



May 29, 2026

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)**

**Unit Scrip Code: 543217 Scrip Codes**  
"974075", "974882", "975068", "975537",  
"975654", "975763", "976198" "976691",  
"977043", "977120", "977297", "977350",  
"977614" and "977771" (Non Convertible  
Debentures) and Scrip Code "729884",  
"731549" and "731581" (Commercial  
Papers)

**Subject: Submission of Annual Secretarial Compliance Report for the financial year ended March 31, 2026**

Dear Sir / Madam,

Pursuant to Regulation 26D and other applicable provisions of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, read along with Chapter 15 of the SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, please find enclosed the Annual Secretarial Compliance Report of Mindspace Business Parks REIT for the financial year ended March 31, 2026.

The above information shall also be made available on Mindspace REIT's website at:  
<https://www.mindspacereit.com/investor-relations/stock-exchange-filings>

Please take the same on your 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)**

**Mridul Gupta**  
**Company Secretary and Compliance Officer**

Encl.: As above

**SECRETARIAL COMPLIANCE REPORT OF  
MINDSPACE BUSINESS PARKS REIT  
for the financial year ended March 31, 2026**

To  
MindSpace Business Parks REIT  
(acting through K Raheja Corp Investment Managers Private Limited)  
Raheja Tower, C-30, Block G, Bandra Kurla Complex,  
Bandra(East), Mumbai-400051, Maharashtra, India

We, M/s. Chandrasekaran Associates, Practising Company Secretaries, have examined:

- (a) all the documents and records made available to us and explanation provided by K Raheja Corp Investment Managers Private Limited (“the Manager”),
- (b) the filings/ submissions made by the Manager to the stock exchanges,
- (c) website of MindSpace Business Parks REIT (“the REIT”),
- (d) any other document/ filing, as may be relevant, which has been relied upon to make this certification for the Financial Year ended March 31, 2026 (“Review Period”) in respect of compliance with the provisions of:
  - (i) the Securities and Exchange Board of India Act, 1992 (“SEBI Act”) and the Regulations, circulars, guidelines issued thereunder; and
  - (ii) the Securities Contracts (Regulation) Act, 1956 (“SCRA”), rules made thereunder and the Regulations, circulars, guidelines issued thereunder by the Securities and Exchange Board of India (“SEBI”);

The specific Regulations, whose provisions and the circulars/ guidelines issued thereunder, have been examined, include: -

- (i) Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014;
- (ii) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, to the extent applicable;
- (iii) Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;
- (iv) Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
- (v) Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018, to the extent applicable;
- (vi) Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993;
- (vii) Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993;



- (viii) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent applicable for Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; and
- (ix) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder to the extent applicable; and circulars/ guidelines issued thereunder;

Based on the above examination, we hereby report that, during the Review Period:

- (a) The Manager of the REIT has complied with the provisions of the above Regulations and circulars/ guidelines issued thereunder, except in respect of matters specified below: -

Sr. No	Compliance Requirement (Regulations/ circulars /guidelines including specific clause)	Deviations	Deviations Observations/ Remarks of the Practicing Company Secretary
1.	Regulation 60 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”).	Delay in Intimation of Record date.	<p>The date of redemption of Listed, Rated, Secured, Non-Cumulative, Taxable, Transferable, Redeemable, Non-Convertible Debentures bearing ISIN INE0CCU07074 was 13.04.2026 and for the said purpose the record date is fixed as 27.03.2026 which is in compliance with Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 (“SEBI NCS regulations”).</p> <p>However, the intimation for the said record date in terms of provisions of Regulation 60 of SEBI Listing Regulation, which is required to be made at least three working days in advance (excluding the date of intimation and the record date), was made on 30.03.2026.</p> <p>The management has furnished an undertaking to the stock exchange and has confirmed that there is no change in the beneficiary position of the debenture holders between the record date and the date of intimation.</p>



- (b) The Manager of the REIT has maintained proper records under the provisions of the above Regulations and circulars/ guidelines issued thereunder insofar as it appears from our examination of those records.
- (c) The following are the details of actions taken against the REIT, parties to the REIT, its promoters, directors either by SEBI or by Stock Exchanges (*including under the Standard Operating Procedures issued by SEBI through various circulars*) under the aforesaid Acts/ Regulations and circulars/ guidelines issued thereunder:

Sr. No.	Action taken by	Details of violation	Details of action taken E.g. fines, warning letter, debarment, etc.	Observations/ remarks of the Practicing Company Secretary, if any.
<b>Against Axis Trustee Services Limited</b>				
1.	Securities and Exchange Board of India (SEBI)	Inspection of InvIT client of Axis Trustee Services Limited.	Administrative, Deficiency and Advisory issued by SEBI vide letter dated April 01, 2025	No further comments since this is related to trustee.
2.	Securities and Exchange Board of India (SEBI)	Inspection of InvIT client of Axis Trustee Services Limited.	Advisory issued by SEBI vide letter dated April 03, 2025	No further comments since this is related to trustee.
3.	Securities and Exchange Board of India (SEBI)	Fit and Proper Criteria in relation to KMP of a REIT client.	Show cause notice dated May 30, 2025, issued by SEBI under rule 4(1) of SEBI (Procedure for Holding Inquiry and Imposing Penalties) Rules, 1995 w.r.t Role of Axis Trustee	No further comments since this is related to trustee.
4.	International Financial Services Centres Authority (IFSCA)	Inspection of FME client of Axis Trustee Services Limited.	Warning issued by IFSCA vide its letter dated September 08, 2025	No further comments since this is related to trustee.



5.	International Financial Services Centres Authority (IFSCA)	Non-compliance in appointment of fund administrator in case of FME client of Axis Trustee Services Limited.	Warning issued by IFSCA vide its letter dated September 23, 2025	No further comments since this is related to trustee.
6.	Securities and Exchange Board of India (SEBI)	Examination of Securitized Debt Instrument issued in which Axis Trustee Services Limited acted as a Trustee.	Advisory issued by SEBI vide its letter dated September 30, 2025	No further comments since this is related to trustee.
7.	Securities and Exchange Board of India (SEBI)	Inspection of REIT Client of Axis Trustee Services Limited.	Advisory issued by SEBI vide its letter dated March 12, 2026	No further comments since this is related to trustee.
8.	Securities and Exchange Board of India (SEBI)	Inspection of InvIT client of Axis Trustee Services Limited.	Administrative Warning and Advisory letter issued by SEBI vide letter dated March 20, 2026	No further comments since this is related to trustee.

d) The Manager of the REIT has taken following actions to comply with the observations made in previous reports:

Sr. No.	Observations of the Practicing Company Secretary in the previous reports	Observations made in the secretarial compliance report	Actions taken by the Manager, if any	Comments of the Practicing Company Secretary on the actions taken by the REIT
Not Applicable				

**Assumptions & Limitation of scope and Review:**

1. Compliance of applicable laws and ensuring the authenticity of documents and information furnished, are the responsibilities of the management of the Manager.
2. Our responsibility is to report based upon our examination of relevant documents and information on random test basis. This is neither an audit nor an expression of opinion.
3. We have not verified the correctness and appropriateness of financial records and books of accounts of the Manager.



4. This Report is solely for the intended purpose of compliance in terms of Regulation 26(D) of the SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time and is neither an assurance as to the future viability of the Manager nor of the efficacy or effectiveness with which the management has conducted the affairs of the Manager.
5. This Report is limited to the Statutory Compliances on laws/ regulations / guidelines listed in our report pertaining to financial year ended March 31, 2026.
6. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our examination was limited to the verification of procedures on random test basis.
7. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on the random test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.

For Chandrasekaran Associates  
Company Secretaries

FRN: P1988DE002500

Peer Review Certificate No.:- 6689/2025



*Mohit*

Mohit Varshney  
Partner

Membership No. A60762

Certificate of Practice No.27501

UDIN: A060762H000225916

Date: 28.04.2026

Place: Delhi