



July 31, 2024

To,

The National Stock Exchange of India Ltd.
Exchange Plaza,
Plot No. C/1, G- Block,
Bandra Kurla Complex,
Bandra (E), Mumbai- 400051.

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400001

Scrip Symbol "MINDSPACE" (Units)

**Scrip Code "543217" (Units) and
Scrip Code "973754", "974075", "974668",
"974882", "975068", "975537", "975654" and
"975763" (Debentures) and Scrip Code "726938"
(Commercial Paper)**

Subject: Submission pursuant to Regulations 52(8) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")

Dear Sir,

In compliance with the requirements of Chapter V read with Regulation 52(8) of Listing Regulations, please find enclosed herewith copy of publication of extract of condensed consolidated unaudited financial statements of Mindspace Business Parks REIT for the quarter ended June 30, 2024, in Economic Times (All Editions), English national daily newspaper.

Please take the above on your record.

Thanking you,

Yours sincerely,

**For K Raheja Corp Investment Managers Private Limited
(Formerly known as K Raheja Corp Investment Managers LLP)
(acting as Manager to Mindspace Business Parks REIT)**

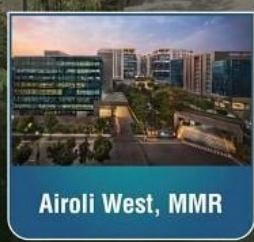
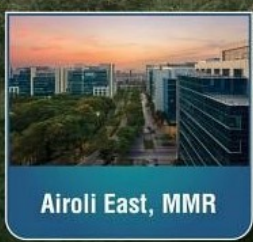
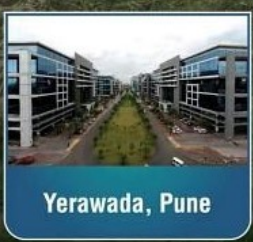
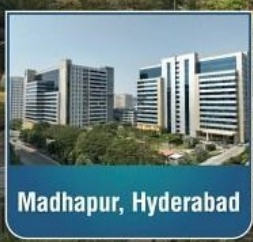
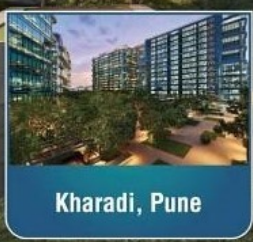
**Bharat Sanghavi
Company Secretary and Compliance Officer
Membership No.: A13157**

Encl: as above

**K Raheja Corp Investment Managers Private Limited
(acting as the Manager to Mindspace Business Parks REIT)
Corporate Identification Number (CIN): U68200MH2023PTC406104
Regd. Office: Raheja Tower, C-30, Block 'G', Bandra Kurla Complex, Bandra (E), Mumbai – 400 051
Phone: +91 – 22- 2656 4000 | www.mindspacereit.com**

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MINDSPACE BUSINESS PARKS REIT

K RAHEJA CORP INVESTMENT MANAGERS PRIVATE LIMITED (Acting as Investment Manager to Mindspace Business Parks REIT)

EXTRACT OF INTERIM CONDENSED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30th JUNE 2024

[Regulation 52 (8), read with Regulation 52 (4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015 (LODR Regulations)]

₹ in million

Sr. No.	PARTICULARS	For the quarter ended 30 June 2024	For the quarter ended 31 March 2024	For the quarter ended 30 June 2023	For the year ended 31 March 2024
		(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1.	Total Income from Operations	6,412.34	6,241.02	6,017.11	24,768.90
2.	Net Profit for the period/ year (before Tax, Exceptional and/or Extraordinary items)	2,343.16	2,325.63	2,343.59	9,470.04
3.	Net Profit for the period/ year before tax (after Exceptional and/or Extraordinary items)	2,343.16	1,961.70	2,343.59	9,106.11
4.	Net Profit for the period/ year after tax (after Exceptional and/or Extraordinary items)	1,377.05	1,270.92	1,369.25	5,612.38
5.	Total Comprehensive Income for the period/ year [Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax)]	1,377.05	1,270.57	1,369.25	5,612.03
6.	Unit Capital	1,62,838.83	1,62,838.83	1,62,838.83	1,62,838.83
7.	Reserves (excluding Revaluation Reserve)	-22,695.68	-21,149.70	-16,589.27	-21,149.70
8.	Securities Premium Account	-	-	-	-
9.	Net worth	1,47,836.04	1,49,285.41	1,54,082.00	1,49,285.41
10.	Paid up Debt Capital/Outstanding Debt	75,073.78	69,728.11	60,547.46	69,728.11
11.	Outstanding Redeemable Preference Shares	-	-	-	-
12.	Debt Equity Ratio	0.51	0.47	0.40	0.47
13.	Earnings Per Unit (for continuing and discontinued operations) (not annualized) (after net movement in regulatory deferral balances)				
	1. Basic:	2.16	2.00	2.15	8.85
	2. Diluted:	2.16	2.00	2.15	8.85
14.	Capital Redemption Reserve	-	-	-	-
15.	Debenture Redemption Reserve	-	400.00	400.00	400.00
16.	Debt Service Coverage Ratio	3.10	2.95	0.59	2.44
17.	Interest Service Coverage Ratio	3.84	3.99	4.33	4.19

Notes:

- The Interim Condensed Unaudited consolidated Financial Statements for the quarter ended 30 June 2024 were reviewed by audit committee and thereafter approved by the Board of Directors of K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP) (Acting as Investment Manager to Mindspace Business Parks REIT), at its meeting held on 30 July 2024. The Statutory Auditors of Mindspace REIT have issued an unmodified report.
- The Interim Condensed Unaudited consolidated Financial Statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) regulations, 2014, as amended from time to time including any guidelines and circulars issued thereunder read with SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024; Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 (Listing Regulations); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India.
- The above is an extract of the detailed format of the Interim Condensed Unaudited Financial Statements filed with BSE Limited and National Stock Exchange of India Limited pursuant to Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the financial statements and other line items referred in regulation 52 (4) of the LODR Regulations, pertinent disclosures have been made to the BSE Limited website www.bseindia.com, NSE website www.nseindia.com and can be accessed on the Mindspace REIT website at <https://www.mindspacereit.com/home>.
- There is no change in accounting policies for the quarter ended 30 June 2024.

For and on behalf of K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP) (Acting as Manager to Mindspace Business Parks REIT)

Sd/-
Director

₹1.1 msf

Gross Leasing in Q1 FY25

91.1%

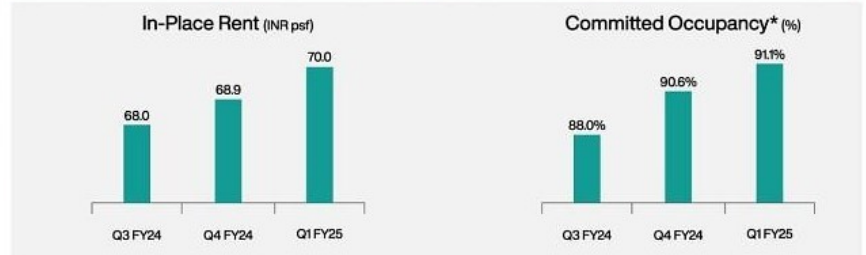
Committed Occupancy*

₹9.2%

YoY NOI Growth in Q1 FY25

4,200 Cr+

Distribution Since Listing**



*Excluding Pocharam **Including distribution announced for Q1 FY25

Mindspace Business Parks REIT

K RAHEJA CORP INVESTMENT MANAGERS PVT. LTD. (Acting as Investment Manager to Mindspace Business Parks REIT)

Principal Place of Business: Raheja Tower, Block 'G', Plot No. C-30, Bandra Kurla Complex, Bandra (E), Mumbai 400 051. Mindspace Business Parks REIT (BSE: 543217 | NSE: MINDSPACE) SEBI registration number: IN/REIT/19-20/0003.