



December 01, 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 "977297" (Non-
Convertible Debentures) and Scrip Code
"729884" and "730079" (Commercial Papers)**

Subject: Disclosure under Chapter 12 of SEBI Master Circular for Real Estate Investment Trusts (REITs) bearing no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025 ("REIT Master Circular")

Dear Sir/Madam,

Please find enclosed herewith the details of the creation and release of encumbrance on the units held by the Sponsor and certain members of the Sponsor Group of Mindspace Business Parks REIT ("Mindspace REIT") (acting through its Manager "K Raheja Corp Investment Managers Private Limited"), as per the format prescribed under Annexure 7 of the REIT Master Circular.

Please take the above information on record.

Thanking you.

Yours faithfully,

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

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

Encl.: aa

November 27, 2025

To,
The Compliance Officer,
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)
Raheja Tower, Plot C 30, Block G,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400051

Subject: Disclosure under Chapter 12 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025.

Dear Sir,

Pursuant to Chapter 12 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, as amended from time to time, please find enclosed herewith the details of the release of encumbrance on the units held of Mindspace Business Parks REIT (“Mindspace REIT”) (acting through its Manager “K Raheja Corp Investment Managers Private Limited”) as per Annexure- I.

This is for your information and records.

Thanking you,

CHANDRU
LACHMANDAS
AS RAHEJA

Digitally signed by
CHANDRU
LACHMANDAS RAHEJA
Date: 2025.11.27
19:12:33 +05'30'

Chandru L. Raheja
Member of Sponsor Group

Encl: As above

Annexure I - Disclosure of details of release of encumbrance

Chandru L. Raheja (Member of Sponsor Group)

Name of REIT	Mindspace Business Parks REIT
Name of the recognised stock exchanges where the units of REIT are listed	BSE Limited The National Stock Exchange of India Limited
Name of the sponsor or the member of sponsor group, as applicable	Mr. Chandru L. Raheja (Member of Sponsor Group)
Total unitholding	No. of units – 3,26,34,433 % of total outstanding units – 5.36%
Specific details about the encumbrance	
	Release of encumbrance Date of Release of encumbrance: 25/11/2025
Type of encumbrance	Pledge
No. and % of units released	No. of units: 80,06,961 % of total outstanding units: 1.31%
Encumbered units as a % of total units held	24.53% (Released)
Period of encumbrance	Not applicable
Name of the entity in whose favour units have been encumbered	Not applicable
Purpose of borrowing	Not applicable

Signature:

CHANDRU
LACHMANDAS
AS RAHEJA

Digitally signed by
CHANDRU
LACHMANDAS RAHEJA
Date: 2025.11.27
19:13:25 +05'30'

Chandru L. Raheja
Member of Sponsor Group

Date: November 27, 2025

Place: Mumbai

November 27, 2025

To,
The Compliance Officer,
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)
Raheja Tower, Plot C 30, Block G,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400051

Subject: Disclosure under Chapter 12 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025.

Dear Sir,

Pursuant to Chapter 12 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, as amended from time to time, please find enclosed herewith the details of the creation of encumbrance on the units held of Mindspace Business Parks REIT (“Mindspace REIT”) (acting through its Manager “K Raheja Corp Investment Managers Private Limited”) as per Annexure- I.

This is for your information and records.

Thanking you,

For Anbee Constructions LLP

RAVI
CHANDR
U RAHEJA

Digitally signed by
RAVI CHANDRU
RAHEJA
Date: 2025.11.27
19:39:34 +05'30'

Ravi C. Raheja
Designated Partner
DPIN: 00028044

Encl: As above

Annexure I - Disclosure of details of creation of encumbrance

For Anbee Constructions LLP (Sponsor):

Name of REIT	Mindspace Business Parks REIT
Name of the recognised stock exchanges where the units of REIT are listed	BSE Limited The National Stock Exchange of India Limited
Name of the sponsor or the member of sponsor group, as applicable	Anbee Constructions LLP (Sponsor)
Total unitholding	No. of units – 3,54,04,890 % of total outstanding units – 5.81%
Specific details about the encumbrance:-	
	Creation of encumbrance Date of creation of encumbrance: 26/11/2025
Type of encumbrance	Pledge
No. and % of units encumbered	No. of units: 98,17,438 % of total outstanding units: 1.61%
Encumbered units as a % of total units held	27.73%
Period of encumbrance	Upto 31/12/2040
Name of the entity in whose favour units have been encumbered	57,05,678 units in favour of IDBI Trusteeship Services Limited, Security Trustee for lender - HDFC Bank Limited and 41,11,760 units in favour of IDBI Trusteeship Services Limited, Security Trustee for lender Bajaj Housing Finance Limited.
Purpose of borrowing	Business purpose

Signature:

For Anbee Constructions LLP

RAVI
CHANDRU
RAHEJA

Digitally signed by
RAVI CHANDRU
RAHEJA
Date: 2025.11.27
19:40:19 +05'30'

Ravi C. Raheja

Designated Partner

DPIN: 00028044

Date: November 27, 2025

Place: Mumbai

Capstan Trading LLP



November 27, 2025

To,
The Compliance Officer,
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)
Raheja Tower, Plot C 30, Block G,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400051

Subject: Disclosure under Chapter 12 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025.

Dear Sir,

Pursuant to Chapter 12 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, as amended from time to time, please find enclosed herewith the details of the creation of encumbrance on the units held of Mindspace Business Parks REIT (“Mindspace REIT”) (acting through its Manager “K Raheja Corp Investment Managers Private Limited”) as per Annexure- I.

This is for your information and records.

Thanking you,

For Capstan Trading LLP

RAVI
CHANDRU
RAHEJA
RAHEJA

Digitally signed by
RAVI CHANDRU
RAHEJA
Date: 2025.11.27
19:41:21 +05'30'

Ravi C. Raheja
Designated Partner
DPIN: 00028044

Encl: As above

Capstan Trading Private Limited (A Company with
CIN No. U51900MH1994PTC082255) converted
into Capstan Trading LLP (A Limited Liability
Partnership with LLP registration No.AAF-9693)
with effect from March 17, 2016

Regd. Off. : Raheja Tower, Plot No. C-30,
Block “G”, Bandra Kurla Complex, Bandra (E),
Mumbai – 400051. Phone : +91-22-26564000
Website : www.krahejacorp.com

Annexure I - Disclosure of details of creation of encumbrance

For Capstan Trading LLP (Member of Sponsor Group)

Name of REIT	Mindspace Business Parks REIT
Name of the recognised stock exchanges where the units of REIT are listed	BSE Limited The National Stock Exchange of India Limited
Name of the sponsor or the member of sponsor group, as applicable	Capstan Trading LLP (Member of Sponsor Group)
Total unitholding	No. of units – 4,10,95,719 % of total outstanding units – 6.75%
Specific details about the encumbrance:	
	Creation of encumbrance Date of creation of encumbrance: 26/11/2025
Type of encumbrance	Pledge
No. and % of units encumbered	No. of units: 3,14,36,839 % of total outstanding units: 5.16%
Encumbered units as a % of total units held	76.50%
Period of encumbrance	Upto 31/12/2040
Name of the entity in whose favour units have been encumbered	2,02,79,642 units in favour of IDBI Trusteeship Services Limited, Security Trustee for lender - HDFC Bank Limited and 1,11,57,197 units in favour of IDBI Trusteeship Services Limited, Security Trustee for lender - Bajaj Housing Finance Limited.
Purpose of borrowing	Business purpose

Signature:

For Capstan Trading LLP

RAVI
CHANDRU
RAHEJA

Digitally signed by RAVI
CHANDRU RAHEJA
Date: 2025.11.27
19:42:04 +05'30'

Ravi C. Raheja
Designated Partner
DPIN: 00028044

Date: November 27, 2025

Place: Mumbai

Genext Hardware & Parks Private Limited



November 27, 2025

To,
The Compliance Officer,
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)
Raheja Tower, Plot C 30, Block G,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400051

Subject: Disclosure under Chapter 12 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025.

Dear Sir,

Pursuant to Chapter 12 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, as amended from time to time, please find enclosed herewith the details of the release of encumbrance on the units held of Mindspace Business Parks REIT (“Mindspace REIT”) (acting through its Manager “K Raheja Corp Investment Managers Private Limited”) as per Annexure- I.

This is for your information and records.

Thanking you,

For Genext Hardware & Parks Private Limited

RAVI
CHANDRU
RAHEJA

Digitally signed by
RAVI CHANDRU
RAHEJA
Date: 2025.11.27
19:23:17 +05'30'

Ravi C. Raheja
Director
DIN: 00028044

Encl: As above

CIN : U72100MH2006PTC160261

Regd. Off. : Plot No.C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051.
Phone : +91-22-2656 4000 Fax: +91-22-2656 4004 Website : www.krahejacorp.com

Genext Hardware & Parks Private Limited



Annexure I - Disclosure of details of release of encumbrance

For Genext Hardware & Parks Private Limited (Member of Sponsor Group)

Name of REIT	Mindspace Business Parks REIT
Name of the recognised stock exchanges where the units of REIT are listed	BSE Limited The National Stock Exchange of India Limited
Name of the sponsor or the member of sponsor group, as applicable	Genext Hardware & Parks Private Limited (Member of Sponsor Group)
Total unitholding	No. of units – 2,28,86,731 % of total outstanding units – 3.76%
Specific details about the encumbrance	
	Release of encumbrance Date of Release of encumbrance: 25/11/2025
Type of encumbrance	Pledge
No. and % of units released	No. of units: 2,28,86,731 % of total outstanding units: 3.76%
Encumbered units as a % of total units held	100.00% (Released)
Period of encumbrance	Not applicable
Name of the entity in whose favour units have been encumbered	Not applicable
Purpose of borrowing	Not applicable

Signature:

For Genext Hardware & Parks Private Limited

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RAVI CHANDRU
RAHEJA
Date: 2025.11.27
19:28:09 +05'30'

Ravi C. Raheja
Director
DIN: 00028044

Date: November 27, 2025

Place: Mumbai

CIN : U72100MH2006PTC160261

Regd. Off. : Plot No.C-30, Block 'G', Opp. SIDBI, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051.
Phone : +91-22-2656 4000 Fax: +91-22-2656 4004 Website : www.krahejacorp.com

K Raheja Corp Private Limited



November 27, 2025

To,
The Compliance Officer,
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)
Raheja Tower, Plot C 30, Block G,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400051

Subject: Disclosure under Chapter 12 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025.

Dear Sir,

Pursuant to Chapter 12 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, as amended from time to time, please find enclosed herewith the details of the release of encumbrance on the units held of Mindspace Business Parks REIT (“Mindspace REIT”) (acting through its Manager “K Raheja Corp Investment Managers Private Limited”) as per Annexure- I.

This is for your information and records.

Thanking you,

For K Raheja Corp Private Limited

RAVI
CHANDRU
RAHEJA

Digitally signed by
RAVI CHANDRU
RAHEJA
Date: 2025.11.27
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Ravi C. Raheja
Director
DIN: 00028044

Encl: As above

Annexure I - Disclosure of details of release of encumbrance

For K Raheja Corp Private Limited (Member of Sponsor Group)

Name of REIT	Mindspace Business Parks REIT
Name of the recognised stock exchanges where the units of REIT are listed	BSE Limited The National Stock Exchange of India Limited
Name of the sponsor or the member of sponsor group, as applicable	K Raheja Corp Private Limited (Member of Sponsor Group)
Total unitholding	No. of units – 3,65,96,296 % of total outstanding units – 6.01%
Specific details about the encumbrance:	
	Release of encumbrance Date of Release of encumbrance: 25/11/2025
Type of encumbrance	Pledge
No. and % of units released	No. of units: 1,15,78,620 % of total outstanding units: 1.90%
Encumbered units as a % of total units held	31.64% (Released)
Period of encumbrance	Not applicable
Name of the entity in whose favour units have been encumbered	Not applicable
Purpose of borrowing	Not applicable

Signature:

For K Raheja Corp Private Limited

RAVI
CHANDRU
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RAVI CHANDRU
RAHEJA
Date: 2025.11.27
19:34:47 +05'30'

Ravi C. Raheja
Director
DIN: 00028044

Date: November 27, 2025

Place: Mumbai

Palm Shelter Estate Development LLP



November 27, 2025

To,
The Compliance Officer,
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)
Raheja Tower, Plot C 30, Block G,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400051

Subject: Disclosure under Chapter 12 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025.

Dear Sir,

Pursuant to Chapter 12 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, as amended from time to time, please find enclosed herewith the details of the release and creation of encumbrance on the units held of Mindspace Business Parks REIT (“Mindspace REIT”) (acting through its Manager “K Raheja Corp Investment Managers Private Limited”) as per Annexure- I.

This is for your information and records.

Thanking you,

For Palm Shelter Estate Development LLP

RAVI
CHANDRU
RAHEJA
Digitally signed by
RAVI CHANDRU
RAHEJA
Date: 2025.11.27
19:36:08 +05'30'

Ravi C. Raheja
Designated Partner
DPIN: 00028044

Encl: As above

Palm Shelter Estate Development Private Limited
(A Company with CIN U45202MH1982PTC027546)
(E), converted into Palm Shelter Estate Development LLP
(A Limited Liability Partnership with LLP
registration No.AAF-9705) with effect from
March 17, 2016

Regd. Off. : Raheja Tower, Plot No. C-30,
Block “G”, Bandra Kurla Complex, Bandra
Mumbai – 400051. Phone : +91-22-26564000
Website : www.krahejacorp.com

Palm Shelter Estate Development LLP



Annexure I - Disclosure of details of release and creation of encumbrance

For Palm Shelter Estate Development LLP (Member of Sponsor group):

Name of REIT	Mindspace Business Parks REIT
Name of the recognised stock exchanges where the units of REIT are listed	BSE Limited The National Stock Exchange of India Limited
Name of the sponsor or the member of sponsor group, as applicable	Palm Shelter Estate Development LLP (Member of Sponsor group)
Total unitholding	No. of units – 410,95,719 % of total outstanding units – 6.75%
Specific details about the encumbrance:- i. For release of encumbrance	
	Release of encumbrance Date of Release of encumbrance: 25/11/2025
Type of encumbrance	Pledge
No. and % of units released	No. of units: 71,76,331 % of total outstanding units: 1.18%
Encumbered units as a % of total units held	17.46% (Released)
Period of encumbrance	Not applicable
Name of the entity in whose favour units have been encumbered	Not applicable
Purpose of borrowing	Not applicable
Specific details about the encumbrance:- ii. For creation of encumbrance	
	Creation of encumbrance Date of creation of encumbrance: 26/11/2025
Type of encumbrance	Pledge
No. and % of units encumbered	No. of units: 71,76,331 % of total outstanding units: 1.18%
Encumbered units as a % of total units held	17.46%
Period of encumbrance	Upto 31/12/2040
Name of the entity in whose favour units have been encumbered	IDBI Trusteeship Services Limited, Security Trustee for lender – Bajaj Housing Finance Limited
Purpose of borrowing	Business purpose

Signature:

For Palm Shelter Estate Development LLP

RAVI
CHANDRU
RAHEJA
Date: 2025.11.27
19:44:19 +05'30'

Ravi C. Raheja
Designated Partner
DPIN: 00028044

Date: November 27, 2025

Place: Mumbai

Palm Shelter Estate Development Private Limited
(A Company with CIN U45202MH1982PTC027546)
(E), converted into Palm Shelter Estate Development LLP
(A Limited Liability Partnership with LLP
registration No.AAF-9705) with effect from
March 17, 2016

Regd. Off. : Raheja Tower, Plot No. C-30,
Block "C", Bandra Kurla Complex, Bandra
Mumbai – 400051. Phone : +91-22-26564000
Website : www.krahejacorp.com

Raghukool Estate Development LLP



November 27, 2025

To,
The Compliance Officer,
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)
Raheja Tower, Plot C 30, Block G,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400051

Subject: Disclosure under Chapter 12 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025.

Dear Sir,

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This is for your information and records.

Thanking you,

For Raghukool Estate Development LLP

RAVI
CHANDRU
RAHEJA
RAHEJA

Digitally signed by
RAVI CHANDRU
RAHEJA
Date: 2025.11.27
19:37:38 +05'30'

Ravi C. Raheja
Designated Partner
DPIN: 00028044

Encl: As above

Raghukool Estate Development Private Limited
(A Company with CIN U45202MH1984PTC033068)
converted into Raghukool Estate Development LLP
(A Limited Liability Partnership with LLP
registration No.AAF-9753) with effect from
March 18, 2016

Regd. Off.: Raheja Tower, Plot No. C-30,
Block “G”, Bandra Kurla Complex, Bandra (E),
Mumbai – 400051. Phone: +91-22-26564000
Website: www.krahejacorp.com

Raghukool Estate Development LLP



Annexure I - Disclosure of details of release and creation of encumbrance

For Raghukool Estate Development LLP (Member of Sponsor group):

Name of REIT	Mindspace Business Parks REIT
Name of the recognised stock exchanges where the units of REIT are listed	BSE Limited The National Stock Exchange of India Limited
Name of the sponsor or the member of sponsor group, as applicable	Raghukool Estate Development LLP (Member of Sponsor group)
Total unitholding	No. of units – 420,04,546 % of total outstanding units – 6.90%
Specific details about the encumbrance:- i. For release of encumbrance	
	Release of encumbrance Date of Release of encumbrance: 25/11/2025
Type of encumbrance	Pledge
No. and % of units released	No. of units: 1,34,14,699 % of total outstanding units: 2.20%
Encumbered units as a % of total units held	31.94% (Released)
Period of encumbrance	Not applicable
Name of the entity in whose favour units have been encumbered	Not applicable
Purpose of borrowing	Not applicable
Specific details about the encumbrance:- ii. For creation of encumbrance	
	Creation of encumbrance Date of creation of encumbrance: 26/11/2025
Type of encumbrance	Pledge
No. and % of units encumbered	No. of units: 1,46,32,734 % of total outstanding units: 2.40%
Encumbered units as a % of total units held	34.84%
Period of encumbrance	Upto 31/12/2040
Name of the entity in whose favour units have been encumbered	IDBI Trusteeship Services Limited, Security Trustee for lender –HDFC Bank Limited
Purpose of borrowing	Business purpose

Signature:

For Raghukool Estate Development LLP

RAVI
CHANDRU
RAHEJA
Digitally signed by
RAVI CHANDRU
RAHEJA
Date: 2025.11.27
19:38:31 +05'30'

Ravi C. Raheja
Designated Partner
DPIN: 00028044

Date: November 27, 2025

Place: Mumbai

Raghukool Estate Development Private Limited
(A Company with CIN U45202MH1984PTC033068)
converted into Raghukool Estate Development LLP
(A Limited Liability Partnership with LLP
registration No.AAF-9753) with effect from
March 18, 2016

Regd. Off.: Raheja Tower, Plot No. C-30,
Block "G", Bandra Kurla Complex, Bandra (E),
Mumbai – 400051. Phone: +91-22-26564000
Website: www.krahejacorp.com