

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)

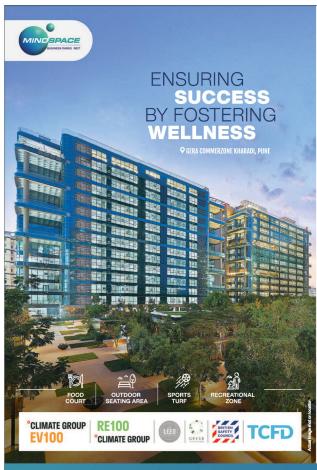
Name: Chanda Makhija Thadani

Designation: Company Secretary and Compliance Officer

Membership No.: FC6091

Place: Mumbai

Encl: as above



MINDSPACE BUSINESS PARKS REIT

Sr. No.		Rs. in million						
	PARTICULARS	For the quarter ended 30 Sept. 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 Sept. 2022 (Unaudited)	For the half year ended 30 Sept. 2023 (Unaudited)	For the half year ended 31 March 2023 (Unaudited)	For the half year ended 30 Sept. 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
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	928	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

- unmodified report.

 b. The Condensed consolidated interim Financial Statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) requisitions, 2014, as amended from time to time including any guidelines and circulars issued thereunder read with SEBI Circular No. SEBI HOROUSE-PRO-DP/CRI/2022/16 dated 54 July 2023: Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disciplinary and Disciplinary Regulations 19 (Indian Accounting Standard (Ind 45) 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 Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules 2015 (as amended) and other accounting principles generally accepted in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules 2(1)(a) (

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

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