



January 30, 2024

To,

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

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

Scrip Symbol "MINDSPACE" (Units)

**Scrip Code "543217" (Units) and
Scrip Code "973069", "973070", "973754",
"974075", "974668", "974882" and "975068"
(Debentures) and Scrip Code: "726151"
(Commercial Paper)**

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

Dear Sir / Madam,

In compliance with the requirements of Chapter V, regulation 52(8), read with regulation 52(4) of SEBI LODR, please find enclosed herewith Extract of Condensed Consolidated Interim Financial Statements for the quarter and nine months ended December 31, 2023, of Mindspace Business Parks REIT, published in Mint newspaper all edition on 30.01.2024.

Please take the same on your record.

The above information shall also be made available on Mindspace REIT's website at <https://www.mindspacereit.com/investor-relations/stock-exchange-filings>.

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**

Tuesday, January 30, 2024

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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 CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2023

[REGULATION 52 (8), READ WITH REGULATION 52 (4) OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 (LISTING REGULATIONS)]

Rs. in million

Sr. No.	PARTICULARS	For the quarter ended 31 December 2023	For the quarter ended 30 September 2023	For the quarter ended 31 December 2022	For the nine months ended 31 December 2023	For the nine months ended 31 December 2022	For the year ended 31 March 2022
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1.	Total Income from Operations	6,108	6,403	5,604	18,528	17,318	23,041
2.	Net Profit for the period/ year (before Tax, Exceptional and/or Extraordinary items)	2,351	2,451	2,292	7,145	6,572	8,752
3.	Net Profit for the period/ year before tax (after Exceptional and/or Extraordinary items)	2,351	2,451	2,292	7,145	6,572	7,384
4.	Net Profit for the period/ year after tax (after Exceptional and/or Extraordinary items)	1,468	1,505	1,265	4,342	3,422	3,085
5.	Total Comprehensive Income for the period/ year [Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax)]	1,468	1,505	1,265	4,342	3,422	3,079
6.	Unit Capital	162,839	162,839	162,839	162,839	162,839	162,839
7.	Reserves (excluding Revaluation Reserve)	(19,486)	(18,023)	(11,870)	(19,486)	(11,870)	(15,012)
8.	Securities Premium Account	-	-	-	-	-	-
9.	Net worth	151,017	152,562	159,218	151,017	159,218	155,782
10.	Paid up Debt Capital/ Outstanding Debt	66,998	63,937	51,337	66,998	51,337	54,535
11.	Outstanding Redeemable Preference Shares	-	-	-	-	-	-
12.	Debt Equity Ratio	0.45	0.42	0.33	0.45	0.33	0.35
13.	Earnings Per Unit (for continuing and discontinued operations) (not annualized) (after net movement in regulatory deferral balances)						
	1. Basic:	2.32	2.38	1.95	6.85	5.27	4.78
	2. Diluted:	2.32	2.38	1.95	6.85	5.27	4.78
14.	Capital Redemption Reserve	-	-	-	-	-	-
15.	Debenture Redemption Reserve	400	400	448	400	448	534
16.	Debt Service Coverage Ratio	3.10	2.17	3.45	1.23	3.42	2.28
17.	Interest Service Coverage Ratio	4.17	4.32	4.97	4.27	5.24	5.04

- Notes:**
- a. The Condensed consolidated Interim Financial Statements for the quarter and nine months ended 31 December 2023 were 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 29 January 2024. The Statutory Auditors of Mindspace REIT have issued an unmodified report.
- b. The Condensed consolidated Interim 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/2023/116 dated 6 July 2023; Regulation 52 and Regulation 54 of the 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.
- c. The above is an extract of the detailed format of the Condensed Unaudited Financial Statements filed with BSE Limited and National Stock Exchange of India Limited pursuant to Regulation 52 and Regulation 54 of the Listing Regulations. The full format of the financial statements and other line items referred in regulation 52 (4) of the Listing 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>.
- d. There is no change in accounting policies for the quarter and nine months ended 31 December 2023.