

Mindspace REIT Achieves GRESB Sector Leader 2025 Status for Outstanding ESG Performance

Mindspace REIT achieves Green Star and 5-star GRESB rating for the Third Consecutive Year; Reaffirming its global ESG Leadership in Sustainable Real Estate

Mumbai, October 15, 2025 – Mindspace Business Parks REIT (BSE: 543217 | NSE: MINDSPACE) ('Mindspace REIT'), owner and developer of quality Grade A office portfolio, today announced that it has been named **Global and Regional Sector Leader** in the **Development and Standing Investment benchmarks**, respectively, and secured a **5-star GRESB rating for the third consecutive year**, along with a **Green Star** recognition. The GRESB Sector Leader Awards recognize real estate and infrastructure companies, funds and assets, that have demonstrated outstanding leadership within their peer groups.

The REIT achieved an overall Standing Investment score of **93 out of 100**, ranking 2nd among 20 peer entities in the Office/Asia/Listed segment. This strong performance earned Mindspace REIT the Regional Sector Leader in Standing Investment – Listed Asia Office recognition. In Development Benchmark, Mindspace REIT scored a perfect **100 out of 100**, while securing the **1st position in Development Score** across Office/Asia, Office/Listed, and Asia/Listed categories. This excellent performance was recognized with the GRESB Global Sector Leader title in Listed Office category.

Key Highlights:

- Global Sector Leader in office listed category of development benchmark for three consecutive years.
- Perfect Management Score of 30 out of 30, Performance Score of 63 out of 70, and Development Score of 70 out of 70 in GRESB 2025 Real Estate Assessment.
- Achieved 40% renewable energy in the total operational energy mix across a 12-asset portfolio spanning 25.2 million square feet
 - Surpassing FY2025 RE100 target of 35%.
 - Progressing toward the RE100 FY2030 goal of 50% renewable energy.
- 100% on-site water reuse and 100% waste diversion from landfill.
- 99.9% of portfolio certified under IGBC/LEED Gold or Platinum green building certification; 14.79% holds BEE 5 Star Rating.
- Committed to achieving Net Zero emissions by 2042, having already achieved a 32.2% reduction in GHG emissions by FY2025 from the FY2020 baseline.
- Progressing toward the 42% reduction target by FY2030, aligned with the Science Based Targets initiative (SBTi) to limit global warming to 1.5°C.
- 100% EV charging infrastructure and electric mobility by 2030, as part of EV100 commitment.

This recognition reflects Mindspace REIT's strong and holistic ESG performance across leadership, governance, risk management, stakeholder engagement, and environmental stewardship. The REIT continued to strengthen its sustainability outcomes by expanding its renewable energy portfolio, reducing GHG emissions, and sustaining 100% waste diversion from landfill. Mindspace REIT's climate strategy is aligned with leading global frameworks, including the Task Force on Climate-related Financial Disclosures (TCFD) and the Science Based Targets initiative (SBTi), following the SBTi 1.5°C pathway in its pursuit of Net Zero.

Mr. Ramesh Nair, CEO & MD, Mindspace REIT said, *"We are happy to be recognized as a GRESB Sector Leader 2025, a testament to our strong commitment to sustainability and responsible value creation. This achievement reflects the collective effort of our teams and stakeholders in embedding ESG principles across every aspect of our business. Earning a Green Star and a 5-Star rating for the third consecutive year reinforces our position among global leaders in sustainable real estate. At Mindspace REIT, we continue to build workplaces that are future-ready, resilient, and loved."*

Sebastien Roussotte, CEO of GRESB, said, *"GRESB Sector Leaders exemplify success in action. They set the pace for the industry, translating strong governance and operational excellence into real-world performance and long-term value."*

GRESB assesses and benchmarks the ESG performance of real assets worldwide, delivering trusted insights to financial markets on sustainability factors that influence long-term value.

About GRESB

GRESB is your strategic partner for sustainable investments across real assets and climate-critical industries. Together, we help you build more resilient, efficient, and financially attractive portfolios for long-term success. Learn more at [GRESB.com](https://www.gresb.com).

About Mindspace Business Parks REIT

Mindspace Business Parks REIT, sponsored by K Raheja Corp group, listed on the Indian bourses in August 2020. The REIT owns quality office portfolios located in four key office markets of India, namely Mumbai Region, Pune, Hyderabad, and Chennai, and is one of the largest Grade A office portfolios in India. The portfolio has a total leasable area of 38.1 msf comprising of 31.0 msf of completed area, 3.7 msf of area under construction and 3.4 msf of future development as on June 30, 2025. The portfolio consists of 5 integrated business parks and 6 quality independent office assets with superior infrastructure and amenities. It has a diversified and high-quality office tenant base with around 223 tenants. Most of the buildings in the portfolio are either Gold or Platinum Green Building Certified (IGBC/LEED). The assets provide a community-based ecosystem and have been developed to meet the evolving standards of tenants, and the demands of 'new age businesses', making it amongst the preferred options for both multinational and domestic corporations. To know more visit www.mindspacereit.com

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