



ANVI Ref No: REQ_23_08_02

ANVI ADVISORS

A Nex-Gen Valuation Intelligence

Date: 22nd August 2023

**K. Raheja Corp. Investment Managers Private Limited
(acting as Manager to Mindspace Business Parks REIT) and
Horizonview Properties Private Limited ("Horizonview")**

**Attn: Mr. Govardhan Gedela
Email id: ggedela@kraheja.com**

Re: Valuation of office spaces admeasuring an area of 2,41,694 sq. ft. belonging to RPIL Signalling Systems Limited ("RPIL") in Commerzone Porur, Bus Stop, Mount Poonamallee High Road, Adithi Colony, Sriram Nagar, Mugalivakkam, Chennai, Tamilnadu – 600 116 ("the Property")

Dear Sir,

With reference to the engagement letter dated 15th June 2023, we have prepared a Valuation of office spaces admeasuring an area of 2,41,694 sq. ft. belonging to RPIL Signalling Systems Limited ("RPIL") in Commerzone Porur, Bus Stop, Mount Poonamallee High Road, Adithi Colony, Sriram Nagar, Mugalivakkam, Chennai, Tamilnadu – 600 116. We confirm that we have made relevant enquiries and obtained such further information as we consider necessary to allow us to provide you with our opinion on the market valuation, as on 30th June 2023 for evaluating potential acquisition opportunity.

The reliance on the Valuation Report prepared as part of this engagement is extended to the Manager, REIT and/or its special purpose vehicles and other parties including the trustee of REIT, debenture trustee(s), stock exchanges, unitholders of REIT, Securities and Exchange Board of India ('SEBI'), credit rating agencies, lenders of the REIT and/or its special purpose vehicles or any other person within or outside India as the Manager may deem fit for the purpose as highlighted in this report (valuation). The Valuer, however, would extend no liability to such reliant parties save and except for gross and willful negligence. If you have any queries concerning the report, please feel free to contact Srinivas MVDS, Director, at +91 73307 76699, who would be most pleased to help.

Yours faithfully,

For and on behalf of

**ANVI Technical Advisors India Pvt Ltd
Registered Valuer Entity, IBBI Reg No: IBBI/RV-E/02/2019/101**

Srinivas MVDS

Srinivas MVDS MRICS

MRICS, MIE, CE, AIV, RV - IBBI (L&B)

Director,

ANVI Technical Advisors India Pvt Ltd

Email : srinivas.mvds@anviadvisors.com

ANVI Technical Advisors India Private Limited

#404, Fourth Floor, Mayfair Garden, Plot No. 6B & 7B, Road No. 12, Banjara Hills, Hyderabad, Telangana, India - 500034 |

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A Nex-Gen Valuation Intelligence



Submitted to

**K. Raheja Corp. Investment Managers
Private Limited** (acting as Manager to Mindspace
Business Parks REIT) and Horizonview Properties Private
Limited (“Horizonview”)

Date of Valuation : 30th June 2023

Date of Report : 21st August 2023

ANVI Technical Advisors India Private Limited

#404, Fourth Floor, Mayfair Garden, Plot No. 6B & 7B, Road No. 12, Banjara Hills, Hyderabad, Telangana, India - 500034 |

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EXECUTIVE SUMMARY

Particular	Description																				
Property Address	Commerzone Porur, Bus Stop, Mount Poonamallee High Road, Adithi Colony, Sriram Nagar, Mugalivakkam, Chennai, Tamilnadu – 600 116.																				
Property Description	<p>The Property is an Information technology/commercial development with two blocks, namely Tower A and Tower B, comprising of 3 Basement + Ground + 9 floors. The total area of the building is 1.13 million sq. ft. out of which Mindspace REIT (via its SPV Horizonview Properties Private Limited) currently owns 0.883 million sq. ft. and 78% undivided share. RPIL owns 22% undivided share in land and leasable area of 2,41,694 sq. ft. (carpet area of 1,81,271 sq. ft.) located in the 1st and 2nd floors of Tower A and Tower B which is currently being evaluated by Mindspace REIT. Based on site inspection, all the buildings are operational and there are no under construction buildings within the project. The office spaces considered for this valuation are as below:</p> <table border="1"><thead><tr><th>Block</th><th>Floor</th><th>Carpet Area (sq. ft.)</th><th>Leasable Area (sq. ft.)</th></tr></thead><tbody><tr><td>Tower - A</td><td>1st Floor</td><td>34,417</td><td>45,889</td></tr><tr><td>Tower – A</td><td>2nd Floor</td><td>43,004</td><td>57,339</td></tr><tr><td>Tower – B</td><td>1st Floor</td><td>47,732</td><td>63,642</td></tr><tr><td>Tower – B</td><td>2nd Floor</td><td>56,118</td><td>74,824</td></tr></tbody></table>	Block	Floor	Carpet Area (sq. ft.)	Leasable Area (sq. ft.)	Tower - A	1st Floor	34,417	45,889	Tower – A	2nd Floor	43,004	57,339	Tower – B	1st Floor	47,732	63,642	Tower – B	2nd Floor	56,118	74,824
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Access	Mount Poonamallee High Road																				
Valuation Purpose	Proposed Acquisition of the Property / business by Mindspace Business Parks REIT (directly or indirectly)																				
Valuation Approach	Income Approach																				
Inspection Date	16 th June 2023																				
Valuation Date	30 th June 2023																				



<p>Location Map</p>																						
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<p>Estimated Value of the Property *</p>	<p>INR 2,027 million</p>	<p>Indian Rupees Two Thousand and Twenty Seven Million</p>																				

* The valuation presented is for RPIL's interest in the project only



TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
1 INTRODUCTION	7
1.1 Terms of Engagement	7
1.2 The Property	7
1.3 Valuation Date	7
1.4 Valuer	7
1.5 Caveats and Assumptions	8
2 VALUATION APPROACH AND METHODOLOGY	11
2.1 Valuation Standards Adopted	11
2.2 Basis of Valuation	11
2.3 Approach and Methodology	11
3 VALUATION ASSUMPTIONS AND INPUTS	13
3.1 Investigation, Nature and Source of Information	13
Documents	13
4 VALUATION CERTIFICATE	14
5 PROPERTY DETAILS	16
5.1 Property details	16
5.2 Neighborhood and Location	16
5.3 Approach & Accessibility	17
5.4 Zoning and Planning	18
5.5 Project Layout	19
5.6 Key Asset Specific Information of the Project*	20
5.7 Other relevant information related to the Property	21
6 MARKET OVERVIEW OF CITY AND MICRO MARKETS	24
6.1 Chennai Commercial Market Overview	24
6.2 Chennai Infrastructure - Existing Infrastructure (Major Roadways)	26
6.3 Chennai Infrastructure - Existing Infrastructure – MRTS and Metro	27
6.4 Chennai Infrastructure overview	28
6.5 Chennai Micro Markets	29
6.6 Micro market Overview – Mount Poonamallee High Road	32
6.7 Commercial Office Market Overview – Mount Poonamallee High Road	33
6.8 Recent Leases	35
7 VALUATION ASSUMPTIONS	36



8	VALUATIONS	37
8.1	Valuation by Income Approach	37
9	VALUATION CONCLUSION	41
	Ready Reckoner Rate	41
	ANNEXURE 1: Property Snapshots	42
	ANNEXURE 2: Guideline Value / Ready Reckoner Rate	44
	ANNEXURE 3: List of Approvals	45
	ANNEXURE 4: Caveats and Assumptions	46





List of Abbreviations

Approx	Approximately
BuA	Built-up Area
DIC	District Industries Center
Ft.	Feet
INR	Indian Rupees
Ph.	Phase
Pvt. Ltd.	Private Limited
IVSC	International Valuation Standard Council
Km	Kilo Meter
Min	Minute
MRICS	Member of Royal Institution of Chartered Surveyors
Mt	Meters



1 INTRODUCTION

1.1 Terms of Engagement

As per your instruction on 15th June 2023, we have conducted relevant enquiries, inspections and market research. Further as per information updated by the client that the proposed acquisition excludes tenant fit-outs, consequently we provide our amended opinion (excluding fit-outs) on the market value of the subject property (as defined hereinafter) for Acquisition only.

1.2 The Property

The Property is located in Commerzone Porur, an IT/ITeS building located along Mount Poonamallee High Road. The subject building has two blocks – Tower A and Tower B, each with a 3 Basement + Ground + 9 floors. The total area of the building is 1.13 million sq. ft. out of which Mindspace REIT currently owns 0.883 million sq. ft. and 78% undivided share. RPIL owns 22% undivided share in land and leasable area of 2,41,694 sq. ft. (carpet area of 1,81,271 sq. ft.) located in the 1st and 2nd floors of Tower A and Tower B, which is currently being evaluated by Mindspace REIT. The details of the office spaces considered for this valuation are as below:

Block	Floor	Carpet Area (sq. ft.)	Leasable Area (sq. ft.)
Tower – A	1st Floor	34,417	45,889
Tower – A	2nd Floor	43,004	57,339
Tower – B	1st Floor	47,732	63,642
Tower – B	2nd Floor	56,118	74,824

1.3 Valuation Date

The valuation date is 30th June 2023 while the site inspection of the Property was carried out on 16th June 2023. Due to possible changes in market forces and circumstances in relation to the property, the report can only be regarded as representing our opinion of the value of the Property as at the date of valuation.

1.4 Valuer

As per the requirements of law and the SEBI regulations, the valuation has been independently undertaken by ANVI Technical Advisors India Private Limited, a registered valuer under the instructions of MVDS Srinivas, registered valuer and Director of the Registered Valuer Entity “ ANVI Technical Advisors India Private Limited ”.

ANVI has appointed market experts with in depth knowledge of the specific micro market and real estate asset class. Roy S Thomas representing the appointed experts have inspected the property and have provided ANVI with the site observations , market information and trends for the specific asset class aspects



including providing market intelligence on the Indian real estate market, rental trends, forecasting cash flows for the property etc) which were incorporated and were duly appraised and assessed to determine the opinion of value.

Profile of the Company (ANVI Technical Advisors India Pvt Ltd)

ANVI is the first company in India to get registered with IBBI as a Registered Valuer Entity for Land & Building vide IBBI Registration No. IBBI/RV E/02/2019/101. ANVI is registered for asset classes Plant & Machinery, Securities or Financial Assets as well.

Srinivas MVDS (RV-Land & Building, IBBI Reg No. IBBI/ RV/02/2018/10035):

Srinivas has more than 14 years of experience in Real Estate Valuations and Construction Industry (more than 11 years in Real Estate Valuations and 3 years in Project Management). He is a Registered Valuer with IBBI (Insolvency & Bankruptcy Board of India in Land & Building vide IBBI Registration No. IBBI/RV/02/2018/10035, IOV (Institution of Valuers) and is a member of Professional Institutions like RICS (Royal Institute of Chartered Surveyors), Chartered Engineer (The Institution of Engineers, India)

1.5 Caveats and Assumptions

This report is subject to and includes our Standard Caveats and Assumptions as set out in the appendices at the end of this report, as well as our agreed terms of our engagement.

The reliance on the Valuation Report prepared as part of this engagement is extended to the Manager, REIT and other parties including the trustee of REIT, debenture trustee(s), stock exchanges, unitholders of REIT, Securities and Exchange Board of India ('SEBI'), credit rating agencies, lenders of the REIT and/or its special purpose vehicles or any other person within or outside India as the Manager may deem fit for the purpose as highlighted in this report (valuation). The Valuer, however, would extend no liability to such reliant parties save and except for gross and willful negligence.

ANVI shall at all times keep all information relating to this valuation report confidential and not release to third parties, without the written consent of the client. ANVI further confirm that their directors, employees, associates parties, without the written consent of the client. ANVI further confirm that their directors, employees, associates involved in this engagement shall comply with the Unpublished Price Sensitive Information ("UPSI") framework under the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 including its under the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 including its amendments.

KEY ASSUMPTIONS, QUALIFICATIONS, LIMITATIONS AND DISCLAIMERS

1.	Type of Estimate	The scope of the assignment covers only estimating Market Value of a specified property and not a business valuation for either the Client or any of their subsidiaries or associated companies, etc. The estimate is based on extent of data/information provided by the Client and estimate has limited coverage wherever full data/information is not made available by the Client.
2.	Legal Due-Diligence	Legal due diligence for establishing clarity of title, ownership, encumbrances if any, notices or disputes if any, among other legal-related issues are not part of scope of work for this assignment. In all



		likelihood, an independent legal agency would be covering this aspect, details of which can be obtained from the Client.
3.	Information Provided by the Client and Others	The Valuer has relied on the information provided by the Client and the same has been assumed to be correct and has been used in the valuation. Where it is stated that another party has supplied information to the Valuer, this information is believed to be reliable. The Valuer cannot accept any responsibility for accuracy and non-reliability of such information.
4.	Regulatory Due-Diligence	Regulatory due diligence is not part of scope of work for this assignment. In all likelihood, an independent legal agency would be covering this aspect, details of which can be obtained from the Client.
5.	Project Status, Schedule and Project Costing	Assessment of the Project Status and Schedule is based on the information provided by the Client and does not consider any unforeseeable developments which could impact the same in the future. The estimate does account for any capital expenses incurred by the Client on the existing and/or ongoing development works in the Project. Auditing the project figures is not part of the scope of work under this assignment. In all likelihood, an independent auditing agency would be covering this aspect, details of which can be obtained from the Client.
6.	Market Conditions and Trends	The Valuer has taken into consideration the general conditions in the market with respect to broad demand and supply while carrying out the valuation. The Valuer has compared other comparable properties on the basis of many factors and as far as possible tried to remove / account for the differences in type, location and quality of the properties.
7.	Information on Leases and Sales Performance	The Valuer has relied on the rent roll including lease terms & conditions of the existing and pre-committed leases, as given by the Client. The Valuer has not verified individual lease agreements and the Valuer has relied on all information provided to him by the Client, upon which the Valuer will rely, is complete and correct. The Valuer has relied on pre-leasing/negotiations under way details to the extent data/information made available by the Client.
8.	Site Investigations and Illustrations	The Valuer has carried out the site visits and based on the information made available by the Client and the estimate is carried out considering that the Project Site is a contiguous land parcel and is free from any encroachments and encumbrances as on the date of valuation. The Valuer has not carried out any structural survey nor tested the building services. No geographical or geo-physical survey was carried out. No environmental assessment has been carried out. Any sketch, plan or map in the report is included to assist reader while visualizing the Project and assume no responsibility in connection with such matters.



9.	Project Cost Estimates	Project Cost Estimates used in the estimate is as given by the Client. Project progress including capital expenditure progress reported is based on the cost incurred data as shared by the Client. The Valuer has reviewed the Project Cost estimates and/or cost incurred data to broadly ascertain their correctness on a normative basis while relying on the same as shared by the Client.
10.	Environmental Compliance	The Valuer assumed that the Project Site / Project is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried



2 VALUATION APPROACH AND METHODOLOGY

2.1 Valuation Standards Adopted

This Report is prepared in accordance and compliance with:

1. Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time ("SEBI Regulations 2014"), including Regulation 21 Sub-Regulation (3) and mandatory minimum disclosures as specified in Schedule V of these SEBI Regulation 2014,
2. Companies (Registered Valuers and Valuation) Rules, 2017 as amended from time to time ("Valuer Rules 2017"), including reporting requirements as specified in Rule 18 to these rules,
3. International Valuation Standards 2022 ("IVS 2022") as set out by International Valuation Standards Committee ("IVSC") and adopted by Royal Institution of Chartered Surveyors ("RICS") presented in the RICS Valuation Standards and Guidelines 2022 ("RICS Red Book 2022"), subject to variation to meet local established law, custom, practice, and market conditions.

2.2 Basis of Valuation

Our valuation is provided on the basis of Market Value, which we define as "the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion".

2.3 Approach and Methodology

A real estate asset can be assessed by using different approaches such as

Income Approach

The Income Approach focuses on the income-producing capability of the subject asset. The underlying premise of this approach is that the value of an asset can be measured by the present worth of the net economic benefit to be received over the life of the subject asset. This approach is generally used to assess the value that generates income.

Market Approach

Market Value is a representation of value in exchange, or the amount a property would bring if offered for sale in the (open) market at the date of valuation. Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Cost Approach

The value of the asset under this approach, is estimated by assessing the cost required to replace or create a similar asset in the market. This approach is generally used to assess the value of the Property that comprises of both land and building components. The value of the land is assessed by the market approach method, while the buildings are valued using Depreciated Replacement Cost method.



The table below presents different valuation methodologies and their brief description.

Sl. No.	Valuation Methodology	Description
1	Direct Comparison Method	In this method, The value of the asset can be estimated by comparing the subject asset with recently sold/transacted assets (called comps). Since no two assets are very identical, adjustments (premiums or discounts) to be applied for the differences and similarities in the comparable assets. The adjustments will be based on the factors that might have an impact on the value of the asset such as physical features, marketability, locational features and other varying details.
2	Depreciated Replacement Cost	The Depreciated Replacement Cost method involves assessing the cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimization. Generally, used to assess the value of the buildings.
3	Discounted Cashflow Method	Within the Income Approach, the DCF analysis technique is the process of analyzing an investment by estimating a series of future cash flows and taking into account the time value of money. For the DCF technique, the income is projected over the investment cycle and the net income is calculated after deduction of the capital and operating expenses.

The Property is an operational commercial building. Considering the purpose of this valuation exercise, and the leasing out and income generating nature of the asset, the valuation has been done using Income Approach. Within the Income Approach, the DCF analysis (basis term and rent reversion) technique has been adopted.



3 VALUATION ASSUMPTIONS AND INPUTS

3.1 Investigation, Nature and Source of Information

The Valuer undertook physical visits of the Project wherein the buildings and related assets were visually inspected to assess the condition of the buildings and the apparent state of its maintenance.

Information related to state and structure of the relevant real estate market for the Project was sourced from the industry and market report prepared by Colliers International (India) Property Services Private Limited ("Colliers") who were appointed by the Client to undertake market research of the properties for the market under consideration.

The asset related information were provided by the Client, unless otherwise stated. We have assumed that the subject property is free from and clear of any and all charges, license and encumbrances of an onerous nature likely to affect value, whether existing or otherwise, unless otherwise stated. We assume no responsibility for matters legal in nature nor do we render any opinion as to the title which is assumed to be good and marketable.

Documents

The following documents were provided by the client for the purpose of this valuation exercise.

- Title documents
- Architect's certificates mentioning site areas and property areas
- Relevant approval documents from competent authorities regarding occupancy, operations and fire safety.
- Leases and commercials under discussion
- Masterplan / Development plan applicable in the jurisdiction of the Project
- Management representation regarding the following:
 - Major repairs undertaken and proposed in the Project
 - Statement of assets
 - Revenue pendency if any
 - Options or Rights of Pre-emption and any other encumbrances concerning or affecting the property.
 - List of material litigations
- As informed by the client, there is no pending capex in the Project, which has to be incurred by RPIL.



4 VALUATION CERTIFICATE

Particular	Description																				
Property Address	Commerzone Porur, Bus Stop, Mount Poonamallee High Road, Adithi Colony, Sriram Nagar, Mugalivakkam, Chennai, Tamilnadu – 600 116.																				
Land Area	~ 6.13 acres																				
Property Description	<p>The Property is an Information technology/commercial development with two blocks, namely Tower A and Tower B, comprising of 3 Basement + Ground + 9 floors. The total area of the building is 1.13 million sq. ft. out of which Mindspace REIT (via its SPV Horizonview Properties Private Limited) currently owns 0.883 million sq. ft. and 78% undivided share. RPIL owns 22% undivided share in land and leasable area of 2,41,694 sq. ft. (carpet area of 1,81,271 sq. ft.) located in the 1st and 2nd floors of Tower A and Tower B which is currently being evaluated by Mindspace REIT. Based on site inspection, all the buildings are operational and there are no under construction buildings within the project. The office spaces considered for this valuation are as below:</p> <table border="1"><thead><tr><th>Block</th><th>Floor</th><th>Carpet Area (sq. ft.)</th><th>Leasable Area (sq. ft.)</th></tr></thead><tbody><tr><td>Tower - A</td><td>1st Floor</td><td>34,417</td><td>45,889</td></tr><tr><td>Tower – A</td><td>2nd Floor</td><td>43,004</td><td>57,339</td></tr><tr><td>Tower – B</td><td>1st Floor</td><td>47,732</td><td>63,642</td></tr><tr><td>Tower – B</td><td>2nd Floor</td><td>56,118</td><td>74,824</td></tr></tbody></table>	Block	Floor	Carpet Area (sq. ft.)	Leasable Area (sq. ft.)	Tower - A	1st Floor	34,417	45,889	Tower – A	2nd Floor	43,004	57,339	Tower – B	1st Floor	47,732	63,642	Tower – B	2nd Floor	56,118	74,824
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Inspection Date	16 th June 2023																				
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Market Value	INR 2,027 million (Indian Rupees Two Thousand and Twenty Seven Million)																				



Assumptions, Disclaimers, Limitations and Qualifications	This Valuation Report is provided subject to assumptions, disclaimers, limitations and qualifications detailed throughout this report, which are made in conjunction with those included within the Assumptions, Limitations & Qualifications section located within this report. Reliance on this report and extension of Valuer's liability is conditional upon the reader's acknowledgement and understanding of these statements. This Valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party, who may use or rely on the whole or any part of the content of this Valuation Report. The Valuer has no pecuniary interest that would conflict with the proper valuation of the Project. The valuer is competent to undertake the valuation. The valuer is independent and has prepared the report on a fair and unbiased basis. The valuer has valued the properties based on the valuation standards as specified under sub-regulation 10 of [regulation 21] of these Regulations
Prepared by	ANVI Technical Advisors India Pvt. Ltd. Represented through its Director Mr. Srinivas MVDS MRICS MRICS, MIE, CE, AIV, RV - IBBI (L&B) IBBI/ RV/02/2018/10035

For and on behalf of

ANVI Technical Advisors India Pvt Ltd

Registered Valuer Entity, IBBI Reg No: IBBI/RV-E/02/2019/101




Srinivas MVDS MRICS

MRICS, MIE, CE, AIV, RV - IBBI (L&B)

Director,

ANVI Technical Advisors India Pvt Ltd

Email : srinivas.mvds@anviadvisors.com



5 PROPERTY DETAILS

5.1 Property details

Property Details				
Property Address	Commerzone Porur, Bus Stop, Mount Poonamallee High Road, Adithi Colony, Sriram Nagar, Mugalivakkam, Chennai, Tamilnadu – 600 116.			
Area Statement	Block	Floor	Carpet Area (sq. ft.)	Leasable Area (sq. ft.)
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	Tower – A	2nd Floor	43,004	57,339
	Tower – B	1st Floor	47,732	63,642
	Tower – B	2nd Floor	56,118	74,824
Current Use	Commercial (IT/ITeS Building)			
Land Use Zoning	Industrial (As per CMA Master Plan - 2026 for Porur village)			
Access	Mount Poonamallee High Road			
Frontage	~100 m frontage along MPR			
Shape and Visibility	Regular shape with a flat terrain. The Property has a good visibility from the access road.			
Water Supply, Sewerage and Drainage	Available within the Project			
Power & Telecommunication	Available within the Project			

Source: As per details provided by the client & site inspection

5.2 Neighborhood and Location

The Property is located at Door No.111, Mount Poonamallee High Road, Porur. The Property is a commercial building (IT/ITeS), consisting of 2 blocks.

Porur is a prominent residential locality of Chennai city, with lots of commercial establishments along the stretch of Mount Poonamallee High Road. It has emerged as a residential destination owing to its proximity with major IT parks placed along the Mount Poonamallee High Road corridor. It is surrounded by localities such as Mugalivakkam, Valasaravakkam and Nandambakkam. The locality has a well established social and physical infrastructure. The micro market is well connected with a network of roads, which provided it with connectivity to employment hubs, key city centers. Chennai International Airport is only 11 km away from the

micro market. The proposed Phase II of Chennai Metro passes through the micro market. The construction works of the metro line and the stations are currently on going along the Mount Poonamallee High Road corridor. The metro line has proposed stations at Porur junction, Chennai Bypass Crossing and Mugalivakkam, which would further enhance the connectivity of the micro market once completed. The construction of the Phase 2 corridors are expected to be completed by mid of 2026 as per CMRL.

The location of the subject property are shown in the map below :



Source: Google Map: Colliers

5.3 Approach & Accessibility

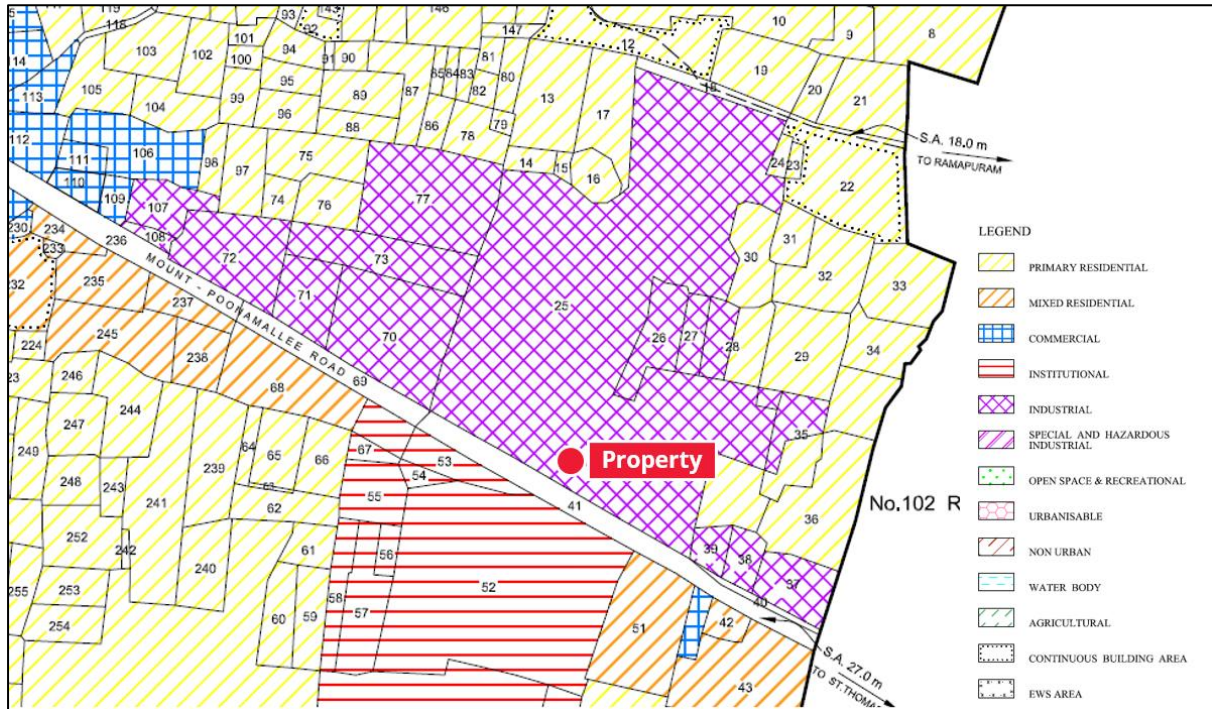
The following table indicates distance and travel time to major nodes/destinations in the city from the subject property

Particulars	Approx. Distance (kms)	Approx. Travel Time (mins)
<i>Key Locations</i>		
Bus stop	0.35	2
Guindy SIPCOT	3.5	12
Chennai International Airport	12.4	37
St Thomas Mount Railway Station	4.5	18
Jeyant Tech Park	0.1	1



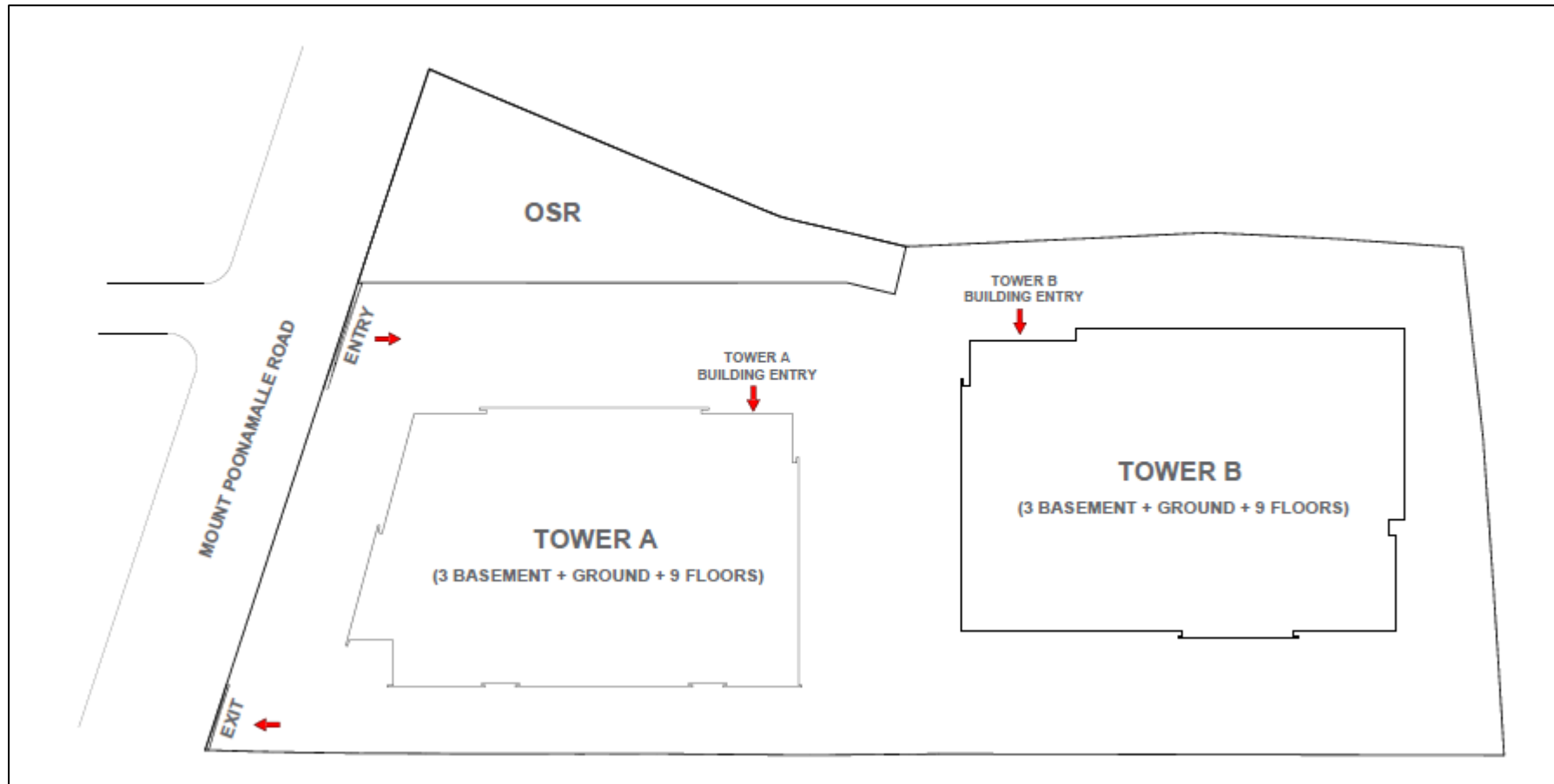
5.4 Zoning and Planning

As per CMA Master Plan – 2026 for Porur village, the Property falls under Industrial use zone.





5.5 Project Layout



*Provided by the client



5.6 Key Asset Specific Information of the Project*

Particulars	Description									
Name of the Entity	RPIL Signalling Systems Limited									
Interest owned	The total area of the building is 1.13 million sq. ft. out of which Mindspace REIT (via its SPV Horizonview Properties Private Limited) currently owns 0.883 million sq. ft. and 78% undivided share. RPIL owns 22% undivided share in land and leasable area of 2,41,694 sq. ft. (carpet area of 1,81,271 sq. ft.) located in the 1st and 2nd floors of Tower A and Tower B which is currently being evaluated by Mindspace REIT.									
Green Certification	LEED (Leadership in Energy and Environmental Design) Gold Certification from U.S. Green Building Council (USGBC)									
Land Extent	~ 6.13 acres									
Asset Type	Industrial (As per CMA Master Plan - 2026 for Porur village)									
Micro Market	Mount Poonamallee High Road									
Approved and Existing Usage	IT – Non SEZ Commercial (Office) Development									
Age of the Building (basis the Occupancy certificate)	<table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Building Name</th> <th>Age of the Building</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Commerzone – Block A</td> <td>Approx. 3 years</td> </tr> <tr> <td>2</td> <td>Commerzone – Block B</td> <td>Approx. 3 years</td> </tr> </tbody> </table>	Sl. No.	Building Name	Age of the Building	1	Commerzone – Block A	Approx. 3 years	2	Commerzone – Block B	Approx. 3 years
Sl. No.	Building Name	Age of the Building								
1	Commerzone – Block A	Approx. 3 years								
2	Commerzone – Block B	Approx. 3 years								
Current Status	100% completed and operational									
Approvals Status	List of approvals are specified in Annexure 3									
Freehold / Leasehold	Freehold									
Leasable Area	241,694 sq ft									
Occupied Area	0 sq ft									
Committed Area	0 sq ft									
Occupancy	0%									
Committed Occupancy	0%									
No. of Tenants	0									

Source: As per details provided by the client & site inspection

*The proposed transaction is not a related party transaction



5.7 Other relevant information related to the Property

Area Details, Type and Age of Structures

Sl. No.	Building Name	Leasable Area (sq. ft.)	Usage Type	Status	Age of the Building
1	Block A	103,228	IT - Non SEZ	Completed	Approx. 3 years
2	Block B	138,466	IT - Non SEZ	Completed	Approx. 3 years

Developable Area of the Project

The total site area of the project is ~6.13 acres with total leasable area of 1.13 Mn sq. ft. under 2 Buildings in total of which Mindspace REIT holds 0.88 msf of total leasable area. The Project is developed as Grade A commercial office space along Mount Poonamallee Road (MPR). The Project is surrounded by mixed use development comprising residential, retail, and commercial asset classes. The Project has trapezoidal plot and contiguous in nature, having flat topography with no significant variations in the elevation of the site. It has excellent visibility and frontage along the access road.

Construction Timelines

The project has received full occupancy certificate, and there is no balance capex to be incurred by RPIL.

Site Services and Finishes

The visual inspection was done for all the buildings including common areas and key utility areas such as LT Electric Room, Pump Room, STP, Chillers, HVAC Installations etc. As per the visual survey there was no concern related to finishes and site services. The campus is well maintained with proper landscaping in common areas.

Statement of Key Assets

Complex	Name	CZ Porur	CZ Porur
Building	No. / Name	A	B
Floor	Nos	3B+GF+9F	3B+GF+9F
Warm Shell / Bare shell		Warm Shell	Warm Shell
Air Cooled Chiller	TR	2 x 250	2 x 300
Water Cooled Chiller	TR	2 x 500	2 x 600
No of DG / Capacity	No. / KVA	4 x 1750	4 x 2000



No of Transformers / Capacity	No./ KVA	2 x 2500	3 x 2000
Booster Pump	KW / Make	1 x 900 LPM	1 x 900 LPM
Jockey Pump	KW / Make	2 x 180 LPM	2 x 180 LPM
Fire Diesel Pump	KW / Make	1 x 2850 LPM	1 x 2850 LPM
Hydrant Pump	KW / Make	1 x 2850 LPM	1 x 2850 LPM
Sprinkle Pump	KW / Make	1 x 2850 LPM	1 x 2850 LPM
STP Rating	KLD	370	

Condition and Repairs

The Project is found to be in good condition. The inspection of key utility areas was done on a sample basis, and it did not reveal any cause of concern or ill maintenance in any of the operational buildings. Hence, no major building repair works are required except the general testing of plants and machineries in regular intervals.

Environmental Considerations

We have no knowledge of any environmental concerns or contamination of the subject site and surrounding sites. The surrounding properties primarily consists of residential, commercial and hospitality institutions. We are not able to apprehend on the environmental implication in-terms of land and ground water contamination/pollution, etc. which might affect any development. We are not qualified to access environment concerns; it is recommended to seek professional advice.

For the purpose of assessing the vulnerability of the Project to any natural or induced disaster the location of the Project with respect to risks pertaining to earthquakes, high winds/cyclone and flooding was studied. Chennai where the Project is located falls in Seismic Zone III with moderate risk. The city faces low to moderate risk in terms of high winds or cyclones too. The Project is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Project, which may expose it for any induced disaster.

The Project lies in highly vulnerable flood prone area as per the assessment carried out by Tamil Nadu State Disaster Management Authority (TNSDMA) after the event of Chennai flood took place in December 2015 and classified the areas with water level more than 5 feet due to heavy rains as high vulnerability areas. Since the Project is located at a relatively higher elevation compared to its immediate surroundings, indicating low to moderate risk of flooding and perennial water logging. It is also understood that the Project has followed required measures to mitigate the risks from any potential flooding.



Revenue Pendencies

On the basis of the discussion with the Client, we understand that there are no revenue pendencies including local authority taxes associated with the Project or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

Material Litigation

Based on discussions with the Client, there are no material litigation including tax disputes, relating to the Project or any compounding charges

Option or Pre-Emption Rights and Encumbrances

Unless disclosed and recorded by the Client, the Project is considered to possess a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favor of the lenders, based on the information given by the client basis the preliminary due diligence. The Valuer has not checked and verified the title of the Project.



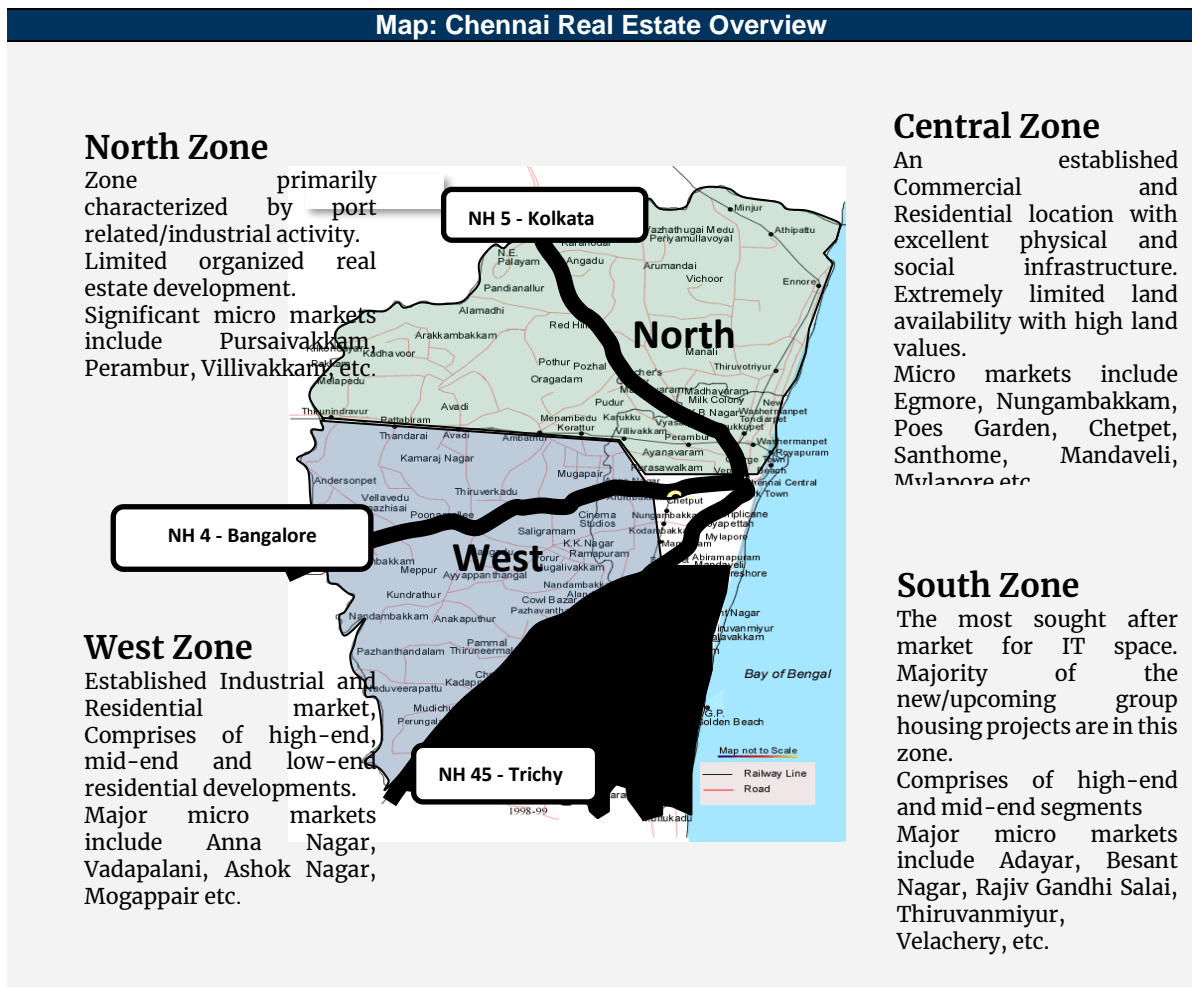
6 MARKET OVERVIEW OF CITY AND MICRO MARKETS

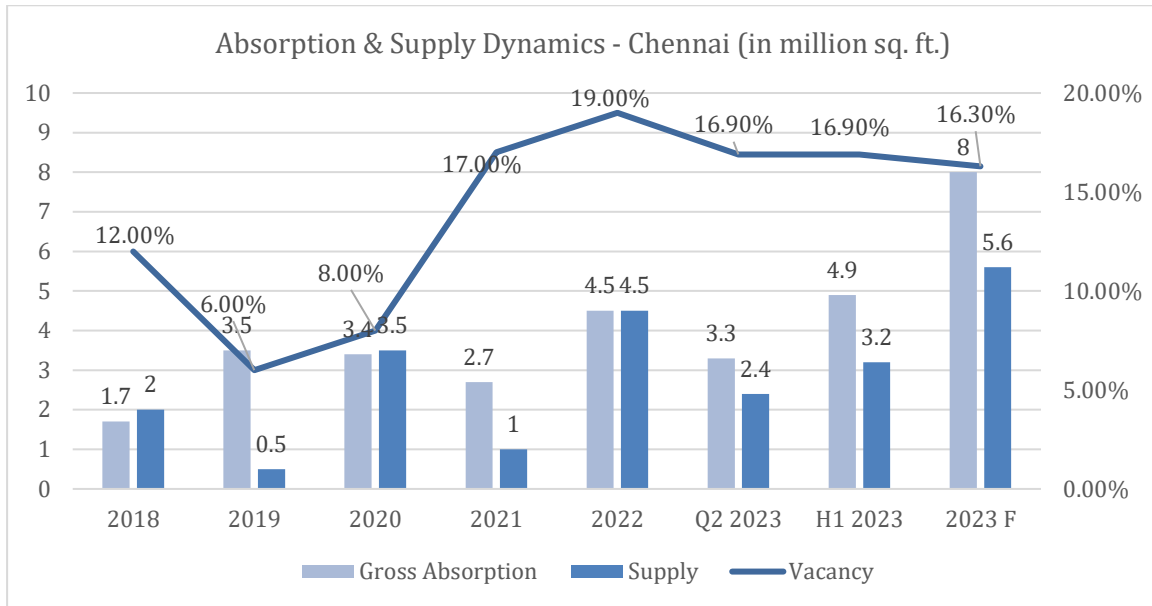
The valuation exercise takes into account the market performance and various other indicators that are relied upon the industry report which has been prepared by Colliers International (India) Property Services Private Limited, who are appointed as an independent consultant by the Client.

6.1 Chennai Commercial Market Overview

Chennai commercial market, has an existing stock of 74.1 million sq. ft and an upcoming supply of 14.5 million sq. ft. The market has the potential to attract large software as a service (SaaS) occupiers due to presence of deep technology eco system, appropriate talent pool and incubators for start-ups. Information technology – business process management (IT-BPM) and Healthcare Pharma occupiers led gross leasing activity in Chennai. The city recorded a 4.6 million sq. ft. of gross absorption in 2022. The absorption was led by Technology, BFSI, Engineering and manufacturing sectors. Technology occupiers account for 39% share in gross leasing during 2022. During 2022, leasing increased 64% compared to the last year. Leasing momentum is expected to continue through the next quarters backed by pent-up demand with strong occupiers' confidence in the market. OMR Pre-toll and MPR saw maximum absorption during 2022, with 33% and 20% share in total leasing. Vacancy to remain under pressure with strong supply pipeline in the coming quarters. Majority of the upcoming supply likely to be seen in Guindy and MPR with strong occupier demand.

Map: Chennai Real Estate Overview





Source: Colliers Research

The demand in the city in Q2 2023 stands at 3.3 million sq. ft., a two fold increase from the previous quarter demand of 1.6 million sq. ft led by enhanced occupier activity from Technology and Engineering & manufacturing sectors. The supply of Grade – A office spaces in the city increased to 2.4 million sq. ft. in Q2 2023, compared to 0.8 million sq. ft. in Q1 2023. The vacancy rates in the city in Q1 2023 is at 16.6%, and 16.9% in Q2 2023. Share of flex space in total leasing of the city surged to 19% in Q2 2023, from mere 7% in Q2 2022 and 11% in Q1 2023.

In Q1 2023, Chennai recorded a 7% increase in gross absorption volume compared to Q1 2022. The gross leasing during Q1 2023 was at 1.6 million sq. ft. Technology occupiers which account for 37% of gross leasing in Q1 2023 will lead the demand for Grade – A spaces. Flexible workspace operators accounted for 11% share in gross leasing for Q1 2023. Leasing in SEZ buildings accounted for 26%. MPR and Ambattur accounted for 57% of total leasing during Q1 2023. Vacancy declined and rentals rose Y-o-Y amidst stable demand in certain prominent micro markets such as MPR and OMR Pre-toll.



6.2 Chennai Infrastructure - Existing Infrastructure (Major Roadways)



Source: Colliers

Sea Ports



- 1) Chennai Port
- 2) Ennore Port

Major Roadways

National Highways –

- NH45 – Chennai to Theni
- NH 48 – Chennai to Bangalore
- NH 716 – Chennai to Tiruvallur
- NH 16 – Chennai to Vishakapatnam

IT Corridor – OMR – 45 Km

Leisure Corridor – ECR – 11 Km

Emerging Micro-markets – MPR - 11km stretch & PTR – 10 Km

Inner Ring Road (IRR) – 25.2 km

Outer Ring Road (ORR) – 62 km

Chennai Bypass - 32 km

Flyovers / Grade Separators



Kathipara Junction

Grade Separators



1. Maduravoyal Grade Separator
2. Koyambedu Grade Separator
3. Padi Grade Separator



Flyovers (Operational)

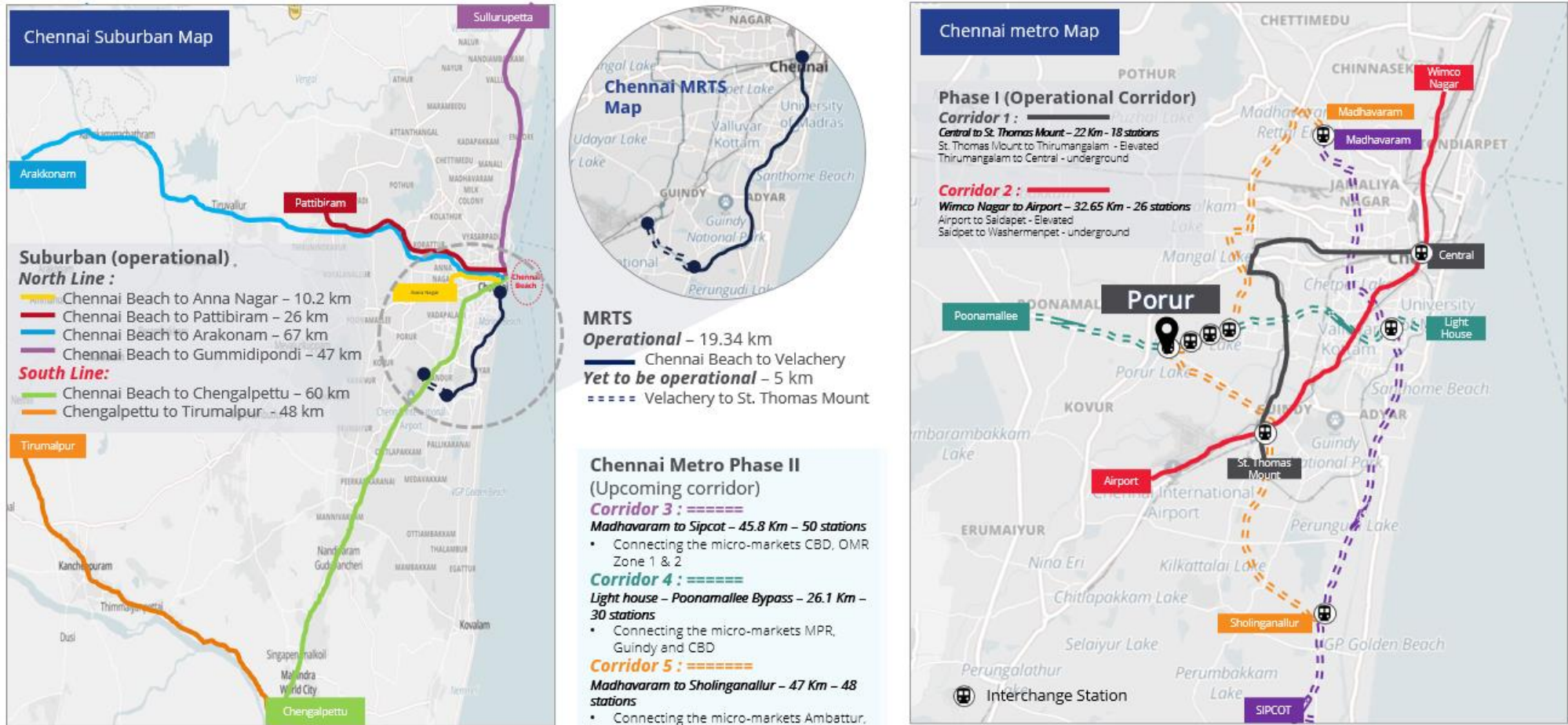
1. Annasalai Flyover
2. Music academy Flyover
3. Sardar Patel Road Flyover
4. Vadapalani Flyover
5. Thirumangalam Flyover
6. Velachery Flyover
7. Vysarpadi Flyover
8. Mint Flyover
9. Madavaram Flyover
10. Vandalur Flyover
11. Airport Flyover
12. PTR Flyover
13. Tambaram Flyover
14. MIT Flyover
15. Perunbur Flyover
16. Peters Road
17. Mahalingapuram Flyover
18. Pantheon Road Flyover



Flyovers (Under construction/Proposed)

- | | |
|---------------|----------------|
| Perungalathur | Ramapuram |
| Akkarai | Madhya Kailash |
| Ambattur | Madipakkam |
| Avadi | |

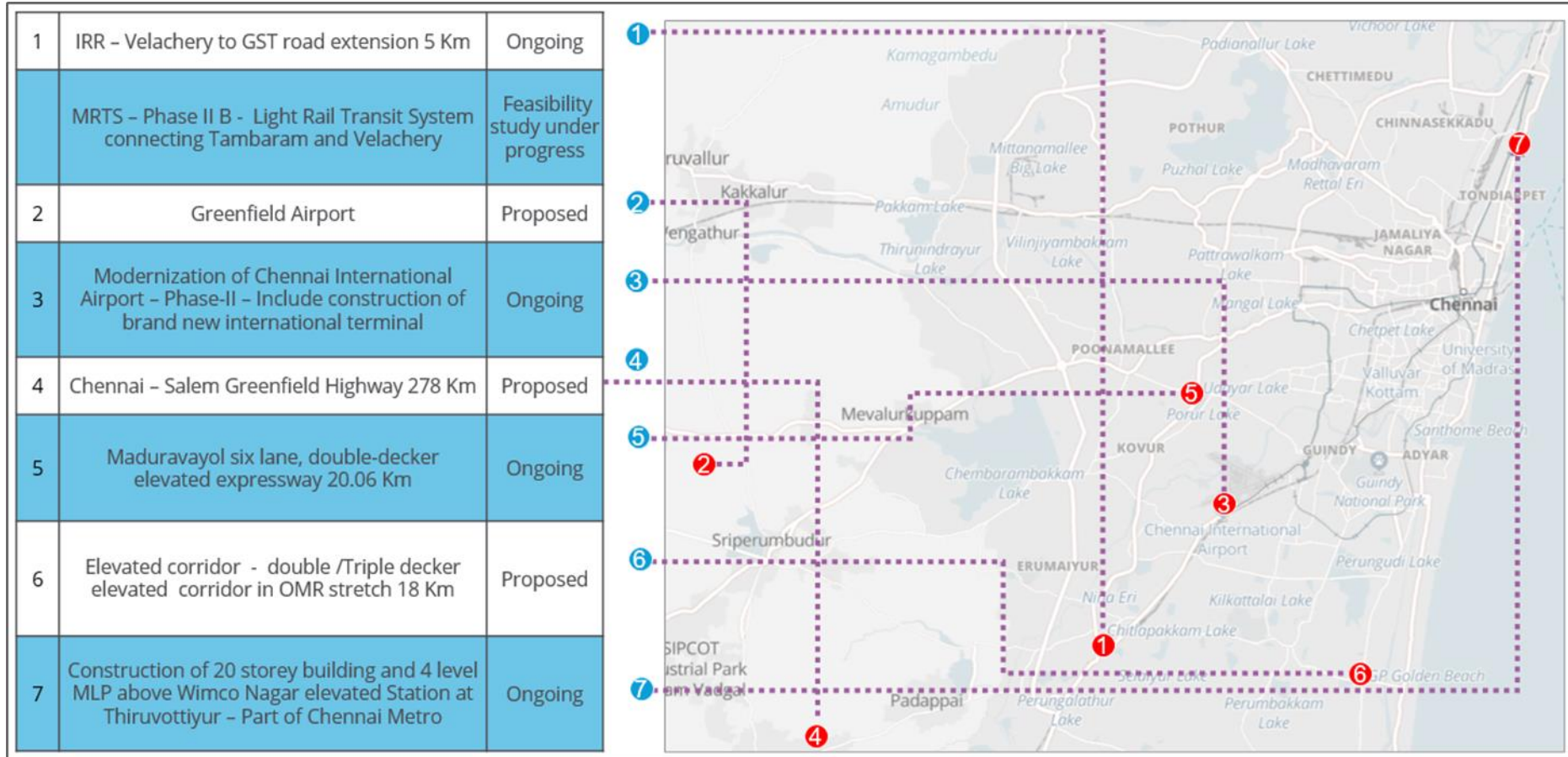
6.3 Chennai Infrastructure - Existing Infrastructure – MRTS and Metro



Source: Colliers



6.4 Chennai Infrastructure overview



Source: Colliers



6.5 Chennai Micro Markets

ZONE	IMPORTANT LOCATIONS	PROFILE
Central Business Districts (CBD)	Anna Salai, RK Salai, Nungambakkam, Greams Road, Egmore, T.Nagar	<ul style="list-style-type: none"> Strategically located with excellent connectivity to prime residential and commercial establishments Characterized by adequate social and physical infrastructure. Still remains the most preferred locations for top line business establishments The rentals have been comparatively high mainly due to a very limited supply of new commercial buildings.
Off CBD	Anna nagar East and West, Mogappair, Shenoy Nagar, Guindy, Adyar, Besant Nagar, MRC Nagar, Thiruvanmiyur etc.	<ul style="list-style-type: none"> This micro-market comprises of sub markets located around the city center. These locations witness a moderate to high demand in terms of commercial rental market. Majorly consists of residential establishments and characterized by limited supply of commercial spaces
OMR (Pre-Toll)	Perungudi, Taramani Velachery	<ul style="list-style-type: none"> Large corporate presence in terms of commercial developments. Largest number of IT/ITES developments in Chennai. Characterized by excellent physical and social infrastructure Biggest IT Corridor in the state. Houses major IT/ITeS Multinational Companies Lies in the eastern and south-eastern periphery of the city
OMR (Post Toll)	Sholinganallur, Thoraipakkam Karapakkam, Navalur, Padur, Kelambakkam, Thiruporur etc.	<ul style="list-style-type: none"> Caters to spillover demand from OMR pre-toll area. developing as the next emerging commercial corridor
Ambattur	Ambattur Industrial Estate, Padi, Kallikuppam,	<ul style="list-style-type: none"> Traditionally characterized as an Industrial region due to the presence of Ambattur Industrial Estate Houses many small scale Industries and also Major corporate houses like TVS and Britannia have their Manufacturing Units here Emerging as one of the important Commercial zones in Chennai



MPR	Ramapuram, Porur, Iyyapanthangal	<ul style="list-style-type: none"> Preferred location of middle income group due to large amount of working class people Emerging as one of the important Commercial zones in Chennai
PTR	Pallavaram Thoraipakkam Road	<ul style="list-style-type: none"> Strategically located just after the toll, PTR is the link between the parallel corridors of GST and OMR, hence emerging as a strong growth center in South Chennai. PTR developing as the next emerging commercial corridor. Embassy, Ascendas, Prestige have projects in the location.
GST	Chromepet, Tambaram, Perungalathur	<ul style="list-style-type: none"> Majorly consists of residential establishments and characterized by limited supply of commercial spaces

City Market Trends

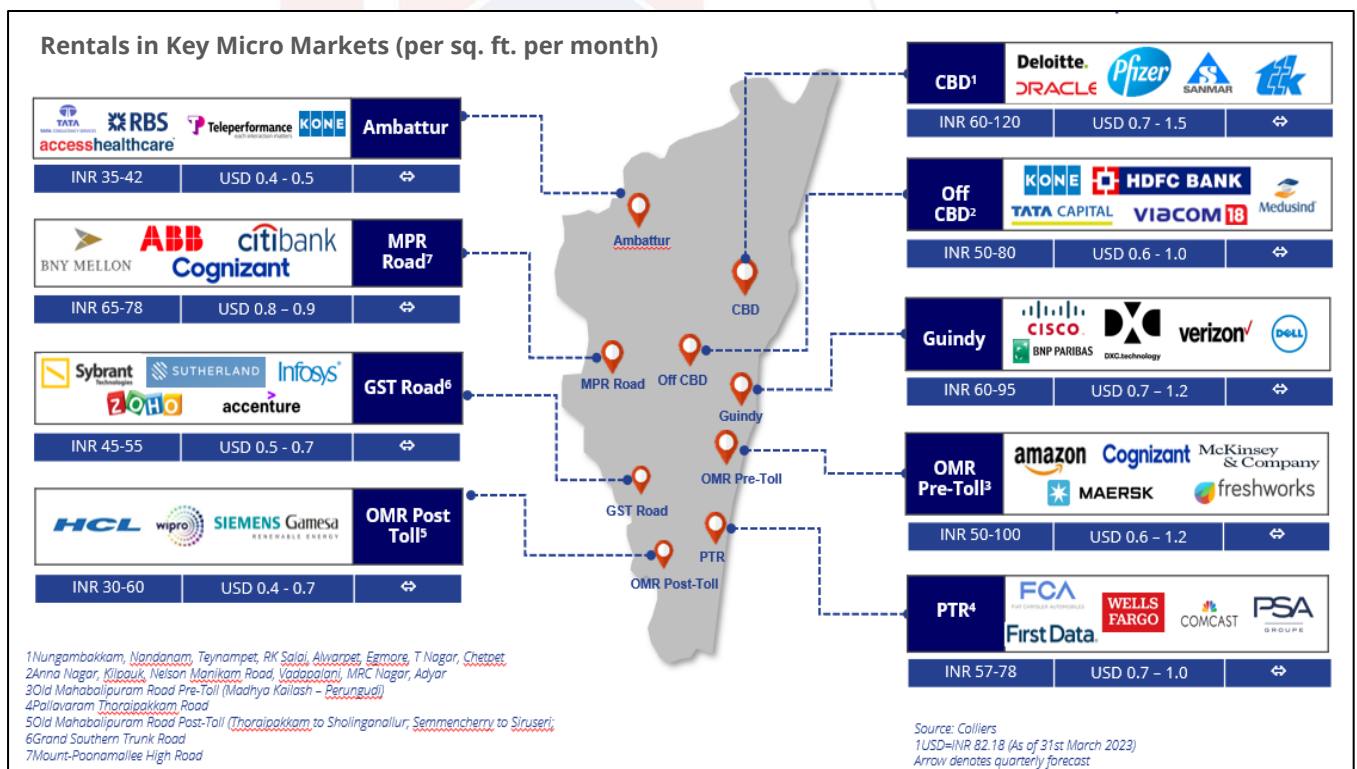
Micro Markets	Total Stock	Gross Absorption		
		Q1 2023	Q2 2023	Q-o-Q Change
CBD	7,700,000	54,798	130,000	137%
Off CBD	2,200,000	0	60,000	NA
Guindy	6,300,000	89,746	660,000	635%
Ambattur	4,200,000	353,000	0	-100%
GST Road	4,800,000	0	30,000	NA
MPR	11,200,000	530,804	1,400,000	164%
OMR Pre - Toll	20,500,000	348,684	1,000,000	187%
OMR Post - Toll	11,300,000	40,000	30,000	-25%
PTR	5,900,000	141,000	0	-100%
TOTAL	74,100,000	1,558,032	3,310,000	112%

ANVI Technical Advisors India Private Limited



The city expects an upcoming supply of 14.5 million sq. ft. by the end of the year 2024. The vacancy rates in the Grade – A commercial properties in the city currently stands at 16.9% and is expected to remain in the same level in the upcoming quarters. The upcoming supply in the key micro markets are as below :

Micro Market	Upcoming Supply (in million sq. Ft.)
Guindy	0.16
GST Road	1.0
Off CBD	0.15
MPR	1.88
OMR Pre-toll	6.81
PTR	4.53
Total	14.5





6.6 Micro market Overview – Mount Poonamallee High Road

Mount Poonamallee High Road is an established residential locality in Chennai, which also houses various commercial developments along the Mount Poonnamallee High Road. The presence of IT parks in the vicinity acts as the demand drivers for the residential apartments and houses in the micro market. The micro market is surrounded by other major localities like Nandambakkam, Mugalivakkam, Iyyappanthanagal and Manapakkam. These localities also majorly comprises of residential settlements and apartments. Some of the prominent developers like Fomra Housing and Infrastructure, Urban Tree Infrastructure and Casagrand Builders and Altis properties. Few noteworthy residential developments in the vicinity of the micro market include Urban Tree Amaze, GP Flora Diamond and Casagrand Utopia. The residential apartment prices in the micro market ranges between INR 5,800 – INR 7,200 per sq. ft. on saleable area.

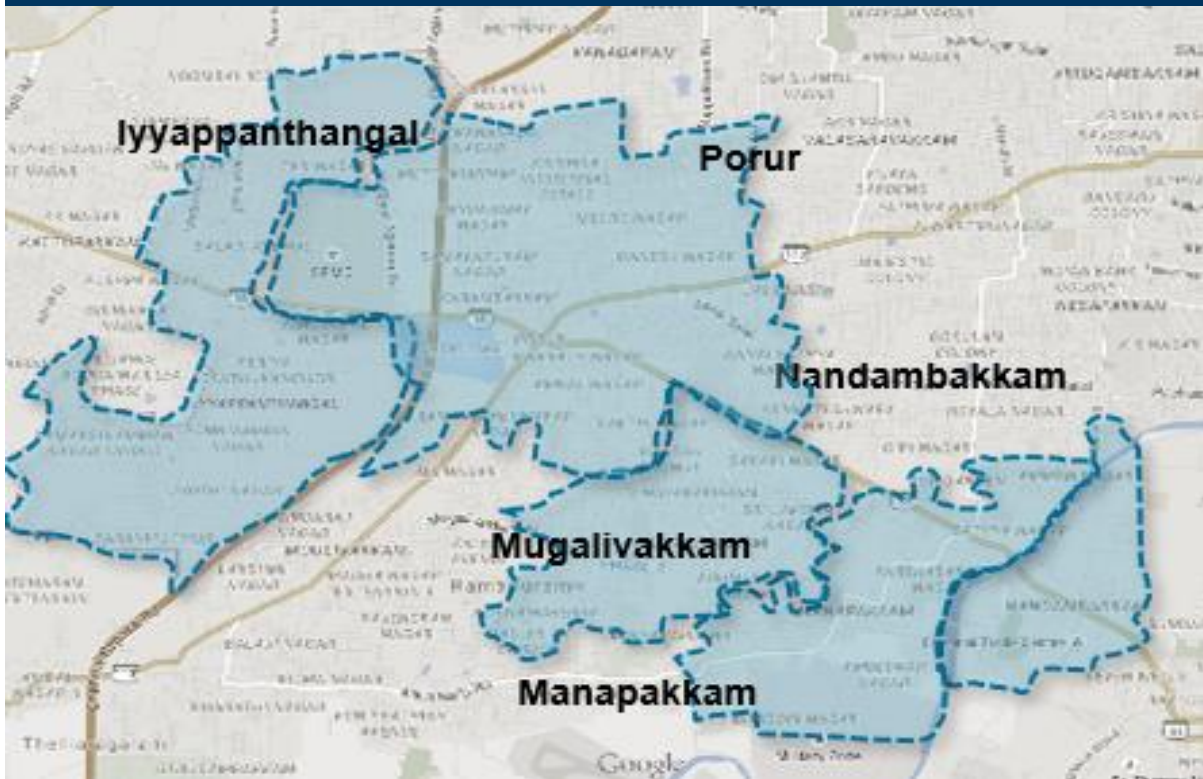
The micro market is not catered by railways, but well connected by a series of road networks. Major roads in the micro market include Mount Poonamallee High Road, Arcot Road and Mugalivakkam Main Road. Chennai International Airport is around 11kms away from the locality. The proposed metro Corridors 4 (Lighthouse to Poonamallee Bypass) and Corridor 5 (Madhavaram-Sholinganallur) under Phase 2 of Chennai Metro would pass through the micro market and would enhance connectivity in the region once completed. The nearest metro stations in the proposed corridors are Porur Junction, Chennai Bypass Crossing and Mugalivakkam. The nearest employment hubs include DLF IT SEZ, RMZ Software Park and Commerzone Porur.

The micro market has a good physical and social infrastructure. The leading healthcare centres around this locality include Vignesh Hospital, Adyar Arka Hospital and Mugalivakkam Kedar Hospital. SRM Institute of Science and Technology, Sri Chaitanya School and Army Public School are some prominent educational institutions in the micro market.



6.7 Commercial Office Market Overview – Mount Poonamallee High Road

Map showing the major localities along Mount Poonamallee High Road



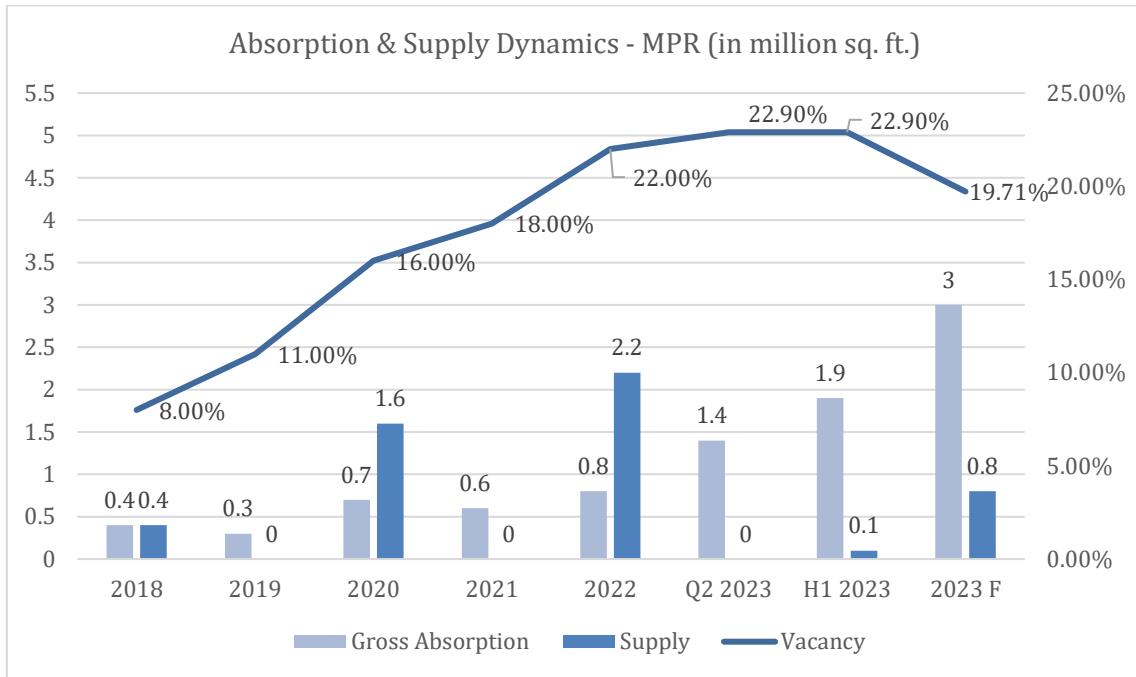
Source : Colliers

The micro market, Mount Poonamallee High Road, is an established suburban micro market with many commercial developments within it. The micro market includes localities like Porur, Mugalivakkam, Nandambakkam, Manapakkam and Iyyapanthanagal. The micro market houses DLF IT SEZ (DLF Cybercity), a prominent IT park in Tamil Nadu. The micro market has a total stock of 11.2 million sq. ft. of Grade – A office space as on Q2 2023. DLF Cybercity is the only SEZ building in the micro market, with a total area of 7.2 million sq. ft.

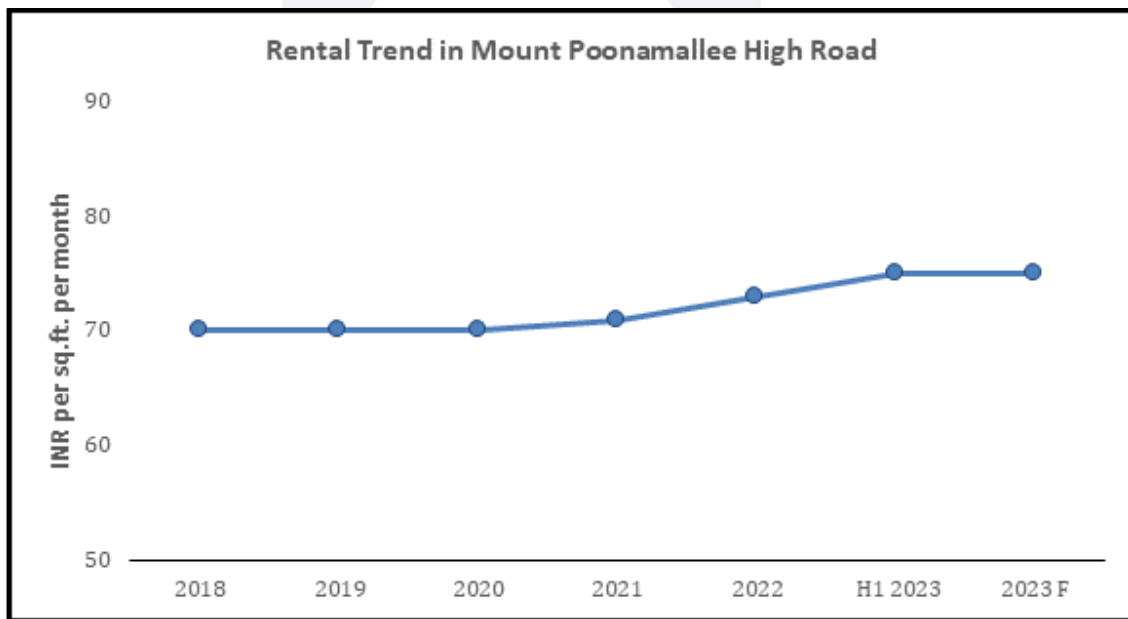
The rentals for Grade – A office spaces in the micro market ranges between INR 60 – 73 per sq. ft. per month. A Grade – B office space of 1,920 sq. ft. was transacted during Q1 2023, for a price of INR 8,500 per sq. ft. on chargeable area. Basis the leased rates and the cap rates prevailing in the micro market, the capital value of Grade – A office spaces ranges between INR 9,000 – 12,000 per sq. ft. Prominent commercial developments in the micro market include DLF Cybercity (total area of 7.2 million sq. ft.), RMZ One Paramount (total area of 2.4 million sq. ft.) and Commerzone Porur (total area of 1.13 million sq. ft.). However, the capital value for unleased Grade A office spaces may be below the range specified above.



The micromarket recorded a gross absorption of 1.4 million sq. ft. in Q2 2023, and no new supply has been added. However, the micro market expects an upcoming supply of 1.9 million sq. ft. by the end of year 2024. L&T innovation campus 1.04 million sq.ft, ASV CRN Enclave (total area of 0.17 million sq. ft.) and ASV Hussainy Trust (total area of 0.68 million sq. ft.) are few of the major under construction Grade - A office spaces in the micro market. The micro market has a vacancy of 22.9% as on Q2 2023, and the vacancy is expected to moderate in the second half of 2023.



Note : The absorption details forecast are on gross basis estimated based on deals nearing closure and deals under discussion. The forecast is subject to change and periodic review is recommended.



Note : The rentals are basis the prevailing quotes in the micro market. Actual achievable rent may vary +/- 10% depending upon negotiations, lease structuring and other details.



6.8 Recent Leases

Building Name	Occupier	Floor	Chargeable Area (sq. ft.)	Carpet Area (sq. ft.)	Starting Rent on Chargeable Area (INR/sq.ft/month)	Signing Date
Commerzone Porur	HDFC Bank	3,5,6,7,9	3,06,211	2,14,347	50-55	Q4 2022
Commerzone Porur	R1RCM Global	8	50,299	37,724	63-66	Q1 2022
Commerzone Porur	Hitachi	6,7,8,9	224,720	164,044	58-62	Q3 2022
RMZ One Paramount	UPS Logistics	8	67,928	47,550	60-63	Q1 2023
RMZ One Paramount	Propeltech Labs India	Ground	16,492	11,544	55-59	Q1 2023
DLF IT Park	Sagent M&C India	Ground	18,367	13,775	70 -75	Q1 2023
DLF IT Park	Concentrix Catalyst	9	15,840	12,632	70-75	Q1 2023
DLF IT Park	Illumine Industries	8	22,717	16,294	70-75	Q1 2023
Jayant Tech Park	L&T Infotech	6	11,969	9,575	60-65	Q1 2023
RV Chambers	WorkEZ	5	23,580	17,685	65-70	Q3 2022
RR Tower 3	QWay Technologies	4	18,000	13,500	65-70	Q1 2023



7 VALUATION ASSUMPTIONS

This report is subject to our Standard Caveats and Assumptions as set out in the end of this report as well as those mentioned below:

- We have assumed that the property is free from and clear of any and all charges, liens and encumbrances of an onerous nature likely to affect value.
- We are not aware of any easements or rights - of - way affecting the property and our valuation assumes that none exists.
- We have assumed proper title has been obtained, and the property and the interest valued therein can be freely transferred, mortgaged or let in the market.
- We have assumed that all Information, estimates and opinions furnished to us and contained in this report, including all information provided by the client or its representative, are fit for valuation purposes, and have been obtained from sources considered reliable and believed to be true and correct. We can assume no responsibility for accuracy.
- We have not carried out any detailed site measurements to verify the correctness of the areas in respect of the Property but have assumed that the areas shown on the documents provided to us are correct. All documents and contracts have been used as references only and all dimensions, measurements and areas are therefore approximations.
- We have assumed the Property is free of contamination and any other environmental problem and can be developed in accordance with the plans, and to the construction quality as stated in the supplied information.
- Transaction cost like stamp duty, registration charges, mode of payment, brokerage and any other additional cost related to transaction structuring, taxes such as capital gains, Income tax etc. pertaining to sale / purchase of the property have not been considered while arriving at the sale value.
- Real estate market in India is unorganized and there are no official market databases/ sources for their prevailing market rates. The information pertaining to the sales/ listing data has been obtained from sources deemed to be reliable however no written confirmation or verification was made available and hence our analysis is limited to that extent.
- For any use of the Property upon which this valuation report is based, all required licenses, permits, certificates, and authorizations as required have been obtained, and are capable of renewal without difficulty, except only where otherwise stated.



8 VALUATIONS

The market value of the Property has been estimated using **Income Approach**.

Income Approach

The Income Approach focuses on the income-producing capability of the subject asset. The underlying premise of this approach is that the value of an asset can be measured by the present worth of the net economic benefit to be received over the life of the subject asset.

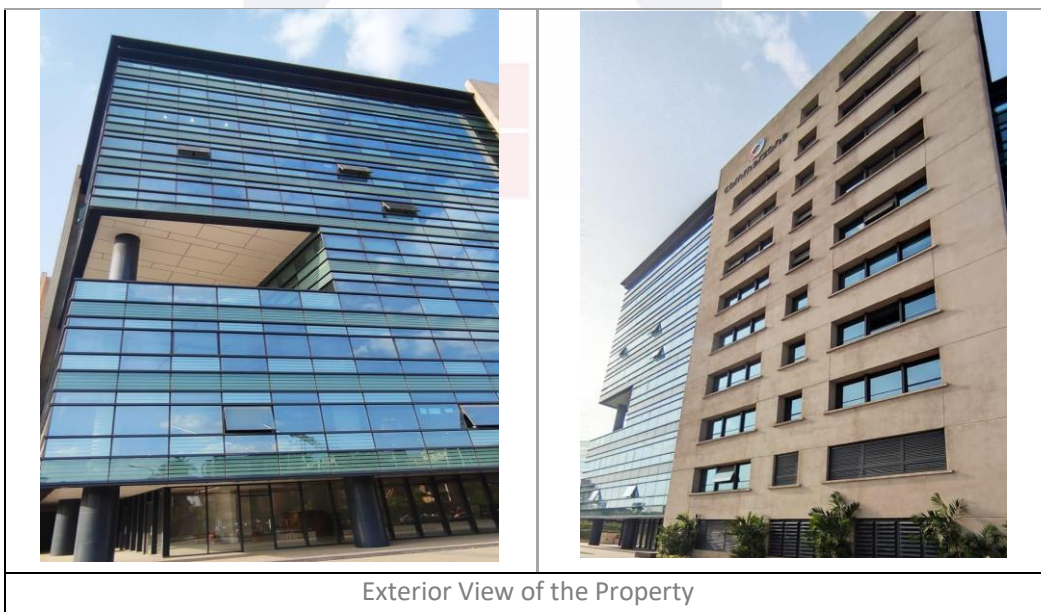
Discounted Cash Flow Analysis

Within the Income Approach, the DCF analysis technique is the process of analyzing an investment by estimating a series of future cash flows and taking into account the time value of money. For the DCF technique, the income is projected over the investment cycle and the net income is calculated after deduction of the capital and operating expenses.

8.1 Valuation by Income Approach

Overview of the Development

The Property is a commercial development, comprising of two blocks – Tower A and Tower B with a total area of 1.13 million sq. ft. The Property has a total car parking of 1,255 slots and two wheeler parking of 2,530 slots. The subject building has LEED (Leadership in Energy and Environmental Design) Gold Certification from U.S. Green Building Council (USGBC). The total area of the building is 1.13 million sq. ft. out of which Mindspace REIT currently holds 0.883 million sq. ft. and 78% undivided share. RPIL owns 22% undivided share in land and a leasable area of 2,41,694 sq. ft. (carpet area of 1,81,271 sq. ft.) located in the 1st and 2nd floors of Tower A and Tower B, which is currently being evaluated by Mindspace REIT. The current tenants of the building include HDFC, Hitachi, NPCI, Tablespace, Simpliworks, R1 RCM BPO and Ramboll. RPIL's share of the subject building is considered for the purpose of this valuation. Approximately 95% of the Mindspace REIT's share in the property is committed as on June 2023.





DCF Assumptions

Assumptions			
Particulars	Unit	Value	Remarks
Valuation Date		30 th June 2023	As per workings
Cash Flow Period		10 Years	As per workings
Cash Flow Exit Period		30 th June 2033	As per workings
Total Leasable Area		241,694	As per information provided by the client
Leased Area	sq. ft.	0	As per information provided by the client
Vacant Area	sq. ft.	241,694	As per information provided by the client
Vacancy	%	100	As per information provided by the client
Vacancy Provision	%	2.5	As per market standards
Rent Free period (Fresh Leasing)	Months	3	As per market standards
Rent Free period (Re-Leasing)	Months	2	As per market standards
Market Rent	INR / sq. ft.	63	per month. The recent lease transactions in the micro market ranges from INR 60 per sq. Ft. to INR 73 per sq. ft. per month. The market rent of INR 63 per sq. ft. per month is adopted considering the size, location, floor levels etc.
Market Rent Escalation	%	5	per annum
Brokerage – Fresh Leases	Months	2	2 months of the base rentals. As per market standards
Brokerage – Lease Renewal / Release	Months	1	1 month of the base rentals. As per market standards
Insurances	INR / sq. ft.	0.35	per month (as provided by the client)
Property Tax	INR / sq. ft.	3.69	per month (as per the property tax & water tax receipts provided by the client)
Management Fee	%	3.5	% of Gross Rental Income (as provided by the client)
Discount Rate	%	11.75	WACC is used as Discount Rate for the project
Exit Capitalisation Rate	%	8	



Revenue Assumptions

Tenant	Building	Chargeable Area (sq. ft.)	Lease Start	Rent Start	Lease Expiry	Rent/sq. ft./ month in INR	Escalation %
Vacant*	Tower - A	45,889	Aug-23	Oct-23	Aug-32	60	15% every 3 years
Vacant	Tower – A	57,339	Jan-24	Apr-24	Apr-33	63	15% every 3 years
Vacant	Tower – B	63,642	Apr-24	Jul-24	Jul-33	66.15	15% every 3 years
Vacant	Tower - B	74,824	Jul-24	Oct-24	Oct-33	66.15	15% every 3 years
Total		2,41,694					

**As per the information from the client, it is understood that discussions are in progress with a potential tenant for the leasing of this space, for a proposed monthly rental of INR 60 per sq. ft.*

Discount Rate

This discount rate used for discounting the available cash flows represents Cost of equity (the opportunity cost for shareholders) and Cost of Debt (the opportunity cost for creditors), weighted by their respective contribution to the total capital of the company (WACC).

The cost of equity has been computed as per the Capital Asset Pricing Model (CAPM). The cost of debt for completed commercial / office blocks has been considered based on prevalent financing rates for Grade A commercial / office parks in the city. The weightages accorded to equity and debt are derived through benchmarking the subject property against similar portfolios/properties in the market. For discounting the cash flows, an appropriate discount rate considering the location of Project and market dynamics of the micro market, has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC) which is derived to be 11.75% for the project.

This derived discount rate was found to be aligned with the expectations of investors investing in similar assets.

Capitalization Rate

Capitalization rate is basically the per year yield on the investment a buyer expects once he buys a matured property. This capitalization rate is derived from the amount risk that is involved in that particular type of investment. Generally riskier asset classes have a higher capitalization rate. Since in an efficient market, the return on capital a typical buyer will get will be equal to the cost of capital, the capitalization rate is also an indicator of the return expectations of a typical buyer in the market. Capitalization rate is also inflation protected because as with any property, lease revenues are expected to keep pace with the prevailing inflation. So the returns a buyer gets keeps increasing because of the increase in future lease revenue. In economics terms it's called real return on investment because the purchasing power of your money is maintained and is not eroded by inflation. Capitalization rate is used to calculate the capital value of a

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property when it is being disposed. There has been no major acquisitions in the recent past. The major transactions in the last five years in Chennai are SP Infocity acquisition by Maple tree in 2018 in Perungudi, acquisition of ETA Technopark by Uniply in Navalur and transaction in One India bulls Park in Ambattur. Similarly, major transactions across the country in the last five years are One BKC Mumbai in 2019 in BKC, Mumbai, Phoenix Aquila Tower A in Gachikowli, Hyderabad in 2021 and Embassy Tech Village in Bangalore in 2020. The indicative cap rates for these transactions are 7.5% to 8.5%.

The capitalization rate assumed for the Property is 8.00%.

Cashflows

All figures are in INR Mn	1	2	3	4	5	6	7	8	9	10
Inflows (Year Ending)	Jun-24	Jun-25	Jun -26	Jun -27	Jun -28	Jun -29	Jun -30	Jun -31	Jun -32	Jun -33
Rental Revenue	32.86	168.70	183.55	197.11	213.51	214.25	226.68	245.53	246.39	233.83
Total Inflows	(0.82)	(4.22)	(4.59)	(4.93)	(5.34)	(5.36)	(5.67)	(6.14)	(6.16)	(5.85)
Vacancy Provision	(0.82)	(4.22)	(4.59)	(4.93)	(5.34)	(5.36)	(5.67)	(6.14)	(6.16)	(5.85)
Outflows	(0.82)	(4.22)	(4.59)	(4.93)	(5.34)	(5.36)	(5.67)	(6.14)	(6.16)	(5.85)
Brokerage	(21.15)	(9.90)	-	-	-	-	-	-	-	(21.21)
Management Fee	(1.15)	(5.90)	(6.42)	(6.90)	(7.47)	(7.50)	(7.93)	(8.59)	(8.62)	(8.18)
Property Tax	(10.70)	(10.70)	(10.70)	(10.70)	(10.70)	(10.70)	(10.70)	(10.70)	(10.70)	(10.70)
Insurances	(1.02)	(1.02)	(1.02)	(1.02)	(1.02)	(1.02)	(1.02)	(1.02)	(1.02)	(1.02)
Outflows from Operations	(34.01)	(27.51)	(18.13)	(18.61)	(19.18)	(19.21)	(19.64)	(20.30)	(20.33)	(41.11)
Income from Operations	(1.97)	136.97	160.83	173.58	188.98	189.68	201.37	219.09	219.89	186.87
Other Operational Expenses	(0.66)	(3.37)	(3.67)	(3.94)	(4.27)	(4.28)	(4.53)	(4.91)	(4.93)	(4.68)
Terminal Value										3,403.63
Net cashflows after cap rate	(2.63)	133.59	157.15	169.63	184.71	185.40	196.84	214.18	214.96	3,585.82
Net Present Value	₹ 2,027									
Value per sq. ft. on Leasable Area (INR)	₹ 8,388									

The estimated stabilized NOI on full lease is INR 167 million and the estimated vacancy loss till full lease up is INR 169 million.



9 VALUATION CONCLUSION

Based on the above analysis and assumptions, we are of the opinion that the market value of subject property, with subject to details, comments and terms and conditions contained within and annexed to the report, as on 30th June 2023 is estimated to be as below

Particular	Value	Market Value
Estimated Value of as completed Property	INR 2,027 million	Indian Rupees Two Thousand and Twenty Seven Million

Ready Reckoner Rate

Component	Guideline Value / Ready Reckoner Rate (INR / sq. ft.)
Land Area (Open Plot)	5,800

ANVI Technical Advisors India Pvt Ltd (IBBI Reg No: IBBI/RV-E/02/2019/10), the Valuer of the Project hereby declares that,

- 1) We have no pecuniary interest that would conflict with the proper valuation of the Project.
- 2) We are fully competent to undertake the valuation.
- 3) We are independent and have prepared the report on a fair and unbiased basis and
- 4) We have valued the properties based on the valuation standards as specified under sub-regulation 10 of [regulation 21] of these Regulations

On behalf of

ANVI Technical Advisors India Pvt Ltd
Registered Valuer Entity, IBBI Reg No: IBBI/RV-E/02/2019/101




Srinivas MVDS MRICS

MRICS, MIE, CE, AIV, RV - IBBI (L&B)

Director

ANVI Technical Advisors India Pvt Ltd

Email : srinivas.mvds@anviadvisors.com

ANVI Technical Advisors India Private Limited



ANNEXURE 1: Property Snapshots



Exterior View of Property



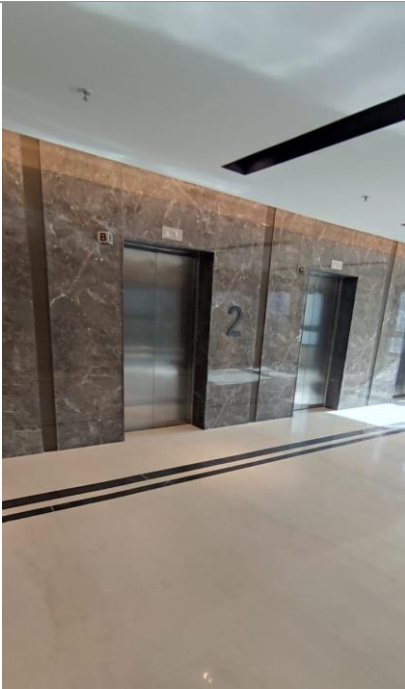
Exterior View of Property



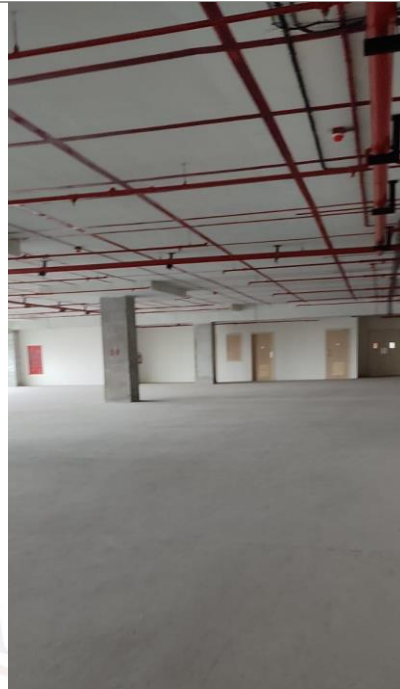
Exterior View of Property



Interior View of Subject Property



Interior View of Subject Property



Interior View of Subject Property



Interior View of Subject Property



Interior View of Subject Property



ANNEXURE 2: Guideline Value / Ready Reckoner Rate

Search Criteria :

Zone:	CHENNAI	Sub Registrar Office:	KUNRATHUR
Guideline Village:	PORUR	Revenue Village:	PORUR
Revenue District:	CHENNAI	Revenue Taluka:	MADURAVOYAL
Street/Survey Number:	MOUNT POO		

List All Street

One item found.
1

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	MOUNT POOVAI SALAI	5800/ Square Feet	62435/ Square Metre	Commercial Class I Type - I	01-Apr-2023	-





ANNEXURE 3: List of Approvals

Pre-Construction

- Approval from ELCOT
- Building Permit
- Planning Permit
- Height clearance NOC from AAI
- Fire NOC
- Traffic NOC
- IAF NOC
- CMWSSB NOC for Water and STP
- Environmental Clearance
- CTE Air and Water
- Mines Approval
- HSD NOC (Diesel Storage)

Post-Construction

- Completion Certificate
- Lift License
- HSD License (post NOC)
- Power Connection
- Chief Electrical Inspector General Approval (CEIG)
- Fire License
- Consent to Operate (CTO)

Periodic Clearances

- TNPCB Monthly Submission Form 1
- MOEF, SEIA and TNPCB Six monthly Compliance Report and Annual Report

Approvals Pending

- None



ANNEXURE 4: Caveats and Assumptions

- The status of property is as on date of visit and data provided is to the best of our knowledge under the current circumstances and market scenario.
- The report is based on information shared by the Client which is assumed to be reliable. This report contains no representations or warranties of any kind including but not limited to warranties regarding marketability, functional, economical or technological obsolescence, and environmental contamination or flood insurance determination.
- This report does not warrant the accuracy or completeness of any public record information or data sources used to prepare the report.
- The existence of this report can be published in the scheme of reorganization documents and be furnished to any stakeholder who wishes to inspect the copy of document. The report can also be provided to the regulatory authorities in connection with the proposed scheme of reorganization.
- The data provided may not be re-sold, re marketed, published, or incorporated into other products or services in any form or manner whatsoever apart from any usage by Mindspace Business Parks REIT and/or its Special Purpose Vehicles or from the ones stated above.
- Any market projections included in the report are based on a host of variables which are sensitive to varying conditions. Hence, the projections should be interpreted as an indicative assessment of potentialities, as opposed to certainties.
- We have assumed that the subject property is free from and clear of any and all charges, liens and encumbrances unless otherwise stated and we assume no responsibility for matters legal in nature nor do we render any opinion as to the title which is assumed to be good and marketable.
- We assume that, for any use of the subject property upon which this report is based, any and all required licenses, permits, certificates, authorizations are obtained, except where otherwise stated.
- ANVI has analysed and relied on site observations, market research and analysis remarks by the appointed Experts to arrive at the opinion of value of the Property. ANVI share the liability only towards the Client and not to any other third party for services provided and the value of opinion derived in this Report.
- The information pertaining to sales / prices has been obtained from sources deemed to be reliable, however no written confirmation or verification was made available. Hence, our analysis is limited to that extent. ANVI Technical Advisors India Pvt Ltd. Or any employee shall not be held responsible in case the same does not hold true / does not align with actual data. ANVI Technical Advisors India Pvt Ltd or any employee of ours shall not be held responsible for giving testimony or to appear in court or any other tribunal or to any government agency by reason of this report or with reference to the property in question unless prior arrangements have been made and we are properly reimbursed.