

Mindspace Business Park REIT

RN:IN/REIT/19-20/003

Condensed Standalone Interim Balance Sheet

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

Particulars	Note	As at 30 September 2023 (Unaudited)	As at 31 March 2023 (Audited)
ASSETS			
Non-current assets			
Financial assets			
- Investments	4	153,103	153,103
- Loans	5	35,408	29,879
- Other financial assets	6	18	564
Other non-current assets	7	12	2
Total non-current assets		188,541	183,548
Current assets			
Financial assets			
- Loans	8	6,450	1,980
- Cash and cash equivalents	9	3,009	2,984
- Others financial assets	10	729	4
Other current assets	11	26	8
Total current assets		10,214	4,976
Total assets		198,755	188,524
EQUITY AND LIABILITIES			
EQUITY			
Corpus	12	0	0
Unit capital	13	162,839	162,839
Other equity	14	3,302	3,202
Total equity		166,141	166,041
LIABILITIES			
Non-current liabilities			
Financial liabilities			
- Borrowings	15	25,375	19,892
- Other financial liabilities	16	30	540
Total non-current liabilities		25,405	20,432
Current liabilities			
Financial liabilities			
- Borrowings	17	6,494	1,996
- Trade payables	18		
- total outstanding dues of micro and small enterprises		1	1
- total outstanding dues of creditors other than micro and small enterprise		9	16
- Other financial liabilities	19	698	29
Other current liabilities	20	6	7
Current tax liabilities (net)	21	1	2
Total current liabilities		7,209	2,051
Total liabilities		32,614	22,483
Total equity and liabilities		198,755	188,524

Material accounting policies
See the accompanying notes to the condensed standalone
interim financial statements

As per our report of even date attached.

For Deloitte Haskins & Sells LLP
Chartered Accountants

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

Nilesh Shah
Partner

Membership number: 49660
Place: Mumbai
Date : 30 October 2023

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 : 30 October 2023

Ramesh Nair
Chief Executive Officer

Place: Mumbai
Date : 30 October 2023

Preeti N. Chheda
Chief Financial Officer

Place: Mumbai
Date : 30 October 2023

Mindspace Business Park REIT

RNJJN/REIT/19-20/003

Condensed Standalone Interim Statement of Profit and Loss
(All amounts are in Rs. million unless otherwise stated)

Particulars	Note	For the quarter ended 30 September 2023 (Unaudited)*	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)*	For the half year ended 31 March 2023 (Unaudited)*	For the half year ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
Income and gains							
Interest	22	851	744	500	1,191	932	2,123
Dividend		2,612	2,654	2,647	5,380	5,282	10,662
Other income	23	3	9	10	19	18	37
Total Income and gains		3,466	3,407	3,157	6,590	6,232	12,822
Expenses							
Valuation expenses		2	1	3	2	6	8
Audit fees		2	2	1	4	2	6
Insurance expenses		0	0	0	0	0	1
Management fees	28	17	17	17	33	34	67
Trustee fees		0	1	1	0	2	2
Legal and professional fees		17	6	21	29	36	65
Other expenses	24	9	7	6	12	13	25
Total expenses		47	34	49	80	93	174
Earnings before finance costs and tax		3,419	3,373	3,108	6,510	6,139	12,648
Finance cost	25	538	449	272	641	498	1,139
Profit before tax		2,881	2,924	2,836	5,868	5,641	11,509
Tax expenses:							
- Current tax	26	1	3	7	8	10	18
- Deferred tax		-	-	-	-	-	-
Profit for the period / year		2,880	2,921	2,829	5,860	5,631	11,491
Items of other comprehensive income							
Items that will not be reclassified subsequently to profit or loss		-	-	-	-	-	-
- Gain/(Loss) on remeasurements of defined benefit liability, net of tax		-	-	-	-	-	-
Total comprehensive income for the period / year		2,880	2,921	2,829	5,860	5,631	11,491
Earnings per unit							
Basic	27	4.86	4.92	4.77	9.88	9.49	19.38
Diluted		4.86	4.92	4.77	9.88	9.49	19.38
Material accounting policies	3						
See the accompanying notes to the condensed standalone interim financial statements.	4 - 37						

*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: 30 October 2023


Neel C. Raheja
Director
DIN: 00029010
Place: Mumbai
Date: 30 October 2023


Ramesh Nair
Chief Executive Officer
Place: Mumbai
Date: 30 October 2023


Preeti N. Chheda
Chief Financial Officer
Place: Mumbai
Date: 30 October 2023

Mindspace Business Park REIT

RN:IN/REIT/19-20/003

Condensed Standalone Interim Statement of Cash Flows

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

Particulars	For the quarter ended 30 September 2023 (Unaudited)*	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)*	For the half year ended 30 September 2023 (Unaudited)	For the half year ended 31 March 2023 (Unaudited)*	For the half year ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
A Cash flows from operating activities							
Profit before tax	2,880	2,924	2,836	5,803	5,868	5,641	11,509
Adjustments for:							
Interest income	(850)	(744)	(500)	(1,594)	(1,191)	(932)	(2,123)
Dividend Income	(2,612)	(2,654)	(2,647)	(5,266)	(5,380)	(5,282)	(10,662)
Guarantee commission fees	(1)	(1)	(2)	(2)	(7)	(9)	(16)
Gain on redemption of mutual fund units	(2)	(8)	(8)	(10)	(12)	(9)	(21)
Finance costs	539	448	272	987	641	498	1,139
Operating profit before working capital changes	(47)	(35)	(49)	(82)	(81)	(93)	(174)
Movement in working capital							
(Increase) / Decrease in other financial assets and other assets	(12)	(14)	20	(26)	3	(18)	(15)
(Decrease) / Increase in financial and other liabilities	16	3	(9)	19	(1)	1	0
(Decrease) / Increase in trade payables	(1)	(6)	(6)	(7)	6	(1)	7
Cash (used in) / generated from operations	(43)	(53)	(44)	(96)	(71)	(111)	(182)
Income tax paid (net)	(3)	(2)	(3)	(5)	(12)	(5)	(17)
Net cash (used in) / generated from operating activities (A)	(46)	(55)	(47)	(101)	(83)	(116)	(199)
B Cash flows from investing activities							
Loans repaid by SPV	6,205	9,735	7,845	15,940	19,165	25,860	45,025
Loans given to SPVs	(11,194)	(14,745)	(12,820)	(25,939)	(24,775)	(25,840)	(50,615)
Maturity proceeds of fixed deposits	-	-	806	-	-	806	806
Investment in fixed deposit	-	-	(800)	-	-	(800)	(800)
Investment in Mutual Fund	(729)	(4,690)	(3,466)	(5,419)	(9,173)	(4,136)	(13,309)
Proceeds from redemption of mutual fund	731	4,698	3,474	5,429	9,185	4,145	13,330
Dividend Received	2,612	2,654	2,647	5,266	5,380	5,282	10,662
Interest received	760	654	424	1,414	1,036	1,352	2,388
Net cash (used in) / generated from investing activities (B)	(1,615)	(1,694)	(1,890)	(3,308)	818	6,669	7,487
C Cash flows from financing activities							
Proceeds from issue of Commercial Paper	-	-	-	-	983	-	983
Redemption of Commercial Paper	-	-	-	-	(983)	-	(983)
Proceeds from issue of debentures	5,000	5,000	5,000	10,000	5,500	5,000	10,500
Redemption of debentures	-	-	-	-	-	(5,000)	(5,000)
Distribution to unit holders	(2,846)	(2,852)	(2,811)	(5,699)	(5,663)	(5,545)	(11,208)
Recovery Expense Fund Deposits	-	(1)	(1)	(1)	(0)	(1)	(1)
Interest paid	(455)	(363)	(197)	(818)	(482)	(869)	(1,351)
Debentures issue expenses	(26)	(22)	(26)	(48)	(30)	(26)	(58)
Net cash (used in) / generated from financing activities (C)	1,672	1,763	1,966	3,435	(678)	(6,441)	(7,118)
Net (decrease) / increase in cash and cash equivalents	11	14	28	25	57	112	170
Cash and cash equivalents at the beginning of the period / year	2,998	2,984	2,898	2,984	2,927	2,814	2,814
Cash and cash equivalents at the end of the period / year	3,009	2,998	2,927	3,009	2,984	2,927	2,984
Cash and cash equivalents comprise:							
Cash on hand	-	-	-	-	-	-	-
Balance with banks							
- in current accounts	3,009	2,998	2,927	3,009	2,984	2,927	2,984
Cash and cash equivalents at the end of the period / year (refer note 9)	3,009	2,998	2,927	3,009	2,984	2,927	2,984

Material accounting policies
See the accompanying notes to the condensed standalone interim financial statements.

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*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


Nitesh Shah
Partner
Membership number: 49660

Place: Mumbai
Date : 30 October 2023

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)

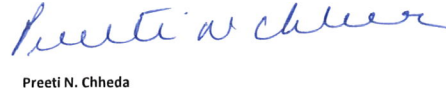
(acting as the Manager to Mindspace Business Parks REIT)


Neel C. Raheja
Director
DIN: 00029010

Place: Mumbai
Date : 30 October 2023


Ramesh Nair
Chief Executive Officer

Place: Mumbai
Date : 30 October 2023


Preeti N. Chheda
Chief Financial Officer

Place: Mumbai
Date : 30 October 2023

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Mindspace Business Park REIT

RN:IN/REIT/19-20/003

Condensed Standalone Interim Statement of Changes in Unit holder's Equity
(all amounts are in Rs. Millions unless otherwise stated)

A. Corpus

Particulars	Amount
Balance as on 1 April 2022	0
Add : Changes during the year	-
Balance as on 31 March 2023	0
Balance as on 1 April 2023	0
Add : Changes during the period	-
Closing balance as at 30 September 2023	0
Balance as on 1 April 2022	0
Add : Changes during the period	-
Closing balance as at 30 September 2022	0

B. Unit Capital

Particulars	Amount
Balance as on 1 April 2022	162,839
Add : Changes during the year	-
Balance as on 31 March 2023	162,839
Balance as on 1 April 2023	162,839
Add : Changes during the period	-
Closing balance as at 30 September 2023	162,839
Balance as on 1 April 2022	162,839
Add : Changes during the period	-
Closing balance as at 30 September 2022	162,839

C. Other equity

Particulars	Retained Earnings
Balance as on 1 April 2022	2,919
Profit for the year	11,491
Other comprehensive income for the year	-
Less: Distribution to Unit holders for the quarter ended 31 March 2022*	(2,734)
Less: Distribution to Unit holders for the quarter ended 30 June 2022*	(2,811)
Less: Distribution to Unit holders for the quarter ended 30 September 2022*	(2,817)
Less: Distribution to Unit holders for the quarter ended 31 December 2022*	(2,846)
Balance at 31 March 2023	3,202
Balance as on 1 April 2023	3,202
Profit for the period	5,799
Other comprehensive income for the period	-
Less: Distribution to Unit holders for the quarter ended 31 March 2023*	(2,852)
Less: Distribution to Unit holders for the quarter ended 30 June 2023*	(2,846)
Balance at 30 September 2023	3,302
Balance as on 1 April 2022	2,919
Profit for the period	5,631
Other comprehensive income for the period	-
Less: Distribution to Unit holders for the quarter ended 31 March 2022*	(2,734)
Less: Distribution to Unit holders for the quarter ended 30 June 2022*	(2,811)
Balance at 30 September 2022	3,005

*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.

See the accompanying notes to the condensed standalone interim financial statements.

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As per our report of even date attached.

For Deloitte Haskins & Sells LLP

Chartered Accountants

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

Nilesh Shah

Partner

Membership number: 49660

Place: Mumbai

Date : 30 October 2023

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 : 30 October 2023

Ramesh Nair

Chief Executive Officer

Place: Mumbai

Date : 30 October 2023

Preeti N. Chheda

Chief Financial Officer

Place: Mumbai

Date : 30 October 2023

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MINDSPACE BUSINESS PARKS REIT

RN:IN/REIT/19-20/003

Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(all amounts in Rs. million unless otherwise stated)

Sl No	Particulars	For the quarter ended 30 September 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
1	Cash flows received from Asset SPV's including but not limited to:						
	· interest	760	654	424	1,414	1,352	2,388
	· dividends (net of applicable taxes)	2,612	2,654	2,647	5,266	5,282	10,662
	· repayment 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 SPV's, liquidation of any other asset or investment (incl. cash equivalents) or any form of fund raise at Mindspace REIT level adjusted for the following: ⁽²⁾	7,124	11,685	9,796	18,809	24,096	43,449
	· applicable capital gains and other taxes, if any	-	-	-	-	-	-
	· debts settled or due to be settled from sale proceeds	-	-	-	-	-	-
	· transaction costs	-	-	(26)	-	(26)	(26)
	· proceeds re-invested or planned to be reinvested in accordance with the REIT regulations	-	-	-	-	-	-
	· any acquisition	-	-	-	-	-	-
	· investments as permitted under the REIT regulations	-	-	-	-	-	-
	· lending to Asset SPV's	-	-	-	-	-	-
	as may be deemed necessary by the Manager	(7,124)	(11,685)	(9,770)	(18,370)	(19,070)	(37,440)
3	Add: Proceeds from sale of investments, assets or sale of shares of Asset SPV's 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	2	8	15	10	19	31
5	Less: Any other expenses paid by Mindspace REIT not captured herein	(14)	(11)	(10)	(25)	(15)	(34)
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 may be deemed necessary by the Manager	-	-	-	-	(5,000)	(5,983)
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 ⁽³⁾	(46)	(77)	(58)	(123)	(124)	(324)
9	Less: Interest paid on external debt borrowing at Mindspace REIT level	(455)	(363)	(197)	(818)	(869)	(1,351)
10	Less: Income tax and other taxes (if applicable) at the Standalone Mindspace REIT level	(3)	(1)	-	(5)	(5)	(17)
Net Distributable Cash Flows (NDCF)		2,855	2,864	2,821	5,718	5,640	11,355



MINDSPACE BUSINESS PARKS REIT

RN:IN/REIT/19-20/003

Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(all amounts in Rs. million unless otherwise stated)

Notes:

- 1 The Board of Directors of the Manager to the Trust, in their meeting held on 30 October 2023, has declared distribution to unitholders of Rs 4.79 per unit which aggregates to Rs. 2,841 million for the quarter ended 30 September 2023. The distributions of Rs 4.79 per unit comprises Rs 4.30 per unit in the form of dividend and Rs 0.49 per unit in the form of interest payment. Along with the distribution of Rs 4.89 per unit for the quarter ended 30 September 2023, the cumulative distribution for the half year ended 30 September 2023 aggregates to Rs 9.59 per unit
- 2 Repayment of REIT funding which is further lent to SPVs has been captured under "Liquidation of assets"
- 3 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
- 4 NDCF is calculated on quarterly basis, amounts presented for 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



Nilesh Shah

Partner
Membership number: 49660
Place: Mumbai
Date: 30 October 2023

For and on behalf of the Governing Board of
K Rabeja Corp Investment Managers Private Limited
(acting as the Manager to Mindspace Business Parks REIT)



Neel C. Rabeja

Member
DIN: 00029010
Place: Mumbai
Date: 30 October 2023



Ramesh Nair

Chief Executive Officer
Place: Mumbai
Date: 30 October 2023



Preeti N. Chheda

Chief Financial Officer
Place: Mumbai
Date: 30 October 2023

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 2023 (Unaudited)		As at 31 March 2023 (Audited)	
			Book Value	Fair Value	Book Value	Fair Value
A	Assets	Rs in million	198,755	247,461	188,524	238,629
B	Liabilities	Rs in million	32,614	32,614	22,483	22,483
C	Net Assets (A-B)	Rs in million	166,141	214,847	166,041	216,146
D	No. of units	Numbers	593,018,182	593,018,182	593,018,182	593,018,182
E	NAV (C/D)	Rs	280	362	280	364

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 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.

2) Break up of Net asset value as at 30 September 2023

Particulars	As at 30 September 2023 (Unaudited)	As at 31 March 2023 (Audited)
Fair Value of Investments in SPVs	201,809	203,208
Add: Other assets*	45,652	35,421
Less: Liabilities	(32,614)	(22,483)
Net Assets	214,847	216,146

*Other assets includes 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.

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 Interim financial statements.**B) Statement of Total Returns at fair value**

S.No	Particulars	For the half year ended 30 September 2023 (Unaudited)	For the half year ended 31 March 2023 (Unaudited)*	For the half year ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
A	Total comprehensive income	5,799	5,860	5,631	11,491
B	Add : Changes in fair value not recognised in the other comprehensive income and other adjustments	(1,401)	2,907	3,439	6,346
C=(A+B)	Total Return	4,398	8,767	9,069	17,837

Note: Total Return for the purpose of Standalone financials 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

Nilesh Shah

Partner

Membership number: 49660

Place: Mumbai

Date : 30 October 2023

for and on behalf of the Governing Board 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

Member

DIN: 00029010

Place: Mumbai

Date : 30 October 2023

Ramesh Nair

Chief Executive Officer

DIN: 00460667

Place: Mumbai

Date : 30 October 2023

Preeti N. Chheda

Chief Financial Officer

DIN: 08066703

Place: Mumbai

Date : 30 October 2023

MINDSPACE BUSINESS PARKS REIT

RN:IN/REIT/19-20/003

Notes to the Condensed Standalone Interim 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:

Name of the SPV	Activities	Equity Shareholding (in percentage) as at 30 September 2023	Equity Shareholding (in percentage) as at 31 March 2023
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 Interim Financial Statements****(all amounts in Rs. million unless otherwise stated)**

Name of the SPV	Activities	Equity Shareholding (in percentage) as at 30 September 2023	Equity Shareholding (in percentage) as at 31 March 2023
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 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%



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Notes to the Condensed Standalone Interim Financial Statements

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2 Basis of Preparation

The Condensed Standalone Interim Financial Statements of Mindspace Business Parks REIT comprises the Condensed Standalone Interim Balance Sheet as at September 30, 2023, the Condensed Standalone Interim Statement of Profit and Loss, including other comprehensive income, the Condensed Standalone Interim Statement of Cash Flow for the quarter and half year ended September 30, 2023, the Condensed Standalone Statement of Changes in Unitholders Equity for the half year ended September 30, 2023, the Statement of Net Assets at Fair Value as at September 30, 2023, the Statement of Total Returns at Fair Value for the half year ended September 30, 2023, and the Condensed Standalone Interim Statement of Net Distributable Cashflows of Mindspace Business Parks REIT for the quarter and half year ended September 30, 2023, and a summary of the material accounting policies and select explanatory information and other additional financial disclosures.

The condensed standalone interim 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 Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 dated 6 July 2023 ("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).

Accordingly, these condensed standalone interim financial statements do not include all the information required for a complete set of financial statements. These condensed standalone interim financial statements should be read in conjunction with the standalone financial statements of the Trust for the year ended 31 March 2023.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

These condensed standalone interim financial statements were authorised for issue in accordance with the resolution passed by the Board of Directors of the Manager on October 30, 2023.

Statement of compliance to Ind-AS

These Condensed Standalone Financial Statements for the quarter and half year ended 30 September 2023 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 13 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 30 (a))



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Notes to the Condensed Standalone Interim 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

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.



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Notes to the Condensed Standalone Interim 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 expected to arise from the continuing use of the assets and from its disposal at the end of its useful life. 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.



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3.5 Embedded derivatives

A derivative embedded in a hybrid contract, with a financial liability or non-financial host, is separated from the host and accounted for as a separate derivative if: the economic characteristics and risks are not closely related to the host; a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative; and the hybrid contract is not measured at fair value through profit or loss. Embedded derivatives are measured at fair value with changes in fair value recognised in profit or loss. Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the fair value through profit or loss category.

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.

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.

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.

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.



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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.

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 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.



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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 as specified under Ind AS 104.

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.

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, 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.



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Notes to the Condensed Standalone Interim Financial Statements

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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.

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 Distributions

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 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 their shareholding in the Asset SPV, subject to applicable provisions of the Companies Act. Presently, NDCF to be received by Mindspace REIT from the Asset SPVs may be in the form of dividends, interest income, principal loan repayment, proceeds of any capital reduction or buyback from the Asset SPVs, sale proceeds out of disposal of investments if any or assets directly held by Mindspace REIT or as specifically permitted under the Trust Deed or in such other form as may be permissible under the applicable law.

The Manager is required to and shall declare and distribute at least 90% of the NDCF of Mindspace REIT as distributions ("REIT Distributions") to the Unitholders. Such REIT Distributions shall be declared and made for every quarter of a Financial Year.



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3.22 Amended standards

- (a) The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standard) Amendment Rules 2023 dated March 31, 2023 to amend the following Ind AS which are effective from April 01, 2023:

Ind AS 1 – Presentation of Financial Statements

The amendments require companies to disclose their material accounting policies rather than their significant accounting policies. Accounting policy information, together with other information, is material when it can reasonably be expected to influence decisions of primary users of general purpose financial statements. This amendment does not have any significant impact in the financial statements.

Ind AS 12 – Income Taxes

The amendments clarify how companies account for deferred tax on transactions such as leases and decommissioning obligations. The amendments narrowed the scope of the recognition exemption in paragraphs 15 and 24 of Ind AS 12 (recognition exemption) so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. This amendment does not have any significant impact in the financial statements.

Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors

The amendments will help entities to distinguish between accounting policies and accounting estimates. The definition of a change in accounting estimates has been replaced with a definition of accounting estimates. Under the new definition, accounting estimates are “monetary amounts in financial statements that are subject to measurement uncertainty”. Entities develop accounting estimates if accounting policies require items in financial statements to be measured in a way that involves measurement uncertainty. This amendment does not have any significant impact in the financial statements.

There were certain amendments to standards and interpretations which are applicable for the first time for the period ended 30 September 2023, but either the same are not relevant or do not have an impact on the condensed standalone financial statements.



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4 Non-current investments

Particulars	As at 30 September 2023	As at 31 March 2023
Unquoted Investments in SPVs (at cost)(refer note below)		
- 39,75,000 (31 March 2023: 39,75,000) equity shares of Avacado Properties and Trading Private Limited of Rs.10 each, fully paid up	9,482	9,482
- 11,765 (31 March 2023: 11,765) equity shares of Horizonview Properties Private Limited of Rs.10 each, fully paid up	0	0
- 5,88,235 (31 March 2023: 5,88,235) equity shares of KRC Infrastructure And Projects Private Limited of Rs.10 each, fully paid up	6,868	6,868
- 1,96,01,403 (31 March 2023: 1,96,01,403) equity shares of Gigaplex Estate Private Limited of Rs.1 each, fully paid up	13,121	13,121
- 2,50,71,875 (31 March 2023: 2,50,71,875) equity shares of Sundew Properties Limited of Rs.10 each, fully paid up	33,722	33,722
- 12,03,033 (31 March 2023: 12,03,033) equity shares of Intime Properties Limited of Rs.10 each, fully paid up	15,478	15,478
-1,78,00,000 (31 March 2023: 1,78,00,000) equity shares of K. Raheja IT Park (Hyderabad) Limited of Rs.10 each, fully paid up	25,618	25,618
- 81,513 (31 March 2023: 81,513) equity shares of Mindspace Business Parks Private Limited of Rs.10 each, fully paid up	48,814	48,814
Total	153,103	153,103

Note: The Trust has issued units as consideration to acquire these investments wherein the tradable REIT Unit has been issued at Rs 275 each.

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



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5 Loans (Non current)

Particulars	As at 30 September 2023	As at 31 March 2023
Unsecured, considered good		
Loan to SPVs- refer Note 29	35,408	29,879
Total	35,408	29,879

Note : Mindspace REIT has given loan amounting Rs. 25,939 million and repayment done by SPVs amounting Rs. 15,940 million during the half year ended 30 September 2023 to Gigaplex, Avacado , Horizonview, Sundew, KRC Infra, MBPPL and KRIT and the outstanding balance as at end of 30 September 2023 is Rs. 41,858 million (including Loans to SPVs of current nature amounting to Rs. 6,450 million) (31 March 2023 Rs. 31,859 million, including Loans to SPVs of current nature amounting to Rs. 1,980 million) (refer note 8).

Security: Unsecured

Interest : 8.55% - 8.60% per annum for the half year ended 30 September 2023 (31 March 2023 - 7.22% - 8.40% per annum) in accordance with interest rate policy adopted by Mindspace REIT.

Terms of repayment:

- a) Bullet repayment of Rs. 9,979 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 2023 - 9,969 million)
- b) Bullet repayment of Rs. 4,470 million is due on 17 May 2024 and accordingly the same has been classified as current as on 30 September 2023. (31 March 2023 - 4,470 million) (refer note 9)
- c) Bullet repayment of Rs. 1,980 million is due on 16 December 2023 and accordingly the same has been classified as current as on 30 September 2023. (31 March 2023 - Rs. 1,980 million) (refer note 9)
- d) Bullet repayment of Rs. 4,965 million is due on 31 December 2024. (31 March 2023 - Rs. 4,965 million)
- e) Bullet repayment of Rs. 4,975 million is due on 27 July 2027. (31 March 2023 - Rs. 4,975 million)
- f) Bullet repayment of Rs. 5,500 million is due on 13 April 2026. (31 March 2023 - Rs. 5,500 million)
- g) Bullet repayment of Rs. 5,000 million is due on 30 June 2026. (31 March 2023 - Rs. Nil)
- h) Bullet repayment of Rs. 5,000 million is due on 10 December 2026. (31 March 2023 - Rs. Nil)

6 Other financial assets (Non-current)

Particulars	As at 30 September 2023	As at 31 March 2023
Unsecured, considered good		
Interest receivable on loan to SPVs	-	530
Other receivables from related parties (refer Note 29)	15	31
Deposits	3	3
Total	18	564

7 Other non-current assets

Particulars	As at 30 September 2023	As at 31 March 2023
Prepaid expenses	12	2
Total	12	2



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8	Loans (Current)		
	Particulars	As at 30 September 2023	As at 31 March 2023
	<i>Unsecured, considered good</i>		
	Loan to SPVs- refer Note 5 and 29	6,450	1,980
	Total	6,450	1,980
9	Cash and cash equivalents		
	Particulars	As at 30 September 2023	As at 31 March 2023
	Cash on hand	-	-
	Balances with banks		
	- in current accounts* (refer Note 29)	3,009	2,984
	Total	3,009	2,984
*Includes balance with banks of Rs. 0 million (31 March 2023 Rs. 0 million) for unpaid distributions.			
10	Other financial assets (Current)		
	Particulars	As at 30 September 2023	As at 31 March 2023
	<i>Unsecured, considered good</i>		
	Interest receivable on loan to SPVs (refer Note 29)	710	-
	Other receivables from related parties (refer Note 29)	19	4
	Total	729	4
11	Other current assets		
	Particulars	As at 30 September 2023	As at 31 March 2023
	<i>Unsecured, considered good</i>		
	Advance for supply of goods and rendering of services	3	1
	Prepaid expenses	22	6
	Balances with government authorities	1	1
	Total	26	8



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12 Corpus

Particulars	Amount
Balance as at 1 April 2022	0
Additions during the year	-
Balance as at 31 March 2023	0
Balance as at 1 April 2023	0
Additions during the period	-
Balance as at 30 September 2023	0

13 Unit Capital

Particulars	No.	Amount
As at 1 April 2022	59,30,18,182	1,62,839
Movement during the year	-	-
As at 31 March 2023	59,30,18,182	1,62,839
As at 1 April 2023	59,30,18,182	1,62,839
Movement during the period	-	-
Closing Balance as at 30 September 2023	59,30,18,182	1,62,839

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

Mindspace REIT has only one class of Units. Each Unit represents an undivided beneficial interest in Mindspace REIT. 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 at least once in every six months in each financial year in accordance with the REIT Regulations. The Board of Directors of the Manager approves distributions. The distribution will be in proportion to the number of Units held by the Unit holders. Mindspace REIT declares and pays distributions in Indian Rupees.

Under the provisions of the REIT Regulations, Mindspace REIT is required to distribute to Unitholders not less than 90% of the net distributable cash flows of Mindspace REIT for each financial year. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Mindspace 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 Circular (No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 dated 6 July 2023) 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 06 July 2023 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 the Investment Manager.

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

Name of the unit holder	As at 30 September 2023		As at 31 March 2023	
	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%	3,54,04,890	5.97%
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%	4,19,37,069	7.07%
K Raheja Corp Private Limited	3,65,96,296	6.17%	3,65,96,296	6.17%

(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.



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

14	Other Equity Particulars	As at	As at
		30 September 2023	31 March 2023
	Reserves and Surplus		
	Retained earnings*	3,302	3,202
	Total	3,302	3,202
	*Refer Condensed Standalone Interim 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, the profit after tax is transferred from the statement of profit and loss to the retained earnings account.		
15	Borrowings (Non-current) Particulars	As at	As at
		30 September 2023	31 March 2023
	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) (31 March 2023 : 3,741 million) (refer Note 1)	-	3,741
	Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 2) (net of issue expenses, at amortised cost) (31 March 2023 : 750 million) (refer Note 3)	-	750
	Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 3) (net of issue expenses, at amortised cost) (31 March 2023 : 4,971 million) (refer Note 4)	4,980	4,971
	Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 4) (net of issue expenses, at amortised cost) (31 March 2023 : 4,969 million) (refer Note 5)	4,972	4,969
	Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("Mindspace REIT Green Bond 1") (net of issue expenses, at amortised cost) (31 March 2023 : 5,461 million) (refer Note 6)	5,465	5,461
	Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 6) (net of issue expenses, at amortised cost) (31 March 2023 : NIL) (refer Note 7)	4,973	-
	Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 7) (net of issue expenses, at amortised cost) (: NIL) (refer Note 8)	4,984	-
	Total	25,375	19,892

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. 3,750,000,000 (Indian Rupees three thousand seven hundred fifty millions only). The tenure of the said MLD Series 2 is 38 months from 18 March 2021, being date of allotment of the MLD Series 2 and coupon, if any shall be payable on the Scheduled Redemption Date i.e. on maturity on 17 May 2024. The coupon payoff structure is linked to condition where the payoff will 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 is greater than 25% of its last traded price as on initial fixing date i.e. 18 March 2021, the coupon rate will 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 will 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) is remote and hence the value of the option considered as zero.

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

Security terms

MLD Series 2 are 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 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.



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Redemption terms:

- a) MLD Series 2 are 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 classified as current maturities of long term borrowings as on 30 September 2023 (Refer Note 17)
- b) 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. The Investors shall have the right to accelerate the MLD Series 2 if the rating is 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 December 2020, Mindspace Business Parks REIT issued 2,000 secured, listed, senior, taxable, non-cumulative, rated, redeemable, non-convertible debentures ("NCD Series 1") having face value of Rs. 10,00,000 (Rupees ten lakhs only) each, amounting to Rs. 2,00,00,00,000 (Indian Rupees two thousand millions only) with a coupon rate of 6.45% p.a. payable quarterly beginning from the end of first full quarter from the date of allotment i.e. 31 March 2021, with last coupon payment on the scheduled redemption date i.e. 16 December 2023. The tenure of the said NCD Series 1 is 36 months from 17 December 2020, being date of allotment.

This NCD Series 1 was listed on BSE Limited on 21 December 2020.

Security terms

NCD Series 1 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 registered by way of simple mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 414,599 Sq. Ft. or thereabouts in buildings no. 1 and 5 of Commerzone Yerawada (approx. 43,200 sq. ft. in building no. 1 and approx. 371,399 in building no. 5) together with the proportionate undivided right, title and interest in the notionally demarcated land admeasuring approximately 18,264 sq. mtrs on which the said two building no. 1 and 5, 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 1.
- b) A charge on the escrow account 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 was executed by MBPPL.

Redemption terms:

- a) NCD Series 1 are redeemable by way of bullet repayment at the end of 36 months from the date of allotment, i.e. 16 December 2023 and accordingly the same has been classified as current maturities of long term borrowings as on 30 September 2023 (Refer Note 17)
- b) Interest is payable on the last day of each financial quarter in a year (starting from 31 March, 2021) 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 3 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. 75,00,00,000 (Rupees seventy five crores only) with a coupon rate of 6.6861% 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 is 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 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 (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 to be 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.



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Redemption terms:

- a) NCD Series 2 are 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 classified as current maturities of long term borrowings as on 30 September 2023 (Refer Note 17)
- b) Interest is 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 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 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. 5,000,000,000 (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 to be 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.
- 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 5 In July 2022, Mindspace Business Park 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 upto INR 5,000,000,000/- (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 Sept 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



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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 to be 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 6 On 15 March 2023, Mindspace Business Parks REIT issued 55000 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. 5,500,000,000 (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 Properties Limited.

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.

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

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

Note 7 In June 2023, Mindspace Business Park 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 upto INR 5,000,000,000/- (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 to be 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 2023.

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 8 In September 2023, Mindspace Business Park 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 upto INR 5,000,000,000/- (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.

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. 11 September 2023.

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.

Refer note 37 for Ratio disclosure.



Mindspace Business Park REIT

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16 **Other financial liabilities (Non-current)**

Particulars	As at 30 September 2023	As at 31 March 2023
Interest accrued but not due on debentures	-	522
Other payables to related party (refer Note 29)	30	18
Total	30	540

17 **Borrowings (Current)**

Particulars	As at 30 September 2023	As at 31 March 2023
Secured		
Current maturities of long-term debt		
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) (31 March 2023 : 3,741 million) (refer note 15 (1))	3,744	-
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 1) (net of issue expenses, at amortised cost) (31 March 2023 : 1,996 million) (refer note 15 (2))	1,999	1,996
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 2) (net of issue expenses, at amortised cost) (31 March 2023 : 750 million) (refer note 15 (3))	750	-
Total	6,494	1,996

Note 1 On 20 December 2022, 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 7.2% per annum to the face value. The discounted amount raised by the REIT through MREIT CP/1 was Rs. 982,556,000 (Rupees nine hundred eighty three millions only) and the value payable on maturity is Rs. 1000,000,000 (Rupees one thousand millions only). Discount on Commercial papers is amortized over the tenor of the underlying instrument. The commercial papers were listed on BSE and matured and repaid on 20 March 2023.



Mindspace Business Park REIT

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18 Trade payables

Particulars	As at 30 September 2023	As at 31 March 2023
Trade payables		
- Total outstanding dues to micro and small enterprises	1	1
- Total outstanding dues other than micro and small enterprises	9	16
Total	10	17

19 Other financial liabilities (Current)

Particulars	As at 30 September 2023	As at 31 March 2023
Interest accrued but not due on debentures	662	3
Interest accrued and due on others	0	0
Unpaid Distributions	0	0
Other liabilities		
- to related party* (refer Note 29)	27	26
- to others	9	-
Total	698	29

* Expense of Rs. 17 million (31 March 2023 Rs. 17 million) is payable to the Manager for Mindspace REIT Management Fees.

20 Other current liabilities

Particulars	As at 30 September 2023	As at 31 March 2023
Statutory dues	6	7
Total	6	7

21 Current tax liabilities

Particulars	As at 30 September 2023	As at 31 March 2023
Provision for Income Tax (Net of Advance Tax)	1	2
Total	1	2



Mindspace Business Park REIT

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Notes to the Condensed Standalone Interim Financial Statements
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22 Interest income

Particulars	For the quarter ended 30 September 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the half year ended 31 March 2023 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
Interest income	-	-	6	-	-	6	6
- on fixed deposits	851	744	494	1,594	1,191	926	2,117
- on loans given to SPVs (refer note 30)							
Total	851	744	500	1,594	1,191	932	2,123

23 Other income

Particulars	For the quarter ended 30 September 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the half year ended 31 March 2023 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
Guarantee commission fees	1	1	2	2	7	9	16
Gain on redemption of mutual fund units	2	8	8	10	12	9	21
Total	3	9	10	12	19	18	37

24 Other expenses

Particulars	For the quarter ended 30 September 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the half year ended 31 March 2023 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
Bank charges	0	0	0	0	0	0	0
Filing and stamping fees	7	3	4	11	8	10	18
Marketing and advertisement expenses	1	2	0	3	0	0	0
Miscellaneous expenses	1	2	2	3	4	3	7
Total	9	7	6	18	12	13	25

25 Finance costs

Particulars	For the quarter ended 30 September 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the half year ended 31 March 2023 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
Interest expense on debentures (refer Note 15 and 17)	535	447	271	982	639	496	1,135
Guarantee commission charges	3	2	1	5	2	2	4
Total	538	449	272	987	641	498	1,139



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26 Tax expense

Particulars	For the quarter ended 30 September 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the half year ended 31 March 2023 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
Current tax	1	3	7	4	8	10	18
Deferred tax charge	-	-	-	-	-	-	-
Total	0	3	7	4	8	10	18

27 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 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the half year ended 31 March 2023 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
Profit after tax for calculating basic and diluted EPU	2,880	2,921	2,829	5,799	5,860	5,631	11,491
Weighted average number of Units (Nos)	593,018,182	593,018,182	593,018,182	593,018,182	593,018,182	593,018,182	593,018,182
Earnings Per Unit							
- Basic (Rupees/unit)	4.86	4.92	4.77	9.78	9.88	9.49	19.38
- Diluted (Rupees/unit) *	4.86	4.92	4.77	9.78	9.88	9.49	19.38

*Mindspace REIT does not have any outstanding dilutive units

28 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 2023 is Rs. 17 million and 34 million respectively and (Rs. 17 million and Rs. 34 million for the quarter and half year ended 30 September 2022 respectively). There are no changes during the period in the methodology for computation of fees paid to the Manager.



MINDSPACE BUSINESS PARKS REIT

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

29 Related party disclosures

A Parties to Mindspace REIT as at 30 September 2023

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. Ramesh Kumar Dahiya Mr. Ganesh Sankaran
2	Manager	K Raheja Corp Investment Managers Private Limited (formerly known as K Raheja Corp Investment Managers LLP) (Refer note 36)	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

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Notes to the Condensed Standalone Interim Financial Statements
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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 Development 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 & 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 Chandru L. Raheja jointly with 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

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Notes to the Condensed Standalone Interim 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) (Refer note 35)	<p>Board of Directors</p> <p>Mr. Deepak Ghaisas (Independent Member)</p> <p>Ms. Manisha Girotra (Independent Member)</p> <p>Mr. Bobby Parikh (Independent Member)</p> <p>Mr. Manish Kejriwal (Independent Member)</p> <p>Mr. Ravi C. Raheja (Non Executive Non Independent Member)</p> <p>Mr. Neel C. Raheja (Non Executive Non Independent Member)</p> <p>Mr. Vinod Rohira (Non Executive Non Independent Member) w.e.f. September 1, 2023</p> <p>Key Managerial Personnel</p> <p>Mr. Ramesh Nair (Chief Executive Officer) w.e.f. September 1, 2023</p> <p>Mr. Vinod Rohira (Chief Executive Officer) upto August 31, 2023</p> <p>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 & Development Private Limited</p> <p>Grange Hotels And Properties Private Limited</p> <p>Immense Properties Private Limited</p> <p>Novel Properties Private Limited</p> <p>Pact Real Estate Private Limited</p> <p>Paradigm Logistics & Distribution Private Limited</p> <p>Aqualine Real Estate Private Limited</p> <p>K Raheja Corp Real Estate Private Limited (Formerly known as "Feat Properties Private Limited") (till 8th August 2023)</p> <p>Carin Properties Private Limited</p> <p>Asterope Properties Private Limited</p> <p>Content Properties Private Limited</p> <p>Sundew Real Estate Private Limited</p> <p>Gencoal Strategic Services Private Limited</p> <p>Stemade Biotech Private Limited</p> <p>Hariom Infracilities Services Private Limited</p> <p>K. Raheja Corp Advisory Services (Cyprus) Private Limited</p> <p>Convex Properties Private Limited</p> <p>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 recent directions from SEBI dated 12 June 2023.



Mindspace Business Park REIT

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29 Related party disclosures

B Transaction with related parties during the period

Particulars	For the quarter ended 30 September 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the half year ended 31 March 2023 (Unaudited)	For the year ended 31 March 2023 (Audited)
Unsecured loans given to						
Avacado Properties & Trading (India) Private Limited	140	590	320	730	275	2,485
Gigaplex Estate Private Limited	894	4,400	6,000	5,294	6,690	18,950
Horizonview Properties Private Limited	3,550	2,330	290	5,880	1,328	2,328
Sundew Properties Limited	460	590	2,825	1,050	1,880	5,125
KRC Infrastructure & Projects Private Limited	2,160	3,695	1,220	5,855	10,077	14,167
Mindspace Business Park Private Limited	3,140	1,270	1,715	4,410	3,875	5,690
K. Raheja IT Park (Hyderabad) Limited	850	1,870	450	2,720	650	1,870
Unsecured loans repaid by						
Avacado Properties & Trading (India) Private Limited	120	1,310	250	1,430	305	5,135
Gigaplex Estate Private Limited	1,150	120	4,580	1,270	2,830	12,445
Horizonview Properties Private Limited	840	1,840	150	2,680	1,990	2,680
Sundew Properties Limited	290	2,620	790	2,910	1,970	3,510
KRC Infrastructure & Projects Private Limited	1,060	2,320	400	3,380	7,360	9,170
Mindspace Business Park Private Limited	2,370	1,205	1,425	3,575	3,050	9,985
K. Raheja IT Park (Hyderabad) Limited	375	320	250	695	1,660	2,100
Trustee fee expenses						
Axis Trustee Services Limited	0	1	1	1	1	2
Bank Charges						
Axis Bank Limited	0	0	0	0	0	0
Dividend Income						
Avacado Properties & Trading (India) Private Limited	208	504	475	712	675	1,618
Sundew Properties Limited	623	356	436	979	1,175	2,047
Mindspace Business Park Private Limited	830	370	730	1,200	1,110	2,565
K. Raheja IT Park (Hyderabad) Limited	534	1,246	721	1,780	1,869	3,204
Intime properties Limited	267	178	285	445	552	1,228
KRC Infrastructure & Projects Private Limited	150	-	-	150	-	-



Mindspace Business Park REIT

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Notes to the Condensed Standalone Interim Financial Statements
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- 29 Related party disclosures
B Transaction with related parties during the period

Particulars	For the quarter ended 30 September 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the half year ended 31 March 2023 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
Interest Income**							
Avacado Properties & Trading (India) Private Limited	11	21	27	32	55	71	126
Gigaplex Estate Private Limited	363	288	155	650	408	284	692
Horizonview Properties Private Limited	136	121	104	257	193	193	386
Sundew Properties Limited	12	50	44	62	103	56	159
KRC Infrastructure & Projects Private Limited	222	210	99	432	287	167	455
Mindspace Business Park Private Limited	68	45	43	113	96	127	223
K. Raheja IT Park (Hyderabad) Limited	39	9	22	48	49	29	78
Reimbursement of Expenses							
K Raheja Corp Investment Managers Private Limited	0	0	13	0	5	18	23
*Includes fees paid to M/s Bobby Parikh & Associates amounting to Rs. 0 million for the half year ended 30 September 2023, Rs. 0 million for the half year ended 31 March 2023, Rs. 0 million for the half year ended 30 Sep 2022, Rs. 0 million for the year ended 31 March 2023.							
Investment Management Fees							
K Raheja Corp Investment Managers Private Limited	17	17	17	34	33	34	67
Legal & Professional Fee							
M/s Bobby Parikh & Associates	-	-	-	-	2	-	2
Guarantee commission fees from SPV							
Horizonview Properties Private Limited	1	1	(1)	1	1	(0)	1
Sundew Properties Limited	-	-	1	-	0	4	4
KRC Infrastructure & Projects Private Limited	0	0	1	0	3	4	7
Mindspace Business Park Private Limited	0	-	1	0	1	5	6
Guarantee commission fees to SPV							
Gigaplex Estate Private Limited	-	-	-	-	(2)	-	(2)
Sundew Properties Limited	-	0	4	-	-	5	5
Mindspace Business Park Private Limited	-	10	3	10	0	3	3
Intime properties Limited	-	-	-	-	6	-	6
K. Raheja IT Park (Hyderabad) Limited	7	-	-	7	-	-	-



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29 Related party disclosures

B Transaction with related parties during the period

Particulars	For the quarter ended 30 September 2023 (Unaudited)	For the quarter ended 30 June 2023 (Unaudited)	For the quarter ended 30 September 2022 (Unaudited)	For the half year ended 30 September 2023 (Unaudited)	For the half year ended 31 March 2023 (Unaudited)	For the half year ended 30 September 2022 (Unaudited)	For the year ended 31 March 2023 (Audited)
Non cash transactions							
Corporate Guarantee extended to Mindspace Business Park Private Limited towards Bonds Issued	-	-	-	-	-	4,900	4,900
Corporate Guarantee extended to Mindspace Business Park Private Limited towards Loan taken	-	-	-	-	2,000	-	2,000
Corporate Guarantee extended by Sundew Properties Limited towards Debentures issued	-	-	5,000	-	-	5,000	5,000
Corporate Guarantee extended by Intime Properties Limited towards Debentures issued	-	-	-	-	5,500	-	5,500
Corporate Guarantee extended to KRC Infrastructure and Projects Private Limited towards Loan taken	-	-	-	-	2,440	-	2,440
Corporate Guarantee extended by Mindspace Business Park Private Limited towards Debenture Issued	-	5,000	-	5,000	-	-	-
Corporate Guarantee extended by K. Raheja IT Park (Hyderabad) Limited towards Debenture Issued	5,000	-	-	5,000	-	-	-

**after Ind AS Adjustments



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Notes to the Condensed Standalone Interim Financial Statements

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29 Related party disclosures

C Closing Balances

Particulars	As at 30 September 2023	As at 31 March 2023
Unsecured loan receivable (non-current)		
Avacado Properties & Trading (India) Private Limited	543	793
Gigaplex Estate Private Limited	13,660	11,983
Horizonview Properties Private Limited	6,838	4,490
Sundew Properties Limited	325	2,195
KRC Infrastructure & Projects Private Limited	9,312	7,857
Mindspace Business Park Private Limited	2,830	2,445
K. Raheja IT Park (Hyderabad) Limited	1,901	116
Unsecured loan receivable (current)		
Avacado Properties & Trading (India) Private Limited	-	450
Gigaplex Estate Private Limited	3,148	800
Horizonview Properties Private Limited	1,052	200
Sundew Properties Limited	180	170
KRC Infrastructure & Projects Private Limited	1,380	360
Mindspace Business Park Private Limited	450	-
K. Raheja IT Park (Hyderabad) Limited	240	-
Investment in equity share of SPVs		
Avacado Properties & Trading (India) Private Limited	9,482	9,482
Gigaplex Estate Private Limited	13,121	13,121
Horizonview Properties Private Limited	0	0
Sundew Properties Limited	33,722	33,722
KRC Infrastructure & Projects Private Limited	6,868	6,868
Mindspace Business Park Private Limited	48,814	48,814
K. Raheja IT Park (Hyderabad) Limited	25,618	25,618
Intime properties Limited	15,478	15,478
Interest receivable (non-current)*		
Gigaplex Estate Private Limited	-	96
Horizonview Properties Private Limited	-	26
Sundew Properties Limited	-	185
KRC Infrastructure & Projects Private Limited	-	107
Mindspace Business Park Private Limited	-	95
K. Raheja IT Park (Hyderabad) Limited	-	21



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29 Related party disclosures

C Closing Balances

Particulars	As at 30 September 2023	As at 31 March 2023
Interest receivable (current)*		
Gigaplex Estate Private Limited	191	-
Horizonview Properties Private Limited	51	-
Sundew Properties Limited	197	-
KRC Infrastructure & Projects Private Limited	136	-
Mindspace Business Park Private Limited	109	-
K. Raheja IT Park (Hyderabad) Limited	27	-
Guarantee commission fees receivable (non-current)		
Horizonview Properties Private Limited	1	-
Sundew Properties Limited	-	9
KRC Infrastructure & Projects Private Limited	14	13
Mindspace Business Park Private Limited	0	9
Guarantee commission fees receivable (current)		
Horizonview Properties Private Limited	1	1
Sundew Properties Limited	9	-
KRC Infrastructure & Projects Private Limited	3	3
Mindspace Business Park Private Limited	6	-
Other Financial Liabilities (non-current other payables)		
Gigaplex Estate Private Limited	5	7
Sundew Properties Limited	4	10
Mindspace Business Park Private Limited	9	1
Intime properties Limited	5	-
K. Raheja IT Park (Hyderabad) Limited	7	-
Other Financial Liabilities (current other liabilities)		
Gigaplex Estate Private Limited	-	(2)
Sundew Properties Limited	7	-
Mindspace Business Park Private Limited	4	3
Intime properties Limited	-	5
K Raheja Corp Investment Managers Private Limited	17	18
Co-Sponsor Initial Corpus		
Anbee Constructions LLP	0	0
Cape Trading LLP	0	0
Current Account		
Axis Bank Limited	3,009	2,984
Dividend Account		
Axis Bank Limited	0	0
Corporate guarantees outstanding		
Horizonview Properties Private Limited	1,212	1,175
Sundew Properties Limited	4,000	4,000
KRC Infrastructure & Projects Private Limited	7,206	5,859
Mindspace Business Park Private Limited	1,720	5,400



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29 Related party disclosures

C Closing Balances

Particulars	As at 30 September 2023	As at 31 March 2023
Security and Corporate guarantee extended by Sundew towards debentures Sundew Properties Limited	8,750	8,750
Security and Corporate guarantee extended by MBPPL towards debentures Mindspace Business Park Private Limited	2,750	2,750
Security and Corporate guarantee extended by GIGAPLEX towards debentures Gigaplex Estate Private Limited	5,000	5,000
Security and Corporate guarantee extended by INTIME towards debentures Intime Properties Limited	5,500	5,500
Security and Corporate guarantee extended by MBBPL towards debentures Mindspace Business Park Private Limited	5,000	-
Security and Corporate guarantee extended by KRIT towards debentures K. Raheja IT Park (Hyderabad) Limited	5,000	-

*after Ind AS Adjustments



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Notes to the Condensed Standalone Interim Financial Statements

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

30 Commitments and contingencies

a) Contingent Liabilities

Mindspace REIT has provided corporate guarantees for loans availed by Horizonview, KRC Infra, MBPPL and Sundew and the outstanding guarantee is Rs. 14,138 million (31 March 2023 Rs. 16,434 million)

b) Commitments

There are no commitments as at September 30, 2023 and March 31, 2023

31 Financial instruments

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

Particulars	Carrying value	Carrying value
	30 September 2023	31 March 2023
Financial assets		
Fair value through profit and loss	-	-
Fair value through other comprehensive income	-	-
Measured at amortised cost		
Loans (Non current)	35,408	29,879
Loans (current)	6,450	1,980
Cash and cash equivalents	3,009	2,984
Other financial assets	747	568
Total Assets	45,614	35,411
Financial liabilities		
Fair value through profit and loss	-	-
Fair value through other comprehensive income	-	-
Measured at amortised cost		
Borrowings (Non Current)	25,375	19,892
Borrowings (Current)	6,494	1,996
Other Financial Liabilities	728	569
Trade Payables	10	17
Total liabilities	32,607	22,474

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:

- recognised and measured at fair value
- 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) Financial instruments

Quantitative disclosures fair value measurement hierarchy for assets as at 30 September 2023:

Particulars	Total	Level 1	Level 2	Level 3	Total
Financial assets & liabilities measured at fair value	-	-	-	-	-

Quantitative disclosures fair value measurement hierarchy for assets as at 31 March 2023:

Particulars	Total	Level 1	Level 2	Level 3	Total
Financial assets & liabilities measured at fair value	-	-	-	-	-

(d) Transfers between Level 1, Level 2 and Level 3

There were no transfers between Level 1, Level 2 or Level 3 during the period ended 30 September 2023 and 31 March 2023.



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(e) 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.

32 Segment Reporting

Mindspace REIT does not have any reportable operating segments as at 30 September 2023 and 31 March 2023 and hence, disclosure under Ind AS 108, Operating segments has not been provided in the Condensed Standalone financial statements.

33 Distributions

The Board of Directors of the Manager to the Trust, in their meeting held on 30 October 2023, has declared distribution to unitholders of Rs 4.79 per unit which aggregates to Rs. 2,841 million for the quarter ended 30 September 2023. The distributions of Rs 4.79 per unit comprises Rs. 4.30 per unit in the form of dividend and Rs. 0.49 per unit in the form of interest payment.

Along with the distribution of Rs. 4.80 per unit for the quarter ended 30 September 2023, the cumulative distribution for the half year ended 30 September 2023 aggregates to Rs.9.59 per unit

34 a) 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 are subjected to limited review.

b) The figures for the quarter ended 30 September 2022 are the derived figures between the figures in respect of the half year ended 30 September 2022 and the figures for the quarter ended 30 June 2022, which were subjected to limited review.

c) The figures for the half year ended 31 March 2023 are the derived figures between the audited figures in respect of the year ended 31 March 2023 and the published year-to-date figures upto period ended 30 September 2022, which were subjected to limited review.

35 As on 30th September 2023, K Raheja Corp Investment Managers LLP (Manager) is converted into a private Limited company ('K Raheja Corp Investment Managers Private Limited') as per Rule 5 of Companies (Authorised to Register) Rules 2014 effective July 07, 2023.

36 "0" represents value less than Rs. 0.5 million.



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37 In accordance with SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2021 and Other requirements as per SEBI circular (No. SEBI/HO/DDHS/CIR/P/2018/71 dated

13 April 2018) for issuance of debt securities by Real Estate Investment Trusts (REITs) and Infrastructure Investment Trusts (InvITs), Mindspace REIT has disclosed the following ratios:

	Ratios	Quarter ended			Half year ended			Year ended
		30 September 2023	30 June 2023	30 September 2022	30 September 2023	31 March 2023	30 September 2022	
a	Security / Asset cover (NCD Series 1) (refer note a(i))	2.57	2.56	2.51	2.57	2.56	2.51	2.56
b	Security / Asset cover (MLD Series 2) (refer note a(ii))	2.27	2.29	2.34	2.27	2.28	2.34	2.28
c	Security / Asset cover (NCD Series 2) (refer note a(iii))	2.42	2.43	2.41	2.42	2.41	2.41	2.41
d	Security / Asset cover (NCD Series 3) (refer note a(iv))	2.16	2.17	2.18	2.16	2.16	2.18	2.16
e	Security / Asset cover (NCD Series 4) (refer note a(v))	2.52	2.50	2.37	2.52	2.50	2.37	2.50
f	Security / Asset cover (Mindspace REIT Green Bond 1) (refer note a(vi))	2.15	2.15	-	2.15	2.15	-	2.15
g	Security / Asset cover (NCD Series 6) (refer note a(vii))	2.17	2.17	-	2.17	-	-	-
h	Security / Asset cover (NCD Series 7) (refer note a(viii))	2.16	-	-	2.16	-	-	-
i	Debt-equity ratio (in times) (refer note b)	0.20	0.17	0.10	0.20	0.13	0.10	0.13
j	Debt service coverage ratio (in times) (refer note c)	6.26	7.52	11.41	6.83	10.15	12.33	11.10
k	Interest service coverage ratio (in times) (refer note d)	6.26	7.52	11.41	6.83	10.15	12.33	11.10
l(i)	Outstanding redeemable preference shares (quantity and value)	-	-	-	-	-	-	-
l(ii)	Capital redemption reserve	-	-	-	-	-	-	-
m	Debt redemption reserve (Amount in Rs. millions)	-	-	-	-	-	-	-
n	Net worth (Amount in Rs. millions)	166,135	166,109	165,844	166,135	166,041	165,844	166,041
o(i)	Net profit after tax (Amount in Rs. millions)	2,873	2,921	2,829	5,794	5,860	5,631	11,491
o(ii)	Earnings per unit - Basic	4.86	4.92	4.77	9.77	9.88	9.49	19.38
p	Earnings per unit - Diluted	4.86	4.92	4.77	9.77	9.88	9.49	19.38
q	Current Ratio (in times) (refer note f)	1.42	1.41	66.16	1.42	2.43	66.16	2.43
r	Long term debt (non current) to working capital (in times) (refer note h)	8.46	6.87	5.79	8.46	6.98	5.79	6.98
s	Bad debts to account receivable ratio (in times) (refer note i)	-	-	-	-	-	-	-
t	Current liability ratio (in times) (refer note i)	0.22	0.26	0.00	0.22	0.09	0.00	0.09
u	Total debt to total assets (in times) (refer note j)	0.16	0.14	0.09	0.16	0.12	0.09	0.12
v	Debtors Turnover (in times) (refer note k)	-	-	-	-	-	-	-
w	Inventory Turnover*	-	-	-	-	-	-	-
x	Operating Margin (in %) (refer note m)*	-	-	-	-	-	-	-
y	Net Profit Margin (in %) (refer note n)	83%	86%	90%	84%	89%	90%	90%

*Not Applicable (NA)



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37 In accordance with SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2021 and Other requirements as per SEBI circular (No. SEBI/HO/DDHS/DDHS/CIR/P/2018/71 dated

13 April 2018) for issuance of debt securities by Real Estate Investment Trusts (REITs) and Infrastructure Investment Trusts (InvITs), Mindspace REIT has disclosed the following ratios:

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

- a(i) $\text{Security / Asset cover ratio (NCD Series 1)} = \text{Lower of Fair value of the secured assets as computed by two independent valuers} / \text{Outstanding principal amount of NCD Series 1} + \text{Interest accrued thereon}$
- a(ii) $\text{Security / Asset cover ratio (MLD Series 2)} = \text{Fair value of the secured assets as computed by independent valuer} / \text{Outstanding principal amount of MLD Series 2} + \text{Interest accrued thereon}$
- a(iii) $\text{Security / Asset cover ratio (NCD Series 2)} = \text{Fair value of the secured assets as computed by independent valuers} / \text{Outstanding principal amount of NCD Series 2} + \text{Interest accrued thereon}$
- a(iv) $\text{Security / Asset cover ratio (NCD Series 3)} = \text{Fair value of the secured assets as computed by independent valuers} / \text{Outstanding principal amount of NCD Series 3} + \text{Interest accrued thereon}$
- a(v) $\text{Security / Asset cover ratio (NCD Series 4)} = \text{Fair value of the secured assets as computed by independent valuers} / \text{Outstanding principal amount of NCD Series 4} + \text{Interest accrued thereon}$
- a(vi) $\text{Security / Asset cover ratio (Green Bond 1)} = \text{Fair value of the secured assets as computed by independent valuers} / \text{Outstanding principal amount of Mindspace REIT Green Bond 1} + \text{Interest accrued thereon}$
- a(vii) $\text{Security / Asset cover ratio (NCD Series 6)} = \text{Fair value of the secured assets as computed by independent valuers} / \text{Outstanding principal amount of NCD Series 6} + \text{Interest accrued thereon}$
- a(viii) $\text{Security / Asset cover ratio (NCD Series 7)} = \text{Fair value of the secured assets as computed by independent valuers} / \text{Outstanding principal amount of NCD Series 7} + \text{Interest accrued thereon}$
- b(i) $\text{Total Debt} = \text{Long term borrowings} + \text{Short term borrowings} + \text{Interest accrued on debts (current and non-current)}$
- b(ii) $\text{Debt Equity Ratio} = \text{Total Debt} / \text{Total Equity}$
- c) $\text{Debt Service Coverage Ratio} = \text{Earnings before interest (net of capitalization), depreciation, exceptional items and tax} / \text{Interest expenses (net of capitalization)} + \text{Principal repayments made during the period which excludes bullet and full repayment of external borrowings}$
- d) $\text{Interest Service Coverage Ratio} = \text{Earnings before interest (net of capitalization), depreciation, exceptional items and tax} / \text{Interest expense (net of capitalisation)}$
- e) $\text{Net worth} = \text{Corpus} + \text{Unit capital} + \text{Other equity}$
- f) $\text{Current ratio} = \text{Current assets} / \text{Current liabilities}$
- g) $\text{Long term Debt} = \text{Long term borrowings (excluding current maturities of long term debt)} + \text{Interest accrued on debts (Non-current)}$
- h) $\text{Long term debt to working capital ratio} = \text{Long term debt} / \text{working capital (i.e. Current assets less current liabilities)}$
- i) $\text{Current liability ratio} = \text{Current liabilities} / \text{Total liabilities}$
- j) $\text{Total debt to total assets} = \text{Total debt} / \text{Total assets}$
- k) $\text{Debtors Turnover} = \text{Revenue from operations (Annualised)} / \text{Average trade receivable}$
- l) $\text{Bad debts to account receivable ratio} = \text{Bad debts (including provision for doubtful debts)} / \text{Average trade receivable}$
- 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) $\text{Net profit margin} = \text{Profit after exceptional items and tax} / \text{Total Income}$

