

November 17, 2025

To,

The Listing Department
The National Stock Exchange of India Limited
Exchange Plaza, Plot No. C/1, G - Block,
Bandra Kurla Complex,
Bandra (E), Mumbai - 400051

The Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400001

Scrip Symbol: "MINDSPACE" (Units)

**Scrip Code "543217" (Units) and
Scrip Codes "974075", "974668", "974882",
"975068", "975537", "975654", "975763",
"976198", "976691", "977043" and "977120" (Non-
Convertible Debentures) and Scrip Codes
"729719", "729884" and "730079" (Commercial
Papers)**

Subject: Intimation for allotment of 70,000 listed, rated, secured, redeemable, transferable, taxable, non-cumulative non-convertible debentures of face value of INR 100,000 (Rupees one lac) each aggregating to INR 700,00,00,000 (Rupees seven hundred crores) by Mindspace Business Parks REIT.

Dear Sir / Ma'am,

This is with reference to our earlier intimation dated October 17, 2025 wherein we had informed that the Executive Committee of the Board of Directors of K Raheja Corp Investment Managers Private Limited ("Manager"), acting as Manager to Mindspace Business Parks REIT ("Mindspace REIT"), had, at its meeting held on October 17, inter-alia, approved the raising of funds by Mindspace REIT through the issuance of non-convertible debt securities and/or commercial papers ("Debt Securities") and/or in any other form as may be permitted under applicable laws, up to an amount (net of repayments) such that the net debt does not exceed INR 1,15,000 Million (Rupees One lakh Fifteen Thousand Million) for Mindspace REIT and its Asset SPVs in aggregate, in one or more tranches, series, issuances, or phases, including the outstanding indebtedness from time to time. Provided that the aggregate consolidated borrowings and deferred payments of Mindspace REIT and its Asset SPVs, net of cash and cash equivalents, shall not exceed 33% of the value of total assets of Mindspace Business Parks REIT together with its Asset SPVs.

In accordance with the applicable provisions of Securities Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended, read with circulars and guidelines issued thereunder from time to time and Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the Policy for determination of materiality of events/information to be disclosed to Stock Exchange, we hereby inform you that the Executive Committee of the Board of Directors of the Manager at its meeting held on Monday, November 17, 2025, has, inter-alia, approved the allotment of 70,000 (seventy thousand) listed, rated, secured, redeemable, transferable, taxable, non-cumulative, non-convertible debentures of face value of INR 1,00,000 (Rupees one lakh) each ("Debentures") for principal amount aggregating to INR 700,00,00,000 (Rupees seven hundred crores only).

The Debentures carry a coupon rate of 7.1485% per annum, payable quarterly, and have been allotted for a tenor of 4 years and 364 days, with the final redemption date being November 15, 2030. The allotment was made against the aggregate issue size of INR 700,00,00,000 (Rupees seven hundred crores), and the consideration received was INR 700,56,90,000 (Rupees seven hundred crore fifty six lakhs ninety thousand only), based on the issue price discovered through the multiple yield allotment method, resulting in a total premium of INR 56,90,000/- (Rupees fifty six lakh ninety thousand only).

K Raheja Corp Investment Managers Private Limited

(acting as the Manager to Mindspace Business Parks REIT)

Corporate Identification Number (CIN): U68200MH2023PTC406104

Regd. Office: Raheja Tower, C-30, Block 'G', Bandra Kurla Complex, Bandra (E), Mumbai – 400 051

Phone: +91 – 22- 2656 4000 | www.mindspacereit.com | reitcompliance@mindspacereit.com

We request you to take the above information on record.

Thanking you,

Yours faithfully,

**For K Raheja Corp Investment Managers Private Limited
(acting as the Manager to Mindspace Business Parks REIT)**

**Bharat Sanghavi
Company Secretary & Compliance Officer
Membership No.: A13157**