



MINDSPACE BUSINESS PARKS REIT

Reg. No.: IN/REIT/19-20/0003¹

Principal Place of Business: Raheja Tower, Block 'G', C-30, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051, Maharashtra, India

Corporate Office: Raheja Tower, Block 'G', C-30, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051, Maharashtra, India

Phone: +91 2656 4000;

Email: bondcompliance@mindspacereit.com ; Website: www.mindspacereit.com




KEY INFORMATION DOCUMENT DATED – JUNE 19, 2025

Key Information Document No. MREIT-CP/8 to the General Information Document dated May 7, 2025 issued in conformity with Securities Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 issued vide notification number SEBI/LAD-NRO/GN/2021/39 on August 09, 2021, as amended from time to time, the Master Circular for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper issued vide circular number SEBI/HO/DDHS/PoD1/P/CIR/2024/54 dated May 22, 2024, as amended from time to time, Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 issued vide notification number SEBI/LAD-NRO/GN/2015-16/013, as amended from time to time, Operational Guidelines for Commercial Paper (CP) & Non-Convertible Debentures (NCD) of original or initial maturity up to one year issued by Fixed Income Money Market and Derivatives Association of India (FIMMDA) dated May 13, 2024, as amended/supplemented/revised from time to time and Master Direction – Reserve Bank of India (Commercial Paper and Non-Convertible Debentures of original or initial maturity upto one year) Directions, 2024 bearing reference number bearing reference no. FMRD.DIRD.09/14.02.001/2023-24 dated January 3, 2024 and any other notification/circular/guidelines issued by SEBI and other regulatory authorities from time to time for issue of unsecured, rated, listed commercial papers for such aggregate amounts as may be permitted in terms of the resolution passed by the Executive Committee of K Raheja Corp Investment Managers Private Limited ("Manager") acting as manager to Mindspace Business Parks REIT ("MREIT") on May 06, 2025. MREIT proposes to issue up to 4,000 (Four Thousand only) unsecured, rated, listed commercial papers bearing face value of Rs. 5,00,000/- (Indian Rupees Five Lakhs only) and aggregating up to Rs. 200,00,00,000 (Two Hundred Crores only) ("Commercial Papers"), in a single tranche on a private placement basis, in terms of this Key Information Document No: MREIT-CP/8 to the General Information Document ("Key Information Document").

Issuer details:

Details of Issuing and Paying Agent:		Name: ICICI Bank Limited Address: ICICI Bank Towers, Bandra Kurla Complex, Bandra (East), Mumbai-400051	
Promoter (Sponsors) of the Issuer	Name: Anbee Constructions LLP LLP identification number: AAF-9712 Address: Raheja Tower, Plot No. C-30, Block 'G', Bandra Kurla Complex, Bandra (East), Mumbai - 400051 Phone: +91 2656 4000 E-mail: krsec@kraheja.com	Company Secretary and Compliance Officer of the Investment Manager of the Issuer	Name: Mr. Bharat Sanghavi Address: Raheja Tower, Block 'G', C-30, Bandra Kurla Complex, Mumbai – 400051, Maharashtra, India Phone: +91 2656 4000 E mail id: bondcompliance@mindspacereit.com

¹ Since the Issuer is a real estate investment trust, it does not have a corporate identification number and we have accordingly included the SEBI registration number granted to the Issuer.

	Name: Cape Trading LLP LLP identification number: AAF-9676 Address: Raheja Tower, Plot No. C-30, Block 'G', Bandra Kurla Complex, Bandra (East), Mumbai - 400051 Phone: +91 2656 4000 E-mail: krsec@kraheja.com		
CFO of the Investment Manager of the Issuer	Name: Ms. Preeti Chheda Address: Raheja Tower, Level 8, Block 'G', C-30, Bandra Kurla Complex, Mumbai - 400051, Maharashtra, India Phone: +91 2656 4000 Email: bondcompliance@mindspacereit.com	Details about Underwriter to the issue including the amount undertaken to be underwritten by the underwriters	N.A.
Registrar of the Issue 	MUFG Intime India Private Limited (Formerly known as Link Intime India Private Limited) SEBI Registration No.: INR000004058 Contact Person: Mr. Ganesh Jadhav Address: 247 Park, C 101 1st Floor, LBS Marg, Vikhroli (W), Mumbai – 400 083 Phone: +91 22 49186000 Fax: +91 22 4918660 E-mail: debtca@linkintime.co.in Website: www.linkintime.co.in	Credit Rating Agencies of the Issue  	(I) CRISIL Ratings Limited Address: Hiranandani Business Park, Central Ave, Hiranandani Gardens, Powai, Mumbai, Maharashtra 400076 Phone: +91 22 3342 3000 Contact Person: Mr. Snehil Shukla Website: https://www.crisilratings.com E-mail: snehil.shukla@crisil.com (II) ICRA Limited Address: B-710, Statesman House 148, Barakhamba Road, New Delhi-110001 Phone: 8008004343 Contact Person: Ms. Anupama Reddy Website: https://www.icra.in E-mail: anupama.reddy@icraindia.com
Auditors of the Issuer* <i>*There is no logo</i>	Deloitte Haskins & Sells, LLP Address: One International Centre, Tower 3, 27th-32nd Floor, Senapati Bapat Marg, Elphinstone Mill Compound, Elphinstone (W), Mumbai - 400 013 Peer review no. 017468 Contact Person: Nilesh Shah Phone: +91 22 6245 1100 E-mail: nilshah@deloitte.com		
The details about eligible investors	<p>All resident Indians are eligible to invest in this issue of Commercial Papers. All Non-residents which are permitted under the Foreign Exchange Management Act (FEMA), 1999 and the relevant rules/ regulations/ circulars issued thereunder to invest in commercial papers are, subject to compliance with said Act/ rules/ regulations/ circulars, are eligible to invest in this issue of Commercial Papers. However, no person can invest in the Commercial Papers issued by related parties either in the primary or secondary market. Further, investment by any regulated financial sector entities will be subject to such conditions as the concerned regulator may impose.</p> <p>By signing the application form and making an application to subscribe to the Commercial Papers to be issued by the Issuer, all Holders of the Commercial Papers under any particular ISIN and any Holders who acquire the Commercial Papers in the secondary market shall be deemed to have irrevocably given their consent to the Issuer to add such additional securities (for such additional amounts as may be issued by the Issuer from time to time) to the existing ISIN from time to time, subject to applicable laws.</p>		
BACKGROUND	This Key Information Document No. MREIT-CP/8 is related to issue of unsecured, rated, listed Commercial Papers ("CP") for such aggregate amounts as may be permitted in terms of the		

	<p>resolution passed by the Executive Committee of K Raheja Corp Investment Managers Private Limited ("Manager") acting as manager to Mindspace Business Parks REIT ("MREIT") on May 06, 2025. In this connection, MREIT proposes to issue up to 4,000 (Four Thousand only) unsecured, rated, listed commercial papers bearing face value of Rs. 5,00,000/- (Indian Rupees Five Lakhs only) and aggregating up to Rs. 200,00,00,000 (Two hundred crores) ("Commercial Papers"), in a single tranche on a private placement basis, in accordance with the terms and pursuant to the General Information Document. All terms, conditions, risk factors, information, and disclosures stipulated and contained in the General Information Document are deemed to be incorporated in this Key Information Document No. MREIT-CP/8 by reference, and references to "General Information Document" shall be construed to mean references to this Key Information Document No. MREIT-CP/, unless the context requires otherwise. The issue of CP comprised in the Issue and described under this Key Information Document No. MREIT-CP/8 has been authorised by the executive committee of the Investment Manager.</p> <p>The issuance of CP in terms of this Key Information Document No. MREIT-CP/8 does not qualify as issue of non-equity regulatory capital as mentioned in chapter V of the SEBI NCS Regulations. The face value of each CP to be issued on private placement basis shall be INR 5,00,000/- (Indian Rupees Five Lakhs only).</p> <p>Pursuant to the resolutions passed by the Executive committee of the Investment Manager dated May 06, 2025 the Issuer has been authorised to further raise debt through such modes, as may be permitted under applicable law and as may be agreed by the board of directors or any duly constituted committee of the board of directors of the Investment Manager, including fresh issuance of non-convertible debentures and /or Commercial Papers, in one or more tranches for an aggregate amount of up to INR up to INR 1800,00,00,000/- (Indian Rupees One Thousand Eight hundred crore).</p> <p>As a real estate investment trust, certain regulatory requirements applicable to companies are not applicable to us. For instance, we are not required to provide file a copy of the issue document with the registrar of companies as required under sub-section (4) of Section 26 of the Companies Act, 2013.</p>
CREDIT RATING	<p>CRISIL Ratings Limited and ICRA Limited have revalidated the ratings of CRISIL A1+ and [ICRA] A1+, respectively assigned to INR 1,550 crore Commercial Papers of Mindspace Business Parks REIT through ratings communication letter dated June 06, 2025, and June 09, 2025, respectively.</p> <p>The rating validity of ICRA is 3 months from the date of issuance of the rating letter till the time the instrument is not issued. Once the instrument is issued, the rating is valid throughout the life of the commercial paper programme which shall have the maximum maturity of 12 months from the date of issuance of the instrument, as further specified in rating letter.</p> <p>The rating validity of CRISIL is 60 days from the date of the issuance of the rating letter. Once the instrument is issued, the rating is valid throughout the life of the commercial paper programme with a maximum maturity period of 1 year, as further specified in rating letter.</p> <p>Credit ratings are valid on the date of issuance and listing of this Commercial Paper. There are no unaccepted credit ratings for this instrument.</p> <p>The rating is not a recommendation to buy, sell or hold securities and investors should take their own decision. The rating may be subject to revision or withdrawal at any time by the assigned rating agency and each rating should be evaluated independently of any other rating. The ratings obtained are subject to revision at any point of time in the future. The rating agency has the right to suspend or withdraw the rating at any time on the basis of new information, etc.</p> <p>Details of all the ratings obtained for the Issue: The rating letter and rating rationale (published on the website of the Credit Rating Agencies) provided by the Credit Rating Agencies has been</p>

	<p>provided in Annexure I. The rating rationale can be accessed on the website of the Issuer using the below link:</p> <p>CRISIL:</p> <p>https://www.mindspacereit.com/wp-content/uploads/2023/09/CRISIL-Rating-Rationale-June-25.pdf</p> <p>ICRA:</p> <p>https://www.mindspacereit.com/wp-content/uploads/2023/09/ICRA-Rating-Rationale-Mindspace-Business-Parks-REIT-June-2025.pdf</p>
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The Issuer shall comply with the provisions of the Operational Framework with respect to electronic book mechanism and disclose the details pertaining to the uploading this Key Information Document No. MREIT-CP/8 in accordance with the Operational Framework.

This Key Information Document and the contents hereof are restricted to only those recipients who are permitted to receive it as per extant regulation and laws and only such recipients are eligible to apply for the Commercial Paper.

The said issue does not form part of non-equity regulatory capital as specified under Chapter V (*Issuance and Listing of Perpetual debt instruments, Perpetual non-cumulative preference shares and similar instruments*) of SEBI Debt Regulations.

Other than:

- (a) details of the Issue ;
- (b) financial information (if such information provided in the General Information Document is more than six months old);
- (c) material changes (if any, in the information provided in the General Information Document); and
- (d) any material developments not disclosed in the General Information Document,

which are contained in this Key Information Document No. MREIT-CP/8, all particulars set out in the General Information Document shall remain unchanged.

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SECTION I: GENERAL

DISCLAIMERS

Please refer to the Section on 'Disclaimers' under the General Information Document dated May 07, 2025.

GLOSSARY

References to any legislation, act, regulations, rules, guidelines or policies shall be to such legislation, act, regulations, rules, guidelines or policies as amended, supplemented, or re-enacted from time to time and any reference to a statutory provision shall include any subordinate legislation made under that provision.

Unless the context otherwise indicates or requires, the following terms used in this Key Information Document shall have the meanings given below.

TERM	DESCRIPTION
ACL	Anbee Constructions LLP, having a limited liability partnership identification number AAF-9712 and having its registered office at Raheja Tower, Plot No. C-30, Block 'G', Bandra Kurla Complex, Bandra (East), Mumbai - 400051.
Applicable Law	Any statute, national, state, provincial, local, municipal, foreign, international, multinational or other law, treaty, code, regulation, ordinance, rule, judgment, order, decree, bye-law, approval of any Governmental Authority, directive, guideline, policy, requirement or other governmental restriction, or any similar form of decision of, or determination by, or any interpretation or administration having the force of law of any of the foregoing by any Governmental Authority having jurisdiction over the matter in question, which is in effect as of the date of this Key Information Document, the Deemed Date of Allotment or at any time thereafter as the context requires.
CDSL	Central Depository Services (India) Limited
Companies Act	Companies Act, 2013 and shall include the rules, regulations, circulars and notifications issued thereunder and any other statutory amendment or re-enactment thereof.
Credit Rating Agencies	Collectively, hereinafter referred to as Credit Rating Agency I and Credit Rating Agency II
Credit Rating Agency I	CRISIL Ratings Limited
Credit Rating Agency II	ICRA Limited
CTL	Cape Trading LLP having a limited liability partnership identification number AAF-9676 and having its registered office at Raheja Tower, Plot No. C-30, Block 'G', Bandra Kurla Complex, Bandra (East), Mumbai - 400051.
Commercial Paper	Unsecured, rated, listed Commercial Papers ("CP") issued on private placement of up to 4,000 (Four Thousand only) unsecured, rated, listed commercial papers bearing face value of Rs. 5,00,000/- (Indian Rupees Five Lakhs only) and aggregating up to Rs. 200,00,00,000 (Two Hundred Crores only) (" Commercial Papers ")
Commercial Paper Documents	<ul style="list-style-type: none"> a. Letter of Offer b. Deal Confirmation Note c. Eligibility letter d. Jumbo promissory note e. RBI letter f. IPA Certificate g. Executive Committee resolution h. This Key Information Document No. MREIT-CP/8 and any other document as may be required for issuance of CP.
Date of Issue	June 23, 2025
Deemed Date of Allotment	June 23, 2025
Depository	The NSDL and/or the CDSL, as the case may be.


Depository Participant/ DP	A participant as defined under the Depositories Act, 1996.
EBP	Electronic Book Building Platform of BSE.
EBP Guidelines	The guidelines issued by SEBI and pertaining to the electronic book mechanism set out in the terms specified by SEBI in its Operational Framework (as amended from time to time) and related operational circulars issue by the relevant electronic book platform provider.
Financial Statements (Consolidated)	<p>The condensed consolidated financial statements of the Issuer which comprises the condensed balance sheet as at March 31, 2025, March 31, 2024 and March 31, 2023, the condensed statement of profit and loss, including other comprehensive income, the condensed statement of cash flow for the year ended March 31, 2025, March 31, 2024 and March 31, 2023 the statement of net distributable cash flows for the year ended March 31, 2025, March 31, 2024 and March 31, 2023, the condensed statement of changes in unitholders equity for the year ended March 31, 2025, March 31, 2024 and March 31, 2023, the statement of net assets at fair value as at March 31, 2025, March 31, 2024 and March 31, 2023 the statement of total returns at fair value for the year ended March 31, 2025, March 31, 2024 and March 31, 2023 and a summary of the material/significant accounting policies and select explanatory information and other additional financial disclosures.</p> <p>Such financial statements have been prepared in accordance with the basis of preparation further described within Note 2 to such financial statements.</p>
Financial Statements (Standalone)	<p>The condensed standalone financial statements of the Issuer which comprises the condensed balance sheet as at March 31, 2025, March 31, 2024 and March 31, 2023 and, the condensed statement of profit and loss, including other comprehensive income, the condensed statement of cash flow for the year ended March 31, 2025, March 31, 2024 and March 31, 2023 and, the statement of net distributable cash flows for the year ended March 31, 2025, March 31, 2024 and March 31, 2023 and, the condensed statement of changes in unitholders equity for the year ended March 31, 2025, March 31, 2024 and March 31, 2023 and, the statement of net assets at fair value as at March 31, 2025, March 31, 2024 and March 31, 2023, the statement of total returns at fair value for the year ended March 31, 2025, March 31, 2024 and March 31, 2023 and a summary of the material/significant accounting policies and select explanatory information and other additional financial disclosures. Such financial statements have been prepared in accordance with the basis of preparation further described within Note 2 to such financial statements.</p>
FY / Financial Year	The accounting year of the Obligor commencing each year on April 1st and ending on the following March 31, or such other period as (i) may be prescribed by Applicable Law
General Information Document	The General Information Document dated May 07, 2025.
Governmental Authority	<p>Any:</p> <ul style="list-style-type: none"> (a) government (central, state or otherwise) or sovereign state; (b) any governmental agency, semi-governmental or judicial or quasi-judicial or regulatory or supervisory or administrative entity, department or authority, court or tribunal or any political subdivision thereof; or (c) international organization, agency or authority; <p>including, without limitation, any stock exchange or any self-regulatory organisation, established under any Applicable Law.</p>
Group (REIT)	The Issuer and the Group SPVs.
Group SPVs	<p>Collectively,</p> <ul style="list-style-type: none"> - Avacado Properties and Trading (India) Private Limited

	<ul style="list-style-type: none"> - Gigaplex Estate Private Limited - Horizonview Properties Private Limited - KRC Infrastructure and Projects Private Limited - K. Raheja IT Park (Hyderabad) Limited - Intime Properties Limited - Mindspace Business Parks Private Limited - Sundew Properties Limited - Sustain Properties Private Limited - Any other future SPVs <p>Being SPVs of the Issuer (as on date) established or to be established in accordance with the REIT Regulations and other Applicable Laws.</p>
Indian Rupee/ INR	The lawful currency of India
Investment Manager	K Raheja Corp Investment Managers Private Limited (formally known as K Raheja Corp Investment Managers LLP), a company validly existing under the Companies Act, 2013 with corporate identification number U68200MH2023PTC406104 and having its registered office at Raheja Tower, C-30, Block 'G', Bandra Kurla Complex, Bandra (East) Mumbai - 400 051, and unless repugnant to or inconsistent with the context or meaning thereof, the term shall be deemed to mean and include its successors and assigns
Investor	An Eligible Investor investing in the Commercial Paper.
Issuing and Paying Agent ("IPA")	ICICI Bank Limited
Issuer	Mindspace Business Parks REIT
K. Raheja Corp Group	The companies/partnership firms/entities in which any of Chandru L. Raheja and/or Jyoti C. Raheja and/or Ravi C. Raheja and/or Sumati R. Raheja and/or Neel C. Raheja and/or Jaya N. Raheja and/or their respective lineal descendants, as being natural persons are ultimate shareholders/partners/beneficiaries, as the case may be, holding directly and together with counting indirectly, (on the basis of considering the shareholding/partnership/beneficial interest, in the shareholding company(s)/partnership firm(s)/entity(s) at all levels and also any in the ultimate shareholding company(s)/partnership firm(s)/entity(s)) hold/can be considered to hold in the aggregate more than 50% (fifty per cent.) of the paid up equity share capital or the voting rights or the partnership interest/beneficial interest therein ascertained by aggregation of the shareholding/partnership/beneficial interest in the intervening companies/partnership firms/entities, as the case may be, together with such natural persons as shareholders/partners/beneficiaries collectively control the respective company/partnership firm/entity in which they have the direct shareholding/direct partnership/direct beneficial interest and/or in the ultimate company(s)/partnership firm(s)/entity(s)
Key Information Document	This Key Information Document No. MREIT-CP/8 issued by the Issuer for issuance of Commercial Papers
Maturity Date	November 28, 2025
NSDL	National Securities Depository Limited
Operational Framework	SEBI Master Circular for Real Estate Investment Trusts (REITs) no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 May 15, 2024, as amended from time to time.
	Securities and Exchange Board of India (Listing Obligations and Disclosure

	Requirements) Regulations, 2015 issued vide notification number SEBI/LAD-NRO/GN/2015-16/013, as amended from time to time, Operational Guidelines for Commercial Paper (CP) & Non-Convertible Debentures (NCD) of original or initial maturity up to one year issued by Fixed Income Money Market and Derivatives Association of India (FIMMDA) dated May 13, 2024, as amended/supplemented/revised from time to time and [Master Direction – Reserve Bank of India (Commercial Paper and Non- Convertible Debentures of original or initial maturity upto one year) Directions, 2024 bearing reference number bearing reference no. FMRD.DIRD.09/14.02.001/2023-24 dated January 3, 2024]
RBI	Reserve Bank of India
REIT(s)	Real Estate Investment Trust
REIT Regulations	Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, including any amendment or modification thereto
REIT Trustee	Axis Trustee Services Limited, a company incorporated under the Companies Act, 1956 and having its registered office at Axis House, Bombay Dyeing Mills Compound, Pandhurang Budhkar Marg, Worli, Mumbai, Maharashtra- 400 025, acting as the trustee to the Issuer in accordance with the terms of the Trust Deed
Registrar and Transfer Agent	MUFG Intime India Private Limited (Formerly known as Link Intime India Private Limited)
SEBI	Securities and Exchange Board of India
SEBI Debt Regulations	Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 including any amendment or modification thereto
Series	MREIT-CP/8
Sponsor Group	With reference to the Issuer, Ravi C. Raheja, Neel C. Raheja, Chandru L Raheja, Jyoti C. Raheja, Sumati R. Raheja, Jaya N. Raheja Capstan Trading LLP, Casa Maria Properties LLP, Palm Shelter Estate Development LLP, Raghukool Estate Development LLP, Genext Hardware & Parks Private Limited, K Raheja Corp Private Limited and Mr. Chandru L Raheja (for and on behalf of Ivory Property Trust), as on March 31, 2025 and shall include such Persons as supplemented, amended or modified from time to time.
Sponsors	Collectively, ACL and CTL, being Sponsors of the Issuer
Stock Exchange / BSE	BSE Limited
Unitholders	Any person or entity who holds Units of the Issuer.
Unit(s)	An undivided beneficial interest in the Issuer, and such Units together represent the entire beneficial interest in the Issuer.
Working Day	All days on which commercial banks in Mumbai, are open for business; <i>Explanation:</i> For the purpose of this definition, in respect of - (i) announcement of bid / issue period: working day shall mean all days, excluding Saturdays, Sundays and public holidays, on which commercial banks in Mumbai are open for business; (ii) the time period between the bid / issue closing date and the listing of the non-convertible securities on the stock exchanges: working day shall mean all trading days of the stock exchanges for non-convertible securities, excluding Saturdays, Sundays and bank holidays, as specified by SEBI.

This Key Information Document No. MREIT-CP/8 shall be read in conjunction with the General Information Document, letter of offer and other related Disclosure documents pertaining to issue of Commercial Papers

INFORMATION IN RELATION TO THE ISSUER

Name of the Issuer	Mindspace Business Parks REIT
Principal place of business of the Issuer*	Raheja Tower, Block 'G', C-30, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051, Maharashtra, India
Date of incorporation/ SEBI registration	December 10, 2019 (Registered in the Republic of India as a contributory, determinate and irrevocable trust on November 18, 2019, under the Indian Trusts Act, 1882 and as a real estate investment trust on December 10, 2019, under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014) in Mumbai
Compliance Officer of the Manager	Mr. Bharat Sanghavi
Chief Financial Officer of the Manager	Ms. Preeti Chheda
Name and Address of the Contact Person of the Issuer	Name: Ms. Preeti Chheda Address: Raheja Tower, Level 8, Block 'G', C-30, Bandra Kurla Complex, Mumbai - 400051, Maharashtra, India Phone: +91 2656 4000 Email: bondcompliance@mindspacereit.com
Website of the Issuer	https://www.mindspacereit.com/
Name, Address and Date of Appointment of the Auditors of the Issuer	Deloitte Haskins & Sells LLP One International Centre, Tower 3, 27th-32nd Floor, Senapati Bapat Marg, Elphinstone Mill Compound, Elphinstone (W), Mumbai - 400 013 Peer review no. 017468 Firm's Registration No. 117366W/W-100018 Deloitte Haskins & Sells, LLP, statutory auditors of the Issuer were appointed in the Second Annual Meeting of the Unitholders held on June 29, 2022. Further they were appointed to hold office for a term of 5 years i.e. till the financial year ending March 31, 2027.
Name and Address of the Registrar and Transfer Agent	MUFG Intime India Private Limited (formerly known as Link Intime India Private Limited) SEBI Registration No.: INR000004058 Contact Person: Mr. Ganesh Jadhav Address: 247 Park, C 101 1st Floor, LBS Marg , Vikhroli (W) , Mumbai – 400 083 Phone: +91 22 49186000 Fax: 022-4918660 E-mail: debtca@linkintime.co.in Website: www.linkintime.co.in 
Name and Address of the Credit Rating Agency of the Issue***	(I) CRISIL Ratings Limited SEBI Registration No.: IN/CRA/001/1999

	<p>Address: Hiranandani Business Park, Central Ave, Hiranandani Gardens, Powai, Mumbai, Maharashtra 400076</p> <p>Phone: +91 22 3342 3000</p> <p>Name: Snehil Shukla</p> <p>Email: snehil.shukla@crisil.com</p> <p>Website: https://www.crisilratings.com</p> <p>CRISIL</p> <p>An S&P Global Company</p> <p>(II) ICRA Limited</p> <p>SEBI Registration No.: IN/CRA/008/15</p> <p>Address: B-710, Statesman House 148, Barakhamba Road, New Delhi-110001</p> <p>Phone: +91 40 6439 6427</p> <p>Website: https://www.icra.in</p> <p>Name: Anupama Reddy</p> <p>E-mail: anupama.reddy@icraindia.com</p> <p> ICRA</p>
Legal Counsel (if any)	Not Applicable

**The Issuer being a real estate investment trust does not have a registered office or corporate office. Accordingly, details of its principal place of business have been disclosed.*

****As at the date of this Key Information Document, CRISIL Ratings Limited has assigned a rating of 'CRISIL A1+' for the issuance of Commercial Papers and ICRA Ratings Limited has assigned a rating of '[ICRA] A1+' for the issuance of the Commercial Papers. Instruments with these ratings are considered to have the highest degree of safety regarding timely servicing of financial obligations. Such instruments carry the lowest credit risk. Please refer to Annexure I of this Key Information Document for copies of the credit rating letter dated June 06, 2025, for CRISIL Ratings Limited and the letter dated June 09, 2025, for ICRA Limited disclosing the rating rationale adopted for the aforesaid credit ratings. The Issuer hereby declares that the ratings are valid on the date of this Key Information Document and listing of the Commercial Paper.*

SECTION II: ISSUE RELATED INFORMATION
TERMS OF THE ISSUE: ISSUE DETAILS

S. No.	Terms	Details
1.	Security Name (Name of the non-convertible securities which includes (Coupon/dividend, Issuer Name and maturity year)	MREIT-CP/8 Discounted: 6.35% per annum (annualized basis) discount rate, Mindspace Business Parks REIT, Maturity Year – 2025
2.	Issuer	Mindspace Business Parks REIT
3.	Investment Manager	K Raheja Corp Investment Managers Private Limited or any other entity that is appointed by the unit holders as the manager of the REIT
4.	Type of Instrument	Listed, rated, unsecured, commercial paper
5.	ISIN	INEOCCU14088
6.	Value Date	23 June 2025
7.	Market Conventions	As per FIMMDA Conventions
8.	Other Conditions, if any	None
9.	Listing (name of stock Exchange(s) where it will be listed and timeline for listing)	BSE Limited Timeline for listing – Within 1 (one) Working Day from receipt of payment from Investor(s).
10.	Rating of the Instrument	CRISIL A1+ (pronounced as “CRISIL A one plus rating”) [ICRA] A1+ (pronounced as “ICRA A One plus”)
11.	Total amount of commercial papers outstanding (as on date)	INR 200 crore
12.	Issuance mode of Instrument	Dematerialised form only
13.	Trading mode of Instrument	Dematerialised form only
14.	Exact purpose of issue of CP / End use of funds	For repayment of financial indebtedness of the Issuer and/or Group SPVs (including replenishing of ODs/LOCs) via extending loans to Group SPVs and for temporary deployment (including investments)
15.	In case the issuer is a NBFC and the objects of the issue entail loan to any entity who is a ‘group company’ then disclosures shall be made in the following format	Not Applicable
16.	Day Count Basis	as per FIMMDA Conventions
17.	Issue amount	INR 200,00,00,000/- (Indian Rupees Two Hundred crores only)
18.	Details of default of commercial papers, NCD or any other debt instrument and other financial indebtedness including corporate guarantee issued in the past five financial years including in the current financial year	None
19.	Face Value	INR 500,000/- (Indian Rupees Five Lakhs only) per CP
20.	Date of earliest closing of the issue, if any.	Not applicable
21.	Record Date	The record date will be one working day before maturity.
22.	Role and Responsibilities of IPA	(i) Ensure that the issuer of a CP/NCD is authorised to borrow through CPs and/or NCDs and that the issuance is in compliance with the RBI

		<p>circular.</p> <p>(ii) Verify and hold certified copies of original documents and/or digitally signed documents related to the issuance in its custody.</p> <p>(iii) Issue an IPA certificate that all information and documents submitted by the issuer are in order.</p> <p>(iv) Make available the IPA certificate in electronic form on the website of the depositories for the CPs or NCDs issued.</p> <p>(v) Obtain the certificate from the CEO/CFO of the issuer.</p> <p>(vi) Ensure that the reporting obligations specified in these Directions are complied with.</p> <p>(vii) The Reserve Bank may, in the event of an IPA violating any provision of these directions, or any other directions/regulations/guidelines issued by the Bank from time to time in this regard, disallow an entity from acting as IPA for CP/NCD issuances for a period, as may be decided by the Reserve Bank.</p>
23.	Risk factors pertaining to the issue	Please refer to the section titled "Risk Factors" in the half yearly report of the Issuer for the half year ended September 30, 2024, and General Information Document.
24.	Governing Law and Jurisdiction	<p>Indian Law.</p> <p>Courts and tribunals in Mumbai.</p>
25.	Information Provision	The Issuer undertakes to provide information pertinent to a credit assessment of the Issuer by the potential investors in a timely fashion. This information will include, but not be limited to, latest financial information, rating letter and rating rationale, copies of the resolutions authorizing the borrowing and the latest profile of the Issuer.
26.	Net-worth of the Issuer as on March 31, 2025.	INR 148,105,500,499
27.	Details of other debt instruments Outstanding (as on March 31, 2025)	As per General Information Document
28.	Bank fund-based facilities from Banks/Financial Institutions if any (as on March 31, 2025)	Refer Annexure B
29.	Details of CP issued during the last 2 years.	Refer Annexure C
30.	<p>Credit Support/enhancement (if any):</p> <p>(i) Details of instrument, amount, guarantor issuer</p> <p>(ii) Copy of the executed guarantee</p> <p>(iii) Net worth of the guarantor issuer</p> <p>(iv) Names of companies to which guarantor has issued similar guarantee</p> <p>(v) Extent of the guarantee offered by the guarantor issuer</p> <p>(vi) Conditions under which the guarantee will be invoked</p>	None

Annexure A

Facility Provider- Nature of facility/Instrument	Amount sanctioned (INR Cr)	Principal amount outstanding (INR Cr)*	Repayment date/ schedule	Security, if applicable	Credit rating, if applicable	Asset classific ation
ICICI Bank – LRD & OD	400.00	355.41	30-Jun-2034	<p>1. Exclusive mortgage on the property</p> <p>2. Exclusive charge by way of hypothecation on scheduled receivables and all insurance proceeds</p> <p>3. Exclusive charge by way of hypothecation on the Escrow Account along with all the monies deposited therein and all investments in respect thereof</p> <p>4. Exclusive charge by way of hypothecation on the DSR Account along with all the monies deposited therein and all investments in respect thereof</p> <p>Property being Commercial Building (known as Paradigm or Building no. 12), comprising of Wing 'A' and 'B' of basement (part) + stilt + 9 upper floors standing on all that piece and parcel of land demarcated as a sub plot admeasuring 16,569 square meters, which is a part of the larger land bearing Survey No. 504, (Part) CTS No. 1406A/18 situated at Village Malad (West) in the Registration District of Bombay City and Bombay Suburban including all the structures/fixtures/assets thereon both present & future, along with all the development potential arising thereon including additional development potential in the form of TDR, premium FSI, etc</p>	-	Standard
HDFC Bank- LRD and OD	203.47	125.23	31-Aug-2034	Hypothecation of moveable fixed asset pertaining to property, present and future, ii) Hypothecation of current asset and	CARE AAA	Standard

				receivables pertaining to property , present and future iii) Escrow account and Debt service reserve account (DSRA), iv) Charge by way of Registered Mortgage of immovable assets pertaining to certain floor/unit of IT building named Building 4, v) Pari-Passu charge by way of registered mortgage on all that piece or parcel of land known as Plot No. IT-5 in the Trans Thane Creek (T.T.C.) Industrial Area, MIDC (Airoli Knowledge Park) ,Navi Mumbai admeasurements, 2,02,345 Square Meters, and as further detailed in the loan documents.		
HSBC Bank- LRD and OD	655	446.54	10-Feb-2030	Exclusive charge by way of registered mortgage over project Land & Building for R4, Commerzone Kharadi, Pune, and as further detailed in the loan documents.	CRISIL AAA(Stable)	Standard
Axis Bank-OD	145	122.02	25-March-2030	Exclusive charge by way of equitable mortgage on the entire assets, both movables (excluding current assets) and immoveable of KRIT Bldg 4A&B (alongwith proportionate undivided interest in the land), Madhapur, Hyderabad, and as further detailed in the loan documents.	-	Standard
ICICI Bank-OD against FD	25	22.42	31-Mar-2025	INR 25 Cr has been availed against Fixed Deposit.	-	Standard
Union Bank of India-OD against FD	4.5	0.0	7-Jun-2025	INR 4.5 Cr has been availed against Fixed Deposit.	-	Standard
Axis Bank – OD against FD	2.0	0.57	29-Jun-2025	INR 2.0 Cr has been availed against Fixed Deposit.	-	Standard
Union Bank of India – LRD	255	242.72	30-Nov-2035	First and Exclusive charge over all Building No. 3A and 3B Madhapur Hyderabad and its receivables, related escrow account, DSRA as further detailed in transaction documents	CARE AAA (Stable)	Standard

Axis Bank- OD	145	92.9	27-Mar-2026	Exclusive charge by way of mortgage of the building No. 14 alongwith undivided interest in the appurtenant land thereon at Mindspace Airoli East. Exclusive charge on the future cash flows of lease rentals to be received from and out of the Building 14, and as further detailed in the loan documents.	ICRA AAA/ A1+	Standard
Bajaj Housing Finance Limited Term loan and LOC	222.96	191.84	15-Nov-2041	Charge over leasable area of 0.342 Mn Sq Ft. situated on the 3rd to the 9th floor in Tower A, Commerzone comprising of two towers being Tower A and Tower B consisting of a combined triple basement, ground floor plus nine office floor, constructed on the land admeasuring approximately 5 acres 51 cents (equivalent to 22,425.13 square meters) as per revenue records bearing Survey No.25/3A, Survey No.25/4H5, Survey No.25/4H6B and Survey No.25/4I situate at 111/168, Porur village, Ambattur Taluk, Thiruvallur District, D.No.111 Mount Poonamallee High Road, Porur, Chennai 600 116. and as further detailed in the loan documents.	-	Standard

Bank of Baroda Term loan and OD	400	350.48	15-Mar-2038	First and exclusive charge over the lease rentals (receivables) from tenants of building no. 5&6 at Mind Space, Airoli, Navi Mumbai, District Thane, Maharashtra by way of registered mortgage on the entire Building Nos. 5 & 6 consisting of stilt, 2 parking floors and 8 office floors having a chargeable area of about 0.86 Mn sq. ft. which is constructed on the larger piece of leasehold land known as Plot No. 3 in the Kalwa Industrial Area within the village limits of Ilthan and Airavali Taluka and registration sub-district Thane district and registration district Thane contained by admeasurement 1,98,997 square meters or thereabouts; along with first pari-passu charge on the Land and as further detailed in the loan documents.	ICRA AAA/ A1+	Standard
Bajaj Housing Finance Limited Term loan and LOC	216.38	163.78	15-Mar-2036	First and Exclusive charge by way of Equitable mortgage on the demarcated portion of the land admeasuring about 12,008.46 sq. mtrs (2.96 acres) (de-notified SEZ Portion) being a portion of the larger property together with the Building No. 11 consisting of 3 basement, 1 stilt, 1 (Parking + office) and 13 office floors admeasuring about 6,02,456 sq. ft. at the Borrower's SEZ/NON SEZ project comprising of 40.25 acres land (larger Property) bearing Survey No. 64 (part) being and situated at Madhapur Village, Serilingmpally Mandal, Ranga Reddy District, Hyderabad 500081 and as further detailed in the loan documents.	CARE AAA (Stable)	Standard
State Bank of India Term loan	454	404.04	30-Jun-2038	a. Exclusive Mortgage over Floor 1 to 13 of building R3 alongwith land appurtenant thereto. b. Exclusive charge over receivables from Floor 1 to 13 of building R3 and as further detailed in the loan documents.	CRISIL AAA Stable	Standard
Bandhan Bank	400	370.75	30-Nov-2036	'Exclusive charge by way of registered mortgage over property/ies: -1st to 8th Floor, Bldg No. 1, Mindspace Airoli (leasable area 3,68,007 sq.ft.)		

				<p>-Ground and 1st to 7th Floor, Bldg No. 12, Mindspace Airoli, (leasable area 3,26,033 sq.ft)</p> <p>-First ranking pari passu charge on the proportionate beneficial right, title and interest of the Borrower over all that piece and parcel of leasehold land being Plot no. 3 aggregating 1,98,997 sq mts or thereabout lying, being and situated at village Ilthan and Airavali Taluka situated at MIDC TTC Industrial Area, Kalwa Navi Mumbai in the registration district Thane and registration sub-district Thane sub-urban, and as further detailed in the loan documents.</p>		
Bajaj Housing Finance Limited	425	379.92	15-Dec-2039	<p>-Exclusive charge by way of registered mortgage over Bldg 3 & 11, Mindspace Airoli</p> <p>-First ranking pari passu charge by way of mortgage on the proportionate beneficial right, title and interest of the Borrower over all that piece and parcel of leasehold land being Plot no. 3 aggregating 1,98,997 sq mts or thereabout lying, being and situated at village Ilthan and Airavali Taluka situated at MIDC TTC Industrial Area, Kalwa Navi Mumbai in the registration district Thane and registration sub-district Thane sub-urban, and as further detailed in the loan documents.</p>		
Bank of Baroda – LRD and OD	615	562	30-June-2039	<ul style="list-style-type: none"> ▪ Exclusive charge by way of registered mortgage of Building No 9, comprising Ground floor, Basement, 1st to 3rd floor car parking, 4th floor (food court) and 5th to 19 floor office space leased to various leases located at Gigaplex IT Park, MIDC, Plot No 1 I.T.5, Airoli Knowledge Park Rd, TTC Industrial Area, Airoli (West), Navi Mumbai, Maharashtra 400708 (hereinafter called as Mortgaged Property) ▪ First and exclusive charge over the lease rentals (receivables) Mortgaged Property (except tenants of 4th floor). 	CARE AAA(Stable)	Standard

				<ul style="list-style-type: none"> ▪ First and Exclusive Charge on escrow account opened with our bank wherein all receivables from tenants Mortgaged Property to be deposited (except tenants of 4th floor). ▪ First pari-passu mortgage and charge over all that piece or parcel of land known as plot no. IT-5 in the Trans Thane Creek (T.T.C) Industrial Area, MIDC (Airoli Knowledge Park) within the village limits of Airoli Taluka, and within the limits of Navi Mumbai Municipal Corporation, Registration Sub-District Thane, and Registration District Thane containing by admeasurements 2,02,300 square meter or thereabouts. 		
Axis Bank – Term loan & OD	196.63	192.20	31-Jan-2039	<p>- Exclusive EM/ RM charge of Building No.1 along with Pari-Passu charge on all that piece or parcel of land known as Plot No. IT- 5 in the Trans Thane Creek (T.T.C.) Industrial Area, MIDC (Airoli Knowledge Park) ,Navi Mumbai admeasurements, 2,02,300 Square Meters.</p> <p>- Exclusive charge on entire current assets (including receivables, moveable fixed assets and cash flows) and moveable fixed assets, both present and future, of Building No. 1.</p> <p>- Exclusive charge by way of hypothecation over a) All the rights, titles, interest, benefits, claims and demands whatsoever, of the Borrower, in the contracts, agreements, clearances, loss protection covers, etc, pertaining to Building No.1. (b) all the rights, titles, interest, benefits, claims and demands whatsoever, of the Borrower in any letter of credit, guarantee, performance bond provided by any counterparty to the Borrower, pertaining to Building No.1 (c) all the rights, titles, interest, benefits, claims and demands whatsoever, of the Borrower in the insurance contracts, policies, insurance proceeds, procured by the Borrower or procured by any of its</p>		

				contractors favouring the Borrower, pertaining to Building No.1. - Exclusive charge over the Escrow Account of Building No.1.		
Punjab National Bank	1,200	1,106.56	31-Dec-2038	Exclusive charge by way of mortgage on Floors 1 to 20 in Tower K of Commerzone Madhapur” including proportionate undivided interest in land admeasuring 2.84 Acres at Plot No. 16/A/1 and 6.23 acres at plot No. 16/A/2 in Survey No. 83/1 located in Hyderabad Knowledge City Raidurg village, Serilingampally Mandal, Telangana State Exclusive Hypothecation of entire current assets (including receivables and cash flows) and movable fixed assets both present and future, of the Floors 1 to 20 in Tower K	CARE A-	Standard
ICICI Bank- LRD and OD	193	96.61	30-Jun-2031	All the piece & parcel of Building 14 together with sub-plot of land located at Survey no. 64, situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad admeasuring approximately 14,456.45 sq. mtrs., having total leasable area of around 529,030 sq. ft. including all the structures thereon both present & future, along with all the development potential arising thereon including additional development potential in the form of TDR, premium FSI, etc., both present and future, and as further detailed in the loan documents.	CARE AAA Stable	Standard

* As per books of accounts post accounting adjustments.

At Mindspace Business Parks REIT standalone level there are no such borrowings. Accordingly, details pertaining to SPVs of Mindspace Business Parks REIT have been provided.

Annexure C

Details of Previous CP Issuances:

Issue reference	MREIT- CP-1
ISIN	INE0CCU14013
Amount	Rs.100,00,00,000/-
Date of Issue	December 20, 2022
Maturity Date	March 20, 2023
Credit Ratings issued by	CRISIL Ratings Limited
Credit Rating	CRISIL A1+
Date of rating	December 8, 2022
Validity period	Validity for issuance of Commercial Paper: 30 calendar days from the date of issue of ratings revalidation letter Validity of rating post issuance: 1 year
Details of issuing and paying agent	ICICI Bank Limited, Bandra Kurla Complex, Bandra East, Mumbai 400051, Mumbai, Mumbai Suburban, Maharashtra, 400051

Issue reference	MREIT- CP /Series-2/2023-24
ISIN	INE0CCU14021
Amount	Rs.150,00,00,000/-
Date of Issue	December 19, 2023
Maturity Date	June 6, 2024
Credit Ratings issued by	CRISIL Ratings Limited ICRA Limited
Credit Rating	CRISIL A1+ [ICRA]A1+
Date of rating	CRISIL - December 12, 2023 ICRA – November 27, 2023
Validity period	CRISIL: The rating validity of CRISIL is 30 days from the date of the issuance of the rating letter. Once the instrument is issued, the rating is valid throughout the life of the commercial paper programme with a maximum maturity period of 1 year, as further specified in rating letter. ICRA: The rating validity of ICRA is 3 months from the date of issuance of the rating letter till the time the instrument is not issued. Once the instrument is issued, the rating is valid throughout the life of the commercial paper programme which shall have the maximum maturity of 12 months from the date of issuance of the instrument, as further specified in rating letter.
Details of issuing and paying agent	ICICI Bank Limited, Bandra Kurla Complex, Bandra East, Mumbai 400051 Maharashtra

Issue reference	MREIT- CP /3
ISIN	INE0CCU14039

Amount	Rs.350,00,00,000/-
Date of Issue	April 26, 2024
Maturity Date	February 25, 2025
Credit Ratings issued by	CRISIL Ratings Limited ICRA Limited
Credit Rating	CRISIL A1+ [ICRA]A1+
Date of rating	CRISIL - ICRA –
Validity period	CRISIL: The rating validity of CRISIL is 30 days from the date of the issuance of the rating letter. Once the instrument is issued, the rating is valid throughout the life of the commercial paper programme with a maximum maturity period of 1 year, as further specified in rating letter. ICRA: The rating validity of ICRA is 3 months from the date of issuance of the rating letter till the time the instrument is not issued. Once the instrument is issued, the rating is valid throughout the life of the commercial paper programme which shall have the maximum maturity of 12 months from the date of issuance of the instrument, as further specified in rating letter.
Details of issuing and paying agent	ICICI Bank Limited, Bandra Kurla Complex, Bandra East, Mumbai 400051 Maharashtra

Issue reference	MREIT- CP/4
ISIN	INE0CCU14047
Amount	Rs. 150,00,00,000 (One hundred fifty crores only)
Date of Issue	August 22, 2024
Maturity Date	November 20, 2024
Credit Ratings issued by	CRISIL Ratings Limited ICRA Limited
Credit Rating	CRISIL A1+ [ICRA]A1+
Date of rating	CRISIL - August 09, 2024 ICRA – August 08, 2024
Validity period	1 year CRISIL: The rating validity of CRISIL is 60 days from the date of the issuance of the rating letter. Once the instrument is issued, the rating is valid throughout the life of the commercial paper programme with a maximum maturity period of 1 year, as further specified in rating letter. ICRA: The rating validity of ICRA is 3 months from the date of issuance of the rating letter till the time the instrument is not issued. Once the instrument is issued, the rating is valid throughout the life of the

	commercial paper programme which shall have the maximum maturity of 12 months from the date of issuance of the instrument, as further specified in rating letter.
Details of issuing and paying agent	ICICI BANK LIMITED, BANDRA KURLA COMPLEX, BANDRA EAST, MUMBAI 400051 MAHARASHTRA

Issue reference	MREIT- CP/5
ISIN	INE0CCU14054
Amount	Rs. 100,00,00,000 (One hundred crores only)
Date of Issue	September 25, 2024
Maturity Date	June 06, 2025
Credit Ratings issued by	CRISIL Ratings Limited ICRA Limited
Credit Rating	CRISIL A1+ [ICRA]A1+
Date of rating	CRISIL – September 12, 2024 ICRA – September 13, 2024
Validity period	1 year CRISIL: The rating validity of CRISIL is 60 days from the date of the issuance of the rating letter. Once the instrument is issued, the rating is valid throughout the life of the commercial paper programme with a maximum maturity period of 1 year, as further specified in rating letter. ICRA: The rating validity of ICRA is 3 months from the date of issuance of the rating letter till the time the instrument is not issued. Once the instrument is issued, the rating is valid throughout the life of the commercial paper programme which shall have the maximum maturity of 12 months from the date of issuance of the instrument, as further specified in rating letter.
Details of issuing and paying agent	ICICI BANK LIMITED, BANDRA KURLA COMPLEX, BANDRA EAST, MUMBAI 400051 MAHARASHTRA

Issue reference	MREIT- CP/6
ISIN	INE0CCU14062
Amount	Rs. 500,00,00,000 (Five hundred crores only)
Date of Issue	February 20, 2025
Maturity Date	May 16, 2025
Credit Ratings issued by	CRISIL Ratings Limited ICRA Limited
Credit Rating	CRISIL A1+ [ICRA]A1+
Date of rating	CRISIL – February 10, 2025 ICRA – February 10, 2025
Validity period	1 year CRISIL: The rating validity of CRISIL is 60 days from the date of the issuance of the rating letter. Once the instrument is issued, the rating is valid

	<p>throughout the life of the commercial paper programme with a maximum maturity period of 1 year, as further specified in rating letter.</p> <p>ICRA:</p> <p>The rating validity of ICRA is 3 months from the date of issuance of the rating letter till the time the instrument is not issued. Once the instrument is issued, the rating is valid throughout the life of the commercial paper programme which shall have the maximum maturity of 12 months from the date of issuance of the instrument, as further specified in rating letter.</p>
Details of issuing and paying agent	ICICI BANK LIMITED, BANDRA KURLA COMPLEX, BANDRA EAST, MUMBAI 400051 MAHARASHTRA

Issue reference	MREIT- CP/7
ISIN	INE0CCU14070
Amount	Rs. 600,00,00,000 (Five hundred crores only)
Date of Issue	April 28, 2025
Maturity Date	August 22, 2025
Credit Ratings issued by	CRISIL Ratings Limited
	ICRA Limited
Credit Rating	CRISIL A1+ [ICRA]A1+
Date of rating	CRISIL – April 17, 2025
	ICRA – April 17, 2025
Validity period	<p>1 year</p> <p>CRISIL:</p> <p>The rating validity of CRISIL is 60 days from the date of the issuance of the rating letter. Once the instrument is issued, the rating is valid throughout the life of the commercial paper programme with a maximum maturity period of 1 year, as further specified in rating letter.</p> <p>ICRA:</p> <p>The rating validity of ICRA is 3 months from the date of issuance of the rating letter till the time the instrument is not issued. Once the instrument is issued, the rating is valid throughout the life of the commercial paper programme which shall have the maximum maturity of 12 months from the date of issuance of the instrument, as further specified in rating letter.</p>
Details of issuing and paying agent	ICICI BANK LIMITED, BANDRA KURLA COMPLEX, BANDRA EAST, MUMBAI 400051 MAHARASHTRA

Capitalized terms which have not been defined in this Key Information Document shall have the meaning assigned to such term in the Debenture Trust Deed.

Other Disclosures:

If the security is backed by a guarantee or letter of comfort or any other document of a similar nature, a copy of the same shall be disclosed. In case such document does not contain the detailed payment structure (procedure of invocation of guarantee and receipt of payment by the investor along with timelines), the same shall be disclosed in the offer document:

Not Applicable.

SECTION III: FINANCIAL INFORMATION

The financial information provided in the General Information Document is not more than 6 (six) months old. Please refer to **Schedule II** of the General Information Document.

SECTION IV: OTHER REGULATORY DISCLOSURES

I. Expenses of the Issue:

Expenses of the issue along with a breakup for each item of expense, including details of the fees payable to separately as under (in terms of amount, as a percentage of total issue expenses and as a percentage of total issue size), as applicable:

Expenses	Fees Amount (in Rs.)	Fees as a percentage of total issue expenses (%)	Fees as a percentage of total issue size (%)
Lead manager(s) fees	NIL	NIL	NIL
Underwriting commission	NIL	NIL	NIL
Brokerage, selling commission and upload fees	NIL	NIL	NIL
Fees payable to the registrars to the issue	NIL	NIL	NIL
Advertising and marketing expenses	NIL	NIL	NIL
Fees payable to the regulators including stock exchanges	1,15,000	8.75	0.006
Expenses incurred on printing and distribution of issue stationary	NIL	NIL	NIL
Any other fees, commission or payments under whatever nomenclature*	12,00,000	91.25	0.060
Total	13,15,000	100.00	0.066

Note: *For the purpose of Credit Ratings fees, the estimated fee has been computed in proportion to the tenure of the instrument

Note: The above expenses are exclusive of applicable goods and service tax, indicative and subject to change depending on the actual level of subscription to the Issue and the number of allottees, market conditions and other relevant factors and will be payable at the discretion of the Issuer.

II. Consent of directors, auditors, bankers to issue, trustees, solicitors or advocates to the issue, legal advisors to the issue, lead managers to the issue, Registrar to the Issue, and lenders (if required, as per the terms of the agreement) and experts:

Party	Name	Consent reference/ date
Board of Directors/ Executive Committee of the Investment Manager	K. Raheja Corp Investment Mangers Private Limited, acting as a manager to Mindspace Business Parks REIT	Resolution dated May 06, 2025
Auditor	Deloitte Haskins & Sells LLP	Not Applicable
Arrangers	Not applicable	Not applicable.
Debenture Trustee	Not applicable	Not applicable
Legal Counsel to the transaction	Not Applicable	Not applicable
Registrar and Transfer Agent	MUFG Intime India Private Limited	Not applicable

	(formerly known as Link Intime India Private Limited)	
Existing Lenders	Not Applicable	Not Applicable

SECTION V: MATERIAL CHANGES TO INFORMATION PROVIDED IN GENERAL INFORMATION DOCUMENT

There are no material changes to the information provided under the General Information Document, since the issue of the General Information Document, relevant to the Issue or which are required to be disclosed under this Key Information Document.

**SECTION VI: MATERIAL DEVELOPMENTS NOT DISCLOSED IN THE GENERAL INFORMATION DOCUMENT SINCE ISSUE OF
GENERAL INFORMATION DOCUMENT**

There are no material developments since the issue of the General Information Document, relevant to the Issue of Commercial Paper under this Key Information Document or which are required to be disclosed under this Key Information Document.

DECLARATION

The Investment Manager hereby declares that this Key Information Document read with General Information Document dated May 06, 2025, contains full disclosure in accordance with SEBI Debt Regulations, the Companies Act and rules thereunder and circulars issued thereunder, as may be applicable.

The Investment Manager also confirms that this Key Information Document does not omit disclosure of any material fact which may make the statements made therein, in the light of the circumstances under which they are made, misleading. The Key Information Document also does not contain any false or misleading statement in any material respect.

Investors are advised to read the risk factors carefully before taking an investment decision in this Issue. For taking an investment decision, investors must rely on their own examination of the Issuer and the offer including the risks involved. The Commercial Paper have not been recommended or approved by the any regulatory authority in India, including the SEBI nor does SEBI guarantee the accuracy or adequacy of this Key Information Document. Specific attention of investors is invited to the statement of 'Risk factors' as mentioned in the General Information Document.

The Investment Manager having made all reasonable inquiries, accepts responsibility for and confirms that the information contained in this Key Information Document is true and correct in all material aspects and is not misleading in any material respect and that the opinions and intentions expressed herein are honestly held and that there are no other facts, the omission of which make this document as a whole or any of such information or the expression of any such opinions or intentions misleading in any material respect.

The Investment Manager accepts no responsibility for the statements made otherwise than in this Key Information Document or in any other material issued by or at the instance of the Investment Manager and that anyone placing reliance on any other source of information would be doing so at his own risk. The Investment Manager declares that all the relevant provisions of the relevant regulations or guidelines issued by SEBI and other applicable laws have been complied with and no statement made in this Key Information Document is contrary to the provisions of the regulations or guidelines issued by SEBI and other applicable law, as the case may be.

The Investment Manager also confirms that the Permanent Account Number, Aadhaar Number, Driving License Number, Bank Account Number(s) and Passport Number of the Sponsors (as applicable) and Permanent Account Number of directors / trustees / officers of the Sponsors (as applicable) have been submitted to the Stock Exchange on which the Commercial Paper are proposed to be listed, at the time of filing the Key Information Document.

The Investment Manager accepts no responsibility for statements made otherwise than in this Key Information Document or any other material issued by or at the instance of the Issuer and anyone placing reliance on any other source of information would be doing so at his/her/their own risk. The information contained in this Key Information Document is applicable to privately placed debt securities and subject to information available with the Issuer. The extent of disclosures made in the Key Information Document is materially consistent with disclosures permitted by regulatory authorities to the issue of securities made by companies in the past.

Declaration by the Authorized Signatory of the Investment Manager

The monies received under the offer shall be used only for the purposes and objects indicated in the Key Information Document.

We Bharat Sanghavi, (Company Secretary & Compliance Officer) and Preeti Chheda (Chief Financial Officer) are the persons authorized by the board of directors of the Investment Manager of the Issuer vide resolutions dated July 17, 2023 read with the resolutions passed by the executive committee of the Investment Manager dated April 21, 2025, to sign this Key Information Document and declare that the subject matter of this Key Information Document and matters incidental thereto have been complied with. The Investment Manager has been converted into a private limited company, K Raheja Corp Investment Managers Private Limited with effect from July 7, 2023, bearing CIN no. U68200MH2023PTC406104 having registered office at Raheja Tower, C-30, Block 'G', Bandra Kurla Complex, Bandra (E), Mumbai – 400051. I further declare that the Issuer has complied with the Securities Contracts (Regulation) Act, 1956 and the Securities and Exchange Board of India Act, 1992 and the rules and regulations made thereunder;

- a. the Issuer has complied with the Securities Contracts (Regulation) Act, 1956 and the Securities and Exchange Board of India Act, 1992 and the rules and regulations made thereunder;
- b. the compliance with the Securities and Exchange Board of India Act, 1992 and the rules made thereunder does not imply that payment of Coupon or repayment of the Debentures, is guaranteed by the central government;
- c. the monies received under the Issue shall be used only for the purposes and objects indicated in the Key Information Document; and
- d. whatever is stated in this Key Information Document and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the Promoters (Sponsors) subscribing to the trust deed of the Issuer. It is further declared and verified that all the required attachments have been completely, correctly and legibly attached to this form.
- e. the contents of this Key Information Document have been perused by the board of directors of the Investment Manager, and the final and ultimate responsibility of the contents mentioned herein lies with the board of directors of the Investment Manager.
- f. the undersigned are duly authorized to attest this declaration by the board of directors of the Investment Manager by a resolution dated July 17, 2023, read with the resolutions passed by the executive committee of the Investment Manager dated April 21, 2025, a copy of which is annexed to this Key Information Document.

**For and on behalf of Mindspace Business Parks REIT
(acting through its Manager K Raheja Corp Investment Managers Private Limited
(Formerly known as K Raheja Corp Investment Managers LLP)**

Sd/-
Bharat Sanghavi
Company Secretary & Compliance Officer

Sd/-
Preeti Chheda
Chief Financial Officer

Date: June 19, 2025
Place: Mumbai

Annexure I

CREDIT RATING COMMUNICATION LETTER AND RATING RATIONALE FROM THE CREDIT RATING AGENCY

[annexed separately]

RL/MIBPKR/370339/CP/0625/119822
June 06, 2025

Ms. Preeti Chheda
Chief Financial Officer
Mindspace Business Parks REIT (Mindspace REIT)
Plot No C, 30, G Block Road, G Block, BKC,
Mumbai City - 400051
9920784726



Dear Ms. Preeti Chheda,

Re: Review of Crisil Rating on the Rs.1550 Crore (Enhanced from Rs.1250 Crore) Commercial Paper of Mindspace Business Parks REIT (Mindspace REIT)

All ratings assigned by Crisil Ratings are kept under continuous surveillance and review.

Crisil Ratings has, after due consideration, reaffirmed its Crisil A1+ (pronounced as Crisil A one plus rating) rating on the captioned debt instrument. Securities with this rating are considered to have very strong degree of safety regarding timely payment of financial obligations. Such securities carry lowest credit risk.

For the purpose of issuance of captioned commercial paper programme, this letter is valid for 60 calendar days from the date of the letter. In the event of your company not placing the above programme within this period, or in the event of any change in the size/structure of your proposed issue, the rating shall have to be reviewed and a letter of revalidation shall have to be issued to you. Once the instrument is issued, the above rating is valid (unless revised) throughout the life of the captioned Commercial Paper Programme with a maximum maturity of one year.

As per our Rating Agreement, Crisil Ratings would disseminate the rating through its publications and other media, and keep the rating under surveillance for the life of the instrument. Crisil Ratings reserves the right to withdraw or revise the ratings assigned to the captioned instrument at any time, on the basis of new information, or unavailability of information or other circumstances, which Crisil Ratings believes, may have an impact on the rating. Please visit www.crisilratings.com and search with the name of the rated entity to access the latest rating/s.

Should you require any clarification, please feel free to get in touch with us.

With warm regards,

Yours sincerely,

Snehil Shukla
Associate Director - Crisil Ratings

Nivedita Shibu
Director - Crisil Ratings



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Rating Rationale

June 06, 2025 | Mumbai

Mindspace Business Parks REIT (Mindspace REIT)

Rated amount enhanced for Commercial Paper

Rating Action

Rs.1200 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.225 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.500 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.570 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.100 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.450 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.550 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.50 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.150 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.40 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.175 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.30 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.500 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Rs.800 Crore Non Convertible Debentures	Crisil AAA/Stable (Reaffirmed)
Corporate Credit Rating	Crisil AAA/Stable (Reaffirmed)
Rs.1550 Crore (Enhanced from Rs.1250 Crore) Commercial Paper	Crisil A1+ (Reaffirmed)

Note: None of the Directors on Crisil Ratings Limited's Board are members of rating committee and thus do not participate in discussion or assignment of any ratings.

The Board of Directors also does not discuss any ratings at its meetings.

1 crore = 10 million

Refer to Annexure for Details of Instruments & Bank Facilities

Detailed Rationale

Crisil Ratings has reaffirmed its 'Crisil AAA/Stable/Crisil A1+' ratings on NCDs, Corporate Credit Rating and Commercial Paper of Mindspace Business Parks REIT (Mindspace REIT).

Mindspace REIT, sponsored by the K Raheja Corp group, comprises a portfolio (as of March 2025) of 10 commercial offices, IT parks and SEZ assets with operational area of 30.0 million square feet (sq ft), as well as under-construction and planned development projects spanning 3.7 million sq ft and 3.4 million sq ft, respectively. The REIT also houses a facility management division.

In fiscal 2025, Mindspace REIT's revenue saw 9.6% year-on-year increase, reaching Rs 2,563 crore, driven by stable rentals, contractual escalations and improved occupancy rates. Net operating income (NOI) also rose by 8.9%, reaching Rs 2,062 crore with a stable NOI margin of approximately 80%. Committed occupancy increased to 93% as of March 2025 from 88.6% as of March 2024, largely owing to rise in occupancy in SEZ assets following denotification.

The REIT's consolidated gross debt increased to Rs 10,134 crore as of March 31, 2025, from Rs 7,062 crore as of March 31, 2024, primarily due to debt drawn to fund ongoing capital expenditures (capex). The debt-to-NOI ratio stood at approximately 4.9 times as of March 31, 2025 as against 3.7 times as of March 31, 2024, as the REIT continues to borrow to fund its under-construction projects. In addition, REIT has acquired Commerzone Raidurg with leasable area of 1.8 million sq ft (one of the right of first offer [ROFO] assets of the REIT) along with its debt and issued units to equity shareholder of asset holding company and the REIT is also planning for acquisition of an asset in Hyderabad, which is expected to be funded through debt. However, debt protection metrics are expected to remain comfortable over the medium term. Any larger-than-expected debt-funded capex or acquisition, weakening the credit metrics will be monitorable.

The ratings continue to reflect Mindspace REIT's comfortable loan-to-value (LTV) ratio, characterised by low debt, strong debt protection metrics supported by a cap on incremental borrowings and stable revenue profile of the assets amid benefits of healthy occupancy and geographic diversification. The strengths are partially offset by susceptibility to volatility in the real estate sector, causing fluctuation in rental rates and occupancy.

Analytical Approach

Crisil Ratings has combined the business and financial risk profiles of Mindspace REIT with those of its asset special purpose vehicles (SPVs) in line with its criteria for rating entities in homogeneous groups. This is because Mindspace REIT has direct control over the asset SPVs and will support them in the event of any exigency. Additionally, as per Securities and Exchange Board of India's (SEBI's), Real Estate Investment Trust (REIT) Regulations, 2014, Mindspace REIT and its asset SPVs are mandated to distribute 90% of their net distributable cash flow. Also, the cap on borrowing by the REIT has been defined at a consolidated level (equivalent to 49% of the aggregate value of Mindspace REIT's assets).

Please refer Annexure - List of Entities Consolidated, which captures the list of entities considered and their analytical treatment of consolidation.

Key Rating Drivers & Detailed Description

Strengths:

- **Comfortable LTV ratio, supporting the ability to refinance:** Consolidated gross debt was low at Rs 10,134 crore as on March 31, 2025, largely on account of debt-funded capex. Consequently, Mindspace REIT has a comfortable LTV ratio of 27.7% (on gross debt basis) and ~24.3% (on net debt basis). The low LTV ratio shields investors from the risk of any decline in property prices and its consequent impact on refinancing and provides headroom for any debt funded acquisition and capex. REIT has raised funds in the past for the refinancing of debt at the trust and SPV level and is expected to continue.
- **Strong debt protection metrics:** Mindspace REIT is expected to have healthy debt protection metrics, including for all incremental financing in the underlying asset SPVs. This is because incremental debt, over and above the existing debt, to be raised over the next 3-5 years is expected to be around Rs 4,500 crore factoring its ongoing capex plans. In addition, REIT has acquired Commerzone Raidurg with leasable area of 1.8 million sq ft, (one of the ROFO assets of the REIT) the asset is at 100% occupancy and average rentals are of Rs 69 per sq ft. Acquisition price is of Rs 2,038 crore and is acquired along with debt (including security deposits payable) of Rs 1,425 crore and units issued to equity shareholder of asset holding company for consideration of Rs 613 crore, post this acquisition LTV is estimated at 25% (on net debt basis). REIT is also planning for an acquisition in Hyderabad, which is expected to be funded through debt. The existing debt instruments stipulate debt-to-Ebitda (earnings before interest, taxes, depreciation and amortisation) or debt-to-NOI thresholds of 5.0 times, which has been changed in the instrument raised in March 2023 onwards to 6.0 times. Though the financial covenant has been revised upwards, Crisil Ratings expects the ratio to remain within the erstwhile covenants of debt-to-NOI of 5 times in line with the management articulation of maintaining conservative capital structure. Consequently, the LTV is expected to remain below 30% on a sustained basis.
- **Stable revenue of asset SPVs:** Mindspace REIT's entire revenue comes from 10 commercial offices, IT parks and SEZs. Consolidated revenue from operations (excluding revenue from works contract) was Rs 2,563 crore and Rs 2,351 crore, respectively, in fiscals 2025 and 2024. Leasing activity has picked up with the REIT entering into agreements for new and vacant area of ~22 lakh sq ft while renewing agreements for ~19 lakh sq ft in fiscal 2025 at a re-leasing spread of 22.8% (on 36.0 lakh sq. ft). Superior asset and service quality, favourable location in prime areas of Hyderabad, Mumbai Region, Pune and Chennai, good demand and competitive rental rates should support occupancy.

Weakness:

- **Susceptibility to volatility in the real estate sector:** Rental collection remains susceptible to economic downturns, which may constrain the tenant's business risk profile, and therefore, limit occupancy and rental rates. Top 10 tenants and technology sector concentration at 33% and 39.3% of gross contracted rentals, respectively, as on March 31, 2025, exposes the REIT to moderate concentration risk. Further, as on March 31, 2025, 10% of the operational portfolio is coming up for expiry in fiscals 2026 and 2027. While majority of the tenants are established corporates and may continue to occupy the property, any industry shock leading to vacancies may make it difficult to find alternate lessees within the stipulated time. This could adversely impact cash flow, and hence, will be a key rating sensitivity factor.

Liquidity: Superior

Liquidity remains strong, supported by healthy debt protection metrics, including for permitted additional financing. Further, a low LTV ratio enhances the REIT's financial flexibility. Consolidated debt is unlikely to cause LTV ratio to exceed 40%, thus protecting investors from any decline in property prices and the consequent impact on refinancing.

Outlook: Stable

Crisil Ratings believes Mindspace REIT will continue to benefit from the quality of its underlying assets over the medium term.

Rating sensitivity factors

Downward factors:

- Decline in the value of the underlying assets or higher-than-expected incremental borrowings, resulting in Crisil Ratings sensitised LTV ratio of 40% or above
- Weakening of operating performance, leading to lower-than-expected occupancy

- Significant delay in completion and leasing of under-construction assets or acquisition of low quality assets, affecting portfolio health
- Any impact on independence of REIT operations due to but not limited to change in sponsorship of the trust or ownership of the REIT manager

About the Company

Mindspace REIT is registered as an irrevocable trust under the Indian Trust Act, 1882, and as a REIT with SEBI's REIT Regulations, 2014, as amended. Mindspace REIT's portfolio assets are held through the following asset SPVs:

K Raheja IT Park (Hyderabad) Ltd (KRIT), Sundew Properties Ltd and Intime Properties Ltd (Intime) own and operate a SEZ/IT park, Mindspace, in Madhapur, Hyderabad. The property has been operational since 2005 and has a total completed area of approximately (approx) 99 lakh sq ft with committed occupancy 97.2% as on March 31, 2025, while an additional area of approx 38 lakh sq ft is expected to be developed over the medium term.

Avacado Properties and Trading (India) Pvt Ltd (Avacado) owns and operates:

- IT park Mindspace, in Malad, Mumbai region. The property has been operational since 2004 and has a total leasable area of approx 8 lakh sq ft with committed occupancy of 98.5% as on March 31, 2025.
- A commercial office, The Square, in Bandra Kurla Complex, Mumbai region, with a total leasable area of approx 1 lakh sq ft and committed occupancy of 100.0% as on March 31, 2025. The property was acquired by the group in August 2019 and is completely leased.

Mindspace Business Parks Pvt Ltd (MBPPL) owns and operates:

- An SEZ, Mindspace, in Airoli (East), Mumbai region. The property has been operational since 2007, and has a total completed leasable area of approx 49 lakh sq ft with committed occupancy of 78.8% as on March 31, 2025, while an additional area of approx 23 lakh sq ft is expected to be gradually developed over the medium-to-long term.
- An IT Park, Commerzone, in Yerwada, Pune. The property has been operational since 2010 and has a total leasable area of approx 17 lakh sq ft with committed occupancy of 94.2% as on March 31, 2025.
- An IT Park/commercial office, The Square, in Nagar Road, Pune. The property has been operational since 2015 and has a total leasable area of approx 8 lakh sq ft with committed occupancy of 100.0% as on March 31, 2025.
- An SEZ, Mindspace, in Pocharam, Hyderabad. The property has been operational since 2012 and has a total completed leasable area of approx 6 lakh sq ft which is currently not occupied, while an additional area of approx 4 lakh sq ft. Board has approved the initiation and associated matters in relation to the divestment of Mindspace Pocharam, Telangana.

Gigaplex Estate Pvt. Ltd (Gigaplex) owns and operates an SEZ/IT park, Mindspace, in Airoli (West) (Mumbai region). The property has been operational since 2013, and has a total completed leasable area of approx 53 lakh sq ft with committed occupancy of 87.6% as on March 31, 2025, while an additional area of approx 11 lakh sq ft is under construction and expected to be completed in phases over the next fiscal.

KRC Infrastructure and Projects Pvt Ltd (KRC Infra):

- Owns and operates an SEZ/IT park, Commerzone, in Kharadi, Pune. The property has completed leasable area of approx 30 lakh sq ft with committed occupancy of 100.0% as on March 31, 2025.
- The facility management arm, housed under this entity beginning October 1, 2020, provides services for each asset under the REIT. Services include housekeeping, management of equipment, facade cleaning, security expenses, repair and maintenance and maintenance of common areas.

Horizonview Properties Pvt Ltd (Horizonview) owns an IT park, Commerzone, in Porur, Chennai. The property was completed in June 2020. Trust had acquired 2.4 lakh sq ft of leasable area from Landowner in Sep-2023 which was funded through debt. The property has completed leasable area of approx 11 lakh sq ft with committed occupancy of 100% as on March 31, 2025.

Key Financial Indicators (consolidated; Crisil Ratings-adjusted)

Particulars	Unit	2025	2024
Revenue from operations	Rs crore	2,596	2,429
Profit after tax (PAT)	Rs crore	514	561
PAT margin	%	19.8	23.1
Adjusted gearing	Times	0.68	0.47
Interest coverage	Times	3.53	3.91

Any other information:

Key financial covenants for NCDs tranche I, II, and III of Rs 200 crore and Rs 75 crore, respectively

At the REIT level:

- Gross total debt / EBITDA or NOI < = 5.00 times
- LTV (on net debt basis) <= 49%

Key financial covenants for NCDs tranche IV of Rs 500

At the REIT level:

- Net total debt / EBITDA or NOI < = 5.00 times
- LTV (on net debt basis) <= 49%

Key financial covenants for NCDs tranche V, VI, VII, VIII, IX, X and XII of Rs 550 crore, Rs 500 crore, Rs 500 crore, Rs 340 crore, Rs 500 crore, Rs 650 crore and Rs 600 crore, respectively

At the REIT level:

- Net total debt / NOI < = 6.00 times
- LTV (on net debt basis) <= 49%

Note on complexity levels of the rated instrument:

Crisil Ratings' complexity levels are assigned to various types of financial instruments and are included (where applicable) in the 'Annexure - Details of Instrument' in this Rating Rationale.

Crisil Ratings will disclose complexity level for all securities - including those that are yet to be placed - based on available information. The complexity level for instruments may be updated, where required, in the rating rationale published subsequent to the issuance of the instrument when details on such features are available.

For more details on the Crisil Ratings' complexity levels please visit www.crisilratings.com. Users may also call the Customer Service Helpdesk with queries on specific instruments.

Annexure - Details of Instrument(s)

ISIN	Name Of Instrument	Date Of Allotment	Coupon Rate (%)	Maturity Date	Issue Size (Rs.Crore)	Complexity Levels	Rating Outstanding with Outlook
NA	Commercial Paper	NA	NA	7 to 365 Days	1550.00	Simple	Crisil A1+
INE0CCU07066	Non Convertible Debentures	28-Jul-22	7.95	27-Jul-27	450.00	Simple	Crisil AAA/Stable
INE0CCU07066	Non Convertible Debentures	28-Jul-22	7.95	27-Jul-27	50.00	Simple	Crisil AAA/Stable
INE0CCU07074	Non Convertible Debentures	15-Mar-23	8.02	13-Apr-26	550.00	Simple	Crisil AAA/Stable
INE0CCU07082	Non Convertible Debentures	02-Jun-23	7.75	30-Jun-26	500.00	Simple	Crisil AAA/Stable
INE0CCU07090	Non Convertible Debentures	11-Sep-23	8.03	10-Dec-26	500.00	Simple	Crisil AAA/Stable
INE0CCU07108	Non Convertible Debentures	21-Mar-24	7.93	20-Mar-27	340.00	Simple	Crisil AAA/Stable
INE0CCU07116	Non Convertible Debentures	13-May-24	7.96	11-May-29	500.00	Simple	Crisil AAA/Stable
INE0CCU07124	Non Convertible Debentures	25-Jun-24	Variable-Others	24-Jun-31	650.00	Simple	Crisil AAA/Stable
INE0CCU07140	Non Convertible Debentures	13-May-25	7.20	10-May-30	600.00	Simple	Crisil AAA/Stable
NA	Non Convertible Debentures [#]	NA	NA	NA	1200.00	Simple	Crisil AAA/Stable

[#] Yet to be issued

Annexure – List of entities consolidated

Entity consolidated	Extent of consolidation	Rationale for consolidation
K Raheja IT Park (Hyderabad) Ltd	Full	89% subsidiary
Sundew Properties Ltd	Full	89% subsidiary
Intime Properties Ltd	Full	89% subsidiary
Avacado Properties and Trading (India) Pvt Ltd	Full	100% subsidiary
Mindspace Business Psarks Pvt Ltd	Full	100% subsidiary
Gigaplex Estate Pvt Ltd	Full	100% subsidiary
KRC Infrastructure and Projects Pvt Ltd	Full	100% subsidiary
Horizonview Properties Pvt Ltd	Full	100% subsidiary
Sustain Properties Private Limited	Full	100% subsidiary

Annexure - Rating History for last 3 Years

	Current			2025 (History)		2024		2023		2022		Start of 2022
Instrument	Type	Outstanding Amount	Rating	Date	Rating	Date	Rating	Date	Rating	Date	Rating	Rating
Corporate Credit Rating	LT	0.0	Crisil AAA/Stable	17-04-25	Crisil AAA/Stable	25-06-24	Crisil AAA/Stable	27-12-23	Crisil AAA/Stable	12-12-22	Crisil AAA/Stable	CCR AAA/Stable
			--	17-03-25	Crisil AAA/Stable	29-04-24	Crisil AAA/Stable	23-08-23	Crisil AAA/Stable	07-09-22	CCR AAA/Stable	--
			--	10-02-25	Crisil AAA/Stable	28-02-24	Crisil AAA/Stable	22-05-23	Crisil AAA/Stable	27-05-22	CCR AAA/Stable	--
			--	03-02-25	Crisil AAA/Stable		--	28-02-23	Crisil AAA/Stable	17-05-22	CCR AAA/Stable	--
			--		--	--	--	09-02-23	Crisil AAA/Stable		--	--
Commercial Paper	ST	1550.0	Crisil A1+	17-04-25	Crisil A1+	25-06-24	Crisil A1+	27-12-23	Crisil A1+	12-12-22	Crisil A1+	Crisil A1+
			--	17-03-25	Crisil A1+	29-04-24	Crisil A1+	23-08-23	Crisil A1+	07-09-22	Crisil A1+	--
			--	10-02-25	Crisil A1+	28-02-24	Crisil A1+	22-05-23	Crisil A1+	27-05-22	Crisil A1+	--
			--	03-02-25	Crisil A1+		--	28-02-23	Crisil A1+	17-05-22	Crisil A1+	--
			--		--		--	09-02-23	Crisil A1+		--	--
Non Convertible Debentures	LT	5340.0	Crisil AAA/Stable	17-04-25	Crisil AAA/Stable	25-06-24	Crisil AAA/Stable	27-12-23	Crisil AAA/Stable	12-12-22	Crisil AAA/Stable	Crisil AAA/Stable
			--	17-03-25	Crisil AAA/Stable	29-04-24	Crisil AAA/Stable	23-08-23	Crisil AAA/Stable	07-09-22	Crisil AAA/Stable	--
			--	10-02-25	Crisil AAA/Stable	28-02-24	Crisil AAA/Stable	22-05-23	Crisil AAA/Stable	27-05-22	Crisil AAA/Stable	--
			--	03-02-25	Crisil AAA/Stable		--	28-02-23	Crisil AAA/Stable	17-05-22	Crisil AAA/Stable	--
			--		--		--	09-02-23	Crisil AAA/Stable		--	--
Long Term Principal Protected Market Linked Debentures	LT		--		--	25-06-24	Withdrawn	27-12-23	Crisil PPMLD AAA/Stable	12-12-22	Crisil PPMLD AAA r /Stable	Crisil PPMLD AAA r /Stable
			--		--	29-04-24	Crisil PPMLD AAA/Stable	23-08-23	Crisil PPMLD AAA/Stable	07-09-22	Crisil PPMLD AAA r /Stable	--
			--		--	28-02-24	Crisil PPMLD AAA/Stable	22-05-23	Crisil PPMLD AAA/Stable	27-05-22	Crisil PPMLD AAA r /Stable	--
			--		--		--	28-02-23	Crisil PPMLD AAA/Stable	17-05-22	Crisil PPMLD AAA r /Stable	--
			--		--		--	09-02-23	Crisil PPMLD AAA/Stable		--	--

All amounts are in Rs.Cr.

Criteria Details

Links to related criteria
Basics of Ratings (including default recognition, assessing information adequacy)
Criteria for REITs and InVITs
Criteria for consolidation
Criteria for Real estate developers, LRD and CMBS (including approach for financial ratios)

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ICRA/Mindspace Business Parks REIT/09062025/3
Date: June 09, 2025
Ms. Preeti Chheda

Chief Financial Officer

Mindspace Business Parks REIT

Raheja Tower,

Plot C-30, Block G,

Next to Bank of Baroda,

Bandra Kurla Complex,

Bandra (E), Mumbai – 400 051

Dear Ma'am,
Re: ICRA's Credit Rating for below mentioned instruments of Mindspace Business Parks REIT

As per the Rating Agreement/Statement of Work executed with ICRA Limited, ICRA's Rating Committee has taken the below rating actions for the mentioned instruments of your company.

Instrument	Rated Amount (Rs. crore)	Rating Action ¹
Commercial Paper	1,550.00	[ICRA]A1+; Reaffirmed/ Assigned for enhanced amount
Total	1,550.00	

However, ICRA reserves the right to review and/or, revise the above Rating(s) at any time based on new information becoming available, or the required information not being available, or other circumstances that ICRA believes could have an impact on the Rating(s). Therefore, request the lenders and Investors to visit ICRA website at www.icra.in for latest Rating(s) of the Company.

The Rating(s) are specific to the terms and conditions of the instruments as indicated to us by you, and any change in the terms or size of the same would require a review of the Rating(s) by us. In case there is any change in the terms and conditions or the size of the rated instrument, the same must be brought to our notice before the instrument is used by you. In the event such changes occur after the Rating(s) have been assigned by us and their use has been confirmed by you, the Rating(s) would be subject to our review, following which there could be a change in the Rating(s) previously assigned. Notwithstanding the foregoing, any change in the overall limit of the instrument from that specified in this letter, would constitute an enhancement that would not be covered by or under the said Rating Agreement.

Additionally, we wish to highlight the following with respect to the Rating(s):

- If the instrument rated, as above, is not issued by you within a period of 3 months from the date of this letter, the Rating(s) would need to be revalidated before issuance;
- Once the instrument is issued, the rating is valid throughout the life of the captioned programme (which shall have a maximum maturity of twelve months from the date of the issuance of the instrument).

The Rating(s), as aforesaid, however, should not be treated as a recommendation to buy, sell or hold rated instrument issued by you. The Rating(s) is restricted to the rated amount mentioned. In case, you propose to enhance the size of the rated instrument, the same would require to be rated afresh. ICRA does not assume any responsibility on its part, for any liability, that may arise consequent to your not complying with any eligibility criteria, applicable from time to time, for issuance of rated instrument.

You are also requested to forthwith inform us about any default or delay in repayment of interest or principal amount of the instrument rated, as above, or any other debt instruments/ borrowing and keep us informed of any other developments which may have a direct or indirect impact on the debt servicing capability of the company including any proposal for re-schedulement or postponement of the repayment programmes of the dues/ debts of the company with any lender(s) / investor(s), or occurrence of any significant development that could impact the ability of the company to raise funds such as restriction imposed by any authority from raising funds through issuance of debt securities through electronic bidding system. Further, you are requested to inform us

¹ Complete definitions of the ratings assigned are available at www.icra.in.



immediately as and when the borrowing limit for the instrument rated, as above, or as prescribed by the regulatory authority(ies) is exceeded.

In line with SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD-3/P/CIR/2024/160 dated November 18, 2024, issuers are encouraged to utilize the penny-drop verification service as provided by banks. This measure is intended to prevent payment failures when disbursing principal and/or interest to respective investors or debenture holders.

Penny-drop verification serves as an efficient method for confirming the bank account details of persons designated to receive payments. Once an account has been verified through this facility, it can be used for subsequent transactions related to interest and principal payments, thereby ensuring successful remittance and avoiding failure.

We look forward to your communication and assure you of our best services.

With kind regards,
Yours sincerely,
For ICRA Limited

VIKRAM
REDDY
VEDERE

Digitally signed
by VIKRAM
REDDY VEDERE
Date: 2025.06.09
12:12:28 +05'30'

Vikram V
Vice President & Co Group Head
vikram.v@icraindia.com

June 09, 2025

Mindspace Business Parks REIT: Ratings reaffirmed & assigned for CP and reaffirmed for existing limits

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Issuer rating	-	-	[ICRA]AAA (Stable); reaffirmed
Non-convertible debenture (NCD)	2,890.00	2,890.00	[ICRA]AAA (Stable); reaffirmed
Non-convertible debenture	500.00	500.00	[ICRA]AAA (Stable); reaffirmed
Non-convertible debenture	150.00	150.00	[ICRA]AAA (Stable); reaffirmed
Non-convertible debenture	500.00	500.00	[ICRA]AAA (Stable); reaffirmed
Non-convertible debenture	600.00	600.00	[ICRA]AAA (Stable); reaffirmed
Proposed non-convertible debenture	1,200.00	1,200.00	[ICRA]AAA (Stable); reaffirmed
Commercial paper (CP) programme^	1,250.00	1,550.00	[ICRA]A1+; reaffirmed & assigned for enhanced amount
Total	7,090.00	7390.00	

*Instrument details are provided in Annexure-I; ^ Of the total Rs. 1,550.00 crore CP, Rs. 700.00 crore of CPs are listed as of May 2025 and remaining are proposed to be listed

Rationale

The rating action for Mindspace Business Parks REIT (Mindspace REIT) favourably factors in its well diversified and large portfolio of assets with expected sustenance of healthy committed occupancy in the medium term and comfortable leverage levels. The committed occupancy for the completed area stood at 91.2% as of March 2025 (89.6% as of December 2024). The ratings note its large and diversified portfolio of assets with office space, including completed area of 30.0 msf, and under-construction area/future planned development of 7.1 msf as of March 2025. Mindspace REIT's portfolio is spread across major cities such as Mumbai, Pune, Hyderabad and Chennai, with a reputed and diversified tenant mix comprising leading multi-national and Indian corporates. The top 10 tenants generated 33% of the gross contracted rentals as of March 2025.

The ratings draw comfort from the low external borrowings at the consolidated level with total debt at Rs. 10,127.1 crore and comfortable total debt/Annualised NOI at 4.6 times as of March 2025. The portfolio has a low leverage with loan to asset value (LTV)¹ of 24.3% as of March 2025, which provides exceptional financial flexibility to Mindspace REIT to fund its future organic as well as inorganic growth. Based on its current capital expenditure/acquisition plans, ICRA expects the Total Debt/NOI to remain at less than 5 times in the near to medium term. Part of Mindspace REIT's debt, at the consolidated level, is in the form of CPs and NCDs with bullet repayments at the end of their maturity period, exposing the REIT to refinancing risk. This risk is mitigated to an extent by the tranche repayment of the issuances and undrawn overdraft/LRD facilities of Rs. 487.0 crore as of March 2025, which are expected to be available to meet any exigencies. ICRA notes that tenant leases contributing to 6.1% and 6.7% of the gross contracted rentals will be due for expiry in FY2026 and FY2027 respectively. The risk is partially mitigated by reputed tenants with strong businesses and lower-than-market rentals, increasing the tenant stickiness.

¹ For the purpose of LTV calculation, Net Debt is post accounting and minority adjustments with market value as on March 31, 2025, based on the valuation report.

The ratings consider the impact of the future acquisitions that may be undertaken by Mindspace REIT on its leverage metrics. ICRA will monitor the future asset acquisitions and their consequent impact on the leverage. Comfort, however, is drawn from the proven track record and the experienced management of the REIT sponsor, K Raheja Corp Group (KRC), as well as the REIT manager K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP (KRCIML)), and the financial flexibility of Mindspace REIT.

ICRA expects that Mindspace REIT's credit profile will be supported by REIT regulations that restrict the extent of under-construction assets in the portfolio to less than 20% of the asset value and the cap on leverage at 49% of the asset value.

The Stable outlook reflects ICRA's opinion that the Trust will benefit from its large, diversified and stable operational portfolio, the anticipated growth from assets currently under development and the expected low leverage levels.

Key rating drivers and their description

Credit strengths

Well-diversified and large portfolio of assets with strong tenant profile – The asset portfolio under the REIT includes some of the major business parks of Mumbai, Hyderabad, Pune and Chennai, with a reputed and diversified tenant mix comprising leading multi-nationals and Indian corporates, wherein the top 10 tenants generate 33% of the gross contracted rentals as of March 2025. The asset portfolio of the REIT includes completed office space area of 30.0 msf, and under-construction area/future planned development of 7.1 msf as of March 2025. The completed area reported a committed occupancy of 91.2% as of March 2025 (89.6% as of December 2024), supported by long-term lease agreements and a good track record of tenant stickiness owing to competitive rentals in most of the assets.

Low leverage levels – The ratings draw comfort from the low external borrowings at the consolidated level with total debt at Rs. 10,127.1 crore and comfortable total debt/Annualised NOI at 4.6 times as of March 2025. Further, the portfolio has low leverage with LTV of 24.3% as of March 2025, which provides financial flexibility to Mindspace REIT to fund its future organic as well as inorganic growth. The incremental debt drawdown for the under-construction assets will increase the debt to some extent in the medium term. Based on its current capital expenditure plans, ICRA expects the Total Debt/NOI to remain at less than 5 times in the near to medium term. Low leverage provides financial flexibility to fund the future construction and acquisition.

Track record of sponsor and REIT manager – The REIT manager and sponsor are a part of KRC, which has considerable experience in developing and managing commercial real estate projects. KRC is one of India's leading groups in the real estate development and retail business, with experience of over four decades in developing and operating assets across commercial, hospitality, retail, and residential segments.

Credit challenges

Exposure to refinancing risk – Part of Mindspace REIT's debt, at the consolidated level, is in the form of CPs and NCDs with bullet repayments at the end of their maturity period, exposing the REIT to refinancing risk. This risk is mitigated to an extent by the tranche repayment of the issuances and undrawn overdraft/LRD facilities of Rs. 487.0 crore as of March 2025, which are expected to be available to meet any exigencies.

Vulnerability of commercial real estate sector to cyclicity – The company remains exposed to the inherent cyclicity in the real estate industry and vulnerability to external factors. ICRA notes that tenant leases contributing to 6.1% and 6.7% of the gross contracted rentals will be due for expiry in FY2026 and FY2027 respectively. However, the risk is partially mitigated by the reputed tenants with strong businesses and the lower-than-market rentals, which increase the tenant stickiness.

Environmental and social risks

Environmental considerations – The real estate segment is exposed to risks of increasing environmental norms affecting operating costs, including higher costs of raw materials such as building materials and cost of compliance with pollution control regulations. Environmental clearances are required for commencement of projects and lack of timely approvals can impact its business operations. The effect of changing environmental regulations on licenses for property development could also create credit risks.

Social considerations – The downside social risks faced by REITs like Mindspace could be said to be low. The demand for commercial office space, particularly those with good ancillary infrastructure and connectivity has been growing in India as the service economy expands. While there could be societal trends like preference for work-from-home, which could weigh on demand, on balance, the tailwinds for commercial real estate remain reasonably strong. Further, rapid urbanisation and a large working age population will support the demand for commercial real estate in India and benefit REITs like Mindspace.

Liquidity position: Strong

The liquidity position of the REIT is supported by stable rental income from the underlying assets and low operational expenditure in the leasing business. Healthy fund flow from operations will be adequate to cover the debt servicing obligations. Additionally, the REIT had cash and bank balances of Rs. 638 crore and unutilised overdraft/LRD facilities of Rs. 487 crore as on March 31, 2025, which supports the liquidity profile.

Rating sensitivities

Positive factors – Not Applicable

Negative factors – Higher-than-anticipated borrowing that increases the LTV higher than 40%, on a sustained basis, or decline in the committed occupancy to lower than 80%, on a sustained basis, may trigger a rating downgrade. Any non-adherence to the debt structure may also lead to a rating downgrade.

Analytical approach

Analytical Approach	Comments
Applicable rating methodologies	Corporate Credit Rating Methodology Real Estate Investment Trusts (REITs)
Parent/Group support	Not Applicable
Consolidation/Standalone	For arriving at the ratings, ICRA has consolidated the financials of Mindspace REIT and its subsidiaries (as mentioned in Annexure II)

About the company

Mindspace REIT is a Real Estate Investment Trust listed in India under the SEBI Real Estate Investment Trust Regulations, 2014. It is incorporated as a registered trust and listed through a public issue of units. The sponsor of Mindspace REIT is the K Raheja Corp Group, which has contributed shares in eight SPVs to the REIT in lieu of units in the latter. Mindspace REIT primarily holds interests in rental yielding of commercial real estate assets (Grade-A office portfolio). The REIT also houses a facility management division in one of the SPVs. The asset portfolio of the REIT has a total leasable area of 37.1 msf, including a completed area of 30.0 msf, under-construction/future planned development of 7.1 msf as of March 2025.

Key financial indicators (audited)

Consolidated	FY2023	FY2024	FY2025
Operating income	2282.1	2429.2	2596.1
PAT	308.5	561.2	513.7
OPBDIT/OI	67.4%	72.1%	72.8%
PAT/OI	13.5%	23.1%	19.8%
Total outside liabilities/Tangible net worth (times)	0.5	0.6	0.8
Total debt/OPBDIT (times)	3.6	4.0	5.4
Interest coverage (times)	4.5	3.8	3.4

Source: Company, ICRA Research; All ratios as per ICRA's calculations; Amount in Rs. crore; PAT: Profit after tax; OPBDIT: Operating profit before depreciation, interest, taxes and amortisation

Status of non-cooperation with previous CRA: Not applicable

Any other information:

The company also faces prepayment risk, given the possibility of debt acceleration upon the breach of covenants, including financial covenants, operating covenants and rating linked covenants. Upon failure to meet the covenants, if the company is unable to get waivers from the lenders/investors or the lenders/investors do not provide it with adequate time to arrange for alternative funding to pay off the accelerated loans, the rating would face pressure.

Rating history for past three years

	Instrument	Current Rating (FY2026)				Chronology of Rating History for the Past 3 Years										
		Type	Amount Rated (Rs. crore)	Date & Rating in FY2026		Date & Rating in FY2025					Date & Rating in FY2024			Date & Rating in FY2023		
				June 09, 2025	Apr 17, 2025	Feb 10, 2025	Dec 17, 2024	Nov 08, 2024	June 19, 2024	Apr 30, 2024	Feb 28, 2024	Aug 30, 2023	May 23, 2023	Feb 20, 2023	Jan 6, 2023	Jun 16, 2022
1	Issuer rating	Long-term	-	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)
2	Non-convertible debenture	Long-term	2,890.0	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)
3	Non-convertible debenture	Long-term	-	-	-	[ICRA] AAA (Stable); Withdrawn	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)						
4	Non-convertible debenture	Long-term	500.0	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	-	-	-	-	-
5	Non-convertible debenture	Long-term	150.0	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	-	-	-	-	-	-	-
6	Non-convertible debenture	Long-term	500.0	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	-	-	-	-	-	-	-	-	-
6	Non-convertible debenture	Long-term	600.0	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	-	-	-	-	-	-	-	-
7	Proposed Non-convertible debenture	Long-term	1,200.0	[ICRA] AAA (Stable)	[ICRA] AAA (Stable)	-	-	-	-	-	-	-	-	-	-	-
8	Commercial paper	Short-term	1,550.0	[ICRA]A1+	[ICRA]A1+	[ICRA]A1+	[ICRA]A1+	[ICRA]A1+	[ICRA]A1+	[ICRA]A1+	[ICRA]A1+	[ICRA]A1+	[ICRA]A1+	[ICRA]A1+	-	-

Complexity level of the rated instruments

Instrument	Complexity Indicator
Issuer rating	Not Applicable
Non-convertible debenture	Simple
Non-convertible debenture	Simple
Non-convertible debenture	Simple
Non-convertible debenture	Simple
Commercial paper	Very Simple
Proposed non-convertible debenture	Simple

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional or legal aspects. Details on the complexity levels of the instruments are available on ICRA's website: [Click Here](#)

Annexure I: Instrument details

ISIN	Instrument Name	Date of Issuance	Coupon Rate	Maturity	Amount Rated (Rs. crore)	Current Rating and Outlook
INE0CCU07066	Non-convertible debenture	Jul 27, 2022	7.90%	Jul 27, 2027	500.00	[ICRA]AAA (Stable)
INE0CCU07074	Non-convertible debenture	Mar 14, 2023	8.00%	Apr13, 2026	550.00	[ICRA]AAA (Stable)
INE0CCU07082	Non-convertible debenture	Jun 01, 2023	7.75%	Jun 30, 2026	500.00	[ICRA]AAA (Stable)
INE0CCU07090	Non-convertible debenture	Sept 08, 2023	8.00%	Dec 10, 2026	500.00	[ICRA]AAA (Stable)
INE0CCU07108	Non-convertible debenture	Mar 21, 2024	7.90%	Mar 20, 2027	340.00	[ICRA]AAA (Stable)
INE0CCU07116	Non-convertible debenture	May 13, 2024	7.96%	May 11, 2029	500.00	[ICRA]AAA (Stable)
INE0CCU07124	Non-convertible debenture	Jun 25, 2024	7.90%	Jun 24, 2031	650.00	[ICRA]AAA (Stable)
INE0CCU07132	Non-convertible debenture	Nov 26, 2024	7.54%	Feb 18, 2028	500.00	[ICRA]AAA (Stable)
INE0CCU07140	Non-convertible debenture	May 13, 2025	7.20%	May 10, 2030	600.00	[ICRA]AAA (Stable)
-	Issuer rating	-	-	-	-	[ICRA]AAA (Stable)
-	Proposed non-convertible debenture*	-	-	-	1,200.00	[ICRA]AAA (Stable)
INE0CCU14054	Commercial paper	Sep 25, 2024	7.93%	Jun 06, 2025	100.00	[ICRA]A1+
INE0CCU14070	Commercial paper	Apr 28, 2025	6.75%	Aug 22, 2025	600.00	[ICRA]A1+
-	Commercial paper^	-	-	-	850.00	[ICRA]A1+

Source: Company; *Proposed to be listed; ^ Yet to be placed

Annexure II: List of entities considered for consolidated analysis

Company Name	Ownership	Consolidation Approach
Intime Properties Limited	89%	Full Consolidation
Sundew Properties Limited	89%	Full Consolidation
K. Raheja IT Park (Hyderabad) Limited	89%	Full Consolidation
Mindspace Business Parks Private Limited	100%	Full Consolidation
Gigaplex Estates Private Limited	100%	Full Consolidation
Avacado Properties & Trading (India) Private Limited	100%	Full Consolidation
KRC Infrastructure and Projects Private Limited	100%	Full Consolidation
Horizonview Properties Private Limited	100%	Full Consolidation

Source: Company; ICRA Research

ANALYST CONTACTS

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ABOUT ICRA LIMITED

ICRA Limited was set up in 1991 by leading financial/investment institutions, commercial banks and financial services companies as an independent and professional investment Information and Credit Rating Agency.

Today, ICRA and its subsidiaries together form the ICRA Group of Companies (Group ICRA). ICRA is a Public Limited Company, with its shares listed on the Bombay Stock Exchange and the National Stock Exchange. The international Credit Rating Agency Moody's Investors Service is ICRA's largest shareholder.

For more information, visit www.icra.in

ICRA Limited

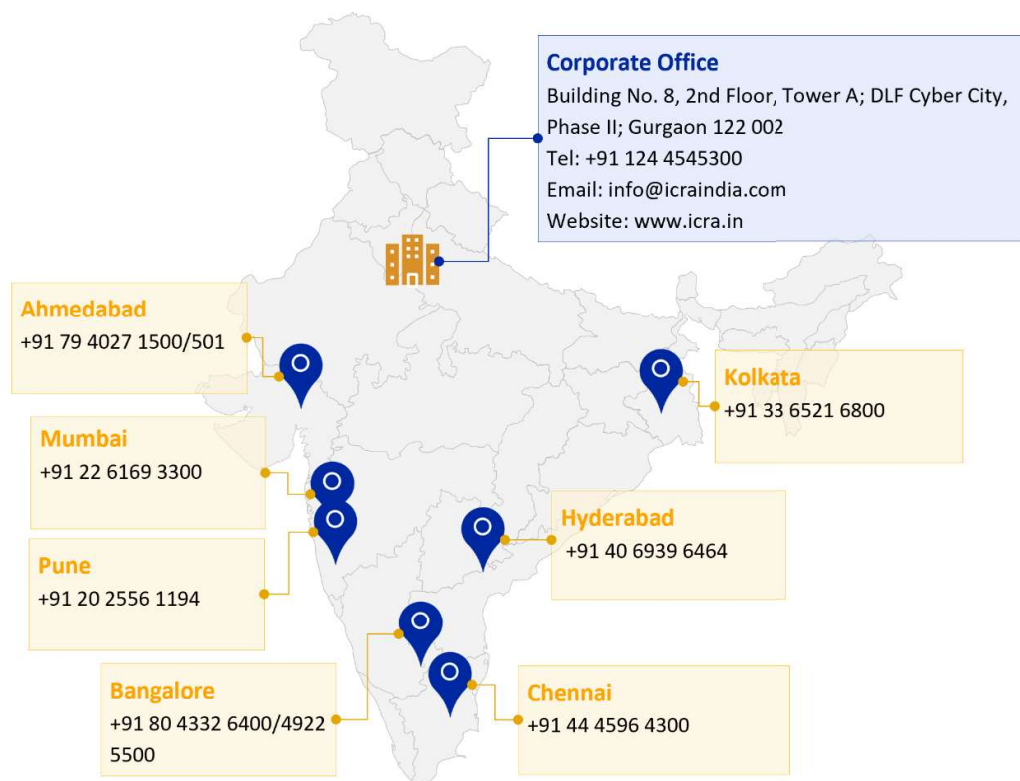


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Branches



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Annexure II
IN PRINCIPLE APPROVAL

[annexed separately]

DCS/COMP/PT/IP-PPDI/016/25-26

May 07, 2025

Mindspace Business Parks REIT

Raheja Tower, Block 'G', C-30, Bandra Kurla Complex
Bandra (East), Mumbai - 400 051

Dear Sir/Madam

Re: Private Placement For Issue Of Non-Convertible Debentures And/ Or Commercial Papers In Multiple Series/ Tranches Under GID No. MREIT 01/2025-26 dated May 5, 2025 (The "Issue").

We acknowledge receipt of your application on the online portal on May 05, 2025 seeking In-principle approval for issue of captioned security. In this regard, the Exchange is pleased to grant in-principle approval for listing of captioned security subject to fulfilling the following conditions at the time of seeking listing:

1. Filing of listing application.
2. Payment of fees as may be prescribed from time to time.
3. Compliance with SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 read with SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 and circulars issued thereunder and also Compliance with provisions of Companies Act 2013.
4. Receipt of Statutory & other approvals & compliance of guidelines issued by the statutory authorities including SEBI, RBI, DCA etc. as may be applicable.
5. Compliance with change in the guidelines, regulations, directions, circulars of the Exchange, SEBI or any other statutory authorities, documentary requirements from time to time.
6. Compliance with below mentioned circular dated June 10, 2020 issued by BSE before opening of the issue to the investors.:
<https://www.bseindia.com/markets/MarketInfo/DispNewNoticesCirculars.aspx?page=20200610-31>
7. Issuers, for whom use of EBP is not mandatory, specific attention is drawn towards compliance with Chapter XV of SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 and BSE Circular No 20210519-29 dated May 19, 2021. Accordingly, Issuers of privately placed debt securities in terms of SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 or ILDM Regulations for whom accessing the electronic book platform (EBP) is not mandatory shall upload details of the issue with any one of the EBPs within one working day of such issuance. The details can be uploaded using the following links Electronic Issuance - Bombay Stock Exchange Limited (bseindia.com).

8. It is advised that Face Value of NCDs issue through private placement basis should be kept as per Chapter V of SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021

9. *Issuers are hereby advised to comply with signing of agreements with both the depositories as per Regulation 7 of SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 read with SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021.*

10. *Company is further requested to comply with SEBI Circular SEBI/HO/DDHS/DDHS-RACPOD1/CIR/P/2023/56 dated April 13, 2023, (if applicable) read along with BSE Circular <https://www.bseindia.com/markets/MarketInfo/DispNewNoticesCirculars.aspx?page=20230428-18> and ensure compliance of the same.*

This In-Principle Approval is valid for a period of 1 year from the date of issue of this letter or period of 1 year from the date of opening of the first offer of debt securities under the General information Document, whichever ever applicable. The Exchange reserves its right to withdraw its in-principle approval at any later stage if the information submitted to the Exchange is found to be incomplete/incorrect/misleading/false or for any contravention of Rules, Bye-laws and Regulations of the Exchange, SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 read with SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 and circulars issued thereunder, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Guidelines/Regulations issued by the statutory authorities etc. Further, it is subject to payment of all applicable charges levied by the Exchange for usage of any system, software or similar such facilities provided by BSE which the Company shall avail to process the application of securities for which approval is given vide this letter.

Yours faithfully,
For BSE Limited



Parag Jain
Manager



Akshay Arolkar
Associate Manager