



October 31, 2023

To,

The National Stock Exchange of India Ltd.

Exchange Plaza, 5th Floor,
Plot No. C/1, G- Block,
Bandra Kurla Complex,
Bandra (E), Mumbai- 400051

BSE Limited

25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400001

Scrip Symbol "MINDSPACE" (Units)

**Scrip Code "543217" (Units) and
Scrip Code "960327", "973069", "973070",
"973754", "974075", "974668", "974882" and
"975068" (Debentures)**

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

In compliance with the requirements of Chapter V, regulation 52(8), read with regulation 52(4) of SEBI LODR, please find enclosed herewith copy of publication of Extract of Condensed Consolidated Interim Financial Statements for the quarter and half year ended September 30, 2023, of Mindspace Business Parks REIT, in one English national daily newspaper circulating in the whole or substantially the whole of India.

Please take the same on your record.

Thanking you,

**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)**

**Name: Chanda Makhija Thadani
Designation: Company Secretary and Compliance Officer
Membership No.: FC6091
Place: Mumbai**

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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Principal Place of Business: Raheja Tower, Level 8, Block 'G', Plot No. C-30, Bandra Kurla Complex, Bandra (E), Mumbai 400 051 | Website: www.mindspacerelt.com | Phone: 022-26564000, RN:N/REIT/19-20/003

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 half year ended 30 September 2023
(Regulation 52 (B), read with Regulation 52 (4) of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015 (LODR Regulations))

Rs. in million

Sr. No.	PARTICULARS	For the quarter ended 30 Sept. 2023	For the quarter ended 30 June 2023	For the quarter ended 30 Sept. 2022	For the half year ended 30 Sept. 2023	For the half year ended 31 March 2023	For the half year ended 30 Sept. 2022	For the year ended 31 March 2023
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1.	Total Income from Operations	6,403	6,017	6,862	12,420	11,327	11,714	23,041
2.	Net Profit for the period/year (before Tax, Exceptional and/or Extraordinary items)	2,451	2,343	2,092	4,795	4,472	4,280	8,752
3.	Net Profit for the period/year before tax (after Exceptional and/or Extraordinary items)	2,451	2,343	2,092	4,795	3,104	4,280	7,384
4.	Net Profit for the period/year after tax (after Exceptional and/or Extraordinary items)	1,505	1,369	874	2,875	922	2,157	3,085
5.	Total Comprehensive Income for the period/year (Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax))	1,505	1,369	874	2,875	922	2,157	3,079
6.	Unit Capital	1,62,839	1,62,839	1,62,839	1,62,839	1,62,839	1,62,839	1,62,839
7.	Reserves (excluding Revaluation Reserve)	(18,023)	(16,589)	(10,212)	(18,023)	(15,012)	(10,212)	(15,012)
8.	Securities Premium Account	-	-	-	-	-	-	-
9.	Net worth	1,52,562	1,54,078	1,60,967	1,52,562	1,55,782	1,60,967	1,55,782
10.	Paid up Debt Capital/ Outstanding Debt	63,937	60,547	49,123	63,937	54,535	49,123	54,535
11.	Outstanding Redeemable Preference Shares	-	-	-	-	-	-	-
12.	Debt Equity Ratio	0.42	0.40	0.31	0.42	0.35	0.31	0.35
13.	Earnings Per Unit (for continuing and discontinued operations) (not annualized) (after net movement in regulatory deferral balances)							
1.	Basic:	2.38	2.15	1.33	4.53	1.47	3.32	4.78
2.	Diluted:	2.38	2.15	1.33	4.53	1.47	3.32	4.78
14.	Capital Redemption Reserve	-	-	-	-	-	-	-
15.	Debenture Redemption Reserve	400	400	358	400	534	358	534
16.	Debt Service Coverage Ratio	2.17	0.59	0.88	0.94	2.30	3.23	2.28
17.	Interest Service Coverage Ratio	4.32	4.33	5.01	4.32	4.74	5.41	5.04

Notes:

- The Condensed consolidated Interim Financial Statements for the quarter and half year ended 30 September 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 30th October 2023. The Statutory Auditors of MindSpace REIT have issued an unmodified report.
- 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/HRD/DOHS-PdO-2/PdO/2023/116 dated 6 July 2023, 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 Condensed audited 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 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.mindspacerelt.com/home>.
- There is no change in accounting policies for the quarter and half year ended 30 September 2023.

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