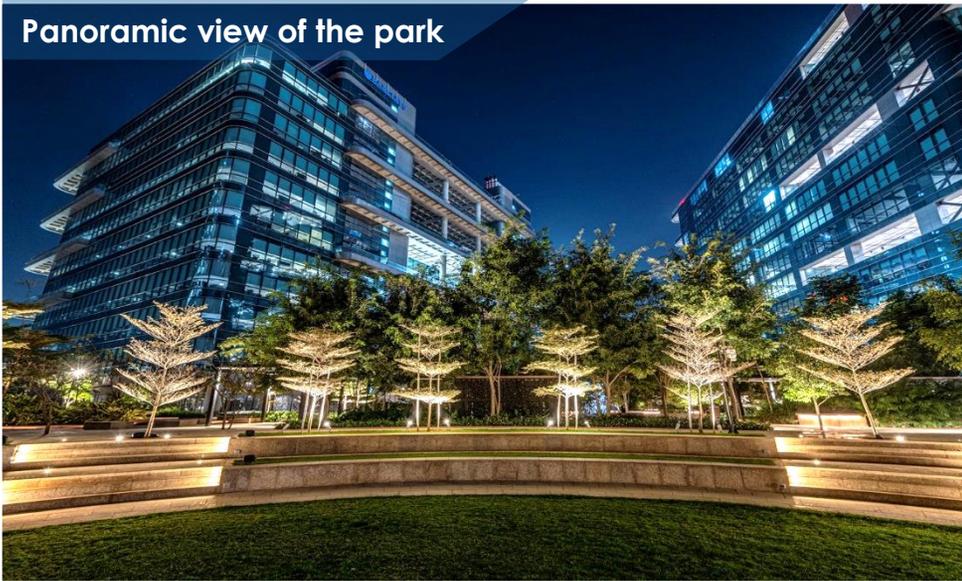


Mindspace REIT's Share – Building 3, 4, 5 & 6

# Commerzone Kharadi, Pune – Recreating Workspaces using Biophilic Design

Reconnecting millennial professionals with nature

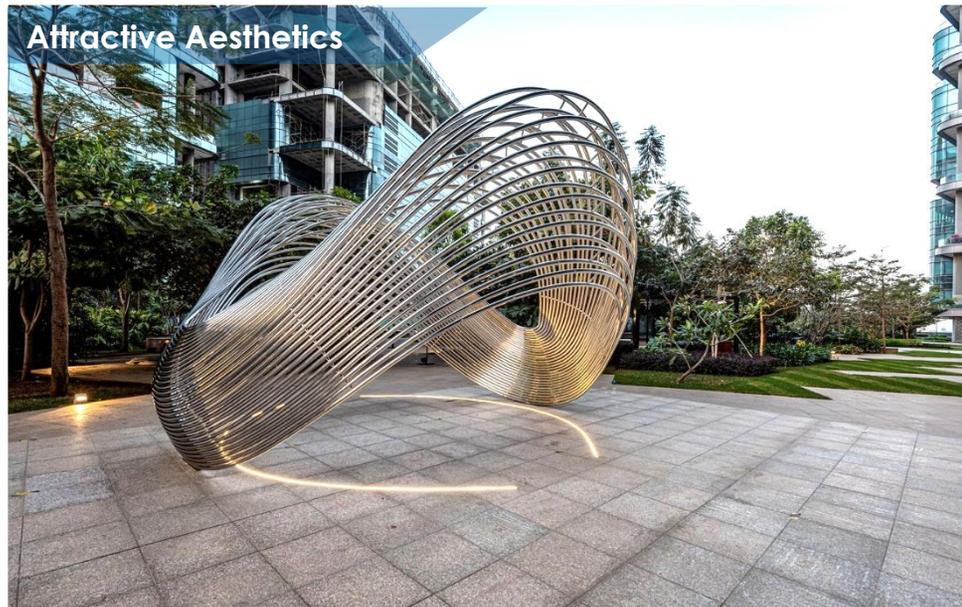
Panoramic view of the park



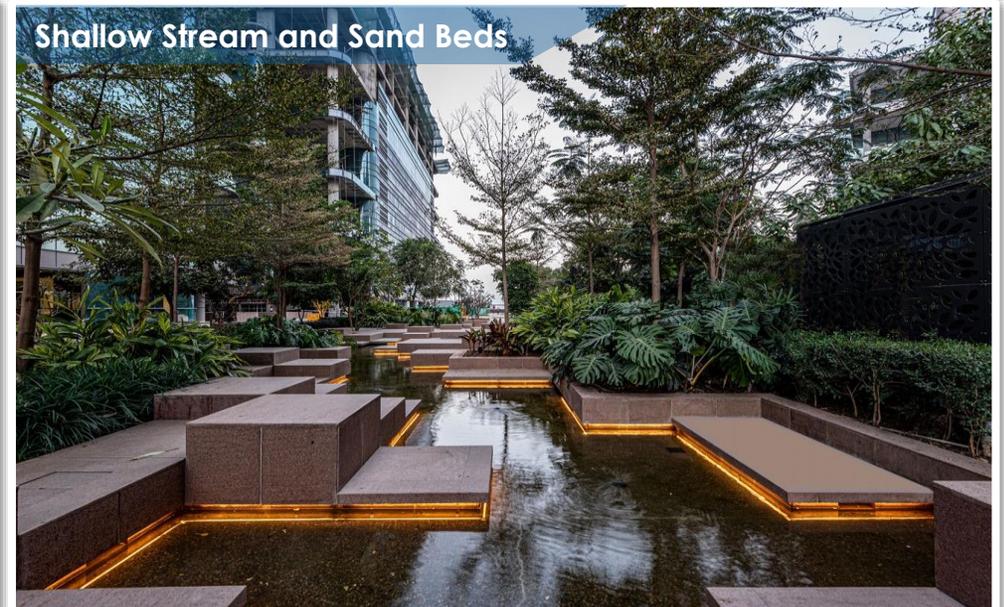
Biophilic Landscape



Attractive Aesthetics



Shallow Stream and Sand Beds



# The Square Nagar Road, Pune – Asset Overview



## Project Details

Project land area	c.10.1 acres
Total Leasable Area <sup>(1)</sup>	c.0.8 msf
Committed Occupancy	100%
In-place Rent	INR 71.1 psf
Mark to Market Opportunity	15.0%
Market Value <sup>(2)</sup>	INR 9 Bn

## Key Tenants

**Fiserv, ADP & Amazon**

## Focus On Sustainability and Safety



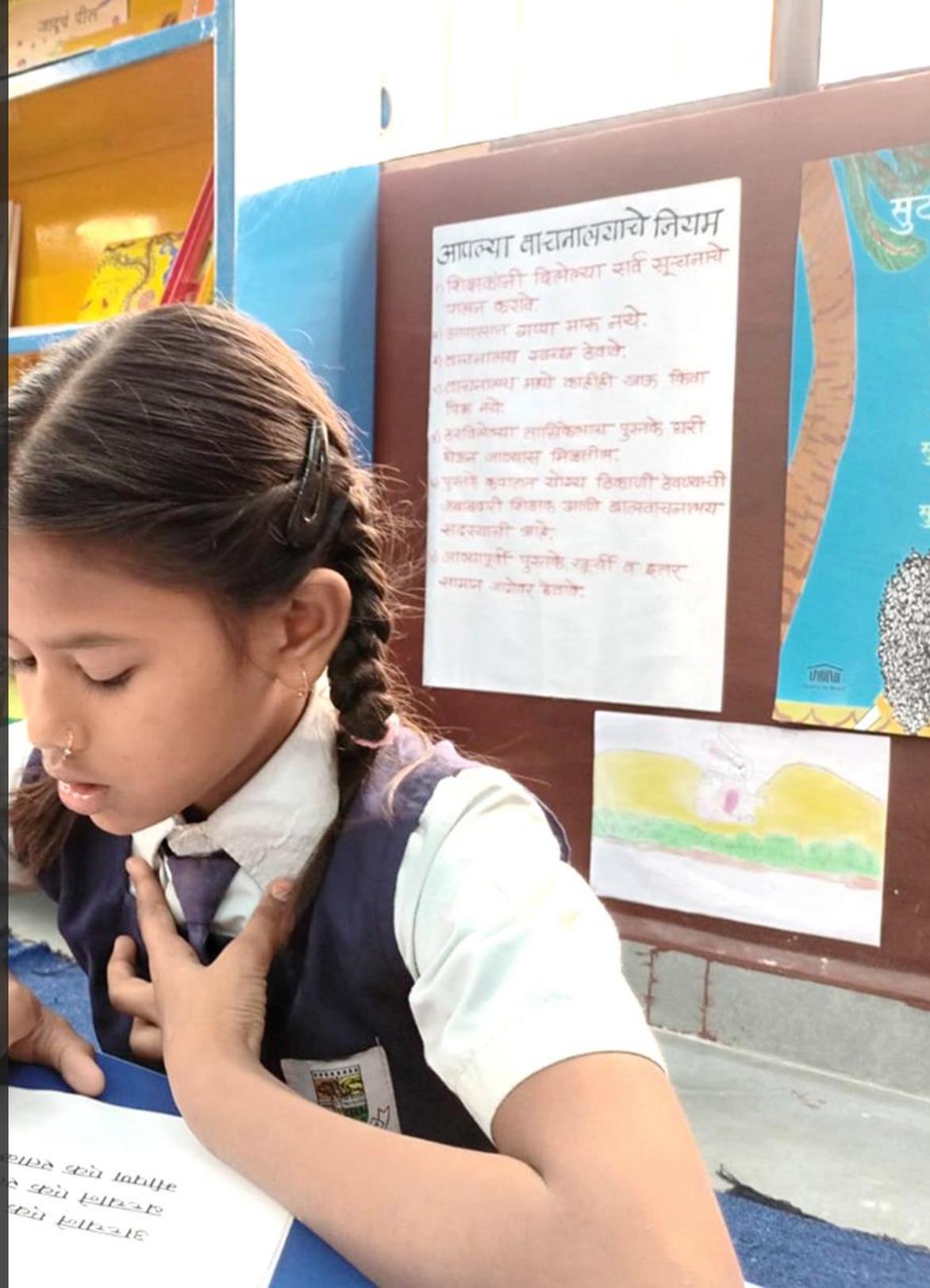
Received awards / certification:  
 'Sword of Honour'  
 Five Star rating  
 COVID 19 Assurance Statement



1. Includes 0.7 msf completed area, 0.1 msf Under Construction Area and Developmental Potential  
 2. Value as estimated by Independent Valuer as of 30 Sep 22

04

ESG



**आपल्या वाचनालयाचे नियम**

- 1) शिबकांनी दिलेल्या सर्त सूचनांचे पालन करावे.
- 2) वाचनालयाच्या मध्ये मोकळे ठेवणे.
- 3) वाचनालयाच्या मध्ये काहीही जड किंवा विक्रम नसे.
- 4) ठरविलेल्या तासिकांच्या पुस्तके घरी घेऊन जाण्यास मिळणार नाही.
- 5) पुस्तके कुवातन योग्य ठिकाणी ठेवण्याची जबाबदारी शिबका आणि वाचनालयाच्या सदस्यांनी आहे.
- 6) वाचनालयाच्या पुस्तके स्विकारून घेण्यास जबाबदार ठेवणे.



# ESG Framework: Our Approach towards Building a Sustainable Ecosystem

## Our Purpose

**Building a sustainable ecosystem**

## Strategic Pillars and Key Focus Areas

**Resource Conservation and Efficiency**

**Employee and Community Relations**

**Responsible Business Conduct**



- Carbon Neutral Operations
- Futuristic Buildings



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



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

**Supported by Robust Governance**

# Governance Structure

Cross-functional ESG committee responsible for identifying, finalizing and monitoring ESG roadmap



Responsible for the implementation of ESG strategy, sustainability initiatives and roadmap to achieve the set targets



Provides specific guidance and operational insights on the ESG initiatives



Keeps the Board updated on the progress and industry developments in the ESG space



Focus on developing a sustainability-driven culture



Adopted ESG, HR, Stake Holder and Sustainable Procurement Policies

# ESG: Our Journey So Far and Way Forward



## Journey so far

- Released First **"Sustainability Report"**
- Built one of the **largest portfolios of LEED / IGBC certified buildings**
- Achieved **5 Star & 4 Star GRESB rating** in Development & Standing Investments
- Committed to reduce carbon footprint via **EV100/ RE100** (1<sup>st</sup> Indian real-estate entity)
- Availed Lease Rental Discounting via **Green Loan**
- Focused **CSR & Green Energy** initiatives
- ESG **Strategy Framework and Roadmap**

## Journey ahead

- Participation in best-in-class benchmarking such as **DJSI**
- Enhanced **disclosures** aligning with **sustainability standards**
- Developing **Net-Zero** roadmap
- Increase share of **renewable energy** in our consumption
- Aligning long term business goals by incorporating **ESG best practices**
- Green Bond** issuance
- Green Lease** framework

Existing Initiatives

Future Plans

# Focus On High Corporate Governance Standards

Strong governance framework complemented by partnership with leading institutional investors

## MindSpace REIT: Top-Notch Standards

Six Member Board / Independent Chairman



### Diversity & Inclusiveness

Pride Side      Aanchal  
POSH              Reach Out

### Robust Policy Framework

Anti-corruption      Code of Conduct  
Insider Trading      Related Party Transactions



**Deepak Ghaisas**

**Independent Member (Chairman)**

- Chairman of Stemade Biotech Private Limited
- Ex-CEO of iFlex Solutions Limited



**Manisha Girotra**

**Independent Member**

- Chief Executive Officer of Moelis India
- Former CEO and Country Head at UBS



**Bobby Parikh**

**Independent Member**

- Board of Director for Biocon India and Infosys
- Ex-CEO of EY India, Co-founder BMR Advisors



**Manish Kejriwal**

**Independent Member**

- Managing Partner, Kedaara Capital
- On Boards of Bajaj, Temasek, ICICI etc.



**Ravi Raheja**

**Non-Executive Member**

- Group President at K Raheja Corp
- Key role in guiding the finance, strategy & planning teams across divisions of the KRC group



**Neel Raheja**

**Non-Executive Member**

- Group President at K Raheja Corp
- Chairman, India Chapter of APREA

# Our Commitment to Build an ESG Centric Ecosystem



**Energy Efficiency - Solar power capacity of 1.8 MW through PV modules on rooftop**



**Water Management - Enhancement in STP recycling with MBR technology upgrade**



**Waste Management - Ensured reuse of 80-100% construction waste generated across our Green Buildings**



**Durgam Cheruvu Lake Makeover, Hyderabad**



**Added additional floor in Govt Hospital for COVID-19**



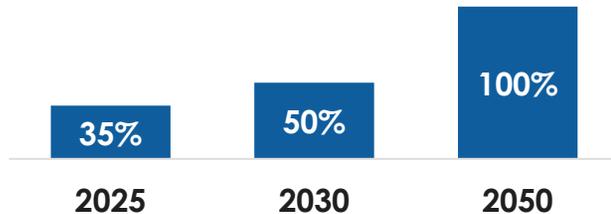
**Great place to work certified**

# Strong commitment towards reducing Carbon Footprint across projects

## India's First Real-Estate Entity to Join Climate Group's EV 100 and RE 100 Initiatives

### Committing to 100% renewable energy by 2050

#### Phased transformation to renewable energy <sup>(1)</sup>



- To build a **sustainable ecosystem & minimize environmental impact**
- Opportunity to encourage **tenants** to make the switch to **clean energy**
- Current normalized opportunity for power consumption in our parks is over **100 GWh<sup>(2)</sup>**
- Procured **Green power** for all common area for multi-tenant buildings in Airoli East, Airoli West, Yerwada & Kharadi assets



### Committing to accelerate the transition to EV by 2030

- Catalyse **global shift to clean transport and reduce air pollution** in micro-markets of presence
- To offers employees & tenants an access to **EV charging points**
- Initiating EV as an option for transportation in an around our parks

Note:

1. Across common areas serviced and maintained within the Portfolio
2. For the period between Jan 19 to Dec 19; GWh – Gigawatt hour

# Shaping the Future Minds of our Nation

## Community School at Gambhiraopet, in partnership with the State government



- Mindspace Business Parks REIT has contributed to the development of a new School in Gambhiraopet, a quaint village in Sircilla district of Telangana
- Designed to accommodate 400 children, it is equipped with Well-designed classrooms, a library, dining area, training rooms and outdoor play area

## Changing Lives via Supporting the Cause of Education

### Room to Read



*"At Room to Read, we feel honoured to partner with Mindspace to bring quality educational opportunities to children in the underserved communities in India. We thank you for your continued commitment towards our mission of aiding in child education and gender equality in education."*

**-Sourav Banerjee, Country Director, Room to Read India"**



**30**

Libraries across schools

**5,552** students

benefited through distribution of books  
across 30 schools

### DEEDS Public Charitable Trust



*"Thank you for supporting us in these trying times especially when the pandemic has wrecked havoc in the country. By supporting us you have believed in our cause of making the deaf financially self-reliant and help them contribute to the mainstream society by educating them, enabling them and thus, empowering them by giving them suitable placements."*

**- Pratibha K. Rao, Chief Operating Office, DEEDS Public Charitable Trust**



**8**

hearing impaired teachers  
benefitted from the program across 10 schools

**250**

Students benefitted  
from the program

# Thank You

Investor Relations Enquiries: Kedar Kulkarni  
(Finance & Investor Relations)

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

