



November 24, 2022

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" and 974075
(Debentures)**

Subject: Presentation - Analyst Day & Asset Tours on November 24, 2022, and November 25, 2022, in Airoli and Pune.

Dear Sir/Madam,

In continuation to our announcement dated November 17, 2022, w.r.t the "Buy Side Analyst Meet & Asset Tours" please find enclosed the presentation which shall be used by the management team for the said event

The same is also available on the website of Mindspace Business Parks REIT at the below mentioned link:
<https://www.mindspacereit.com/investor-relations/calendar#ir>

Please take the same on record.

Thanking you,

**For and on behalf of K Raheja Corp Investment Managers LLP
(acting as the Manager to Mindspace Business Parks REIT)**

Authorised Signatory

Name: Preeti Chheda

Designation: Chief Financial Officer & Compliance Officer

Place: Mumbai

Encl: as above



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 ⁽¹⁾

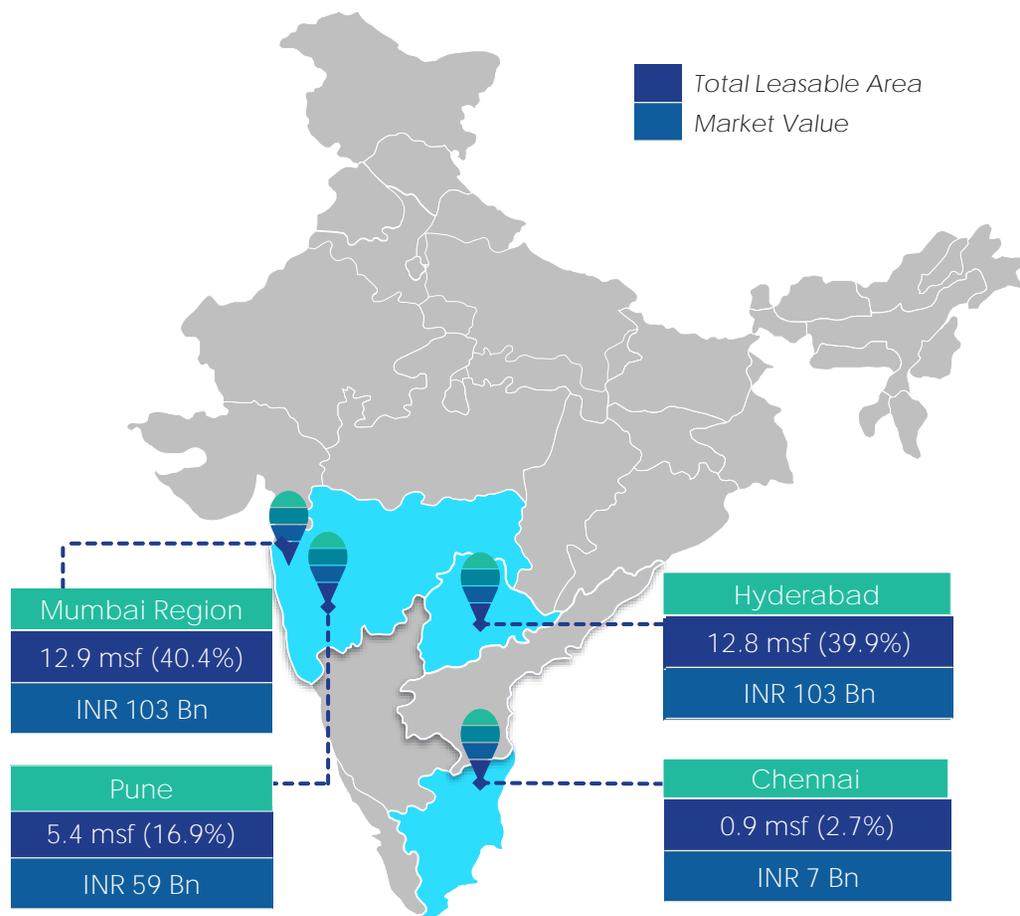
86.9%
Committed Occupancy
on 24.9 msf ⁽²⁾

INR **21.6** bn
Market capitalization⁽²⁾

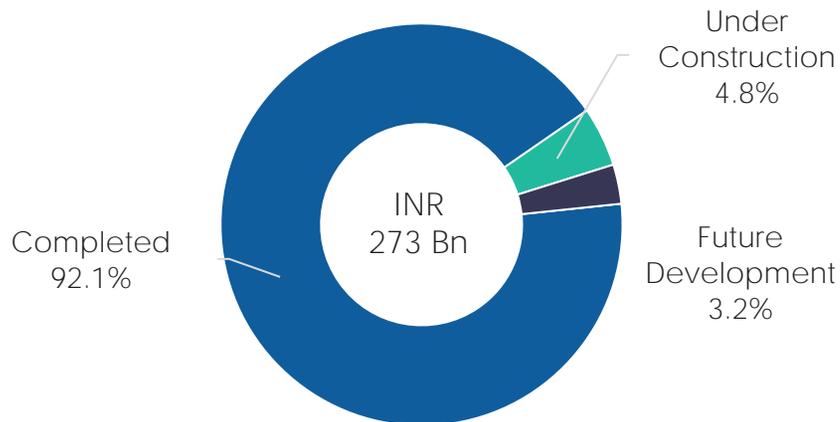
INR **8.2** bn
NOI in H1FY23

- 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⁽³⁾



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 ⁽¹⁾



Completed Area: 1.5 msf
Committed Occupancy: 100%

Commerzone Yerwada
Pune | 1.7 msf ⁽¹⁾



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⁽¹⁾



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⁽²⁾



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

Gera Commerzone Kharadi, Pune

Year 2004



Year 2016



Today



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

Value Maximization via. Redevelopment and New Asset Classes

Redevelopment of old buildings

Erstwhile



Leasable Area

0.39 msf⁽¹⁾

Redevelopment

Leasable Area

1.31 msf⁽¹⁾

Perspective



Venturing into new verticals like Data Centers

Perspective



Key Terms of Data Centre Deal ⁽²⁾

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.⁽³⁾

Repurposing assets



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



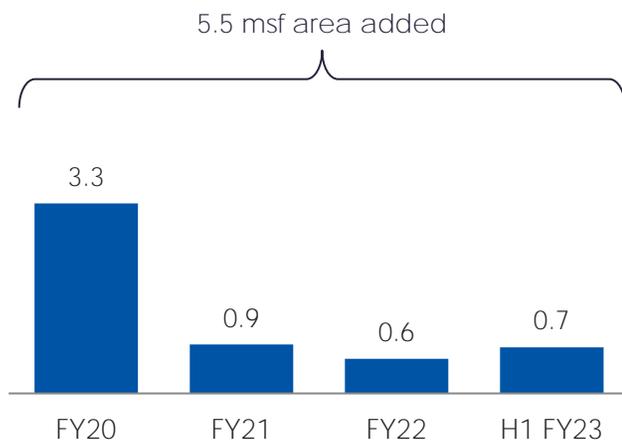
Note: Area & timelines are subject to approvals
 1. Adjusted for area efficiency at 76%
 2. Revised terms as per final agreement

3. Based on Valuation by Independent Valuer

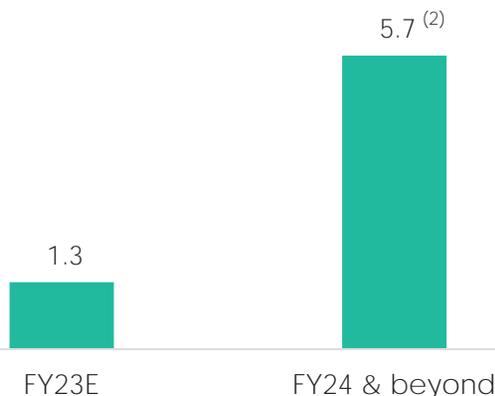
Robust Development Pipeline in Each of Our Micro-market

~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)⁽¹⁾
 Façade Completed

Leased/ Pre-leased: 912 ksf

Commerzone Kharadi B5, Pune (0.7 msf)⁽¹⁾
 Last floor – Work in progress

Leased/ Pre-leased: 361 ksf

Airoli (W) B10-DC, Mumbai Region (0.3 msf)
 4th 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⁽³⁾

Hyderabad | 1.8 msf
Commerzone Raidurg

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



Chennai | 1.8 msf
Commerzone Pallikaranai

- Status:
- 0.7 msf pre-leased ⁽¹⁾
 - 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⁽²⁾
 - 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

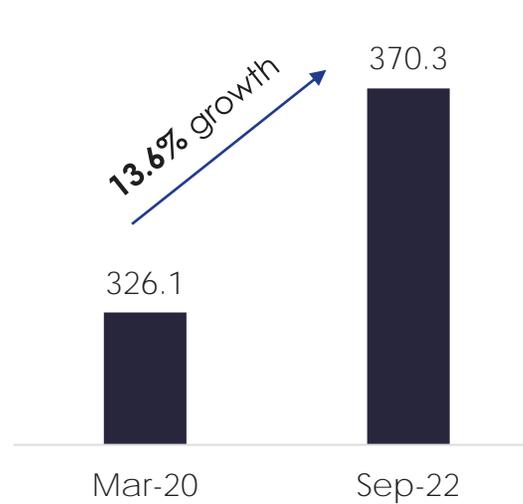
Cumulatively distributed INR 22 bn since listing, with more than 90% being tax-free

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

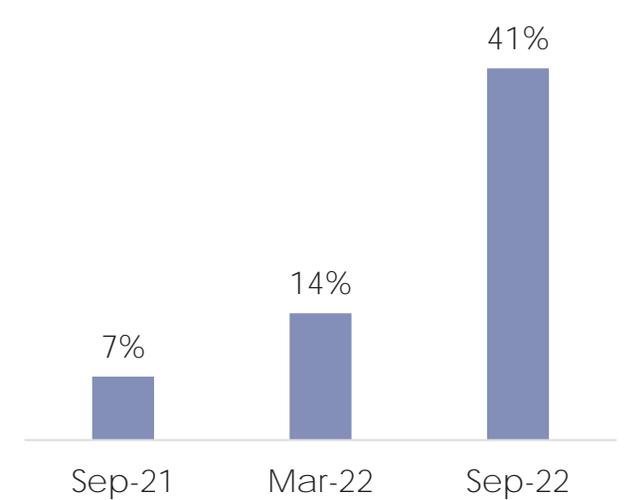
Increase in In-Place rent (INR psf)



Net Asset Value (INR p.u.)



Physical Occupancy trend (%)⁽⁶⁾



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

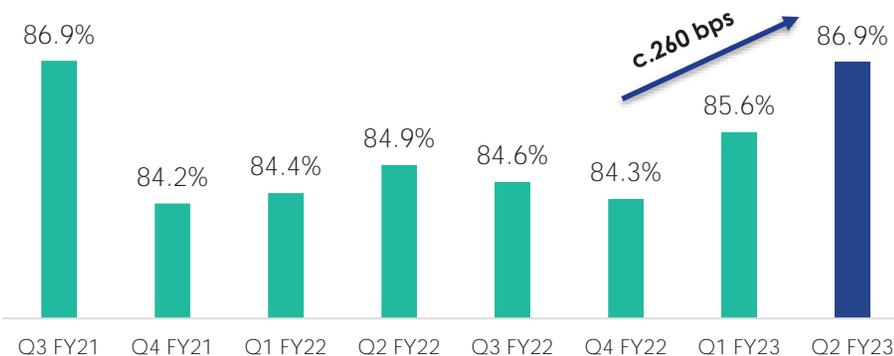
Revenue (INR mn) ⁽¹⁾



NOI (INR mn) ⁽¹⁾



Committed Occupancy (%)



Distributions (INR/unit)



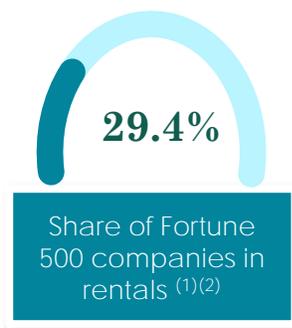
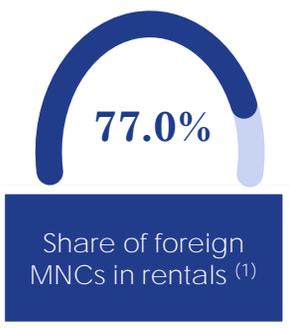
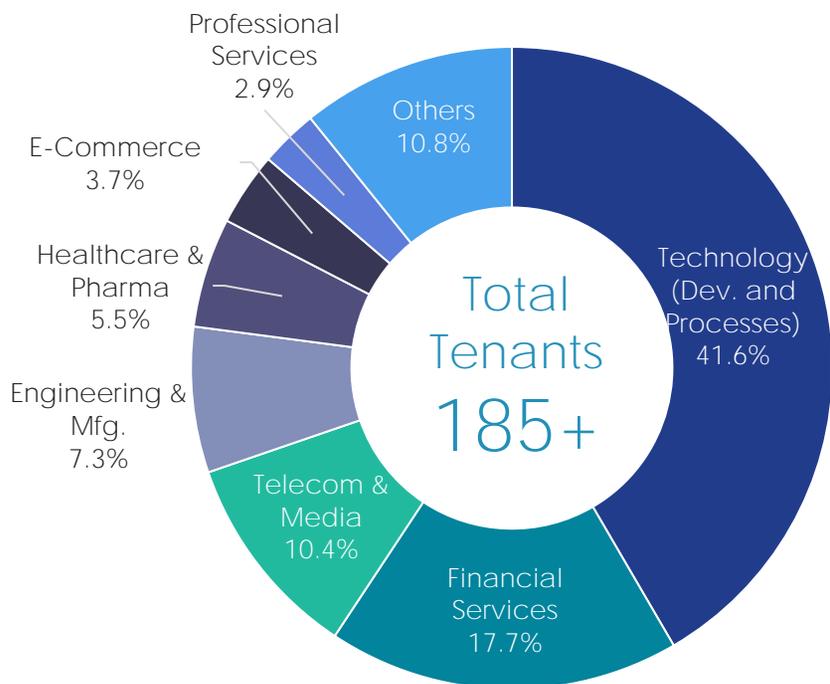
Note: NOI: Net operating income

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

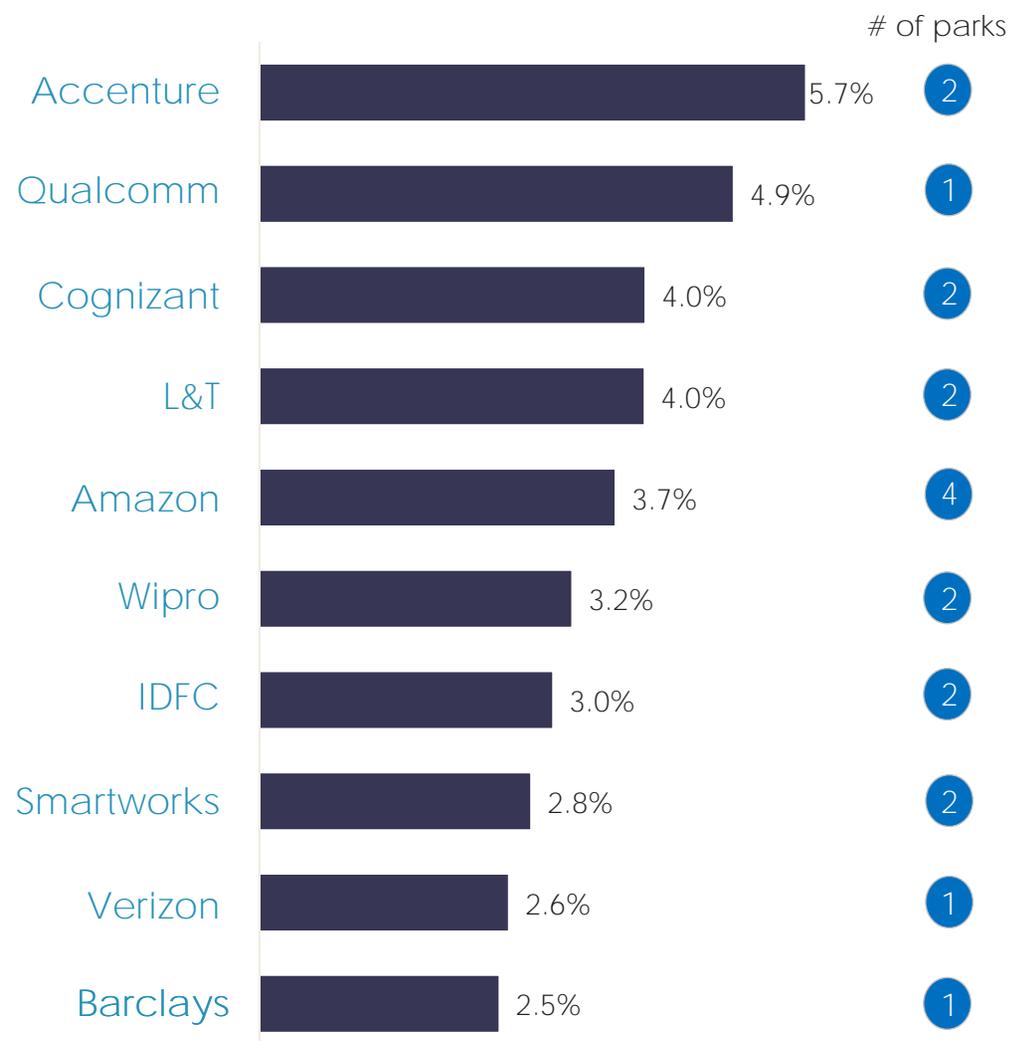
Diversified Portfolio of Marquee Tenants

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⁽¹⁾



Top 10 tenants Gross Contracted Rentals contribution (36.4%)
% of total Gross Contracted Rentals⁽¹⁾



1. Basis Gross Contracted Rentals as on 30 Sep 22

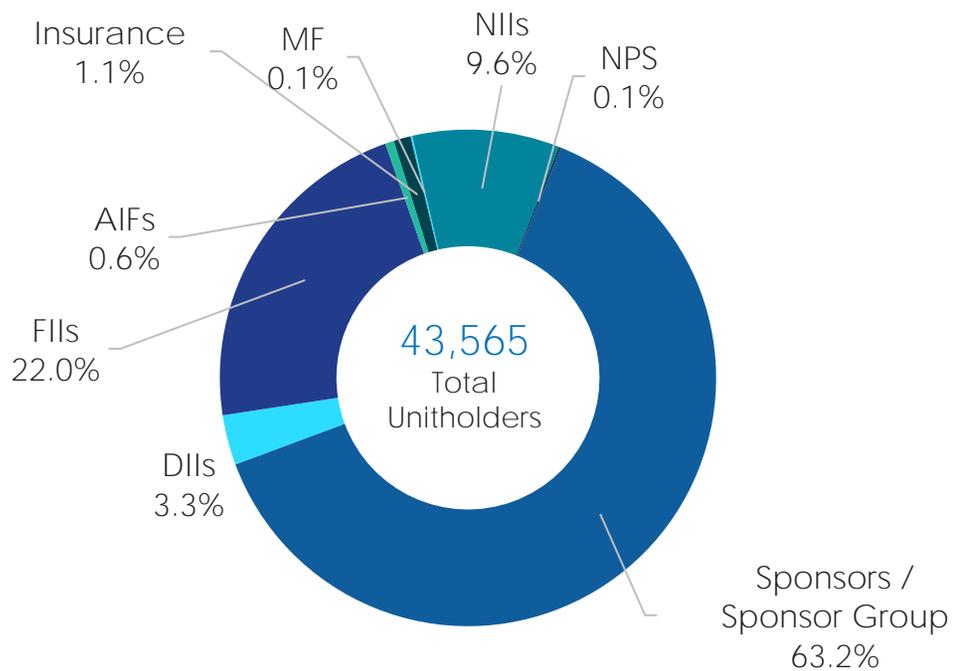
2. Fortune 500 Global List of 2021

Unitholding Pattern as on 30 Sep 2022

INR 21,601 Cr
Market Cap ⁽¹⁾

37 %
% Free- float

Unitholding Pattern



Total Unitholders

43,565
Vs 32,727 in Jun 2022

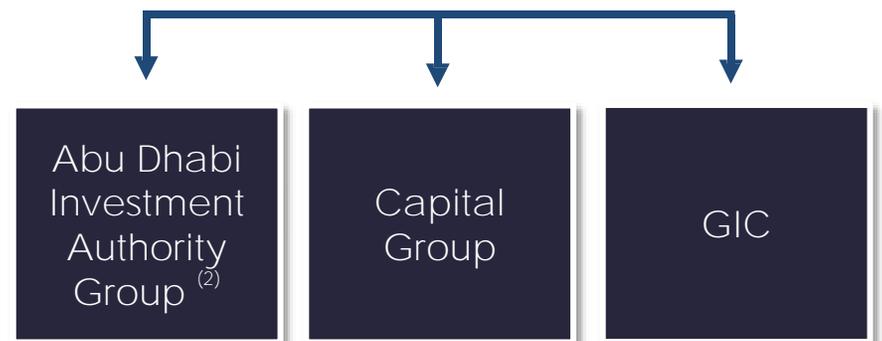
↑ 33.1 %

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



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

Received Awards/Certification

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

47
Green Buildings⁽²⁾

22.3 msf
Green foot-print⁽²⁾

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

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

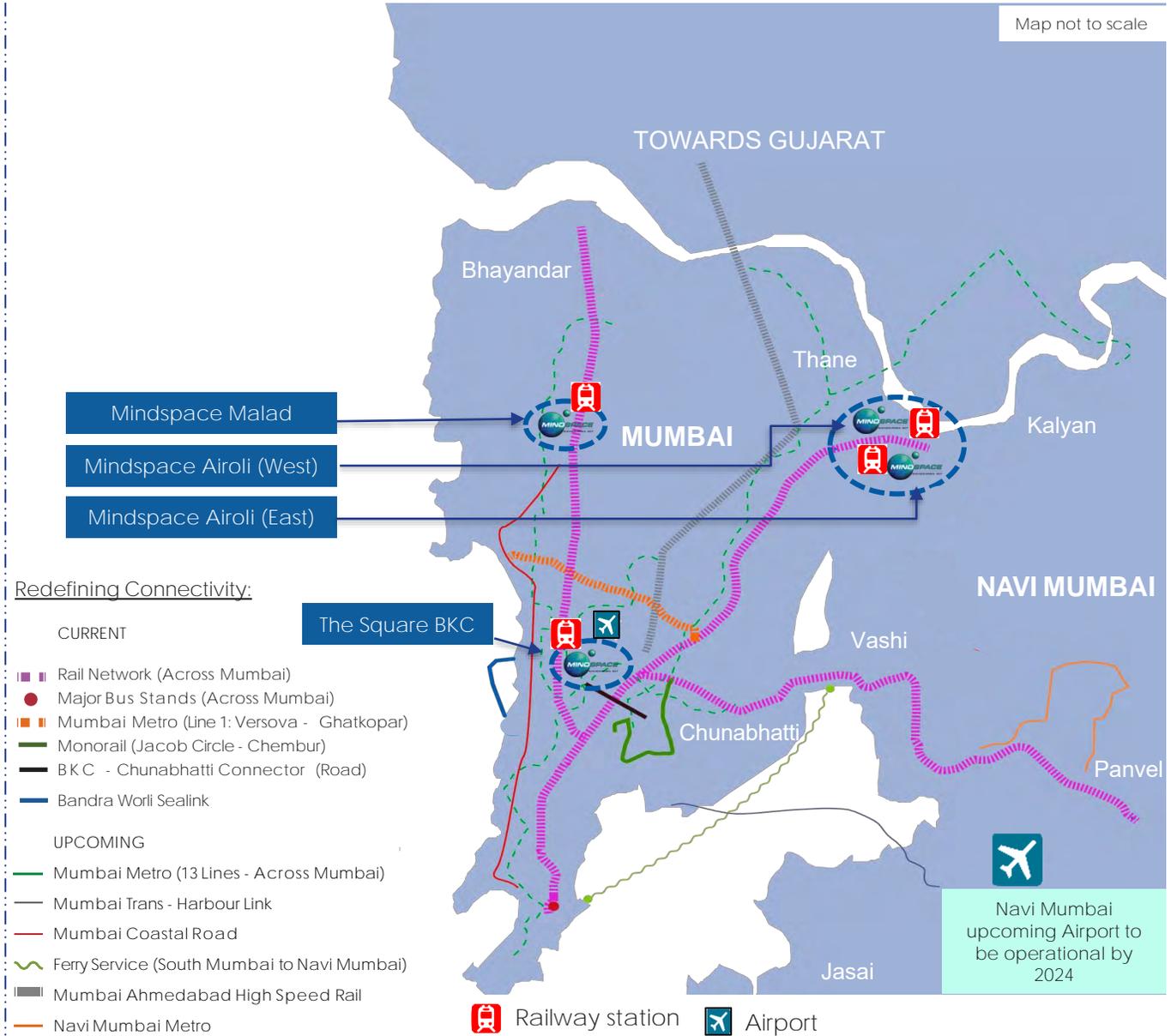
Presence in the region - 12.9 msf
Completed area – 9.9 msf

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

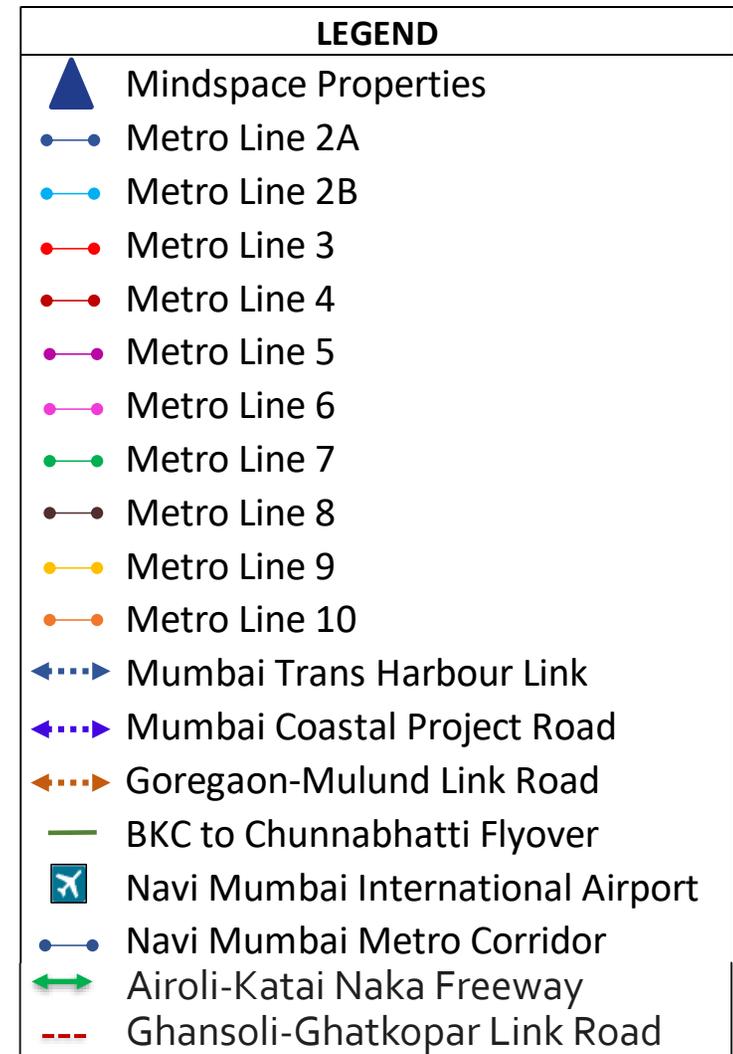
Thane Belapur Belt – Poised to Become the Technology Hub of Mumbai Region

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



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⁽¹⁾ - Suburban Rail and Metro Network



Suburban-
Across 390
kms; 8 MM
passengers
daily

MRTS⁽¹⁾ - Navi Mumbai Metro



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

perspective

2nd 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

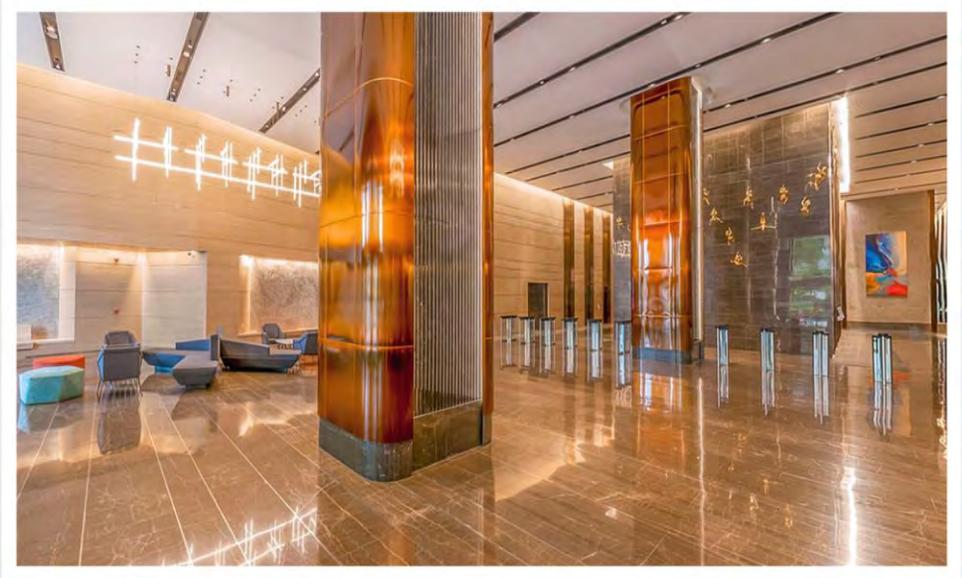
12 kms of
elevated
road
including
tunnel;
expected to
complete by
2024

Airoli - Palava Elevated Road



Current

MindSpace Airoli West, Mumbai Region – Asset Overview



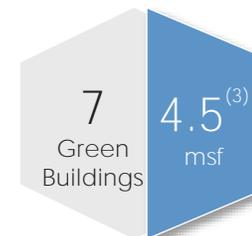
Project Details

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



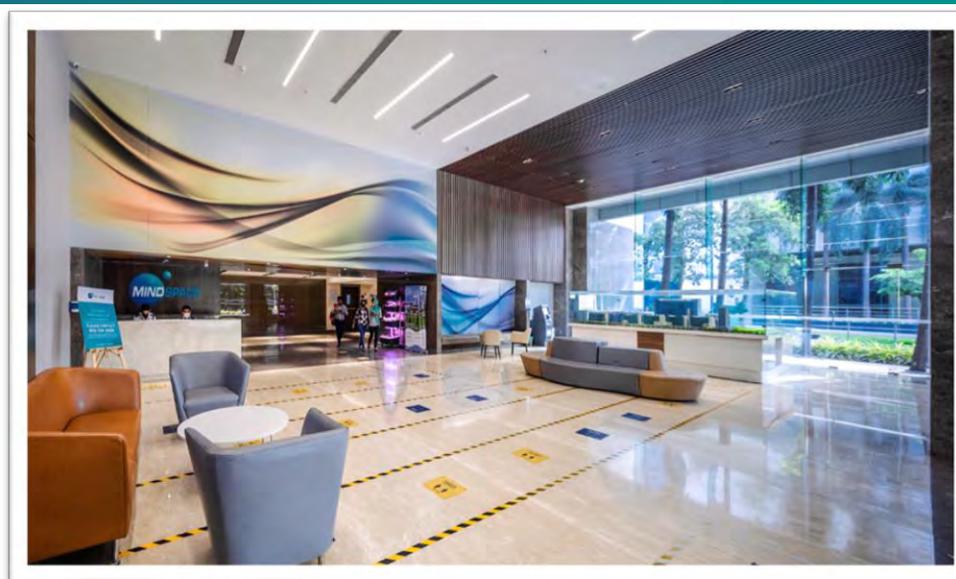
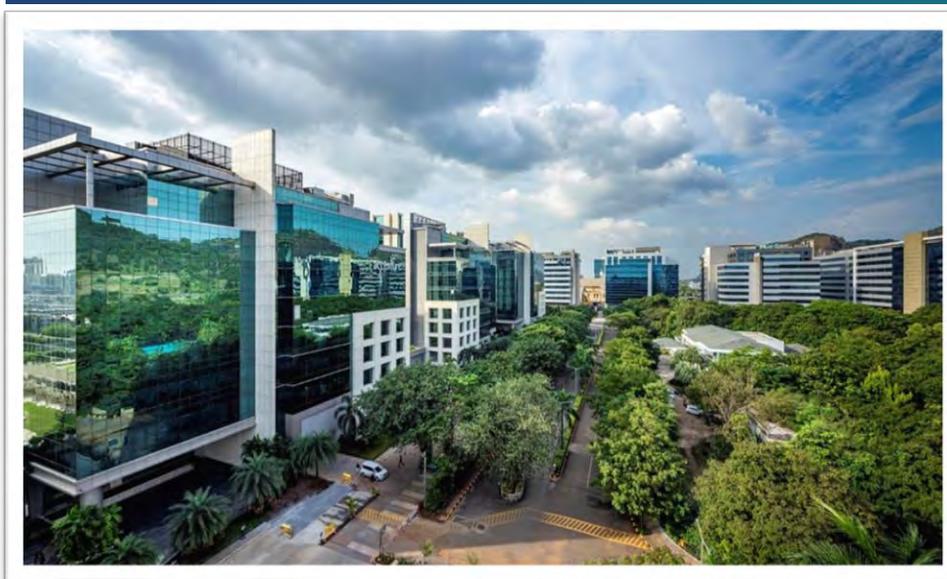
Proposed DESH policy expected to revive demand for SEZ Assets

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 ⁽¹⁾	c.6.8 msf
Committed Occupancy	88.2%
In-place Rent	INR 54.4 psf
Mark to Market Opportunity	10.9%
Market Value ⁽²⁾	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

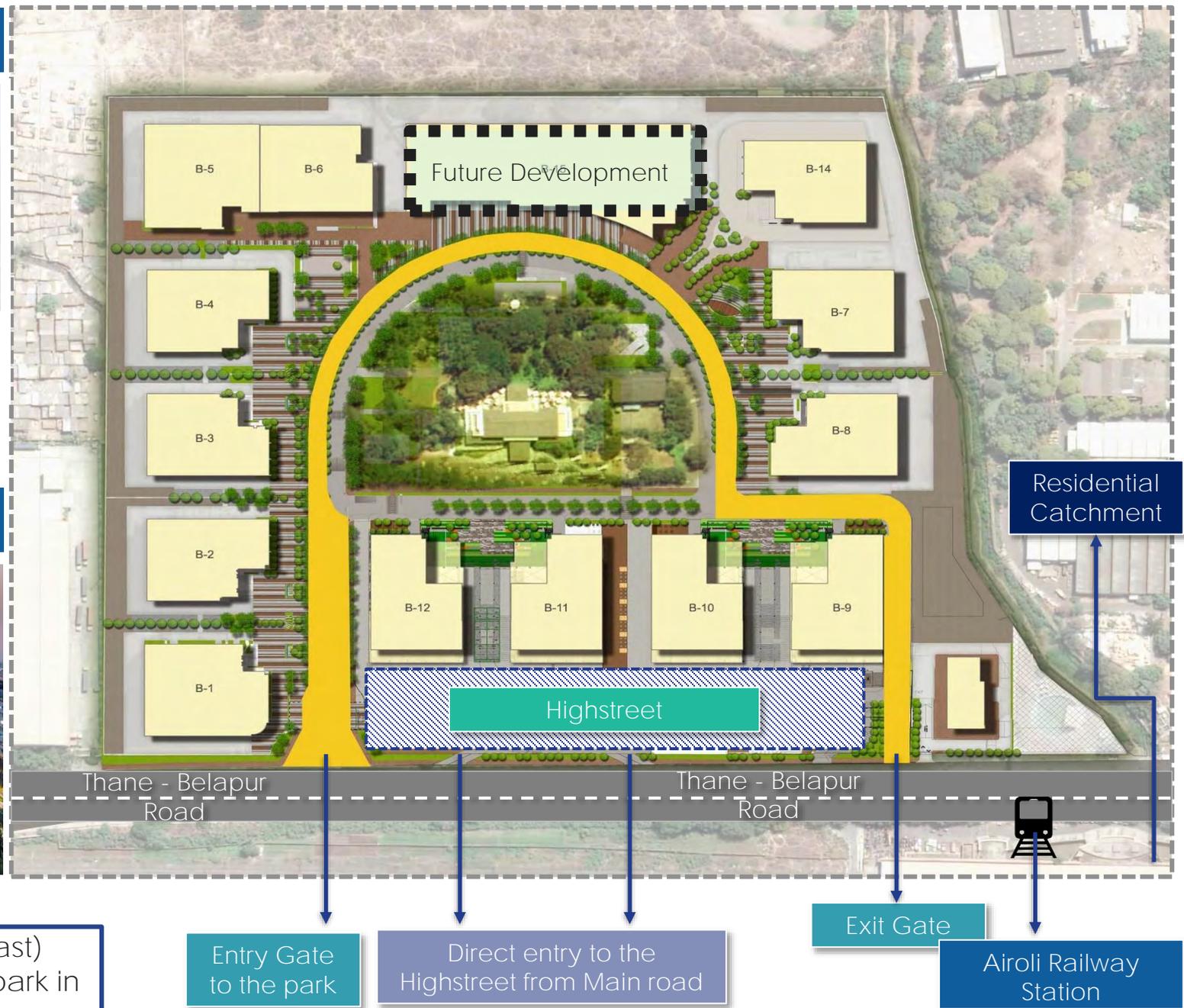
Airoli in 2005



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

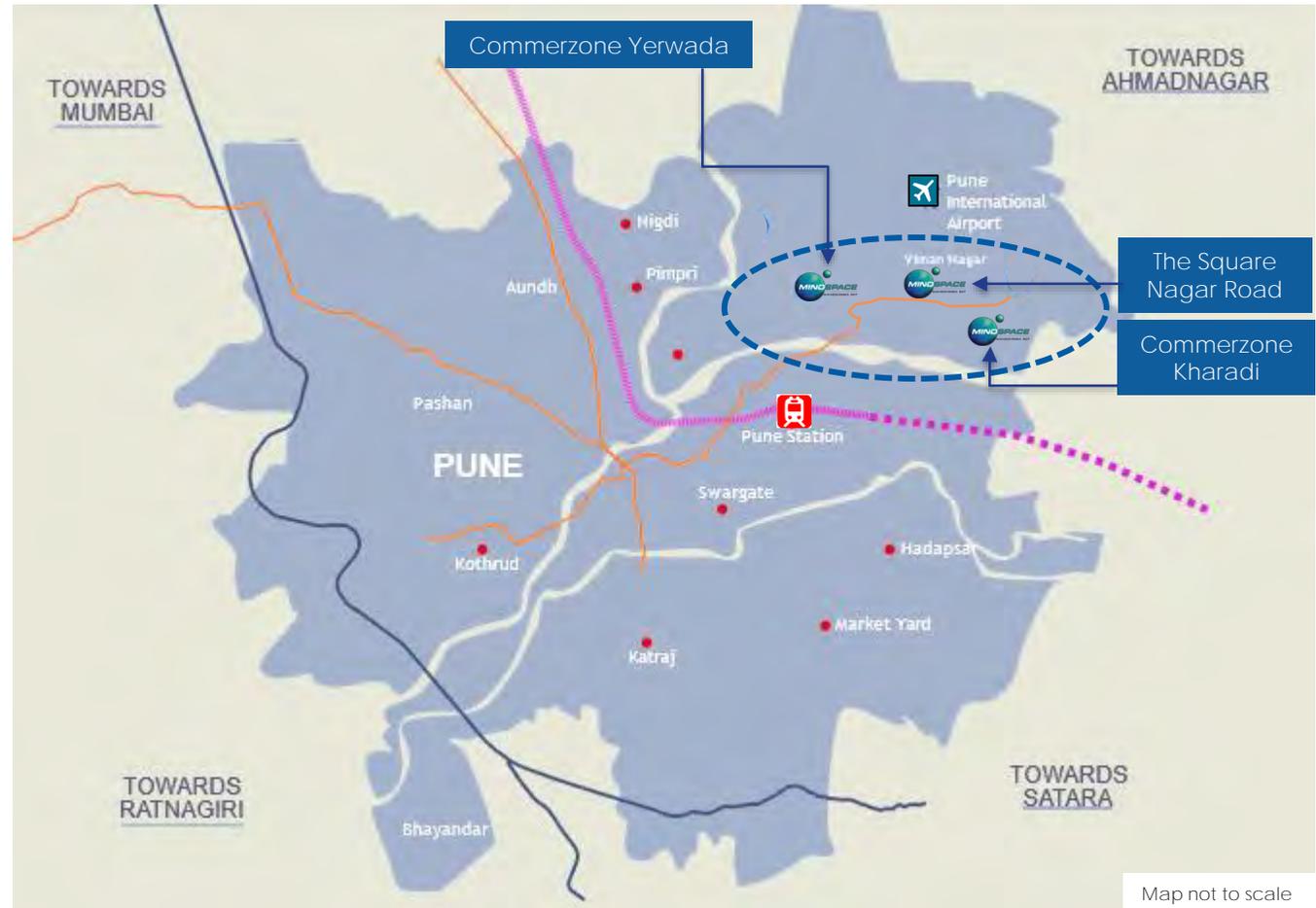
Presence in the region – 5.4 msf
Completed area – 3.9 msf

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



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 ⁽¹⁾	c.1.7 msf
Committed Occupancy	98.4%
In-place Rent	INR 65.6 psf
Mark to Market Opportunity	22.4%
Market Value ⁽²⁾	INR 20 Bn

Focus On Sustainability and Safety



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

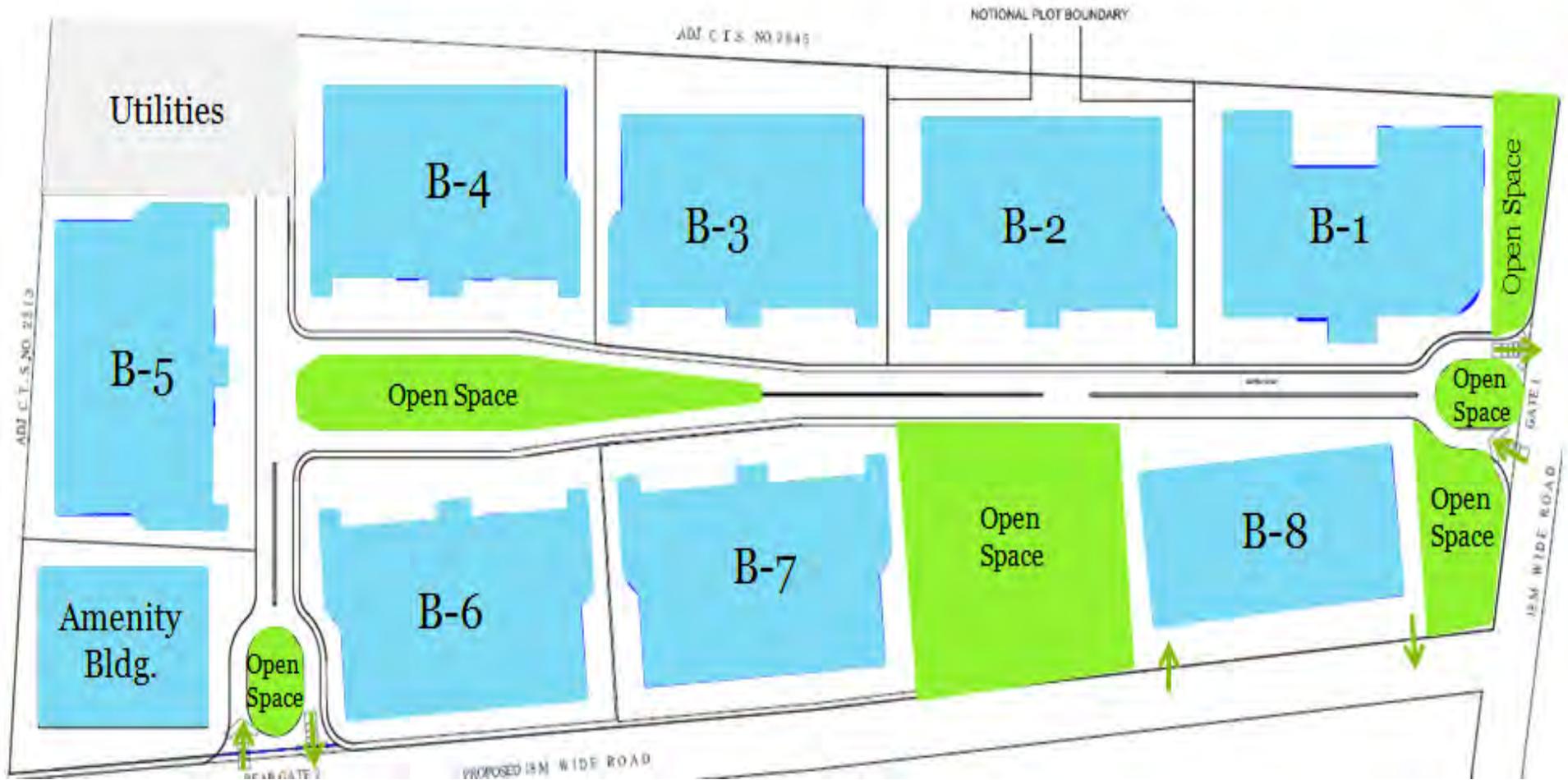


Key Tenants

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 ⁽¹⁾	c.2.9 msf
Committed Occupancy	100%
In-place Rent	INR 72.5 psf
Mark to Market Opportunity	8.0%
Market Value ⁽²⁾	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



Under Construction

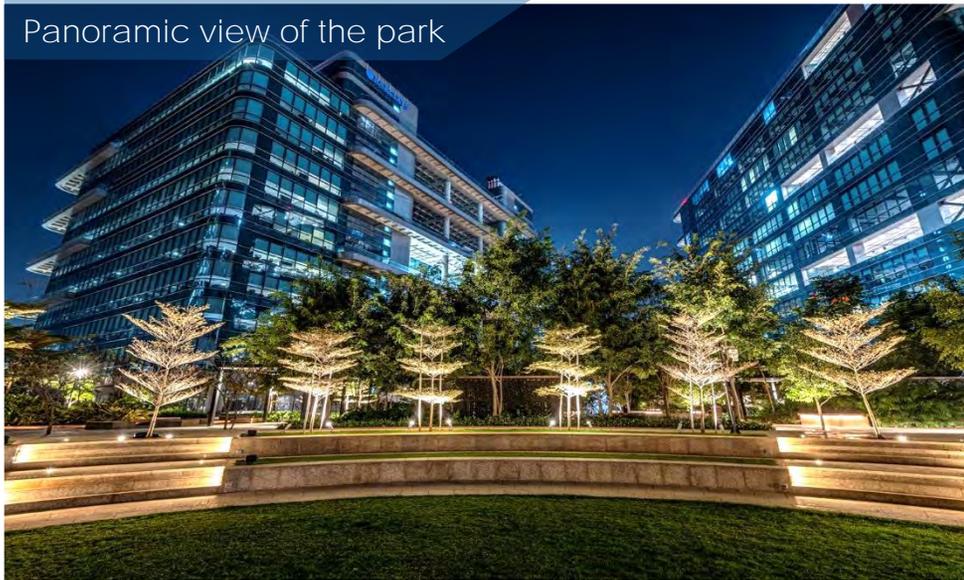
Completed

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

Commerzone Kharadi, Pune – Recreating Workspaces using Biophilic Design

Reconnecting millennial professionals with nature

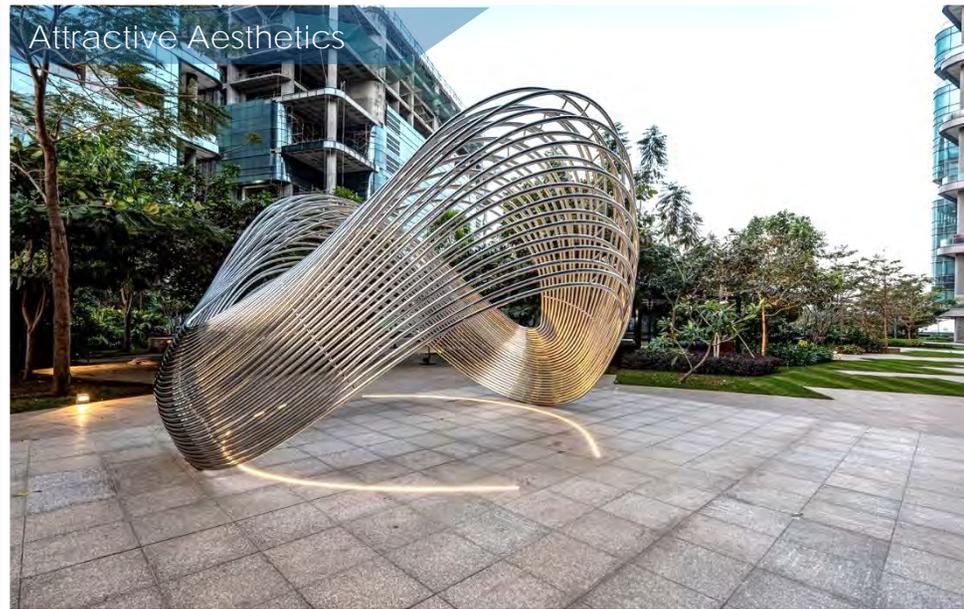
Panoramic view of the park



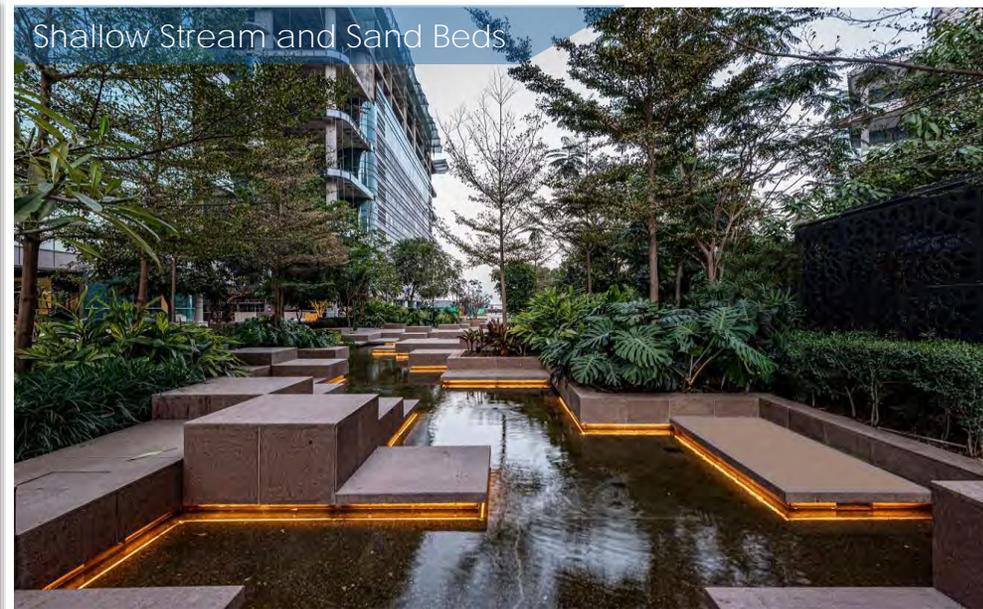
Biophilic Landscape



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 ⁽¹⁾	c.0.8 msf
Committed Occupancy	100%
In-place Rent	INR 71.1 psf
Mark to Market Opportunity	15.0%
Market Value ⁽²⁾	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) शिकवणी दिवलेल्या सर्वां सूचनांचे पालन करावे.
- 2) वाचनालयात गप्पा मारू नये.
- 3) वाचनालयात स्वच्छ ठेवावे.
- 4) वाचनालयात मध्ये काहीही जंक किंवा विक्रम नये.
- 5) तरतुदिकांच्या तालिकेच्या पुस्तके घरी घेऊन जाण्यास मिळालीस.
- 6) पुस्तके कुवतून योग्य ठिकाणी ठेवण्याची जबाबदारी शिकवण, शाळी वाचनालयाच्या सदस्यांनी आहे.
- 7) वाचनालयाची पुस्तके स्विकारी व इतर सामान जपेपर देवावे.



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 (1st 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

<p>Existing Initiatives</p>      	<p>Future Plans</p> 
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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 ⁽¹⁾



- 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⁽²⁾
- 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

