

**INDEPENDENT AUDITOR'S REPORT ON REVIEW OF CONDENSED STANDALONE INTERIM FINANCIAL STATEMENTS**

To  
The Board of Directors,  
K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP) (The "Investment Manager")  
(Acting in capacity as the Investment Manager of Mindspace Business Parks REIT)

**Introduction**

1. We have reviewed the accompanying unaudited Condensed Standalone Interim Financial Statements of **MINDSPACE BUSINESS PARKS REIT** (the "REIT"), which comprise the unaudited Condensed Standalone Balance Sheet as at September 30, 2024, the unaudited Condensed Standalone Statement of Profit and Loss, including other comprehensive income, the unaudited Condensed Standalone Statement of Cash Flow for quarter and half year ended September 30, 2024, the unaudited Condensed Standalone Statement of changes in Unitholders' Equity for the quarter and half year ended September 30, 2024, the unaudited statement of Net assets as at September 30, 2024, the unaudited statement of Total Return for the half year ended September 30, 2024 and the unaudited Statement of Net Distributable Cash Flow for the quarter and half year ended September 30, 2024, as an additional disclosure in accordance with paragraph 4.6 of Chapter 4 to the Security Exchange Board of India (SEBI) Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024 ("SEBI Circular") along with summary of the material accounting policies and select explanatory notes (together hereinafter referred as the "Condensed Standalone Interim Financial Statements").
2. The Condensed Standalone Interim Financial Statements, which is the responsibility of the Investment Manager and approved by the Board of Directors of the Investment Manager, have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time read with Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024 ("SEBI REIT Regulations"); Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the SEBI REIT Regulations. Our responsibility is to express a conclusion on the Condensed Standalone Interim Financial Statements based on our review.

**Scope of review**

3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Investment Manager's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing issued by ICAI and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

**Conclusion**

4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Condensed Standalone Interim Financial Statements have not been prepared in accordance with SEBI REIT Regulations, Ind AS 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the SEBI REIT Regulations and has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed or that it contains any material misstatement.

**Emphasis of matter**

5. We draw attention to Note 14(a) of the Condensed Standalone Interim Financial Statements, which describes the presentation of "Unit Capital" as "Equity" to comply with the SEBI REIT Regulations. Our conclusion is not modified in respect of this matter.

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)

Mumbai, 25 October 2024

**Nilesh Shah**  
Partner  
Membership No. 49660  
UDIN:24049660BKFRVB9606

# Mindspace Business Park REIT

RN:IN/REIT/19-20/003

## Condensed Standalone Balance Sheet

(all amounts are in Rs. million unless otherwise stated)

Particulars	Note	As at 30 September 2024 (Unaudited)	As at 31 March 2024 (Audited)
<b>ASSETS</b>			
<b>Non-current assets</b>			
Financial assets			
- Investments	4	1,56,102.58	1,54,102.77
- Loans	5	40,432.48	32,936.88
- Other financial assets	6	3.13	3.13
Non current tax assets	7	2.80	-
Other non-current assets	8	6.04	9.00
<b>Total non-current assets</b>		<b>1,96,547.03</b>	<b>1,87,051.78</b>
<b>Current assets</b>			
Financial assets			
- Loans	9	11,200.16	10,881.12
- Cash and cash equivalents	10	948.32	3,038.21
- Others financial assets	11	125.46	930.19
Other current assets	12	35.15	9.51
<b>Total current assets</b>		<b>12,309.09</b>	<b>14,859.03</b>
<b>Total assets</b>		<b>2,08,856.12</b>	<b>2,01,910.81</b>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
Corpus	13	0.01	0.01
Unit capital	14	1,61,854.41	1,62,838.82
Other equity	15	781.69	3,428.71
<b>Total equity</b>		<b>1,62,636.11</b>	<b>1,66,267.54</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Financial liabilities			
- Borrowings	16	35,294.67	23,804.89
- Other financial liabilities	17	26.06	25.13
<b>Total non-current liabilities</b>		<b>35,320.73</b>	<b>23,830.02</b>
<b>Current liabilities</b>			
Financial liabilities			
- Borrowings	18	10,703.26	10,931.12
Trade payables	19		
- total outstanding dues of micro and small enterprises; and		0.45	1.63
- total outstanding dues of creditors other than micro and small enterprise		22.33	12.99
- Other financial liabilities	20	169.53	860.13
Other current liabilities	21	3.71	7.29
Current tax liabilities (net)	22	-	0.09
<b>Total current liabilities</b>		<b>10,899.28</b>	<b>11,813.25</b>
<b>Total liabilities</b>		<b>46,220.01</b>	<b>35,643.27</b>
<b>Total equity and liabilities</b>		<b>2,08,856.12</b>	<b>2,01,910.81</b>
Material accounting policies	3		
See the accompanying notes to the Condensed standalone financial statements.	4 -37		

As per our report of even date attached.

### For Deloitte Haskins & Sells LLP

Chartered Accountants

Firm's registration number: 117366W/W-100018

For and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited**

**(Formerly known as K Raheja Corp Investment Managers LLP)**

(acting as the Manager to Mindspace Business Parks REIT)

**Nilesh Shah**

Partner

Membership number: 49660

Place: Mumbai

Date : 25 October 2024

**Neel C. Raheja**

Director

DIN: 00029010

Place: Mumbai

Date : 25 October 2024

**Ramesh Nair**

Chief Executive Officer

Place: Mumbai

Date : 25 October 2024

**Preeti N. Chheda**

Chief Financial Officer

Place: Mumbai

Date : 25 October 2024

Mindspace Business Park REIT

RN:IN/REIT/19-20/003

Condensed Standalone Statement of Profit and Loss

(All amounts are in Rs. million unless otherwise stated)

Particulars	Note	For the quarter ended 30 September 2024 (Unaudited*)	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited*)	For the half year ended 30 September 2024 (Unaudited)	For the half year ended 31 March 2024 (Unaudited*)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
Income and gains								
Interest	23	1,040.92	999.10	850.60	2,040.02	1,848.80	1,594.25	3,443.05
Dividend***		1,877.00	-	2,612.04	1,877.00	5,285.90	5,266.09	10,551.99
Other income	24	7.40	9.23	2.87	16.63	10.93	11.59	22.52
Total income		2,925.32	1,008.33	3,465.51	3,933.65	7,145.63	6,871.93	14,017.56
Expenses								
Valuation expenses		2.01	0.13	1.92	2.14	3.31	3.01	6.32
Audit fees**		2.08	2.95	2.64	5.03	3.00	5.51	8.51
Insurance expenses		0.13	0.13	0.13	0.26	0.23	0.26	0.49
Management fees	29	17.99	17.66	16.82	35.65	33.85	33.66	67.51
Trustee fees		0.59	0.59	0.46	1.18	1.18	1.18	2.36
Legal and professional fees		19.16	8.67	15.81	27.83	31.49	20.49	51.98
Other expenses	25	20.07	9.12	9.22	29.19	21.00	17.51	38.51
Total expenses		62.03	39.25	47.00	101.28	94.06	81.62	175.68
Earnings before finance costs and tax		2,863.29	969.08	3,418.51	3,832.37	7,051.57	6,790.31	13,841.88
Finance cost	26	881.47	757.84	538.00	1,639.31	1,234.79	986.72	2,221.51
Profit before tax		1,981.82	211.24	2,880.51	2,193.06	5,816.78	5,803.59	11,620.37
Tax expense	27							
Current tax		3.10	3.88	0.97	6.98	3.97	4.42	8.39
Deferred tax		-	-	-	-	-	-	-
Total Tax Expenses		3.10	3.88	0.97	6.98	3.97	4.42	8.39
Profit for the period/year		1,978.72	207.36	2,879.54	2,186.08	5,812.81	5,799.17	11,611.98
Items of other comprehensive income		-	-	-	-	-	-	-
Total comprehensive income for the period/year		1,978.72	207.36	2,879.54	2,186.08	5,812.81	5,799.17	11,611.98
Earnings per unit	28							
Basic		3.34	0.35	4.86	3.69	9.80	9.78	19.58
Diluted		3.34	0.35	4.86	3.69	9.80	9.78	19.58
Material accounting policies	3							
See the accompanying notes to the Condensed standalone financial statements.	4-37							

\*\*Audit fees includes payments made to auditor's towards certification fees amounting to Rs. 0.89 million for the quarter ended 30 September 2024, Rs.1.72 million for the quarter ended 30 June 2024, Rs. 1.13 million for the quarter ended 30 September 2023, Rs. 2.61 million for the half year ended 30 September 2024, Rs. 0.41 million for the half year ended 31 March 2024, Rs. 2.56 million for the half year ended 30 September 2023 and Rs. 2.97 million for the year ended 31 March 2024.

\*\*\*Dividend distribution of Rs. 1,877.00 million was received by Mindspace Business Parks REIT from SPVs during the quarter ended 30 September 2024 and dividend distribution of Rs. 1,786.92 million was received post 30 September 2024 in line with revised NDCF framework.

\*refer note 34  
As per our report of even date attached.

For Deloitte Haskins & Sells LLP  
Chartered Accountants

Firm's registration number: 117366W/W-100018

For and on behalf of the Board of Directors of  
K Raheja Corp Investment Managers Private Limited  
(Formerly known as K Raheja Corp Investment Managers LLP)  
(acting as the Manager to Mindspace Business Parks REIT)

Nilesh Shah  
Partner  
Membership number: 49660

Neel C. Raheja  
Director  
DIN: 00029010

Ramesh Nair  
Chief Executive Officer

Preeti N. Chheda  
Chief Financial Officer

Place: Mumbai  
Date : 25 October 2024

Place: Mumbai  
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Place: Mumbai  
Date : 25 October 2024



**Mindspace Business Park REIT**

RN-IN/REIT/19-20/003

**Condensed Standalone Statement of Cash Flows**

(all amounts are in Rs. million unless otherwise stated)

Particulars	For the quarter ended 30 September 2024 (Unaudited)*	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)*	For the half year ended 30 September 2024 (Unaudited)	For the half year ended 31 March 2024 (Unaudited*)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>A Cash flows from operating activities</b>							
Profit before tax	1,981.82	211.24	2,880.51	2,193.06	5,816.78	5,803.59	11,620.37
<b>Adjustments:</b>							
Interest income	(1,040.92)	(999.10)	(850.60)	(2,040.02)	(1,848.80)	(1,594.25)	(3,443.05)
Dividend Income	(1,877.00)	-	(2,612.04)	(1,877.00)	(5,285.90)	(5,266.09)	(10,551.99)
Guarantee commission fees	(0.67)	(0.94)	(1.02)	(1.61)	(4.98)	(1.92)	(6.90)
Gain on redemption of mutual fund units	(6.73)	(8.29)	(1.85)	(15.02)	(5.95)	(9.67)	(15.62)
Finance costs	881.47	757.84	538.00	1,639.31	1,234.79	986.72	2,221.51
<b>Operating cash flows before working capital changes</b>	<b>(62.03)</b>	<b>(39.25)</b>	<b>(47.00)</b>	<b>(101.28)</b>	<b>(94.06)</b>	<b>(81.62)</b>	<b>(175.68)</b>
<b>Changes in working capital</b>							
Decrease in trade receivables	-	-	-	-	0.41	-	0.41
(Increase) / Decrease in financial and other assets	(1.64)	(20.94)	(12.21)	(22.58)	47.47	(25.77)	21.70
Increase / (Decrease) in financial and other liabilities	(2.09)	(10.41)	16.49	(12.50)	(2.04)	18.55	16.51
Increase / (Decrease) in Trade payables	4.36	3.80	(0.64)	8.16	4.49	(6.91)	(2.42)
<b>Cash (used in) / generated from operations</b>	<b>(61.40)</b>	<b>(66.81)</b>	<b>(43.36)</b>	<b>(128.21)</b>	<b>(43.73)</b>	<b>(95.75)</b>	<b>(139.48)</b>
Income tax paid (net)	(8.48)	(1.38)	(2.99)	(9.86)	(4.64)	(5.18)	(9.82)
<b>Net cash (used in) / generated from operating activities (A)</b>	<b>(69.88)</b>	<b>(68.19)</b>	<b>(46.35)</b>	<b>(138.07)</b>	<b>(48.37)</b>	<b>(100.93)</b>	<b>(149.30)</b>
<b>B Cash flows from investing activities</b>							
Loans repaid by SPV	4,629.30	26,845.93	6,205.00	31,475.23	17,970.10	15,939.51	33,909.61
Loans given to SPVs	(6,992.75)	(32,297.13)	(11,194.06)	(39,289.88)	(19,929.96)	(25,938.55)	(45,868.51)
Investment in Equity Shares of SPVs	-	(1,999.81)	-	(1,999.81)	(999.79)	-	(999.79)
Investment in fixed deposit	-	-	-	-	-	-	-
Investment in Mutual Fund	(2,707.57)	(3,319.83)	(729.02)	(6,027.40)	(2,773.70)	(5,418.79)	(8,192.49)
Proceeds from redemption of mutual fund	2,714.30	3,328.26	730.87	6,042.56	2,779.65	5,428.46	8,208.11
Dividend Received	1,877.00	-	2,612.04	1,877.00	5,285.90	5,265.73	10,551.63
Guarantee commission fees	2.01	3.01	-	5.02	-	-	-
Interest received	958.39	1,883.02	760.25	2,841.41	1,633.51	1,414.49	3,048.00
<b>Net cash (used in)/ generated from investing activities (B)</b>	<b>480.68</b>	<b>(5,556.55)</b>	<b>(1,614.92)</b>	<b>(5,075.87)</b>	<b>3,965.71</b>	<b>(3,308.49)</b>	<b>656.51</b>
<b>C Cash flows from financing activities</b>							
Proceeds from issue of Commercial Paper	2,420.75	3,287.13	-	5,707.88	1,446.12	-	1,446.12
Redemption of Commercial Paper	-	(1,446.12)	-	(1,446.12)	-	-	-
Proceeds from issue of debentures	-	11,500.00	5,000.00	11,500.00	3,400.00	10,000.02	13,400.02
Redemption of debentures	-	(4,500.00)	-	(4,500.00)	(2,000.00)	-	(2,000.00)
Distribution to unit holders	(2,988.81)	(2,828.70)	(2,846.49)	(5,817.51)	(5,687.61)	(5,698.90)	(11,386.51)
Recovery Expense Fund Deposits	-	-	-	-	-	(0.50)	(0.50)
Interest paid	(786.75)	(1,517.16)	(455.37)	(2,303.91)	(1,032.63)	(817.89)	(1,851.35)
Debentures issue expenses	-	(15.76)	(25.69)	(15.76)	(13.95)	(47.51)	(61.46)
<b>Net cash (used in)/ generated from financing activities ( C )</b>	<b>(1,354.81)</b>	<b>4,479.39</b>	<b>1,672.45</b>	<b>3,124.58</b>	<b>(3,888.07)</b>	<b>3,435.22</b>	<b>(453.68)</b>
<b>Net (decrease) / increase in cash and cash equivalents</b>	<b>(944.01)</b>	<b>(1,145.88)</b>	<b>11.18</b>	<b>(2,089.89)</b>	<b>29.28</b>	<b>24.78</b>	<b>54.06</b>
<b>Cash and cash equivalents at the beginning of the period/year</b>	<b>1,892.33</b>	<b>3,038.21</b>	<b>2,997.75</b>	<b>3,038.21</b>	<b>3,008.93</b>	<b>2,984.15</b>	<b>2,984.15</b>
<b>Cash and cash equivalents at the end of the period/year</b>	<b>948.32</b>	<b>1,892.33</b>	<b>3,008.93</b>	<b>948.32</b>	<b>3,038.21</b>	<b>3,008.93</b>	<b>3,038.21</b>
<b>Cash and cash equivalents comprise:</b>							
Balance with banks							
- In current accounts	258.35	1,892.33	3,008.93	258.35	3,038.21	3,008.93	3,038.21
Investment in overnight mutual fund	689.97	-	-	689.97	-	-	-
<b>Cash and cash equivalents at the end of the period/year (refer note 10)</b>	<b>948.32</b>	<b>1,892.33</b>	<b>3,008.93</b>	<b>948.32</b>	<b>3,038.21</b>	<b>3,008.93</b>	<b>3,038.21</b>

Material accounting policies

See the accompanying notes to the Condensed standalone financial statements.

\*refer note 34

As per our report of even date attached.

**For Deloitte Haskins & Sells LLP**

Chartered Accountants

Firm's registration number: 117366W/W-100018

For and on behalf of the Board of Directors of

**K Raheja Corp Investment Managers Private Limited****(Formerly known as K Raheja Corp Investment Managers LLP)**

(acting as the Manager to Mindspace Business Parks REIT)

**Nilesh Shah**

Partner

Membership number: 49660

Place: Mumbai

Date : 25 October 2024

**Neel C. Raheja**

Director

DIN: 00029010

Place: Mumbai

Date : 25 October 2024

**Ramesh Nair**

Chief Executive Officer

Place: Mumbai

Date : 25 October 2024

**Preeti N. Chheda**

Chief Financial Officer

Place: Mumbai

Date : 25 October 2024

**Mindspace Business Park REIT**

RN:IN/REIT/19-20/003

**Condensed Standalone Statement of changes in Unitholder's Equity**  
(all amounts are in Rs. Millions unless otherwise stated)**A. Corpus**

Particulars	Amount
Balance as on 1 April 2023	0.01
Add : Changes during the year	-
Balance as on 31 March 2024	0.01
Balance as on 1 April 2024	0.01
Add : Changes during the period	-
Closing balance as at 30 September 2024	0.01
Balance as on 1 April 2023	0.01
Add : Changes during the period	-
Closing balance as at 30 September 2023	0.01

**B. Unit Capital**

Particulars	Amount
Balance as on 1 April 2023	1,62,838.82
Add : Changes during the year	-
Balance as on 31 March 2023	1,62,838.82
Balance as on 1 April 2024	1,62,838.82
Add : Changes during the period	-
Less: Distribution to Unit holders for the quarter ended 30 June 2024*	(984.41)
Closing balance as at 30 September 2024	1,61,854.41
* This represents repayment of debt by SPV to the REIT, being part of the Net Distributable Cash flows (NDCF), distributed by REIT to the unitholders pursuant to the REIT regulations.	
Balance as on 1 April 2023	1,62,838.82
Add : Changes during the period	-
Closing balance as at 30 September 2023	1,62,838.82

**C. Other equity**

Particulars	Retained Earnings
Balance as on 1 April 2023	3,202.49
Profit for the year ended 31 March 2024	11,611.98
Other comprehensive income for the year	-
Less: Distribution to Unit holders for the quarter ended 31 March 2023*	(2,852.42)
Less: Distribution to Unit holders for the quarter ended 30 June 2023*	(2,846.49)
Less: Distribution to Unit holders for the quarter ended 30 September 2023*	(2,840.56)
Less: Distribution to Unit holders for the quarter ended 31 December 2023*	(2,846.49)
Balance at 31 March 2024	3,428.71
Balance as on 1 April 2024	3,428.71
Profit for the period ended 30 September 2024	2,186.08
Other comprehensive income for the period	-
Less: Distribution to Unit holders for the quarter ended 31 March 2024*	(2,828.70)
Less: Distribution to Unit holders for the quarter ended 30 June 2024*	(2,004.40)
Balance at 30 September 2024	781.69
Balance as on 1 April 2023	3,202.49
Profit for the period ended 30 September 2023	5,799.17
Other comprehensive income for the period	-
Less: Distribution to Unit holders for the quarter ended 31 March 2023*	(2,852.42)
Less: Distribution to Unit holders for the quarter ended 30 June 2023*	(2,846.49)
Balance at 30 September 2023	3,302.45

\*The distributions made by Mindspace REIT to its Unit holders are based on the Net Distributable Cash flows (NDCF) of Mindspace REIT under the REIT Regulations and represents distributions other than repayment of debt by SPV to REIT.

See the accompanying notes to the Condensed standalone financial statements. 4 -37

As per our report of even date attached.

**For Deloitte Haskins & Sells LLP**  
Chartered Accountants

Firm's registration number: 117366W/W-100018

For and on behalf of the Board of Directors of  
**K Raheja Corp Investment Managers Private Limited**  
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**Nilesh Shah**  
Partner  
Membership number: 49660

**Neel C. Raheja**  
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Chief Financial Officer

Place: Mumbai  
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# MINDSPACE BUSINESS PARKS REIT

RN:IN/REIT/19-20/003

Statement of Net Assets at fair value

(all amounts in Rs. million unless otherwise stated)

Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016

## A) Statement of Net Assets at fair value

S.No	Particulars	Unit of measurement	As at 30 September 2024 (Unaudited)		As at 31 March 2024 (Audited)	
			Book Value	Fair Value	Book Value	Fair Value
A	Assets	Rs in million	2,08,856.12	2,74,557.39	2,01,910.81	2,56,819.78
B	Liabilities	Rs in million	46,220.01	46,220.01	35,643.27	35,643.27
C	Net Assets (A-B)	Rs in million	<b>1,62,636.11</b>	<b>2,28,337.38</b>	<b>1,66,267.54</b>	<b>2,21,176.51</b>
D	No. of units	Numbers	59,30,18,182.00	59,30,18,182.00	59,30,18,182	59,30,18,182
E	NAV (C/D)	Rs	<b>274.25</b>	<b>385.04</b>	<b>280.38</b>	<b>372.97</b>

### Notes

#### 1) Measurement of fair values:

The fair values of Investments in SPV are computed basis the fair value of Investment property, Property, plant and equipment, Investment property under construction and Capital work-in-progress which are solely based on an independent valuation performed by an external property valuer ("independent valuer"), having appropriately recognised professional qualification and recent experience in the location and category of the properties being valued.

Other assets include cash and cash equivalents and other working capital balances which are not factored in the discounted cashflow method used in determining the fair value of investment property, investment property under development, property, plant and equipment, capital work-in-progress and intangibles.

#### Valuation Technique

The fair value measurement for all of the Investment property, Property, plant and equipment, Investment property under construction and Capital work-in-progress (excluding Pocharam) has been categorized as a Level 3 fair value based on the inputs to the valuation technique used. The valuer has followed a Discounted Cash Flow method, except for valuation of land for future development where the valuer has adopted Market Approach or Government Benchmark Price / Guideline Value as may be applicable. The Discounted Cash Flow valuation model considers the present value of net cash flows to be generated from the respective properties, taking into account the expected rental growth rate, vacancy period, occupancy rate, and lease incentive costs. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality, lease terms and investor return expectations from such properties.

The existing buildings in Pocharam are unoccupied. Considering the absence of leasing demand in the near term, and therefore no expected income stream and also since the asset is held for sale, the Valuer has opted for the Cost Approach. Under this method, the land component is assessed using the Comparable Sales/Quoted Instances Method under the Market Approach while building and plant & machinery components have been valued using the Depreciated Replacement Cost Method.

#### 2) Break up of Net asset value as at 30 September 2024

Particulars	As at 30 September 2024 (Unaudited)	As at 31 March 2024 (Audited)
Fair Value of Investments in SPVs	2,21,805.25	2,09,012.12
Add: Other assets*	52,752.14	47,808.04
Less: Liabilities	(46,220.01)	(35,643.27)
Net Assets	<b>2,28,337.38</b>	<b>2,21,176.89</b>

\*Other assets includes cash and cash equivalents, loans to spvs and other working capital balances which are not factored in the discounted cashflow method used in determining the fair value of investment property, investment property under development, property, plant and equipment, capital work-in-progress and intangibles.

#### 3) The Trust holds investment in SPVs which in turn hold the properties. Hence, the breakup of property wise fair values has been disclosed in the Condensed Consolidated financial statements.

## B) Statement of Total Returns at fair value

S.No	Particulars	For the half year ended 30 September 2024 (Unaudited)	For the half year ended 31 March 2024 (Unaudited*)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
A	Total comprehensive income	2,186.08	5,812.81	5,799.17	11,611.98
B	Add : Changes in fair value not recognised in the other comprehensive income and other adjustments	10,797.09	6,206.89	(1,400.76)	4,805.53
C=(A+B)	Total Return	<b>12,983.17</b>	<b>12,019.70</b>	<b>4,398.41</b>	<b>16,417.51</b>

Note: Total Return for the purpose of Standalone financial statements has been considered based on the total return of Mindspace REIT on a consolidated basis adjusted for consolidation adjustments.

\*refer note 34

As per our report of even date attached.

For Deloitte Haskins & Sells LLP

Chartered Accountants

Firm's registration number: 117366W/W-100018

For and on behalf of the Board of Directors of

K Raheja Corp Investment Managers Private Limited

(Formerly known as K Raheja Corp Investment Managers LLP)

(acting as the Manager to Mindspace Business Parks REIT)

Nilesh Shah

Partner

Membership number: 49660

Neel C. Raheja

Director

DIN: 00029010

Ramesh Nair

Chief Executive Officer

Preeti N. Chheda

Chief Financial Officer

Place: Mumbai

Date : 25 October 2024

Place: Mumbai

Date : 25 October 2024

Place: Mumbai

Date : 25 October 2024

Place: Mumbai

Date : 25 October 2024

**Mindspace Business Park REIT**

RN:IN/REIT/19-20/003

**Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43****(All amounts in Rs. million unless otherwise stated)****Net Distributable Cash Flows (NDCF) pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43(6)**

Description	For the quarter ended 30 September 2024 (Unaudited)	For the quarter ended 30 June 2024 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)
Cashflows from operating activities of the Trust	(69.88)	(68.19)	(138.07)
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework <sup>(4) &amp; (5)</sup>	4,050.39	4,637.09	8,687.48
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments)	8.74	11.30	20.04
(+) Proceeds from sale of infrastructure / real estate investments, infrastructure / real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following <ul style="list-style-type: none"> <li>• Applicable capital gains and other taxes</li> <li>• Related debts settled or due to be settled from sale proceeds</li> <li>• Directly attributable transaction costs</li> <li>• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or Regulation 18(7) of InvIT Regulations or any other relevant provisions of the REIT/InvIT Regulations</li> </ul>	-	-	-
(+) Proceeds from sale of infrastructure / real estate investments, infrastructure / real estate assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or Regulation 18(7) of InvIT Regulations or any other relevant provisions of the REIT/InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-
(-) Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss account of the Trust <sup>(2) &amp; (3)</sup>	(867.11)	(1,587.55)	(2,454.66)
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or equity raise)	-	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks or financial institution from whom the Trust or any of its SPV/ HoldCos have availed debt or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv) agreement pursuant to which the SPV/ HoldCo operates or owns an infrastructure asset or real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations or approvals	-	-	-
(-) any capital expenditure on existing assets owned / leased by the REIT / InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-	-
<b>NDCF at Trust Level</b>	<b>3,122.14</b>	<b>2,992.65</b>	<b>6,114.79</b>

**Notes:**

- The Board of Directors of the Manager to the Trust, in their meeting held on 25 October 2024, has declared distribution to unitholders of Rs. 5.15 per unit which aggregates to Rs. 3,054.04 million for the quarter ended 30 September 2024. The distributions of Rs. 5.15 per unit comprises Rs. 3.10 per unit in the form of dividend, Rs. 0.28 per unit in the form of interest payment, Rs. 0.01 per unit in the form of other income and the balance Rs. 1.76 per unit in the form of repayment of debt by SPV to REIT. Along with distribution of Rs. 5.04 per unit for the quarter ended 30 June 2024, the cumulative distribution for the half year ended 30 September 2024 aggregates to Rs. 10.19 per unit.
- As per the Revised NDCF Framework, finance cost on Borrowings includes processing fees paid of Rs. 15.76 million for the quarter ended 30 June 2024.
- Finance cost on Borrowings includes interest accrued but not due on loans as of 31 March 2024 of Rs. 829.84 million, paid during the quarter ended 30 June 2024.
- a) Rs. 2,328.30 million had been received post 30 June 2024, but before finalisation and adoption of financial statements by the board of directors and forms part of the NDCF for the quarter ended 30 June 2024 in line with the Revised NDCF Framework.  
b) Rs. 3,091.42 million has been received post 30 September 2024, but before finalisation and adoption of financial statements by the board of directors and forms part of the NDCF for the quarter ended 30 September 2024 in line with the Revised NDCF Framework.
- Includes distribution out of surplus cash of Rs. 109.00 million for the quarter ended 30 June 2024 and Rs. 97.90 million for the quarter ended 30 September 2024 received from SPVs.
- In order to promote standardisation of framework for computing NDCF, a revised framework was defined by SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 (erstwhile SEBI Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2023/185 dated December 6, 2023 on revised NDCF framework). As per the framework, the Manager is required to declare and distribute at least 90% of the NDCF of Mindspace REIT as distributions ("REIT Distributions"). This framework is applicable with effect from 1 April 2024. Accordingly, Mindspace REIT has computed the NDCF to comply with the said circular.

As per our report of even date attached.

**For Deloitte Haskins & Sells LLP**  
Chartered Accountants

Firm's registration number: 117366W/W-100018

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

**Nilesh Shah**  
Partner  
Membership number: 49660

Place: Mumbai  
Date : 25 October 2024

**Neel C. Raheja**  
Director  
DIN: 00029010

Place: Mumbai  
Date : 25 October 2024

**Ramesh Nair**  
Chief Executive Officer

Place: Mumbai  
Date : 25 October 2024

**Preeti N. Chheda**  
Chief Financial Officer

Place: Mumbai  
Date : 25 October 2024

## Mindspace Business Park REIT

RN:IN/REIT/19-20/003

**Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116**

(all amounts in Rs. million unless otherwise stated)

S.no	Description	For the quarter ended 30 September 2023 (Unaudited)	For the half year ended 31 March 2024 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
1	Cash flows received from Asset SPVs including but not limited to:				
	- interest	760.25	1,633.51	1,414.49	3,048.46
	- dividends (net of applicable taxes)	2,612.04	5,285.90	5,265.73	10,551.63
	- repavment of REIT Funding	-	-	-	-
	- proceeds from buy-backs/ capital reduction (net of applicable taxes)	-	-	-	-
	- redemption proceeds from preference shares or any other similar instrument	-	-	-	-
2	Add: Proceeds from sale of investments, assets, sale of shares of Asset SPVs, liquidation of any other asset or investment (incl. cash equivalents) or any form of fund raise at Mindspace REIT level adjusted for the following <sup>(1)</sup> :	7,124.06	12,469.99	18,808.56	31,278.55
	- applicable capital gains and other taxes, if any	-	-	-	-
	- debts settled or due to be settled from sale proceeds	-	-	-	-
	- transaction costs	-	-	-	-
	- proceeds re-invested or planned to be reinvested in accordance with the REIT regulations	-	-	-	-
	- any acquisition	-	-	-	-
	- investments as permitted under the REIT regulations	-	(999.79)	-	(999.79)
	- lending to Asset SPVs	(7,124.06)	(9,489.96)	(18,808.56)	(28,298.51)
	as may be deemed necessary by the Manager	-	-	-	-
3	Add: Proceeds from sale of investments, assets or sale of shares of Asset SPVs not distributed pursuant to an earlier plan to re-invest in accordance with the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
4	Add: Any other income received by Mindspace REIT not captured herein	1.85	5.95	9.67	15.62
5	Less: Any other expenses paid by Mindspace REIT not captured herein	(14.08)	(18.01)	(25.48)	(43.49)
6	Less: Any expense in the nature of capital expenditure at Mindspace REIT level	-	-	-	-
7	Less: Net debt repayment / (drawdown), redemption of preference shares / debentures / any other such instrument / premiums / any other obligations / liabilities, etc., as maybe deemed necessary by the Manager	-	(2,000.00)	-	(2,000.00)
8	Add/Less: Other adjustments, including but not limited to net changes in security deposits, working capital, etc., as may be deemed necessary by the Manager <sup>(2)</sup>	(46.94)	(139.15)	(122.90)	(262.05)
9	Less: Interest paid on external debt borrowing at Mindspace REIT level	(455.37)	(1,032.63)	(817.98)	(1,850.83)
10	Less: Income tax and other taxes (if applicable) at the Standalone Mindspace REIT level	(2.99)	(4.64)	(5.18)	(10.07)
	<b>Net Distributable Cash Flows (NDCF)</b>	<b>2,854.76</b>	<b>5,711.17</b>	<b>5,718.35</b>	<b>11,429.52</b>

### Notes:

- 1 Repayment of REIT funding which is further lent to SPVs has been captured under "Liquidation of assets"
- 2 Lending to and repayment from SPVs within the same period has been adjusted under "Other Adjustments" and includes loan given by REIT to SPV out of surplus funds or repayment of such loans.
- 3 NDCF is calculated on quarterly basis, amounts presented for the half year and year ended is mathematical summation of quarterly numbers.

As per our report of even date attached.

**For Deloitte Haskins & Sells LLP**  
Chartered Accountants

Firm's registration number: 117366W/W-100018

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

**Nilesh Shah**  
Partner  
Membership number: 49660

Place: Mumbai  
Date : 25 October 2024

**Neel C. Raheja**  
Director  
DIN: 00029010

Place: Mumbai  
Date : 25 October 2024

**Ramesh Nair**  
Chief Executive Officer

Place: Mumbai  
Date : 25 October 2024

**Preeti N. Chheda**  
Chief Financial Officer

Place: Mumbai  
Date : 25 October 2024

## **MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts in Rs. million unless otherwise stated)**

#### **1 Mindspace REIT Information**

Mindspace Business Parks REIT ('Mindspace REIT' or 'Trust') was set up on 18 November 2019 at Mumbai, Maharashtra, India as a contributory, determinate and irrevocable trust under the provisions of the Indian Trusts Act, 1882, pursuant to a trust deed dated 18 November 2019. Mindspace REIT was registered with Securities and Exchange Board of India ('SEBI') on 10 December 2019, at Mumbai as a Real Estate Investment Trust ('REIT') pursuant to the SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including guidelines and circulars issued thereunder ('REIT Regulations') having registration number IN/REIT/19-20/0003. The Trust's principal place of business address is at Raheja Tower, Level 8, Block 'G', C-30, Bandra Kurla Complex, Mumbai - 400 051.

Anbee Constructions LLP (ACL) and Cape Trading LLP ('CTL') are the sponsors of Mindspace REIT. The Trustee to Mindspace REIT is Axis Trustee Services Limited (the 'Trustee') and the Manager for Mindspace REIT is K Raheja Corp Investment Managers Private Limited (the 'Manager').

The objectives and principal activity of Mindspace REIT is to carry on the activity of a real estate investment trust, as permissible under the REIT Regulations, to raise funds through the REIT, to make investments in accordance with the REIT Regulations and the investment strategy and to carry on the activities as may be required for operating the REIT, including incidental and ancillary matters thereto.

The units of the Trust were listed on the BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) on 7 August 2020.

The brief activities and shareholding pattern of the Special Purpose Vehicles ('SPVs') are provided below:

<b>Name of the SPV</b>	<b>Activities</b>	<b>Equity Shareholding (in percentage) as at 30 September 2024</b>	<b>Equity Shareholding (in percentage) as at 31 March 2024</b>
Mindspace Business Parks Private Limited (MBPPL)	The SPV is engaged in real estate development projects such as Special Economic Zone (SEZ), Information Technology Parks and other commercial assets. The SPV has its projects in Airoli (Navi Mumbai), Pune and Pocharam (Hyderabad). The SPV is a deemed distribution licensee pursuant to which it can distribute power to the SEZ tenants within the Park. It commenced distribution of electricity in its project at Airoli, Navi Mumbai from 9 April 2015 .	Mindspace REIT : 100%	Mindspace REIT : 100%
Gigaplex Estate Private Limited (Gigaplex)	The SPV is engaged in real estate development projects such as Special Economic Zone (SEZ), Information Technology Parks and other commercial assets. The SPV has its projects in Airoli (Navi Mumbai). The SPV is a deemed distribution licensee pursuant to which it can distribute power to the SEZ tenants within the Park. It commenced distribution of electricity in its project at Airoli, Navi Mumbai from 19 April 2016.	Mindspace REIT : 100%	Mindspace REIT : 100%

## **MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

### **Notes to the Condensed Standalone Financial Statements**

(all amounts in Rs. million unless otherwise stated)

<b>Name of the SPV</b>	<b>Activities</b>	<b>Equity Shareholding (in percentage) as at 30 September 2024</b>	<b>Equity Shareholding (in percentage) as at 31 March 2024</b>
Sundew Properties Limited (Sundew)	The SPV is engaged in development and leasing/licensing of Information Technology (IT) park, SEZ to different customers in Hyderabad.	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)
Intime Properties Limited (Intime)	The SPV is engaged in development and leasing/licensing of IT park to different customers in Hyderabad.	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)
K. Raheja IT Park (Hyderabad) Limited (KRIT)	The SPV is engaged in development and leasing/licensing of IT park to different customers in Hyderabad.	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)	Mindspace REIT : 89% Telangana State Industrial Infrastructure Corporation Limited (11%)
KRC Infrastructure And Projects Private Limited (KRC Infra)	The SPV is engaged in real estate development projects such as Special Economic Zone (SEZ) and Information Technology Parks. The SPV has its project in Kharadi Pune. The SPV is a deemed distribution licensee pursuant to which it can distribute power to the SEZ tenants within the Park. It commenced distribution of electricity in its project at Kharadi, Pune from 1 June 2019. The SPV is also engaged in Facility Management services.	Mindspace REIT : 100%	Mindspace REIT : 100%
Horizonview Properties Private Limited (Horizonview)	The SPV is engaged in development and leasing/licensing of IT park to different customers in Chennai.	Mindspace REIT : 100%	Mindspace REIT : 100%
Avacado Properties and Trading (India) Private Limited (Avacado)	The SPV has developed an Industrial park for the purpose of letting out to different customers in Paradigm building at Malad-Mumbai and is being maintained and operated by the SPV. The SPV also has a commercial project in Bandra Kurla Complex, Mumbai.	Mindspace REIT : 100%	Mindspace REIT : 100%

## **MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts in Rs. million unless otherwise stated)**

#### **2 Basis of Preparation**

The Interim Condensed Standalone Financial Statements (Condensed Standalone Financial Statements) of Mindspace Business Parks REIT comprises the Condensed Standalone Balance Sheet as at September 30, 2024, the Condensed Standalone Statement of Profit and Loss, including other comprehensive income, the Condensed Standalone Statement of Cash Flow for the quarter and half year ended September 30, 2024, the Condensed Standalone Statement of Changes in Unitholders Equity for the half year ended September 30, 2024, the Statement of Net Assets at Fair Value as at September 30 2024, the Statement of Total Returns at Fair Value for the half year ended September 30 2024, and the Statement of Net Distributable Cashflows of Mindspace Business Parks REIT for the quarter and half year ended September 30 2024, and a summary of the significant accounting policies and select explanatory information and other additional financial disclosures.

The condensed standalone financial statements have been prepared in accordance with the requirements of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including guidelines and circulars issued thereunder read with SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 ("the REIT regulations"); Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended from time to time ("Listing Regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations. (refer note 14 on presentation of "Unit Capital" as "Equity" instead of compound instruments under Ind AS 32 – Financial Instruments: Presentation).

The accounting policies adopted followed are consistent with those of the previous financial year.

These Condensed Standalone Financial Statements were authorised for issue in accordance with the resolution passed by the Board of Directors of the Manager on October 25, 2024.

#### **Statement of compliance to Ind-AS**

These Condensed Standalone financial statements for the quarter and half year ended 30 September 2024 have been prepared in accordance with Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) to the extent not inconsistent with the REIT regulations as more fully described above and Note 14 to the condensed standalone financial statements.

#### **3 Material accounting policies**

##### **a) Functional and Presentation Currency**

The Condensed Standalone Financial Statements are presented in Indian Rupees, which is also Mindspace REIT functional currency in which Mindspace REIT operates. All financial information presented in Indian Rupees has been rounded off to the nearest million except otherwise stated.

##### **b) Basis of measurement**

These Condensed Standalone Financial Statements are prepared on the historical cost basis, except for certain financial assets and liabilities (refer accounting policy regarding financial instrument) measured at fair values.

##### **c) Use of judgments and estimates**

The preparation of the Condensed Standalone Financial Statements in conformity with generally accepted accounting principles in India (Ind AS) requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. Actual results could differ from those estimates.

Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Information about critical judgements in applying accounting policies that have the most material effect on the amounts recognised in the Condensed Standalone Financial Statements is included in the following notes:

(i) Presentation of "Unit Capital" as "Equity" in accordance with the SEBI REIT Regulations instead of compound instrument (Note no 13)

(ii) Impairment and Fair valuation of Investments in SPVs and impairment of loans to SPVs.

(iii) recognition and measurement of provisions for contingencies and disclosure of contingent liabilities (Note 31 (a))



## **MINDSPACE BUSINESS PARKS REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts in Rs. million unless otherwise stated)**

**d) Current versus non-current classification**

Mindspace REIT presents assets and liabilities in the Balance Sheet based on current/ non-current classification:

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting date; or
- Cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting date.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting date; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

Mindspace REIT classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. Mindspace REIT has identified twelve months as its operating cycle.

**e) Measurement of fair values**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability and how market participants would take those characteristics into account when pricing the asset or liability at the measurement date.

Mindspace REIT accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. Mindspace REIT has an established control framework with respect to the measurement of fair values.

Mindspace REIT regularly reviews significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values then the finance team assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of an asset or a liability, Mindspace REIT uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that entity can access on measurement date.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

## **MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

### **Notes to the Condensed Standalone Financial Statements**

(all amounts in Rs. million unless otherwise stated)

#### **3.1 Impairment of assets**

Mindspace REIT assesses at each reporting date, whether there is any indication that an asset may be impaired. If any such indication exists, the trust estimates the recoverable amount of the asset. The recoverable amount of the assets (or where applicable that of the cash generating unit to which the asset belongs) is estimated as the higher of its net selling price and its value in use. Value in use is the present value of estimated future cash flows (discounted using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset) expected to arise from the continuing use of the assets and from its disposal at the end of its useful life. In determining fair value less costs of disposal, recent market transactions are taken into account. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGU. An impairment loss is recognised whenever the carrying amount of an asset or the cash-generating unit to which it belongs, exceeds its recoverable amount. Impairment loss is recognised in the Condensed Standalone Statement of Profit and Loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the Condensed Standalone Statement of Profit and Loss.

#### **3.2 Asset Acquisition**

If the acquisition of an asset or a group of assets does not constitute a business, Mindspace REIT identifies and recognises the individual identifiable assets acquired (including those assets that meet the definition of, and recognition criteria for, intangible assets in Ind AS 38, Intangible Assets) and liabilities assumed. The cost of the group is allocated to the individual identifiable assets and liabilities on the basis of their relative fair values at the date of purchase and no goodwill is recognised.

#### **3.3 Foreign currency transactions**

Transactions denominated in foreign currency are recorded at the exchange rate prevailing on the date of transactions. Exchange differences arising on foreign exchange transactions settled during the period/ year are recognised in the Statement of Profit and Loss of the period/ year.

Monetary assets and liabilities denominated in foreign currency, which are outstanding as at the end of the period and not covered by forward contracts, are translated at the end of the period at the closing exchange rate and the resultant exchange differences are recognised in the Condensed Standalone Statement of Profit and Loss. Non-monetary foreign currency items are carried at cost.

#### **3.4 Compound financial instruments**

The component parts of compound financial instruments issued by Mindspace REIT are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument. A conversion option that will be settled by the exchange of a fixed amount of cash or another financial asset for a fixed number of the Trust's own equity instruments is an equity instrument.

At the date of issue, the fair value of the liability component is estimated using the prevailing market interest rate for similar non-convertible instruments. This amount is recorded as a liability on an amortised cost basis using the effective interest method until extinguished upon conversion or at the instrument's maturity date.

The conversion option classified as equity is determined by deducting the amount of the liability component from the fair value of the compound instrument as a whole. This is recognised and included in equity, net of income tax effects, and is not subsequently remeasured.

Transaction costs that relate to the issue of the convertible instruments are allocated to the liability and equity components in proportion to the allocation of the gross proceeds. Transaction costs relating to the equity component are recognised directly in equity. Transaction costs relating to the liability component are included in the carrying amount of the liability component and are amortised over the lives of the convertible instrument using the effective interest method.

#### **3.5 Embedded derivatives**

Derivatives embedded in a host contract that is an asset within the scope of Ind AS 109 are not separated. Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Embedded derivatives closely related to the host contracts are not separated. Derivatives embedded in all other host contract are separated only if the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the host and are measured at fair value through profit or loss.

## **MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

### **Notes to the Condensed Standalone Financial Statements**

(all amounts in Rs. million unless otherwise stated)

#### **3.6 Tax expense**

Income tax expense comprises current tax and deferred tax charge or credit. It is recognised in the Condensed Standalone Statement of Profit and Loss except to the extent that it relates to an item recognised directly in equity or in other comprehensive income in which case, the current and deferred tax are also recognised in equity and other comprehensive income respectively.

##### **a) Current tax**

Current tax comprises the expected tax payable or receivable on the taxable income for the period and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by end of reporting period.

Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

##### **b) Deferred tax**

Deferred tax asset/ liability is recognized on temporary differences between the carrying amounts of assets and liabilities in the Condensed Standalone Financial Statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax assets and liabilities are measured that are expected to apply to the period when the asset is realised or the liability is settled, using the tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which Mindspace REIT expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized. Such deferred tax assets and liabilities are not recognized if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets are reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets and liabilities, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realized simultaneously.

#### **3.7 Provisions, contingent liabilities and contingent assets**

Provisions are recognised when Mindspace REIT has a present legal or constructive obligation as a result of a past event, it is probable that the Trust will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. The amount recognised as a provision is the best estimate of the consideration net of recoveries if any, required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost.

Contingent liabilities are disclosed when there is a possible obligation or a present obligation that may, but will probably not, require an outflow of resources. When there is a possible obligation of a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

Provisions for onerous contracts, i.e. contracts where the expected unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it, are recognised when it is probable that an outflow of resources embodying economic benefits will be required to settle a present obligation as a result of an obligating event, based on a reliable estimate of such obligation. If the effect of the time value of money is material, provisions are discounted.

A contingent asset is disclosed when there would be a possible asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of Mindspace REIT.

Provisions, Contingent Liabilities and Contingent Assets are reviewed at each reporting date and adjusted to reflect the current best estimates.

## **MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

### **Notes to the Condensed Standalone Financial Statements**

(all amounts in Rs. million unless otherwise stated)

#### **3.8 Investment in SPVs**

The Company has elected to recognize its investments in SPVs at cost in accordance with the option available in Ind AS 27, 'Separate Financial Statements'. The details of such investments are given in Note 4.

Assets representing investments in SPVs are reviewed for impairment, whenever events or changes in circumstances indicate that carrying amount may not be recoverable. Such circumstances include, though are not limited to, significant or sustained decline in revenues or earnings and material adverse changes in the economic environment.

#### **3.9 Financial instruments**

##### **1 Initial recognition and measurement**

Financial assets and/or financial liabilities are recognised when Mindspace REIT becomes party to a contract embodying the related financial instruments. All financial assets, financial liabilities are initially measured at fair value. Transaction costs that are attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from as the case may be, the fair value of such assets or liabilities, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in the Condensed Standalone Statement of Profit and Loss.

##### **2 Financial assets:**

##### **a) Classification of financial assets:**

- (i) Mindspace REIT classifies its financial assets in the following measurement categories:
  - those to be measured subsequently at fair value (either through other comprehensive income, or through the Statement of Profit and Loss), and
  - those measured at amortised cost.
- (ii) The classification is done depending upon Mindspace REIT business model for managing the financial assets and the contractual terms of the cash flows.
- (iii) For investments in debt instruments, this will depend on the business model in which the investment is held.
- (iv) Mindspace REIT reclassifies debt investments when and only when its business model for managing those assets changes.

##### **b) Subsequent Measurement**

##### **(i) Investment in Debt instruments:**

Subsequent measurement of debt instruments depends on Mindspace REIT business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Trust classifies its debt instruments:

##### **Financial assets at amortised cost**

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

##### **Financial assets at fair value through other comprehensive income (FVTOCI)**

Financial assets are subsequently measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows that give rise on specified dates to solely payments of principal and interest on the principal amount outstanding and by selling financial assets.

##### **Financial assets at fair value through the Statement of Profit and Loss (FVTPL)**

Financial assets are subsequently measured at fair value through the Statement of Profit and Loss unless it is measured at amortised cost or fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognised in the Statement of Profit and Loss.

## **MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

### **Notes to the Condensed Standalone Financial Statements**

(all amounts in Rs. million unless otherwise stated)

**c) Impairment of financial assets:**

The Mindspace REIT applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, lease receivables, trade receivables, other contractual rights to receive cash or other financial asset. For trade receivables, the Mindspace Group measures the loss allowance at an amount equal to lifetime expected credit losses. Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Mindspace Group has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

**d) Derecognition of financial assets:**

A financial asset is primarily derecognised when:

- (i) the right to receive cash flows from the asset has expired, or
- (ii) Mindspace REIT has transferred its rights to receive cash flows from the asset; and Mindspace REIT has transferred substantially all the risks and rewards of the asset, or Mindspace REIT has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

On derecognition of a financial asset in its entirety (other than investments in equity instruments at FVOCI), the differences between the carrying amounts measured at the date of derecognition and the consideration received is recognised in Statement of Profit and Loss.

Any interest in transferred financial assets that is created or retained by Mindspace REIT is recognised as a separate asset or liability.

### **3.10 Financial liabilities and equity instruments**

**(a) Classification as debt or equity**

Financial liabilities and equity instruments issued by Mindspace REIT are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

**Financial Liabilities**

**Recognition, measurement and classification**

Financial liabilities are classified as either held at a) fair value through the Statement of Profit and Loss, or b) at amortised cost. Management determines the classification of its financial liabilities at the time of initial recognition or, where applicable, at the time of reclassification.

Mindspace REIT financial liabilities include trade and other payables, loans and borrowings and derivative financial instruments. Subsequent measurement of financial liabilities depends on their classification as fair value through the Statement of Profit and Loss or at amortised cost. All changes in fair value of financial liabilities classified as FVTPL are recognised in the Statement of Profit and Loss. Amortised cost category is applicable to loans and borrowings, trade and other payables. After initial recognition the financial liabilities are measured at amortised cost using the Effective Interest Rate method.

**Derecognition**

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. Gains and losses are recognised in the Statement of Profit and Loss when the liabilities are derecognised.

**Offsetting of financial instruments**

Financial assets and financial liabilities are offset and presented on net basis in the Balance Sheet when there is a currently enforceable legal right to offset the recognised amounts and there is an intention either to settle on a net basis or to realise the assets and settle the liabilities simultaneously.

### **3.11 Financial guarantee contracts**

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contract are measured initially at the fair value and in accordance with Ind AS 109 unless on a case to case basis Mindspace REIT elects to account for financial guarantee as Insurance Contracts.

### **3.12 Revenue Recognition**

Revenue is measured at the fair value of the consideration received or receivable. This inter alia involves discounting of the consideration due to the present value if payment extends beyond normal credit terms.

Revenue is recognised when recovery of the consideration is probable and the amount of revenue can be measured reliably.

## **MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

### **Notes to the Condensed Standalone Financial Statements**

(all amounts in Rs. million unless otherwise stated)

#### **Recognition of dividend income, interest income**

Dividend income is recognised in profit or loss on the date on which Mindspace REIT's right to receive payment is established.

Interest income is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the gross carrying amount of the financial asset.

In calculating interest income, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired). However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

#### **3.13 Borrowing costs**

Borrowing costs are interest and other costs (including exchange differences relating to foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs) incurred in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition or construction of an asset which necessarily take a substantial period of time to get ready for their intended use are capitalised as part of the cost of that asset. Other borrowing costs are recognised as an expense in the period in which they are incurred.

Interest expense is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments through the expected life of the financial instrument to the amortised cost of the financial liability. In calculating interest expense, the effective interest rate is applied to the amortised cost of the liability.

#### **3.14 Cash and cash equivalents**

Cash and cash equivalents comprises of cash at bank and on hand, demand deposits, investment in overnight mutual funds, other short term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

#### **3.15 Cash distribution to unit holders**

Mindspace REIT recognises a liability to make cash distributions to Unitholders when the distribution is authorised and a legal obligation has been created. As per the REIT Regulations, a distribution is authorised when it is approved by the Board of Directors of the Manager. A corresponding amount is recognised directly in equity.

#### **3.16 Condensed Standalone Statement of Cash flows**

Cash flow is reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of Mindspace REIT are segregated.

For the purpose of the Statement of Cash Flow, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Mindspace REIT's cash management.

#### **3.17 Subsequent events**

The Condensed Standalone Financial Statements are adjusted to reflect events that occur after the reporting date but before the Financial Statements are issued. The Financial Statements have their own date of authorisation. Therefore, when preparing the Financial Statements, management considers events up to the date of authorisation of these financial statements.

#### **3.18 Earnings per unit**

The basic earnings per unit is computed by dividing the net profit/ (loss) attributable to the unit holders of the REIT by the weighted average number of units outstanding during the reporting period. The number of units used in computing diluted earnings/ (loss) per unit comprises the weighted average units considered for deriving basic earnings/ (loss) per unit and also the weighted average number of units which could have been issued on the conversion of all dilutive potential units.

Dilutive potential units are deemed converted as of the beginning of the reporting date, unless they have been issued at a later date. In computing diluted earnings per unit, only potential equity units that are dilutive and which either reduces earnings per share or increase loss per units are included.

## **MINDSPACE BUSINESS PARKS REIT**

RN:IN/REIT/19-20/003

### **Notes to the Condensed Standalone Financial Statements**

(all amounts in Rs. million unless otherwise stated)

#### **3.19 Earnings before finance costs and tax**

Mindspace REIT has elected to present earnings before finance cost and tax as a separate line item on the face of the Condensed Standalone Statement of Profit and Loss. Mindspace REIT measures earnings before finance cost and tax on the basis of profit/ (loss) from continuing operations. In its measurement, Mindspace REIT does not include finance costs and tax expense.

#### **3.20 Errors and estimates**

Mindspace REIT revises its accounting policies if the change is required due to a change in Ind AS or if the change will provide more relevant and reliable information to the users of the Financial Statement. Changes in accounting policies are applied retrospectively.

A change in an accounting estimate that results in changes in the carrying amounts of recognised assets or liabilities or to profit or loss is applied prospectively in the period(s) of change.

Discovery of errors results in revisions retrospectively by restating the comparative amounts of assets, liabilities and equity of the earliest prior period in which the error is discovered. The opening balances of the earliest period presented are also restated.

#### **3.21 Distribution Policy**

The Net Distributable Cash Flows of Mindspace REIT are based on the cash flows generated from Mindspace REIT's assets and investments. In terms of the Distribution Policy of Mindspace REIT and the REIT Regulations, not less than 90% of the NDCF of each of the Asset SPVs is required to be distributed to Mindspace REIT, in proportion of Mindspace REIT's shareholding in the Asset SPV, subject to applicable provisions of the Companies Act 2013. Presently, NDCF to be received by Mindspace REIT from the Asset SPVs may be in the form of dividends, interest income, repayment of debt by SPVs to REIT, proceeds of any capital reduction or buyback from the Asset SPVs or as specifically permitted under the Trust Deed or in such other form as may be permissible under the REIT Regulations. Such SPV Distributions shall be declared and made for every quarter of a Financial Year in terms of the Distribution Policy.

#### **3.22 Amended standards**

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time.

##### **New and amended standards:**

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below:

##### **Ind AS 117 – Insurance Contracts**

The Ministry of Corporate Affairs has issued a notification dated 12 August 2024 introducing Ind AS 117, Insurance Contracts for accounting of insurance contracts which replaces the current standard Ind AS 104, Insurance Contracts. The amendments are applicable with effect from 12 August 2024.

Additionally, amendments have been made to Ind AS 101, First-time Adoption of Indian Accounting Standards, Ind AS 103, Business Combinations, Ind AS 105, Noncurrent Assets Held for Sale and Discontinued Operations, Ind AS 107, Financial Instruments: Disclosures, Ind AS 109, Financial Instruments and Ind AS 115, Revenue from Contracts with Customers to align them with Ind AS 117. The amendments also introduce enhanced disclosure requirements, particularly in Ind AS 107, to provide clarity regarding financial instruments associated with insurance contracts.

##### **Ind AS 116 - Leases**

On 9 September 2024, the Ministry of Corporate Affairs issued amendments to Ind AS 116 concerning sale and leaseback transactions. The amendment impact how a seller-lessee accounts for variable lease payments that arise in a sale -and leaseback transaction. The amendments introduce a new accounting model for variable payments and will require seller-lessees to reassess and potentially restate sale and- leaseback transactions. The key considerations from the amendments are:

(a) On initial recognition, the seller-lessee includes variable lease payments when it measures a lease liability arising from a sale-and-leaseback transaction.

(b) After initial recognition, the seller-lessee applies the general requirements for subsequent accounting of the lease liability such that it recognises no gain or loss relating to the right of use it retains.

A seller-lessee may adopt different approaches that satisfy the new requirements on subsequent measurement. The amendments are applicable with effect from 1 April 2024. Under Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors, a seller-lessee will need to apply the amendments retrospectively to sale and-leaseback transactions entered into or after the date of initial application of Ind AS 116.

The above amendment is not relevant or do not have an impact on the Condensed Standalone Financial Statements of the Trust. The Trust has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

## Mindspace Business Park REIT

RN:IN/REIT/19-20/003

Notes to the Condensed Standalone Financial Statements  
(all amounts are in Rs. millions unless otherwise stated)

### 4 Non-current investments

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Unquoted Investments in SPVs (at cost)</b> <b>(refer note below)</b>		
- 39,75,000 (31 March 2024: 39,75,000) equity shares of Avacado Properties and Trading Private Limited of Rs.10 each, fully paid up	9,482.25	9,482.25
- 29,99,72,205 (31 March 2024: 9,99,90,735) equity shares of Horizonview Properties Private Limited of Rs.10 each, fully paid up*	2,999.72	999.91
- 5,88,235 (31 March 2024: 5,88,235) equity shares of KRC Infrastructure And Projects Private Limited of Rs.10 each, fully paid up	6,867.84	6,867.84
- 1,96,01,403 (31 March 2024: 1,96,01,403) equity shares of Gigaplex Estate Private Limited of Rs.1 each, fully paid up	13,121.35	13,121.35
- 2,50,71,875 (31 March 2024: 2,50,71,875) equity shares of Sundew Properties Limited of Rs.10 each, fully paid up	33,722.27	33,722.27
- 12,03,033 (31 March 2024: 12,03,033) equity shares of Intime Properties Limited of Rs.10 each, fully paid up	15,477.77	15,477.77
-1,78,00,000 (31 March 2024: 1,78,00,000) equity shares of K. Raheja IT Park (Hyderabad) Limited of Rs.10 each, fully paid up	25,617.88	25,617.88
- 81,513 (31 March 2024: 81,513) equity shares of Mindspace Business Parks Private Limited of Rs.10 each, fully paid up	48,813.50	48,813.50
<b>Total</b>	<b>1,56,102.58</b>	<b>1,54,102.77</b>

Note: At the time of initial public offer, the Trust has issued units as consideration to acquire these investments wherein the tradable REIT Unit has been issued at Rs 275 each.

\*During the current period, Mindspace REIT has further invested Rs. 1,999.81 Mn (31 March 2024 - Rs. 999.79 Mn) towards right issue of 19,99,81,470 (31 March 2024 -9,99,78,970) towards equity shares of Horizonview Properties Private Limited.

Refer Note 1 for details of % shareholding in the SPVs held by Mindspace REIT.



## Mindspace Business Park REIT

RN:IN/REIT/19-20/003

### Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

#### 5 Loans (Non current)

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Unsecured, considered good</b>		
Loan to SPVs- (Refer note 30)	40,432.48	32,936.88
<b>Total</b>	<b>40,432.48</b>	<b>32,936.88</b>

Security: Unsecured

Interest : 8.32 % per annum for the period ended 30 September 2024 (31 March 2024 - 8.55% - 8.60% per annum) in accordance with interest rate policy adopted by Mindspace REIT.

Terms of repayment:

a) Bullet repayment of Rs. 5,576.76 million on date falling 15 years from the first disbursement date or such other date as may be mutually agreed between the Lender and the Borrower in writing. (31 March 2024 - Rs. 9,053.88 million) out of which Rs. 527.28 million has been classified as current as the same is expected to be realised within twelve months. (refer note 9)

b) Bullet repayment of Rs. 4,470.00 million was made on 17 May 2024 during the period ended 30 September 2024 and accordingly the same was classified as current as on 31 March 2024. (31 March 2024 - 4,470.00 million) (refer note 9)

c) Bullet repayment of Rs. 4,965.00 million is due on 31 December 2024 and accordingly the same has been classified as current as on 30 September 2024. (31 March 2024 - Rs. 4,965.00 million) (refer note 9)

d) Bullet repayment of Rs. 4,975.00 million is due on 27 July 2027. (31 March 2024 - Rs. 4,975.00 million)

e) Bullet repayment of Rs. 5,500.00 million is due on 13 April 2026. (31 March 2024 - Rs. 5,500.00 million)

f) Bullet repayment of Rs. 5,000.00 million is due on 30 June 2026. (31 March 2024 - Rs. 5,000.00 million)

g) Bullet repayment of Rs. 5,004.00 million is due on 10 December 2026. (31 March 2024 - Rs. 5,004.00 million)

h) Bullet repayment of Rs. 1,446.12 million was made on 06 June 2024 during the period ended 30 September 2024 and accordingly the same was classified as current as on 31 March 2024. (31 March 2024 - Rs. 1,446.12 million) (refer note 9)

i) Bullet repayment of Rs. 3,404.00 million is due on 20 March 2027. (31 March 2024 - Rs. 3,404.00 million)

j) Bullet repayment of Rs. 3,287.13 million is due on 25 February 2025 and accordingly the same has been classified as current as on 30 September 2024. (31 March 2024 - Rs. Nil) (refer note 9)

k) Bullet repayment of Rs. 5,000.00 million is due on 11 May 2029. (31 March 2024 - Rs. Nil)

l) Bullet repayment of Rs. 6,500.00 million is due on 24 June 2031. (31 March 2024 - Rs. Nil)

m) Bullet repayment of Rs. 1473.05 million is due on 20 November 2024 and accordingly the same has been classified as current as on 30 September 2024. (31 March 2024 - Rs. Nil) (refer note 9)

n) Bullet repayment of Rs. 947.70 million is due on 06 June 2025 and accordingly the same has been classified as current as on 30 September 2024. (31 March 2024 - Rs. Nil) (refer note 9)

#### 6 Other financial assets (Non-current)

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Unsecured, considered good</b>		
Deposits	3.13	3.13
<b>Total</b>	<b>3.13</b>	<b>3.13</b>

## Mindspace Business Park REIT

RN:IN/REIT/19-20/003

### Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

#### 7 Non current tax assets

Particulars	As at 30 September 2024	As at 31 March 2024
Non current tax assets	2.80	-
<b>Total</b>	<b>2.80</b>	<b>-</b>

#### 8 Other non-current assets

Particulars	As at 30 September 2024	As at 31 March 2024
Prepaid expenses	6.04	9.00
<b>Total</b>	<b>6.04</b>	<b>9.00</b>

#### 9 Loans (Current)

Particulars	As at 30 September 2024	As at 31 March 2024
<i>Unsecured, considered good</i>		
Loan to SPVs- (Refer Note 5 and 30)	11,200.16	10,881.12
<b>Total</b>	<b>11,200.16</b>	<b>10,881.12</b>

#### 10 Cash and cash equivalents

Particulars	As at 30 September 2024	As at 31 March 2024
Balances with banks		
- in current accounts* (Refer note 30)	258.35	3,038.21
Investment in overnight mutual fund	689.97	-
<b>Total</b>	<b>948.32</b>	<b>3,038.21</b>

\*Includes balance with banks of Rs.0.42 million (31 March 2024 Rs. 0.40 million ) for unpaid distributions.

## **Mindspace Business Park REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts are in Rs. millions unless otherwise stated)**

#### **11 Other financial assets (Current)**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
<i><b>Unsecured, considered good</b></i>		
Interest receivable on loan to SPVs- (Refer note 30)	124.80	926.11
Other receivables from related parties- (Refer note 30)	0.66	4.07
Other receivables from others	-	0.01
<b>Total</b>	<b>125.46</b>	<b>930.19</b>

#### **12 Other current assets**

<b>Particulars</b>	<b>As at 30 September 2024</b>	<b>As at 31 March 2024</b>
<i><b>Unsecured, considered good</b></i>		
Advance to suppliers	3.49	2.16
Prepaid expenses	25.77	6.58
Balances with government authorities	5.89	0.77
<b>Total</b>	<b>35.15</b>	<b>9.51</b>

## Mindspace Business Park REIT

RN:IN/REIT/19-20/003

### Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

#### 13 Corpus

Particulars	Amount
As at 1 April 2023	0.01
Additions during the year	-
As at 31 March 2024	0.01
As at 1 April 2024	0.01
Additions during the period	-
Closing balance as at 30 September 2024	0.01

#### 14 Unit Capital

Particulars	No.	Amount
As at 1 April 2023	59,30,18,182	1,62,838.82
Movement during the year	-	-
As at 31 March 2024	59,30,18,182	1,62,838.82
As at 1 April 2024	59,30,18,182	1,62,838.82
Movement during the period	-	-
Less: Distribution to Unit holders for the quarter ended 30 June 2024	-	(984.41)
Closing Balance as at 30 September 2024	59,30,18,182	1,61,854.41

#### (a) Terms/rights attached to units and other disclosures

The Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of Units is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust & SPV's on quarterly basis in accordance with REIT Regulations/ in terms of the Distribution Policy. The Board of directors of Investment Manager approves distributions. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays distributions in Indian Rupees.

Under the provisions of the REIT Regulations, Mindspace Business Parks REIT is required to distribute to Unitholders not less than 90% of the net distributable cash flows of Mindspace Business Parks REIT on half yearly basis for each financial year. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Mindspace Business Parks REIT to pay to its Unitholders cash distributions. Hence, the Unit Capital is a compound financial instrument which contains equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024 issued under the REIT Regulations, the Unitholders' funds have been presented as "Equity" in order to comply with the requirements of Section H of Chapter 3 to the SEBI master circular dated 15 May 2024 dealing with the minimum presentation and disclosure requirements for key financial statements. Consistent with Unit Capital being classified as equity, the distributions to Unitholders is also presented in Statement of Changes in Unitholders' Equity when the distributions are approved by the Board of Directors of Investment Manager.

#### (b) Unit holders holding more than 5 percent Units in Mindspace REIT

Name of the unit holder	As at 30 September 2024		As at 31 March 2024	
	No of Units	% holding	No of Units	% holding
Platinum Illumination A 2018 Trust	5,43,75,000	9.17%	5,43,75,000	9.17%
Anbee Constructions LLP	3,54,04,890	5.97%	3,54,04,890	5.97%
Cape Trading LLP	3,54,38,895	5.98%	3,54,38,895	5.98%
Chandru Lachmandas Raheja*	3,26,34,433	5.50%	3,26,34,433	5.50%
Capstan Trading LLP	4,10,95,719	6.93%	4,10,95,719	6.93%
Casa Maria Properties LLP	4,68,20,719	7.90%	4,68,20,719	7.90%
Palm Shelter Estate Development LLP	4,10,95,719	6.93%	4,10,95,719	6.93%
Raghukool Estate Development LLP	4,20,04,546	7.08%	4,20,04,546	7.08%
K Raheja Corp Private Limited	3,65,96,296	6.17%	3,65,96,296	6.17%

\* Excludes holding in for and on behalf of beneficiaries of Ivory Property Trust.

#### (c) The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units from the date of registration till the balance sheet date. Further, the Trust had issued an aggregate of 36,363,600 Units for cash at Rs. 275 per unit and 556,654,582 Units at a price of Rs. 275 per unit for consideration other than cash during the period of five years immediately preceding the balance sheet date.

## Mindspace Business Park REIT

RN:IN/REIT/19-20/003

### Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

#### 15 Other Equity

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Reserves and Surplus</b>		
Retained earnings*	781.69	3,428.71
<b>Total</b>	<b>781.69</b>	<b>3,428.71</b>

\*Refer Condensed Standalone Statement of Changes in Unit holder's Equity for detailed movement in other equity balances.

#### Retained earnings

The cumulative gain or loss arising from the operations which is retained and is recognized and accumulated under the heading of retained earnings.

At the end of the period/year, the profit after tax is transferred from the statement of profit and loss to the retained earnings account.

#### 16 Borrowings (Non-current)

Particulars	As at 30 September 2024	As at 31 March 2024
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 4) (net of issue expenses, at amortised cost) (refer Note 4)	4,978.82	4,975.53
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("Mindspace REIT Green Bond 1") (net of issue expenses, at amortised cost) (refer Note 5)	5,479.18	5,473.41
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 6) (net of issue expenses, at amortised cost) (refer Note 6)	4,982.36	4,977.72
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 7) (net of issue expenses, at amortised cost) (refer Note 7)	4,988.61	4,986.16
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 8) (net of issue expenses, at amortised cost) (refer Note 8)	3,393.72	3,392.07
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 9) (net of issue expenses, at amortised cost) (refer Note 9)	4,983.25	-
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 10) (net of issue expenses, at amortised cost) (refer Note 10)	6,488.73	-
<b>Total</b>	<b>35,294.67</b>	<b>23,804.89</b>

**Note 1** In March 2021, Mindspace REIT issued 3,750 10 year G-Sec linked secured, listed, senior, taxable, non-cumulative, rated, principal protected – market linked, redeemable, non-convertible debentures ("Market Linked Debentures / MLD Series 2") having face value of Rs. 10,00,000 (Rupees ten lakhs only) each, amounting to Rs. 3,750.00 millions (Indian Rupees three thousand seven hundred fifty millions only). The tenure of the said MLD Series 2 was 38 months from 18 March 2021, being date of allotment of the MLD Series 2 and coupon, if any would be payable on the Scheduled Redemption Date i.e. on maturity on 17 May 2024. The coupon payoff structure was linked to condition where the payoff would be fixed on the final fixing date i.e. 16 April 2024. If identified 10 year G-Sec's last traded price as on final fixing date was greater than 25% of its last traded price as on initial fixing date i.e. 18 March 2021, the coupon rate would be 6.65% p.a. If identified 10 year G-Sec's last traded price as on final fixing date is less than or equal to 25% of its last traded price as on initial fixing date, the coupon rate would be zero percent. As per the valuers report in respect of valuation of these MLD Series 2, the probability of occurrence of such an event (last traded price of identified 10 year G-Sec on final fixing date being less than or equal to 25% of its last traded price on initial fixing date) was remote and hence the value of the option considered as zero.

## **Mindspace Business Park REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts are in Rs. millions unless otherwise stated)**

This MLD Series 2 was listed on BSE Limited on 22 March 2021.

#### **Security terms**

MLD Series 2 was secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders):

- a) First and exclusive charge being created by way of equitable mortgage on the aggregate leasable area of approximately 13,71,442 Sq. Ft. or thereabouts in buildings no. 12A and Units of Building 12B of Madhapur, Hyderabad (approx. 12,69,140 sq. ft. in building no.12A and approx. 1,02,302 sq. ft in building no. 12B) together with the proportionate undivided right, title and interest in the notionally demarcated land admeasuring approximately 29,842 sq. mtrs on which the said two building no.12A and 12B, out of all those pieces and parcels of larger land that are situated, lying and being in Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad ("Mortgaged Properties"), for MLD Series 2.
- b) First ranking exclusive charge created by way of a hypothecation over the Hypothecated Properties of MLD Series 2.
- c) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties of Sundew shall be received, save and except any common area maintenance charges payable to Sundew with respect to the maintenance of the mortgaged properties.
- d) Corporate guarantee executed by Sundew.

#### **Redemption terms:**

- a) MLD Series 2 was redeemable by way of bullet payment at the end of 38 months from the date of allotment, i.e. 17 May 2024 and accordingly the same has been redeemed.
- b) The Coupon was to increase by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating was upgraded after any rating downgrade, the Coupon would be decreased by 25 bps for each upgrade. The Investors would have the right to accelerate the MLD Series 2 if the rating was downgraded to A+.
- c) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days notice to the Issuer require the Issuer to redeem in full, all the Debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each Debenture.

**Note 2** In March 2021, Mindspace Business Parks REIT issued 750 secured, listed, senior, taxable, non-cumulative, rated, redeemable, non-convertible debentures ("NCD Series 2") having face value of Rs. 10,00,000 (Rupees ten lakhs only) each, amounting to Rs. 750.00 millions (Indian Rupees seven hundred and fifty millions only) with a coupon rate of 6.69% p.a. payable quarterly beginning from the end of first full quarter from the date of allotment i.e. 30 June 2021, with last coupon payment on the scheduled redemption date i.e. 17 May 2024. The tenure of the said NCD Series 2 was 38 months from 18 March 2021, being date of allotment.

This NCD Series 2 was listed on BSE Limited on 22 March 2021.

#### **Security terms**

NCD Series 2 was secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) First and exclusive charge being registered by way of simple mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 151,460 Sq. Ft. or thereabouts in building no. 4 of Commerzone Yerawada together with the proportionate undivided right, title and interest in the notionally demarcated land admeasuring approximately 9,561 sq. mtrs on which the said building, out of all those pieces and parcels of larger land that are situated, lying and being in Village Yerawada, Taluka Haveli, District Pune ("Mortgaged Properties") of NCD Series 2.
- b) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties shall be received, save and except any common area maintenance charges payable to MBPPL with respect to the maintenance of the mortgaged properties.
- c) Corporate guarantee executed by MBPPL.

#### **Redemption terms:**

- a) NCD Series 2 was redeemable by way of bullet repayment at the end of 38 months from the date of allotment, i.e. 17 May 2024 and accordingly the same has been redeemed.
- b) Interest was payable on the last day of each financial quarter in a year (starting from 30 June, 2021) until the scheduled redemption date.
- c) The Coupon was to increase by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon would be decreased by 25 bps for each upgrade.

## **Mindspace Business Park REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts are in Rs. millions unless otherwise stated)**

d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**Note 3** In February 2022, Mindspace Business Parks REIT issued 5,000 senior, listed, rated, secured, non-cumulative, taxable, transferable, redeemable, non-convertible debentures ("NCD Series 3") having face value of Rs. 10,00,000 (Rupees ten lakhs only) each, amounting to Rs. 5,000.00 millions (Indian Rupees five thousand millions only) with a coupon rate of 6.35% p.a. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The Issuer hereby acknowledges and agrees that there shall be no moratorium period for the payment of Coupon. The first Coupon payment Date is 31 March 2022, with last coupon payment on the scheduled redemption date i.e. 31 December 2024. The tenure of the said NCD Series 3 is 35 months from 1 February 2022, being date of allotment.

This NCD Series 3 was listed on BSE Limited on February 04, 2022.

#### **Security terms**

NCD Series 3 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

a) First and exclusive charge being registered by way of simple mortgage on the carpet area of approximately 5,52,974 Sq. Ft. ( save and except entire 2nd floor admeasuring 11,883 Sq. Ft. carpet area in building no. 2 ) (the building no. 2 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 2 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 2 and all erections. The Building 2 is situated on a portion of the Mortgage Land admeasuring 8.04 Hectares, which portion is notified as a Special Economic Zone & first and exclusive charge being registered by way of simple mortgage on the identified units with aggregating to carpet area of approximately 4,61,527 Sq. Ft. (identified units of building no. 3 ) situated on the Mortgage land along with proportionate covered and open parking spaces, in Building 3 together with all the beneficial rights, title and interest of the Assets SPV in appurtenant to Building 3 and all erections ("Mortgaged Properties") of NCD Series 3 as further detailed in transaction documents.

b) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties shall be received, save and except any common area maintenance charges payable to Gigaplex with respect to the maintenance of the mortgaged properties.

c) Corporate guarantee executed by Gigaplex.

#### **Redemption terms:**

a) NCD Series 3 are redeemable by way of bullet repayment at the end of 35 months from the date of allotment, i.e. 31 December, 2024 and accordingly the same has been classified as current maturities of long term borrowings as on 30 September 2024 (Refer Note 17)

b) Interest is payable on the last day of each financial quarter in a year (starting from 31 March, 2022) until the scheduled redemption date.

c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.

d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**Note 4** In July 2022, Mindspace Business Parks REIT issued 5,000 senior, listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 1,000,000 (Indian Rupees One Million) per Debenture for aggregate principal amount of Rs. 5,000.00 millions (Indian Rupees Five Thousand Million Only) with a coupon rate of 7.95% p.a. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon payment Date is 30 September 2022, with last coupon payment on the scheduled redemption date i.e. 27 July 2027. The tenure of the said NCD Series 4 is 60 months.

This NCD Series 4 was listed on BSE Limited on July 29, 2022

## **Mindspace Business Park REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts are in Rs. millions unless otherwise stated)**

#### **Security terms**

NCD Series 4 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) First ranking sole and exclusive security interest by way of an equitable mortgage on carpet area of approximately 779,466 sq ft in building 12 D (identified units in building) along with the common areas, usage and access rights appurtenant to the units mortgaged in Building 12D as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 17414.77 square metres (equivalent to 4.30 acres), forming part of a portion of land admeasuring 14.02 hectares equivalent to 34.64 acres or thereabout declared as 'Special Economic Zone' land from and out of the larger piece of land bearing Survey no. 64(part), lying, being and situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.
- b) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties shall be received, save and except any common area maintenance charges payable to Sundew with respect to the maintenance of the mortgaged properties.
- c) Corporate guarantee executed by Sundew.

#### **Redemption terms:**

- a) NCD Series 4 are redeemable by way of bullet repayment at the end of 60 months from the date of allotment, i.e. 27 July, 2027.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 30 September, 2022) until the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**Note 5** On 15 March 2023, Mindspace Business Parks REIT issued 55,000 Green Debt Securities in the form of listed, rated, secured, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("Mindspace REIT Green Bond 1") having nominal value of Rs. 1,00,000 (Rupees One lakh only) each, amounting to Rs. 5,500.00 millions (Rupees Five thousand five hundred millions only) with a coupon rate of 8.02% p.a. payable quarterly beginning from the end of first quarter from the date of allotment i.e. 15 March 2023, with last coupon payment on the scheduled redemption date i.e. 13 April 2026. The tenure of the said Mindspace REIT Green Bond 1 is 3 year and 30 days from 15 March 2023, being date of allotment. The date of payment of first coupon is 31 March 2023.

Mindspace REIT Green Bond 1 was listed on BSE Limited on March 16, 2023.

#### **Security terms**

Mindspace REIT Green Bond 1 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders) as more particularly described in the transaction documents, summarized as follows:

- a) First and exclusive charge registered by way of equitable mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 1.067 million square feet or thereabouts in buildings no. 5B and 9 of Madhapur Hyderabad (approx. 245,977 sq. ft. in building no. 5B and approx. 821,717 building no. 9) together with the proportionate undivided right, title and interest in (i) the notionally demarcated land admeasuring approximately 7,169.90 square metres (equivalent to 1.7717 acres) on which Building 5B is situated, and (ii) the notionally demarcated land admeasuring approximately 16,871.82 square metres (equivalent to 4.17 acres) on which Building 9 is situated.
- b) A charge on the escrow account in which receivables of the Mortgaged Properties shall be payable to Intime Properties Limited.
- c) Corporate guarantee executed by Intime.

#### **Redemption terms:**

- a) Mindspace REIT Green Bond 1 are redeemable by way of bullet repayment at the end of 3 years and 30 days from the date of allotment (date of allotment being 15 March 2023 and date of redemption being 13 April 2026).
- b) Interest is payable on the last day of each financial quarter in a year (starting from 31 March, 2023) until the scheduled redemption date and on the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.



## **Mindspace Business Park REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts are in Rs. millions unless otherwise stated)**

d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**Note 6** In June 2023, Mindspace Business Parks REIT issued 50,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 1,00,000 (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of Rs. 5,000.00 millions (Rupees Five Thousand Million Only) with a coupon rate of 7.75% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon payment Date is 30 June 2023, with last coupon payment on the scheduled redemption date i.e. 30 June 2026. The tenure of the said NCD Series 6 is 3 year and 29 days.

This NCD Series 6 was listed on BSE Limited on June 06, 2023.

#### **Security terms**

NCD Series 6 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) first ranking sole and exclusive security interest, by way of a registered simple mortgage on identified units in buildings 6, 7 and 8 of Commerzone Yerwada adding to a cumulative carpet area of approximately 0.7msf across these 3 buildings at Commerzone Yerwada, Pune along with the common areas, usage and access rights appurtenant to the units mortgaged in Buildings 6, 7 and 8 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 26,162 square metres , forming part of a portion of land larger land admeasuring 1,03,919 square metres (after deducting 21 square metres for road from total extent of 1,03,940 square metres) at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation.
- b) A charge on the escrow account has been created, in which receivables of the Mortgaged Properties shall be received, save and except any common area maintenance charges payable to Sundew with respect to the maintenance of the mortgaged properties.
- c) Corporate guarantee executed by Mindspace Business Parks Private Limited.

#### **Redemption terms:**

- a) NCD Series 6 are redeemable by way of bullet repayment at the end of 3 year and 29 days from the date of allotment i.e. 30 June 2026.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 30 June 2023) until the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**Note 7** In September 2023, Mindspace Business Parks REIT issued 50,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 1,00,000 (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of Rs. 5,000.00 millions (Rupees Five Thousand Million Only) with a coupon rate of 8.03% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon Payment Date is 30 September 2023, with last coupon payment on the scheduled redemption date i.e. 10 December 2026. The tenure of the said NCD Series 7 is 3 years and 3 months.

This NCD Series 7 was listed on BSE Limited on September 13, 2023.

#### **Security terms**

NCD Series 7 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 2A, 2B and 10 of Mindspace Madhapur adding to a cumulative carpet area of approximately 0.73 msf across these 3 buildings in buildings 2A, 2B and 10 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 36,258 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.

## **Mindspace Business Park REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts are in Rs. millions unless otherwise stated)**

b) first ranking sole and exclusive security interest by way of a hypothecation over Collection Account and Escrow Account and all amounts standing to the credit of or accrued or accruing on, receivables, movable assets pertaining to Mortgaged Immovable Properties as further specified in transaction documents.

c) Corporate guarantee executed by KRIT.

#### **Redemption terms:**

a) NCD Series 7 are redeemable by way of bullet repayment at the end of 3 year and 3 months from the date of allotment i.e. 10 December 2026.

b) Interest is payable on the last day of each financial quarter in a year (starting from 30 September 2023) until the scheduled redemption date with last payment falling on the scheduled redemption date.

c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.

d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**Note 8** In March 2024, Mindspace Business Park REIT issued 34,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 1,00,000 (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of Rs. 3,400.00 millions (Rupees Three Thousand Four Hundred Million Only) with a coupon rate of 7.93% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon Payment Date is 31 March 2024, with last coupon payment on the scheduled redemption date i.e. 20 March 2027. The tenure of the said NCD Series 8 is 3 years.

This NCD Series 8 was listed on BSE Limited on March 22, 2024.

#### **Security terms**

NCD Series 8 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

a) first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 1, 4, 5 and Amenity building of Commerzone Yerwada adding to a cumulative leasable area of approximately 0.55 msf and carpet area of c.0.43 msf across these 4 buildings in buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 27,826 square metres, being and situated at Village Yerawada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, and bounded as follows:.

b) first ranking sole and exclusive security interest by way of a simple mortgage over Collection Account and Escrow Account and all amounts standing to the credit of or accrued or accruing on, receivables, movable assets pertaining to Mortgaged Immovable Properties as further specified in transaction documents.

c) Corporate guarantee executed by MBPPL.

#### **Redemption terms:**

a) NCD Series 8 are redeemable by way of bullet repayment at the end of 3 year from the date of allotment i.e. 20 March 2027.

b) Interest is payable on the last day of each financial quarter in a year (starting from 31 March 2024) until the scheduled redemption date with last payment falling on the scheduled redemption date.

c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.

d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

## **Mindspace Business Park REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts are in Rs. millions unless otherwise stated)**

**Note 9** In May 2024, Mindspace Business Parks REIT issued 50,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 1,00,000 (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of Rs. 5,000.00 millions (Rupees five thousand million Only) with a coupon rate of 7.96% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon Payment Date is 30 June 2024, with last coupon payment on the scheduled redemption date i.e. 11 May 2029. The tenure of the said NCD Series 9 is 4 years and 364 days.

This NCD Series 9 was listed on BSE Limited on May 14, 2024.

#### **Security terms**

NCD Series 9 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) first ranking sole and exclusive security interest, by way of a simple mortgage on 30,700 square metres of land (referred to as Plot B Land and Plot C Land) together with the commercial and IT building as further described in the trust deed, situated at 7, Ahmednagar Road, Village Vadgaon Sheri, Taluka Haveli, District Pune.
- b) A charge over Collection Account and Escrow Account and all amounts standing to the credit of or accrued or accruing on, receivables, movable assets pertaining to Mortgaged Immovable Properties as further specified in transaction documents.
- c) Corporate guarantee executed by MBPPL.

#### **Redemption terms:**

- a) NCD Series 9 are redeemable by way of bullet repayment at the end of 4 years and 362 days from the date of allotment i.e. 11 May 2029.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 13 May 2024) until the scheduled redemption date with last payment falling on the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.

**Note 10** In June 2024, Mindspace Business Park REIT issued 65,000 listed, rated, secured, non-cumulative, taxable, transferrable, redeemable, non-convertible debentures of face value of INR 1,00,000 (Indian Rupees One Lakh only) per Debenture for aggregate principal amount of Rs. 6,500.00 millions (Rupees six thousand five hundred million Only) with a coupon rate of 7.94% p.a. payable quarterly. Coupon on the outstanding Nominal value of each debenture shall be applicable and computed from day to day, be prorated on an actual/ actual basis for the actual number of days in the Coupon Period and be payable in arrears on the relevant Coupon Payment date to the Debenture Holder whose name is appearing on the Register of Beneficial Owners as on the Record Date. The first Coupon Payment Date is 30 June 2024, with last coupon payment on the scheduled redemption date i.e. 24 June 2031. The tenure of the said NCD Series 10 is 7 years. The debenture issued was sustainability linked debenture with provisions for step down of coupon basis achievement of targets. The debenture also has a Early Redemption Date as further described in the respective transaction documents.

This NCD Series 10 was listed on BSE Limited on June 26, 2024.

#### **Security terms**

NCD Series 10 are secured by each of the following security in favour of the Debenture Trustee (holding for the benefit of the NCD Holders):

- a) first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 12B and 12C of Mindspace Madhapur adding to a cumulative carpet area of approximately 0.86 msf carpet area (or leasable area – 1.13 msf) across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 29,157.16 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad.
- b) first ranking sole and exclusive security interest by way of a hypothecation over Collection Account and Escrow Account and all amounts standing to the credit of or accrued or accruing on, receivables, movable assets pertaining to Mortgaged Immovable Properties as further specified in transaction documents.
- c) Corporate guarantee executed by Sundew.

## **Mindspace Business Park REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts are in Rs. millions unless otherwise stated)**

#### **Redemption terms:**

- a) NCD Series 10 are redeemable by way of bullet repayment at the end of 7 years from the date of allotment i.e. 24 June 2031.
- b) Interest is payable on the last day of each financial quarter in a year (starting from 25 June 2024) until the scheduled redemption date with last payment falling on the scheduled redemption date.
- c) The Coupon shall be increased by 25 bps for every notch downgrade in the rating by the Credit Rating Agency. In case rating is upgraded after any rating downgrade, the Coupon shall be decreased by 25 bps for each upgrade.
- d) Upon occurrence of a mandatory redemption event, the Debenture Trustee may, by issuing not less than 30 (thirty) business days' notice to the Issuer require the Issuer to redeem in full, all the debentures then outstanding by paying an amount equal to the total mandatory redemption amount in respect of each debenture.
- e) The debenture issued was sustainability linked debenture with provisions for step down of coupon basis achievement of identified ESG targets. The debenture also has an Early Redemption Date on 31 December 2028 as further described in the respective transaction documents.

Refer note 37 for Ratio disclosure.

#### **17 Other financial liabilities (Non-current)**

Particulars	As at 30 September 2024	As at 31 March 2024
Other payables to related party (refer Note 30)	26.06	25.13
<b>Total</b>	<b>26.06</b>	<b>25.13</b>

#### **18 Borrowings (Current)**

Particulars	As at 30 September 2024	As at 31 March 2024
10 year G-Sec linked secured, listed, senior, taxable, non-cumulative, rated, principal protected – market linked, redeemable, non-convertible debentures (“Market Linked Debentures / MLD Series 2”) (net of issue expenses, at amortised cost) (refer note 16 (1))	-	3,748.84
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 2) (net of issue expenses, at amortised cost) (refer note 16 (2))	-	749.75
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 3) (net of issue expenses, at amortised cost) (refer note 16 (3))	4,995.38	4,986.41
Unsecured Commercial Paper (Series -2) (refer Note 1 below)	-	1,446.12
Unsecured Commercial Paper (Series -3) (refer Note 2 below)	3,287.13	-
Unsecured Commercial Paper (Series -4) (refer Note 3 below)	1,473.05	-
Unsecured Commercial Paper (Series -5) (refer Note 4 below)	947.70	-
<b>Total</b>	<b>10,703.26</b>	<b>10,931.12</b>

**Note 1** On 19 December 2023, Mindspace Business Parks REIT issued 3,000 Commercial Papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 8.0% per annum to the face value. The discounted amount raised by the REIT through the commercial paper was Rs. 1,446.12 millions (Rupees one billion four hundred forty-six million one hundred seventeen thousand only) and the value payable on maturity is Rs. 1,500.00 millions (Rupees one billion five hundred million only). Discount on Commercial papers is amortized over the tenor of the underlying instrument. The commercial papers were listed on BSE and was repaid on 06 June 2024.

**Note 2** On 26 April 2024, Mindspace Business Parks REIT issued 7,000 Commercial Papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 7.75% per annum to the face value. The discounted amount raised by the REIT through MREIT CP Series 3 is Rs. 3,287.13 millions (Rupees three billion two hundred eighty-seven million one hundred twenty six thousand five hundred only) and the value payable on maturity is Rs. 3,500.00 millions (Rupees three billion five hundred million only). Discount on Commercial papers is amortized over the tenor of the underlying instrument. The commercial papers were listed on BSE and will mature on 25 February 2025.

## **Mindspace Business Park REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts are in Rs. millions unless otherwise stated)**

**Note 3** On 22 August 2024, Mindspace Business Parks REIT issued 3,000 Commercial Papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 7.42% per annum to the face value. The discounted amount raised by the REIT through MREIT CP Series 4 is Rs. 1,473.05 millions (Rupees one thousand four hundred seventy three million forty nine thousand five hundred only) and the value payable on maturity is Rs. 1,500.00 millions (Rupees One thousand five hundred million only). Discount on Commercial papers is amortized over the tenor of the underlying instrument. The commercial papers were listed on BSE and will mature on 20 November 2024.

**Note 4** On 25 September 2024, Mindspace Business Parks REIT issued 2,000 Commercial Papers with a face value of Rs. 5,00,000 (Rupees five lakhs only) each, at a discount of 7.93% per annum to the face value. The discounted amount raised by the REIT through MREIT CP Series 5 was Rs. 947.70 millions (Rupees nine hundred forty seven million seven hundred two thousand only) and the value payable on maturity is Rs. 1,000.00 millions (Rupees one thousand million only). Discount on commercial papers is amortized over the tenor of the underlying instrument. The commercial papers were listed on BSE and will mature on 6 Jun 2025.

#### **19 Trade payables**

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Trade payables</b>		
- Total outstanding dues to micro and small enterprises	0.45	1.63
- Total outstanding dues other than micro and small enterprises	22.33	12.99
<b>Total</b>	<b>22.78</b>	<b>14.62</b>

#### **20 Other financial liabilities (Current)**

Particulars	As at 30 September 2024	As at 31 March 2024
Interest accrued but not due on debentures	132.00	829.84
Interest accrued and due on others	0.05	0.05
Unpaid Distributions (refer note 30)	0.42	0.40
Other liabilities		-
- to related party (refer Note 30)	23.26	27.88
- to others	13.80	1.96
<b>Total</b>	<b>169.53</b>	<b>860.13</b>

#### **21 Other current liabilities**

Particulars	As at 30 September 2024	As at 31 March 2024
Statutory dues	3.71	7.29
<b>Total</b>	<b>3.71</b>	<b>7.29</b>

#### **22 Current tax liabilities**

Particulars	As at 30 September 2024	As at 31 March 2024
Provision for Income Tax (Net of Advance Tax)	-	0.09
<b>Total</b>	<b>-</b>	<b>0.09</b>

## Mindspace Business Park REIT

RN:IN/REIT/19-20/003

Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

### 23 Interest income

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2024	30 June 2024	30 September 2023	30 September 2024	31 March 2024	30 September 2023	31 March 2024
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Interest income							
- on loans given to SPVs (refer Note 30)	1,040.92	999.10	850.60	2,040.02	1,848.80	1,594.25	3,443.05
<b>Total</b>	<b>1,040.92</b>	<b>999.10</b>	<b>850.60</b>	<b>2,040.02</b>	<b>1,848.80</b>	<b>1,594.25</b>	<b>3,443.05</b>

### 24 Other income

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2024	30 June 2024	30 September 2023	30 September 2024	31 March 2024	30 September 2023	31 March 2024
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Guarantee commission fees	0.67	0.94	1.02	1.61	4.98	1.92	6.90
Gain on redemption of mutual fund units	6.73	8.29	1.85	15.02	5.95	9.67	15.62
<b>Total</b>	<b>7.40</b>	<b>9.23</b>	<b>2.87</b>	<b>16.63</b>	<b>10.93</b>	<b>11.59</b>	<b>22.52</b>

### 25 Other expenses

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2024	30 June 2024	30 September 2023	30 September 2024	31 March 2024	30 September 2023	31 March 2024
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Bank charges	0.03	0.04	0.04	0.07	0.04	0.05	0.09
Filing and stamping fees	4.80	4.35	6.51	9.15	8.49	10.72	19.21
Travelling and conveyance	0.61	1.14	0.18	1.75	1.96	0.65	2.61
Printing and stationery	-	-	0.01	-	-	0.01	0.01
Marketing and advertisement expenses	4.68	2.10	1.34	6.78	2.46	3.03	5.49
Membership & subscription charges	8.84	0.51	0.57	9.35	3.87	1.63	5.50
Foreign Exchange Loss	0.04	0.00	0.04	0.04	0.05	0.04	0.09
Miscellaneous expenses	1.07	0.98	0.53	2.05	4.13	1.38	5.51
<b>Total</b>	<b>20.07</b>	<b>9.12</b>	<b>9.22</b>	<b>29.19</b>	<b>21.00</b>	<b>17.51</b>	<b>38.51</b>

### 26 Finance costs

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the half year ended	For the year ended
	30 September 2024	30 June 2024	30 September 2023	30 September 2024	31 March 2024	30 September 2023	31 March 2024
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Interest expense on external debts (refer Note 16 and 18)	879.20	756.12	535.26	1,635.32	1,230.41	982.10	2,212.51
Guarantee commission charges	2.27	1.72	2.74	3.99	4.38	4.62	9.00
<b>Total</b>	<b>881.47</b>	<b>757.84</b>	<b>538.00</b>	<b>1,639.31</b>	<b>1,234.79</b>	<b>986.72</b>	<b>2,221.51</b>

## Mindspace Business Park REIT

RN:IN/REIT/19-20/003

### Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

#### 27 Tax expense

Particulars	For the quarter ended 30 September 2024	For the quarter ended 30 June 2024	For the quarter ended 30 September 2023	For the half year ended 30 September 2024	For the half year ended 31 March 2024	For the half year ended 30 September 2023	For the year ended 31 March 2024
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Current tax	3.10	3.88	0.97	6.98	3.97	4.42	8.39
Deferred tax charge	-	-	-	-	-	-	-
<b>Total</b>	<b>3.10</b>	<b>3.88</b>	<b>0.97</b>	<b>6.98</b>	<b>3.97</b>	<b>4.42</b>	<b>8.39</b>

#### 28 Earnings Per Unit (EPU)

Basic EPU amounts are calculated by dividing the profit for the period attributable to unit holders by the weighted average number of units outstanding during the period. Diluted EPU amounts are calculated by dividing the profit attributable to unit holders by the weighted average number of units outstanding during the period plus the weighted average number of units that would be issued on conversion of all the dilutive potential units into unit capital.

The following reflects the profit and unit data used in the basic and diluted EPU computation

Particulars	For the quarter ended 30 September 2024	For the quarter ended 30 June 2024	For the quarter ended 30 September 2023	For the half year ended 30 September 2024	For the half year ended 31 March 2024	For the half year ended 30 September 2023	For the year ended 31 March 2024
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Profit after tax for calculating basic and diluted EPU	1,978.72	207.36	2,879.54	2,186.08	5,812.81	5,799.17	11,611.98
Weighted average number of Units (Nos)	59,30,18,182	59,30,18,182	59,30,18,182	59,30,18,182	59,30,18,182	59,30,18,182	59,30,18,182
Basic (Rupees/unit)	3.34	0.35	4.86	3.69	9.80	9.78	19.58
Diluted (Rupees/unit)*	3.34	0.35	4.86	3.69	9.80	9.78	19.58

\*Mindspace REIT does not have any outstanding dilutive units

#### 29 Management Fees

##### REIT Management Fees

Pursuant to the Investment Management Agreement dated 21 November 2019, the Manager is entitled to fees @ 0.5% of REIT Net Distributable Cash Flows which shall be payable either in cash or in units or a combination of both, at the discretion of the Manager. The fees has been determined for undertaking management of the REIT and its investments. The REIT Management fees (including GST) accrued for the quarter and half year ended 30 September 2024 amounts to Rs 17.99 million and Rs. 35.65 million and for the quarter and half year ended 30 September 2023 amounts to Rs. 16.82 million and Rs. 33.66 million, for the quarter ended June 2024 amounts to Rs. 17.66 million and for the half year and year ended 31 March 2024 amounts to Rs.33.85 million and Rs.67.51 million respectively. There are no changes during the period in the methodology for computation of fees paid to the Investment Manager.

## MINDSPACE BUSINESS PARKS REIT

RN:IN/REIT/19-20/003

Notes to the Condensed Standalone Financial Statements  
(all amounts in Rs. millions unless otherwise stated)

30 Related party disclosures

A Parties to Mindspace REIT as at 30 September 2024

Sl. No.	Particulars	Name of Entities	Promoters/Partners*	Directors
1	Trustee	Axis Trustee Services Limited	Axis Bank Limited (Refer note below)	Ms. Deepa Rath Mr. Rajesh Kumar Dahiya till January 15, 2024 Mr. Ganesh Sankaran till January 15, 2024 Mr. Sumit Bali w.e.f. January 16, 2024 to August 16, 2024 Mr. Prashant Joshi w.e.f. January 16, 2024 Mr. Arun mehta w.e.f. May 3, 2024 Mr. Parmod Nagpal w.e.f. May 3, 2024
2	Manager	K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP)	Mr. Ravi C. Raheja Mr. Neel C. Raheja	Mr. Ravi C. Raheja w.e.f. July 7, 2023 Mr. Neel C. Raheja w.e.f. July 7, 2023 Mr. Deepak Ghaisas w.e.f. July 11, 2023 Mr. Bobby Parikh w.e.f. July 11, 2023 Ms. Manisha Girotra w.e.f. July 11, 2023 Mr. Manish Kejriwal w.e.f. July 11, 2023 Mr. Vinod Rohira w.e.f. September 1, 2023
3	Sponsors	Anbee Constructions LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja Ms. Sumati Raheja	-
4		Cape Trading LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
5	Sponsors Group	Mr. Chandru L. Raheja	-	-
6		Mr. Ravi C. Raheja	-	-
7		Mr. Neel C. Raheja	-	-
8		Mrs. Jyoti C. Raheja	-	-
9		Ms. Sumati Raheja	-	-
10		Capstan Trading LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
11		Casa Maria Properties LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
12		Raghukool Estate Developement LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
13		Palm Shelter Estate Development LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-



## MINDSPACE BUSINESS PARKS REIT

RN:IN/REIT/19-20/003

Notes to the Condensed Standalone Financial Statements

(all amounts in Rs. millions unless otherwise stated)

14	Sponsors Group	K. Raheja Corp Pvt. Ltd.	<p>Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Mrs. Jyoti C. Raheja Jointly with Mr. Chandru L. Raheja</p> <p>Mr. Ravi C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Mr. Neel C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Anbee Constructions LLP Cape Trading LLP Capstan Trading LLP Casa Maria Properties LLP Raghukool Estate Developement LLP Palm Shelter Estate Development LLP Mr. Neel C. Raheja Jointly with Mr. Ramesh M. Valecha</p>	<p>Ravi C. Raheja Neel C. Raheja Ramesh Valecha Ramesh Ranganthan Sunil Hingorani</p>
15	Sponsors Group	Ivory Property Trust	<p>Chandru L. Raheja Jyoti C. Raheja Ivory Properties &amp; Hotels Pvt Ltd Ravi C. Raheja Neel C. Raheja (all are trustees)</p>	
16		Genext Hardware & Parks Private Ltd.	<p>Mr. Ravi C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Mr. Neel C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja</p> <p>Mr. Chandru L. Raheja jointly with Mrs Jyoti C. Raheja, on behalf of the beneficiaries of Ivory Property Trust.</p>	<p>Ravi C. Raheja Neel C. Raheja Ramesh Valecha Ramesh Ranganthan</p>
17	Names of SPVs / subsidiaries	<p>1. Avacado Properties and Trading (India) Private Limited</p> <p>2. Gigaplex Estate Private Limited</p> <p>3. Horizon Properties Private Limited</p> <p>4. KRC Infrastructure and Projects Private Limited</p> <p>5. Intime Properties Limited</p> <p>6. Sundew Properties Limited</p> <p>7. K. Raheja IT Park (Hyderabad) Limited</p> <p>8. Mindspace Business Parks Private Limited.</p>		

## MINDSPACE BUSINESS PARKS REIT

RN:IN/REIT/19-20/003

Notes to the Condensed Standalone Financial Statements

(all amounts in Rs. millions unless otherwise stated)

18	Board of Directors and Key Managerial Personnel of the Manager (K Raheja Corp Investment Managers Private Limited )	<p><b><u>Board of Directors</u></b>  Mr. Deepak Ghaisas (Independent Member)  Ms. Manisha Girotra (Independent Member)  Mr. Bobby Parikh (Independent Member)  Mr. Manish Kejriwal (Independent Member)  Mr. Ravi C. Raheja (Non Executive Non Independent Member)  Mr. Neel C. Raheja (Non Executive Non Independent Member)  Mr. Vinod Rohira (Non Executive Non Independent Member) w.e.f. September 1, 2023</p> <p><b><u>Key Managerial Personnel</u></b>  Mr. Ramesh Nair (Chief Executive Officer) w.e.f. September 1, 2023  Mr. Vinod Rohira (Chief Executive Officer) till August 31, 2023  Ms. Preeti Chheda (Chief Financial Officer)</p>		
19	Entities controlled/jointly controlled by members of the Board of Directors/Key Managerial Personnel of the Manager	<p>Brookfields Agro &amp; Development Private Limited</p> <p>Grange Hotels And Properties Private Limited  Immense Properties Private Limited  Novel Properties Private Limited  Pact Real Estate Private Limited  Paradigm Logistics &amp; Distribution Private Limited</p> <p>Aqualine Real Estate Private Limited  K Raheja Corp Real Estate Private Limited  (Formerly known as "Feat Properties Private Limited") (till 8th August 2023)  Carin Properties Private Limited  Asterope Properties Private Limited  Content Properties Private Limited  Madhurawada Holdings Private Limited ( w.e.f. April 3, 2024)  Gencoal Stretagic Services Private Limited  Stemade Biotech Private Limited  Hariom Infrafacilities Services Private Limited</p> <p>K. Raheja Corp Advisory Services (Cyprus) Private Limited  Convex Properties Private Limited  M/s Bobby Parikh Associates</p>		

\* only when acting collectively

Note:

Axis Bank Limited, being a promoter of Axis Trustee Services Limited ("Trustee"), trustee to Mindspace Business Parks REIT, also a Debenture Trustee regulated by SEBI, is considered as a related party of Mindspace REIT in line with the SEBI REIT Regulations based on directions from SEBI dated 12 June 2023.

# Mindspace Business Park REIT

RN:IN/REIT/19-20/003

Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

## 30 Related party disclosures

### B Transaction with related parties during the Period/Year

The nature and volume of transactions of the company with the above related parties were as follows:

Particulars	For the quarter ended 30 September 2024 (Unaudited)	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)	For the half year ended 31 March 2024 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>Unsecured loans given to</b>							
Avacado Properties & Trading (India) Private Limited	313.00	3,360.00	140.00	3,673.00	640.00	730.00	1,370.00
Gigaplex Estate Private Limited	917.00	5,920.00	894.06	6,837.00	3,083.84	5,294.05	8,377.89
Horizonview Properties Private Limited	1,490.00	2,015.00	3,550.00	3,505.00	1,160.00	5,880.00	7,040.00
Sundew Properties Limited	816.70	5,670.00	460.00	6,486.70	1,910.00	1,050.00	2,960.00
KRC Infrastructure & Projects Private Limited	879.00	3,355.00	2,160.00	4,234.00	5,510.00	5,854.50	11,364.50
Mindspace Business Park Private Limited	2,107.05	9,702.13	3,140.00	11,809.18	4,976.12	4,410.00	9,386.12
K. Raheja IT Park (Hyderabad) Limited	470.00	2,275.00	850.00	2,745.00	2,650.00	2,720.00	5,370.00
<b>Unsecured loans repaid by</b>							
Avacado Properties & Trading (India) Private Limited	233.00	4,030.00	120.00	4,263.00	290.00	1,430.00	1,720.00
Gigaplex Estate Private Limited	1,024.60	7,958.00	1,150.00	8,982.60	2,480.00	1,270.00	3,750.00
Horizonview Properties Private Limited	1,170.00	3,366.81	840.00	4,536.81	1,759.79	2,680.00	4,440.11
Sundew Properties Limited	331.90	1,675.00	290.00	2,006.90	1,560.20	2,910.00	4,470.00
KRC Infrastructure & Projects Private Limited	295.00	2,255.00	1,060.00	2,550.00	5,440.11	3,380.00	8,820.00
Mindspace Business Park Private Limited	1,374.80	6,691.12	2,370.00	8,065.92	3,330.00	3,574.51	6,904.50
K. Raheja IT Park (Hyderabad) Limited	200.00	870.00	375.00	1,070.00	3,110.00	695.00	3,805.00
<b>Investment in equity shares</b>							
Horizonview Properties Private Limited	-	1,999.81	-	1,999.81	999.79	-	999.79
<b>Trustee fee expenses</b>							
Axis Trustee Services Limited	0.59	0.59	0.46	1.18	1.18	1.18	2.36
<b>Bank Charges</b>							
Axis Bank Limited	0.02	0.02	0.04	0.04	0.01	0.05	0.03
<b>Dividend Income</b>							
Avacado Properties & Trading (India) Private Limited	142.80	-	208.00	142.80	500.23	712.03	1,212.03
Sundew Properties Limited	623.89	-	623.04	623.89	1,557.68	979.06	2,536.97
Mindspace Business Park Private Limited	599.00	-	830.00	599.00	1,960.00	1,200.00	3,160.00
K. Raheja IT Park (Hyderabad) Limited	83.57	-	534.00	83.57	534.00	1,780.00	2,314.00
Intime properties Limited	427.74	-	267.00	427.74	533.99	445.00	978.99
KRC Infrastructure & Projects Private Limited	-	-	150.00	-	200.00	150.00	350.00
<b>Interest Income**</b>							
Avacado Properties & Trading (India) Private Limited	3.68	19.35	11.45	23.03	28.59	32.33	60.67
Gigaplex Estate Private Limited	320.85	372.78	362.57	693.63	731.79	649.83	1,381.49
Horizonview Properties Private Limited	129.73	145.10	135.79	274.83	339.97	256.63	596.99
Sundew Properties Limited	98.98	25.95	11.81	124.93	30.57	61.61	92.18
KRC Infrastructure & Projects Private Limited	249.51	235.65	222.02	485.16	479.05	432.31	911.52
Mindspace Business Park Private Limited	173.29	154.23	67.99	327.52	169.48	113.31	282.78
K. Raheja IT Park (Hyderabad) Limited	64.88	46.04	38.97	110.92	69.35	48.23	117.42
<b>Reimbursement of Expenses</b>							
K Raheja Corp Investment Managers Private Limited*	-	-	0.24	-	2.03	0.44	2.49

# Mindspace Business Park REIT

RN:IN/REIT/19-20/003

Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

## 30 Related party disclosures

### B Transaction with related parties during the Period/Year

The nature and volume of transactions of the company with the above related parties were as follows:

Particulars	For the quarter ended 30 September 2024 (Unaudited)	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 30 September 2023 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)	For the half year ended 31 March 2024 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
<b>Investment Management Fees</b>							
K Raheja Corp Investment Managers Private Limited	17.99	17.66	16.82	35.65	33.85	33.66	67.51
<b>Legal &amp; Professional Fee</b>							
M/s Bobby Parikh Associates	0.08	0.08	-	0.16	0.15	-	0.15
<b>Guarantee commission fees from SPV</b>							
Horizonview Properties Private Limited	-	-	0.68	-	0.55	1.12	1.68
Sundew Properties Limited	-	-	-	-	0.10	-	-
KRC Infrastructure & Projects Private Limited	0.67	0.94	0.34	1.61	3.33	0.49	3.17
Mindspace Business Park Private Limited	-	0.00	0.00	0.00	1.00	0.00	0.00
<b>Guarantee commision fees to SPV</b>							
Sundew Properties Limited	0.07	0.00	-	0.07	-	-	-
Mindspace Business Park Private Limited	0.81	0.63	-	1.44	(0.52)	10.03	9.47
K. Raheja IT Park (Hyderabad) Limited	-	-	7.26	-	(0.21)	7.26	7.04
<b>Distribution paid to Sponsors, Sponsors Group, Board of directors and Key Managerial Personnel</b>							
Anbee Constructions LLP	177.24	168.88	169.94	346.12	339.53	340.24	679.77
Cape Trading LLP	177.41	169.04	170.11	346.45	339.86	340.40	680.26
Ravi Chandru Raheja	17.18	16.37	16.47	33.55	32.91	29.49	62.40
Neel Chandru Raheja	59.39	56.59	56.94	115.98	113.77	110.52	224.28
Chandru Lachmandas Raheja	163.37	155.67	156.65	319.04	312.96	313.62	626.58
Jyoti Chandru Raheja	74.42	70.91	71.36	145.33	142.56	142.86	285.42
Capstan Trading LLP	205.73	196.03	197.26	401.76	394.11	394.93	789.04
Casa Maria Properties LLP	234.38	223.33	224.74	457.71	449.01	449.95	898.96
Palm Shelter Estate Development LLP	205.73	196.03	197.26	401.76	394.11	394.93	789.04
Raghukool Estate Developement LLP	210.27	200.36	201.62	410.63	402.82	403.34	806.16
Genext Hardware And Parks Private Ltd	114.57	109.17	109.86	223.74	219.48	219.94	439.43
K Raheja Corp Pvt. Ltd.	183.20	174.56	175.66	357.76	350.96	351.69	702.65
Chandru Lachmandas Raheja (held for and on behalf of Ivory Property Trust)	19.42	18.50	18.62	37.92	37.20	37.28	74.47
Sumati Ravi Raheja	42.21	40.22	40.47	82.43	80.86	81.03	161.89
Mr. Bobby Kanubhai Parikh	0.16	0.16	0.16	0.32	0.31	0.31	0.63
Mr. Manish Kejriwal	0.59	0.56	0.57	1.15	1.13	1.13	2.27
Mr. Vinod Rohira	0.30	0.28	0.29	0.58	0.57	0.57	1.14
Mr. Ramesh Nair	0.35	0.33	-	0.68	0.39	-	0.39

**RN:IN/REIT/19-20/003**

(all amounts are in Rs. millions unless otherwise stated)

## 30 Related party disclosures

**B Transaction with related parties during the Period/Year**

The nature and volume of transactions of the company with the above related parties were as follows:

[illegible]

## Mindspace Business Park REIT

RN:IN/REIT/19-20/003

### Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

#### 30 Related party disclosures

##### C Closing Balances

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Unsecured loan receivable (non-current)</b>		
Avacado Properties & Trading (India) Private Limited	302.60	892.60
Gigaplex Estate Private Limited	12,596.53	12,393.37
Horizonview Properties Private Limited	3,019.73	3,813.41
Sundew Properties Limited	4,707.10	845.00
KRC Infrastructure & Projects Private Limited	11,661.32	9,691.50
Mindspace Business Park Private Limited	5,189.20	3,860.00
K. Raheja IT Park (Hyderabad) Limited	2,956.00	1,441.00
<b>Unsecured loan receivable (current)</b>		
Gigaplex Estate Private Limited	2,669.25	5,018.00
Horizonview Properties Private Limited	3,238.86	3,477.00
Sundew Properties Limited	627.70	10.00
KRC Infrastructure & Projects Private Limited	784.18	1,070.00
Mindspace Business Park Private Limited	3,480.17	1,066.12
K. Raheja IT Park (Hyderabad) Limited	400.00	240.00
<b>Investment in equity share of SPVs</b>		
Avacado Properties & Trading (India) Private Limited	9,482.25	9,482.25
Gigaplex Estate Private Limited	13,121.35	13,121.35
Horizonview Properties Private Limited	2,999.72	999.91
Sundew Properties Limited	33,722.27	33,722.27
KRC Infrastructure & Projects Private Limited	6,867.84	6,867.84
Mindspace Business Park Private Limited	48,813.50	48,813.50
K. Raheja IT Park (Hyderabad) Limited	25,617.88	25,617.88
Intime properties Limited	15,477.77	15,477.77
<b>Interest receivable (current)*</b>		
Gigaplex Estate Private Limited	16.64	301.16
Horizonview Properties Private Limited	6.29	79.56
Sundew Properties Limited	0.57	204.37
KRC Infrastructure & Projects Private Limited	15.61	176.78
Mindspace Business Park Private Limited	82.46	126.37
K. Raheja IT Park (Hyderabad) Limited	3.23	37.87

# Mindspace Business Park REIT

RN:IN/REIT/19-20/003

## Notes to the Condensed Standalone Financial Statements

(all amounts are in Rs. millions unless otherwise stated)

### 30 Related party disclosures

#### C Closing Balances

Particulars	As at 30 September 2024	As at 31 March 2024
<b>Other financial assets (Non-current)</b>		
KRC Infrastructure & Projects Private Limited	-	(0.00)
<b>Other financial assets (Current)</b>		
Horizonview Properties Private Limited	-	(0.01)
KRC Infrastructure & Projects Private Limited	0.66	4.08
Mindspace Business Park Private Limited	0.00	0.00
<b>Other financial liabilities (Non-current)</b>		
Sundew Properties Limited	4.40	4.32
Mindspace Business Park Private Limited	10.04	8.89
K. Raheja IT Park (Hyderabad) Limited	6.44	6.51
Intime properties Limited	5.18	5.18
<b>Other financial liabilities (Current)</b>		
Gigaplex Estate Private Limited	5.06	5.06
Horizonview Properties Private Limited	0.01	-
Sundew Properties Limited	-	6.06
Mindspace Business Park Private Limited	-	(0.07)
K Raheja Corp Investment Managers Private Limited	18.19	16.83
<b>Co-Sponsor Initial Corpus</b>		
Anbee Constructions LLP	0.01	0.01
Cape Trading LLP	0.01	0.01
<b>Current Account (Including unpaid dividend)</b>		
Axis Bank Limited	258.10	3,038.21
<b>Corporate guarantees outstanding</b>		
Sundew Properties Limited	-	4,000.00
KRC Infrastructure & Projects Private Limited	4,395.10	8,771.90
Mindspace Business Park Private Limited	-	1,706.30
<b>Security and Corporate guarantee issued towards debentures</b>		
Sundew Properties Limited	11,500.00	8,750.00
Mindspace Business Park Private Limited	13,400.00	9,150.00
Gigaplex Estate Private Limited	5,000.00	5,000.00
Intime Properties Limited	5,500.00	5,500.00
K. Raheja IT Park (Hyderabad) Limited	5,000.00	5,000.00
*after Ind AS Adjustments		

## **Mindspace Business Park REIT**

RN:IN/REIT/19-20/003

### **Notes to the Condensed Standalone Financial Statements**

(all amounts are in Rs. millions unless otherwise stated)

#### **31 Commitments and contingencies**

##### **a) Contingent Liabilities**

Mindspace REIT has provided corporate guarantees for loans availed by KRC Infra and the outstanding guarantee is Rs. 4,395.10 million (31 March 2024 Rs. 14,478.20 million for KRC Infra, MBPPL and Sundew)

##### **b) Commitments**

There are no commitments as at September 30, 2024 and March 31, 2024.

#### **32 Financial instruments**

##### **(a) The carrying value and fair value of financial instruments by categories are as below:**

Particulars	Carrying value	Carrying value
	30 September 2024	31 March 2024
<b>Financial assets</b>		
<b>Fair value through profit and loss</b>	-	-
<b>Fair value through other comprehensive income</b>	-	-
<b>Measured at amortised cost</b>		
Loans (Non current)	40,432.48	32,936.88
Loans (current)	11,200.16	10,881.12
Cash and cash equivalents	948.32	3,038.21
Other financial assets	128.59	933.32
<b>Total Assets</b>	<b>52,709.55</b>	<b>47,789.53</b>
<b>Financial liabilities</b>		
<b>Fair value through profit and loss</b>	-	-
<b>Fair value through other comprehensive income</b>	-	-
<b>Measured at amortised cost</b>		
Borrowings (Non Current)	35,294.67	23,804.89
Borrowings (Current)	10,703.26	10,931.12
Other Financial Liabilities	195.59	885.26
Trade Payables	22.78	14.62
<b>Total liabilities</b>	<b>46,216.30</b>	<b>35,635.89</b>

The management considers that the carrying amounts of above financial assets and financial liabilities approximate their fair values.

##### **(b) Measurement of fair values**

The section explains the judgement and estimates made in determining the fair values of the financial instruments that are:

- a) recognised and measured at fair value
- b) measured at amortised cost and for which fair values are disclosed in the Condensed Standalone financial statements.

To provide an indication about the reliability of the inputs used in determining fair value, Mindspace REIT has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level is mentioned below:

Fair value hierarchy

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

##### **(c) Transfers between Level 1, Level 2 and Level 3**

There were no transfers between Level 1, Level 2 or Level 3 during the period/year ended 30 September 2024 and 31 March 2024.



## **Mindspace Business Park REIT**

**RN:IN/REIT/19-20/003**

### **Notes to the Condensed Standalone Financial Statements**

**(all amounts are in Rs. millions unless otherwise stated)**

#### **(d) Determination of fair values**

Fair values of financial assets and liabilities have been determined for measurement and/or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

- i) The fair value of mutual funds are based on price quotations at reporting date.
- ii) The fair values of other current financial assets and financial liabilities are considered to be equivalent to their carrying values.
- iii) The fair values of borrowings at fixed rates are considered to be equivalent to present value of the future contracted cashflows discounted at the current market rate.

#### **33 Segment Reporting**

Mindspace REIT does not have any reportable operating segments as at 30 September 2024 and 31st March 2024 and hence, disclosure under Ind AS 108, operating segments has not been provided in the Standalone financial statements.

- 34** a) The figures for the quarter ended 30 September 2024 are the derived figures between the figures in respect of the half year ended 30 September 2024 and the figures for the quarter ended 30 June 2024, which are subjected to limited review.
  - b) The figures for the quarter ended 30 September 2023 are the derived figures between the figures in respect of the half year ended 30 September 2023 and the figures for the quarter ended 30 June 2023, which were subjected to limited review.
  - c) The figures for the half year ended 31 March 2024 are the derived figures between the audited figures in respect of the year ended 31 March 2024 and the published year-to-date figures upto period ended 30 September 2023, which were subjected to limited review.
- 35** Previous period figures have been regrouped, as considered necessary, to conform with current period presentation.
- 36** The trust during the previous quarter decided to disclose the amounts rounded off to Millions with 2 decimals, correspondingly the amounts pertaining to previous quarters and year have been shown in 2 decimal."0.00" represents value less than Rs. 0.005 million.

**Mindspace Business Park REIT**

RN:IN/REIT/19-20/003

**Notes to the Condensed Standalone Financial Statements**

(all amounts are in Rs. million unless otherwise stated)

**37** In accordance with SEBI (LODR) Regulation, 2015 and Other requirements as per SEBI circular (No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024) for issuance of debt securities by Real Estate Investment Trusts (REITs) and Infrastructure Investment Trusts (InvITs), REIT has disclosed the following ratios:

	Ratios	Quarter ended			For the half year ended			Year ended
		30 September 2024	30 June 2024	30 September 2023	30 September 2024	31 March 2024	30 September 2023	31 March 2024
a(i))	Security / Asset cover (NCD Series 1) (refer note a(i))	NA	NA	2.57	NA	NA	2.57	NA
a(ii))	Security / Asset cover (MLD Series 2) (refer note a(ii))	NA	NA	2.27	NA	2.27	2.27	2.27
a(iii))	Security / Asset cover (NCD Series 2) (refer note a(iii))	NA	NA	2.42	NA	2.55	2.42	2.55
a(iv))	Security / Asset cover (NCD Series 3) (refer note a(iv))	2.33	2.29	2.16	2.33	2.22	2.16	2.22
a(v))	Security / Asset cover (NCD Series 4)(refer note a(v))	2.63	2.57	2.52	2.63	2.57	2.52	2.57
a(vi))	Security / Asset cover (Mindspace REIT Green Bond 1) (refer note a(vi))	2.18	2.18	2.15	2.18	2.19	2.15	2.19
a(vii))	Security / Asset cover (NCD Series 6) (refer note a(vii))	2.18	2.19	2.17	2.18	2.19	2.17	2.19
a(viii))	Security / Asset cover (NCD Series 7) (refer note a(viii))	2.30	2.29	2.16	2.30	2.28	2.16	2.28
a(ix))	Security / Asset cover (NCD Series 8) (refer note a(ix))	1.83	1.83	NA	1.83	1.83	NA	1.83
a(x))	Security / Asset cover (NCD Series 9) (refer note a(x))	1.91	1.91	NA	1.91	NA	NA	NA
a(xi))	Security / Asset cover (NCD Series 10) (refer note a(xi))	1.96	1.96	NA	1.96	NA	NA	NA
b	Debt-equity ratio (in times) (refer note b)	0.28	0.27	0.20	0.28	0.22	0.20	0.22
c	Debt service coverage ratio (in times) (refer note c)	3.25	1.28	6.26	2.34	5.71	6.83	6.23
d	Interest service coverage ratio (in times) (refer note d)	3.25	1.28	6.26	2.34	5.71	6.83	6.23
e(i)	Outstanding redeemable preference shares (quantity and value)	NA	NA	NA	NA	NA	NA	NA
e(ii)	Capital redemption reserve	NA	NA	NA	NA	NA	NA	NA
f	Debenture redemption reserve (Amount in Rs. millions)	NA	NA	NA	NA	NA	NA	NA
g	Net worth (Amount in Rs. millions)	1,62,636.11	1,63,646.20	1,66,135.09	1,62,636.11	1,66,267.54	1,66,135.09	1,66,267.54
h(i)	Net profit after tax (Amount in Rs. millions)	1,978.72	207.36	2,879.54	2,186.08	5,812.81	5,799.17	11,611.98
h(ii)	Earnings per unit - Basic	3.34	0.35	4.86	3.69	9.80	9.78	19.58
i	Earnings per unit - Diluted	3.34	0.35	4.86	3.69	9.80	9.78	19.58
j	Current Ratio (in times) (refer note f)	1.13	1.22	1.42	1.13	1.26	1.42	1.26
k	Long term debt (non current) to working capital (in times) (refer note h)	25.04	19.33	8.46	25.04	7.83	8.46	7.83
l	Bad debts to account receivable ratio (in times) (refer note l)	NA	NA	NA	NA	NA	NA	NA
m	Current liability ratio (in times) (refer note i)	0.24	0.19	0.22	0.24	0.33	0.22	0.33
n	Total debt to total assets (in times) (refer note j)	0.22	0.21	0.16	0.22	0.18	0.16	0.18
o	Debtors Turnover (in times) (refer note k)	NA	NA	NA	NA	NA	NA	NA
p	Inventory Turnover*	NA	NA	NA	NA	NA	NA	NA
q	Operating Margin (in %) (refer note m)*	NA	NA	NA	NA	NA	NA	NA
r	Net Profit Margin (in %) (refer note n)	68%	21%	83%	56%	81%	84%	83%
s	Sector Specific equivalent ratio*	NA	NA	NA	NA	NA	NA	NA

\*Not Applicable (NA)

Formulae for computation of ratios are as follows basis condensed standalone financial statements :-

a(i) Security / Asset cover ratio (NCD Series 1) = Lower of Fair value of the secured assets as computed by two independent valuers / (Outstanding principal amount of NCD Series 1 + Interest accrued thereon)

## **Mindspace Business Park REIT**

RN:IN/REIT/19-20/003

### **Notes to the Condensed Standalone Financial Statements**

(all amounts are in Rs. million unless otherwise stated)

**37 In accordance with SEBI (LODR) Regulation, 2015 and Other requirements as per SEBI circular (No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024) for issuance of debt securities by Real Estate Investment Trusts (REITs) and Infrastructure Investment Trusts (InvITs), REIT has disclosed the following ratios:**

- a(ii) Security / Asset cover ratio (MLD Series 2) = Fair value of the secured assets as computed by independent valuer / (Outstanding principal amount of MLD Series 2 + Interest accrued thereon)
- a(iii) Security / Asset cover ratio (NCD Series 2) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 2 + Interest accrued thereon)
- a(iv) Security / Asset cover ratio (NCD Series 3) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 3 + Interest accrued thereon)
- a(v) Security / Asset cover ratio (NCD Series 4) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 4 + Interest accrued thereon)
- a(vi) Security / Asset cover ratio (Green Bond 1) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of Mindspace REIT Green Bond 1 + Interest accrued thereon)
  
- a(vii) Security / Asset cover ratio (NCD Series 6) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 6 + Interest accrued thereon)
- a(viii) Security / Asset cover ratio (NCD Series 7) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 7 + Interest accrued thereon)
- a(ix) Security / Asset cover ratio (NCD Series 8) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 8 + Interest accrued thereon)
- a(x) Security / Asset cover ratio (NCD Series 9) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 9 + Interest accrued thereon)
- a(xi) Security / Asset cover ratio (NCD Series 10) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 10 + Interest accrued thereon)
  
- b(i) Total Debt = Long term borrowings + Short term borrowings + Interest accrued on debts (current and non-current)
- b(ii) Debt Equity Ratio = Total Debt/Total Equity
- c) Debt Service Coverage Ratio = Earnings before interest {net of capitalization}, depreciation, exceptional items and tax / (Interest expenses {net of capitalization} + Principal repayments made during the period which excludes bullet and full repayment of external borrowings)
- d) Interest Service Coverage Ratio = Earnings before interest {net of capitalization}, depreciation, exceptional items and tax / (Interest expense {net of capitalisation})
- e) Net worth = Corpus + Unit capital + Other equity
- f) Current ratio = Current assets/ Current liabilities
- g) Long term Debt = Long term borrowings (excluding current maturities of long term debt) + Interest accrued on debts (Non-current)
- h) Long term debt to working capital ratio = Long term debt/ working capital (i.e. Current assets less current liabilities)
- i) Current liability ratio = Current liabilities/ Total liabilities
- j) Total debt to total assets = Total debt/ Total assets
- k) Debtors Turnover = Revenue from operations (Annualised) / Average trade receivable
- l) Bad debts to account receivable ratio = Bad debts (including provision for doubtful debts) / Average trade receivable
- m) Mindspace REIT's income is earned from its investment in asset SPVs and classified as income from investment activity and therefore, operating margin ratio is not applicable and not disclosed
- n) Net profit margin = Profit after exceptional items and tax/ Total Income

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

**Neel C. Raheja**  
Director  
DIN: 00029010

Place: Mumbai  
Date : 25 October 2024

**Ramesh Nair**  
Chief Executive Officer

Place: Mumbai  
Date : 25 October 2024

**Preeti N. Chheda**  
Chief Financial Officer

Place: Mumbai  
Date : 25 October 2024