



Acquisition Update

30 September 2024



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Acquisition Update: Mindspace Madhapur



27/08/2024 11:31

Acquisition in Mindspace Madhapur

Strategic Acquisition for Mindspace REIT⁽¹⁾ to consolidate holding at Mindspace Madhapur

Transaction details

c. 0.26⁽²⁾ msf

Total Leasable Area of units proposed to be acquired

INR 2,974 Mn

Fair Value⁽³⁾ (INR 11,353 psf)

Of the units to be acquired

c. 50%

Occupied

INR 2,750 Mn

Acquisition price⁽⁴⁾
(~INR 2,951 Mn including transaction cost)
(INR 11,268 psf)

Board approval received for transaction closure

- Opportunity to achieve mark to market rentals
- Offer growth space to our existing occupiers
- Transaction shall be funded by debt

L. Anuradha
Independent Valuer

Cushman & Wakefield
Independent Reviewer
and Market Research
Provider

1. REIT shall acquire through one of its asset SPVs

2. 0.26 msf is based on 75% market efficiency for vacant areas as per independent valuer report

3. As per Valuation by independent valuer, L. Anuradha.

4. Acquisition price shall be adjusted for any outstanding liabilities on closing date

Thank You

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