



VALUATION REPORT

**UNIT NO. 701, 7th office Floor, BUILDING 3,
COMMERZONE YERWADA, PUNE**

Date of Valuation: 31st March 2026

Date of Report: 24 April 2026

Report For:

**K. Raheja Corp. Investment Managers Private Limited (acting as
Investment Manager to Mindspace Business Parks REIT) and
Mindspace Business Parks Private Limited ("MBPPL")**



Disclaimer





This report is prepared exclusively for the benefit and use of MREIT, Manager and MBPPL (“Recipient” or “Client”) and / or its associates for the valuation of the property christened Unit no, 701, 7th office Floor, Building 3, Commerzone Yerwada (the “Property”) owned by MPL Properties LLP which is proposed to be acquired (“Proposed Acquisition”) by MBPPL (subject to board and other approvals, due diligence and commercial negotiations), in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange does not carry any right of publication to any other party. MindSpace Business Parks REIT (“MREIT”, “Trust”, “REIT”, “MindSpace REIT”) is a Real Estate Investment Trust under the Securities and Exchanges Board of India (Real Estate Investment Trust), 2014 and amended till date (“SEBI REIT Regulations”). The Client may share the report with its appointed advisors for any statutory or reporting requirements, in connection with the disclosure of valuation of assets. Neither this report nor any of its contents may be used for any other purpose other than the purpose as agreed upon in the Letter of Engagement (“LOE”) dated April 15, 2026, without the prior written consent of the Valuer.

The information in this report reflects prevailing conditions and the view of Valuer as of this date, all of which are, accordingly, subject to change. In preparation of this report, the accuracy and completeness of information shared by the Manager has been relied upon and assumed, without independent verification, while applying reasonable professional judgment by the Valuer.

This report has been prepared upon the express understanding that it will be used only for the purposes set out in the LOE dated April 15, 2026. The Valuer is under no obligation to provide the Recipient with access to any additional information with respect to this report unless required by any prevailing law, rule, statute or regulation.

This report should not be deemed an indication of the state of affairs of the real estate financing industry nor shall it constitute an indication that there has been no change in the business or state of affairs of the industry since the date of preparation of this document.

Executive Summary

Unit no. 701, 7th office Floor, Building 3, Commerzone Yerwada, Pune		
Valuation Date:	31 st March 2026	 <p>View of Subject Property</p>
Site Visit Date:	16 th April 2026	
Valuation Methodology:	10 Year Discounted Cash Flow	 <p>Access Road of Subject Property</p>  <p>View of Subject Property</p>  <p>View of Parking of Subject Property</p>
Valuation Purpose:	Valuation of the asset for the proposed purchase by MBPPL.	
Subject Property:	<p>Office space, admeasuring 52,000 sq. ft of leasable area located at 7th office floor, building 3, Commerzone Yerwada, Pune is herein referred to as the “Subject Property”.</p> <p>Subject Property located in Building 3 is constructed on Sub Plot No.1, being a demarcated portion of the larger land bearing Survey No. 144 (CTS No. 2648) and Survey No. 145 (CTS No. 2649) situated, lying and being in Village Yerwada, Taluka Haveli, District Pune.</p> <p>Commerzone Yerwada is a Grade A, IT Park located in Yerwada, Pune, comprising a total of eight IT office buildings and one Amenity building. Subject Property located on Seventh Office floor has entry from finished lobby space and is fully occupied at the time of inspection.</p> <p>Commerzone is spread over 25.7 acres of land parcel. It enjoys good frontage and has flat topography, and it is well connected to major locations in the city via road network.</p>	
Location / Situation:	<p>The Subject Property is a part of Commerzone, Yerwada. It is located in the established eastern secondary business district (SBD-East) of Pune. Subject Property is approximately 5 kms from Pune International Airport and approximately 7 kms from Pune Central Railway Station. Tech Park One, Business Bay, Nyati Unitree, Muttha Towers are some of the prominent commercial developments located in the vicinity of the Subject Property.</p>	
Description:	<p>Subject Property is an operational office building and is currently owned by MPL Properties LLP. It encompasses the leasable area of 52,000 Sq.Ft and is 100% occupied on date of valuation. In total area located in Building 3, 7th office Floor, is part of Commerzone Yerwada spread over 25.7 acres. The said unit is completed and at present, there is no future development planned. Age of Building 3 is 18.25 years as of date of valuation. The Subject</p>	



	Property admeasures 52,000 sq. ft. of leasable area which is 100% leased as on the date of valuation.	
Interest Valued:	100% interest in the Subject Property	
Total Area:	Total Leasable Area: 52,000 Sq.Ft	

Source: Architect's Certificate (Dated: 13th April 2026), Rent Roll as of 31st March 2026, Lease Deeds / Leave and Licence Agreements and Client information.



MARKET VALUE OF THE SUBJECT PROPERTY BASED ON

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the complete ownership interest in the Subject Property, as explained above, on 31 March 2026 is as follows

MARKET VALUE OF THE SUBJECT PROPERTY

Component	Market Value as on	In Figures (INR Mn)	In Words
Unit no. 701, 7th office Floor, Building 3, Commerzone Yerwada	31 March 2026	INR 638 Mn	Indian Rupees Six Hundred and Thirty-Eight Million Only
per sq. Ft. of leasable area	12,278		

This summary is strictly confidential to the addressee. It must not be copied, distributed or considered in isolation from the full report

Prepared by

(L. Anuradha, MRICS)

IBBI/RV/02/2022/14979



TABLE OF CONTENTS

Disclaimer	2
Executive Summary	3
A REPORT	8
1 Instructions	8
2 Professional Competency of The Valuer	8
3 Independence and Conflicts of Interest	9
4 Purpose of Valuation	9
5 Basis of Valuation.....	9
6 Valuation Approach & Methodology.....	10
7 Assumptions, Departures and Reservations	11
8 Inspection	12
9 General Comment.....	12
10 Confidentiality	12
11 Authority	12
12 Reliant Parties.....	13
13 Limitation of Liability	13
14 Disclosure and Publication	13
15 Anti-Bribery & Anti-Corruption.....	13
B PUNE CITY REPORT	15
1. Pune Office Micro Market Overview	16
1.1 Existing and Upcoming Infrastructure – Pune.....	18
1.2 Pune- Supply, Absorption & Vacancy	19
1.3 Pune- Sector Demand Analysis	19
2 Yerwada Micro-Market (Part of SBD East Micro market)	20
2.1 SBD East has emerged as the leading Front Office Market	20
2.2 Secondary Business District East Office Market Overview.....	20
2.3 Existing and Upcoming Infrastructure – SBD East	23
2.4 Micro Market- Rental Trend Analysis	24
2.5 Micro Market- Supply, Absorption & Vacancy.	26
2.6 SBD – East - Sector Demand Analysis	27
2.7 Key Statistics for SBD East:	29
2.8 Office Market Outlook	30
C PROPERTY REPORT	31
1. Address, ownership and title details of Subject property	32
1.1 Encumbrances.....	32
1.2 Revenue Pendencies	32
1.3 Material Litigation.....	32
1.4 Major Repairs	32
1.5 Strength & Weakness Analysis	33
2 Location.....	34
2.1 General	34
2.2 Accessibility	35
2.3 Ground Conditions.....	35
2.4 Environmental Considerations	35
2.5 Town Planning and Statutory Considerations	35
3 Subject Property - Asset Description	36
3.1 Key Asset Information.....	37
3.2 Subject Property Inspection.....	38
3.3 Investigation and nature and source of information	38
3.4 Tenant Profile.....	39
3.5 Lease Profile	39
D VALUATION APPROACH & METHODOLOGY	40
1.1 Asset-specific Review:	41
1.2 Micro-market Review:.....	41
1.3 Cash Flow Projections:	42
1.4 Information Sources:.....	43
2 Assumptions considered in Valuation (DCF Method)	44



2.1	Valuation	44
2.2	Market Value	52
E	ANNEXURES	53
	Annexure 1: Cash Flows	54
	Annexure 2: Ownership Structure	55
	Annexure 3: Sanctioned layout Plan.....	57
	Annexure 4: Property Photographs	58
	Annexure 5: Statement of assets used for operations of the Unit no, 701, 7th office Floor, Building 3, Commerzone Yerwada	59
	Annexure 6: List of sanctions and approvals.....	60
	Annexure 7: Ready Reckoner Rate.....	61
	Annexure 8: SEBI Disclosures.....	62
	Annexure 9: Caveats and Limitations.....	63



From: **L. Anuradha, MRICS**
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

To: MindSpace Business Parks Private Limited (“MBPPL”)
Property: Unit no. 701, 7th office Floor, Building 3 in Commerzone Yerwada,
Pune.
Report Date: 24 April 2026
Valuation Date: 31st March 2026

A REPORT

1 Instructions

MindSpace Business Parks Private Limited (hereinafter referred to as the “Instructing Party” or the “Client”), has appointed Ms L. Anuradha, MRICS, registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset class Land and Building under the provisions of the Companies (Registered Valuers and Valuation) Rules, 2017 (hereinafter referred as the “Valuer”), in order to undertake the valuation of property comprising commercial office real estate asset located in Pune (herein referred as “Subject Property” across the report) owned by the MPL Properties LLP which is proposed to be acquired (subject to necessary approvals including board approvals, due diligence and commercial negotiations) (“Proposed Acquisition”) by MBPPL, in accordance with Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder in the Indian stock exchange. The Subject property and interests valued as part of this valuation exercise are detailed in Part B of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 9 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2 Professional Competency of The Valuer

Ms. L. Anuradha is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her bachelor’s in architecture in 2002 and master’s in planning from School of Planning & Architecture in 2004.

L. Anuradha (IBBI registration No. IBBI/RV/02/2022/14979) as a registered valuer entity under section 247 of the companies Act, 2013 and the companies (Registered Valuer and Valuations) Rules, 2017 has more than 20 years of experience in the domain of urban infrastructure, valuation and real estate advisory. She was working as an Associate Director for Cushman and Wakefield from 2013-2022 and was leading the team for Tamil Nadu, Kerala and Sri Lanka. Prior to joining Cushman, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. L. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal



and valuation of real estate projects. Prior to this she has worked with Price Waterhouse Coopers in the Government, Real estate and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at CWI. As an Associate Director of the Valuation and Advisory team at CWI, Ms. L. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. L. Anuradha was also key personnel in carrying out the Market study for the MindSpace REIT micro markets in India. She has undertaken valuations exercises for multiple private equity/real estate funds, financial institutions, developers and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele includes HDFC Bank, DLF, RMZ, Embassy Office Parks REIT, Brookfield REIT, Bajaj Finance, Tata Realty, TVS group etc.

3 Independence and Conflicts of Interest

The Valuer confirms that there are no conflicts of interest in so far as discharging her duties as a valuer for the subject properties/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment. There has not been any professional association with the Client or the Subject Properties in past five years from the date of this report.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of the Subject Property being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of the REIT.

4 Purpose of Valuation

The Report is being prepared to be relied upon by the Reliant Parties and inclusion, as a whole, a summary thereof or any extracts of the report, in any documents prepared in relation to purchase of the Subject Property by MBPPL and for any documents to be filed with Stock Exchange Board of India or other regulators, other documents pertaining to fund raising, investment materials, research reports, press releases, notice, or communication to unitholders or lenders or sellers (collectively, the "Documents").

5 Basis of Valuation

Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Property in accordance with the IVSC International Valuation Standards as effective from 31st January 2025 and as applicable on the date of valuation.

Market Value is defined according to IVS 102 as *'The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.'*

6 Valuation Approach & Methodology



Understanding
of the Subject
Property



- Conduct site visit of the project to understand location and site dynamics
- Assess the nature of Subject Property.
- Understand from documents provided and inputs from client, if there is any other covenants with respect to the marketability of the Subject Property



Assessment



- Conduct Market Research to arrive at relevant assumptions and inputs
- Determining appropriate valuation methodology and conducting valuation procedures to determine fair value
- Sharing draft valuation report with Client



Submission of
Report



- Providing final value conclusion and report to the Client

The basis of valuation for the Subject Property being Market Value, the same may be derived by any of the following approaches:

Market Approach

In ‘**Market Approach**’, the Subject Property is compared to similar properties that have actually been sold in an arms-length transaction or are offered for sale (after deducting for value of built-up structure located thereon). The comparable evidence gathered during research is adjusted for premiums and discounts based on property specific attributes to reflect the underlying value of the property.

Income Approach

The ‘**Income approach**’ is based on the premise that value of an income – producing asset is a function of future benefits and income derived from that asset. There are two commonly used methods of the income approach in real estate valuation namely, direct capitalization and discounted cash flow (DCF).

Income Approach – Direct Capitalization Method

‘**Direct capitalization**’ involves capitalizing a ‘normalized’ single – year net income estimated by an appropriate yield. This approach is best utilized with stable revenue producing assets, whereby there is little volatility in the net annual income.



Income Approach – Discounted Cash Flow Method

Using this valuation method, future cash flows from the property are forecasted using precisely stated assumptions. This method allows for the explicit modelling of income associated with the property. These future financial benefits are then discounted to a present-day value (valuation date) at an appropriate discount rate. A variation of the Discounted Cash Flow Method is illustrated below:

Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the subject property.

Justification for using Discounted Cash Flow (DCF) methodology.

The Discounted Cash Flow (DCF) methodology under the Income Approach was chosen for valuing the Commerzone property in Yerwada, Pune, primarily due to its ability to project future cash flows for a property. Since the property is currently unoccupied, the DCF approach is well-suited to account for the potential future income it can generate once leased. This method allows for a detailed projection of rental income based on assumptions about lease-up periods, rental growth, and market conditions over the holding period. Given the fluctuating nature of real estate markets, including variations in negotiated rents, supply-demand dynamics, and potential future rental growth or decline—the DCF method provides a more nuanced and accurate valuation by incorporating these factors. Furthermore, the DCF approach enables a more granular valuation by reviewing each lease individually, ensuring that unique lease terms, such as rental escalations and tenant retention, are accurately incorporated. This makes the DCF methodology particularly well-suited to account for both the property's current status and its potential future income.

For the purpose of the valuation of Subject Property, Discounted Cash Flow Method using rental reversion has been adopted

7 Assumptions, Departures and Reservations

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 9 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock – in period, escalation terms, etc. pertaining to the Subject Property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.



8 Inspection

The Property was visually inspected on April 16, 2026 by the valuer, however no measurement or building survey has been carried out as part of the valuation exercise and the Valuer has relied entirely on the site areas provided by the Client, which has been assumed to be correct.

9 General Comment

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Property values can change substantially, even over short periods of time, and thus the valuation of the subject property/ business herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any other purpose other than for which this valuation exercise has been undertaken for.

10 Confidentiality

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with disclosure of valuation of assets under the applicable law for the purpose of proposed acquisition by MBPPL.

11 Authority

The Client acknowledges and agrees that the Valuer's services hereunder (including, without limitation, the Deliverables itself and the contents thereof) are being provided solely to the Client in relation for the disclosure of valuation of assets forming part of the portfolio under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 [SEBI (REIT) Regulations], as amended, together with circulars, clarifications, guidelines and notifications thereunder by SEBI and also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40) and disclosure in the Documents and in the valuation report, as may be required.

The Valuer consents to the usage of her name as an expert, in relation to the Report, in the Documents. If the Client desires to use the Deliverables or the Valuer's name in any other offering other than the Documents as contemplated under the LOE, then the Client shall obtain the Valuer's prior written approval for such usage. The Client shall indemnify the Valuer for any losses suffered by her due to such usage other than for the Acquisition as contemplated under the LOE. Additionally, the Client herewith consents to provide or cause to be provided, an indemnification agreement in his favor, reasonably satisfactory to her for any use of the Report other than for the purpose permitted under the LOE. It is however clarified that the indemnity shall not cover any losses resulting from the use of the Report for the Acquisition including disclosure in the Documents and in the valuation report.



12 Reliant Parties

The reliance on the valuation reports prepared as part of this engagement is extended to K Raheja Corp Investment Managers Private Limited (“Manager”), MindSpace Business Park REIT and MindSpace Business Parks Private Limited (MBPPL) and their unit holders/proposed investors and Axis Trustee Services Limited, the trustee to the MindSpace REIT (“Trustee”) for the purpose as highlighted in this report (valuation). The reliant parties shall also include auditors, lawyers and book running lead managers appointed in connection with the Acquisition. The Valuer, however, would extend no liability to such reliant parties.

13 Limitation of Liability

The Valuer shall endeavor to provide services to the best of its ability and professional standards and in Bonafide good faith. Subject to the terms and conditions in this Agreement, the Valuer’s total aggregate liability to the Client arising in connection with the performance or contemplated performance of the services herein, regardless of cause and/or theory of recovery, shall not exceed the total fees paid to Valuer by Client hereunder. The Valuer acknowledges that it shall consent to be named as an ‘expert’ in the Documents and that its liability to any person, in its capacity as an expert and for the Report, shall be without any limitation and in accordance with law. In the event that the Client, the sponsors, the trustee, the REIT, the intermediaries appointed in connection with the Acquisition be subject to any claim (“Claim Parties”) in connection with, arising out of or attributable to the Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/respondent to such claim and he shall not object to his inclusion as a necessary party/ respondent. In all such cases, the Client agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel’s fee) incurred by him while becoming a necessary party/respondent. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against him in this regard.

14 Disclosure and Publication

The Valuer must not disclose the contents of this valuation report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars. As per the terms and regulation 2(1) of the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars, it may be noted that the Valuation report is prepared in accordance with said REIT regulations.

15 Anti-Bribery & Anti-Corruption

Both Parties represent, warrants and undertakes that:

They will comply with applicable Anti-Corruption Laws including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;



The Valuer will abide by and comply with the conditions of the Anti-Corruption Policy (see website “<https://www.mindspaceindia.com/wp-content/uploads/2019/04/Anti-Corruption-Policy.pdf>” for the complete Anti-Corruption Policy), as a binding obligation under this Agreement. For the purpose compliance with the Anti-Corruption Policy by the Valuer in our business, all references to the “KRC Group” and “Company” in the Anti-Corruption Policy shall be deemed to be references to the Valuer, and the Anti-Corruption Policy will be read accordingly. The Valuer’s final invoice shall be accompanied with the following certification, duly signed by the Valuer: “I, Anuradha. L, hereby confirm that as per the terms of the Agreement dated 3rd January 2025, I have completely implemented and adhered to the Anti-Corruption Policy (Clause 15” thereto) in respect of our business”.

Such termination of this Agreement shall not in any way prejudice the rights and obligations (including payment for the services delivered under this Agreement) already accrued to the Valuer, prior to such termination.



B PUNE CITY REPORT



1. Pune Office Micro Market Overview

Pune has evolved into a dynamic commercial hub, ranking among India’s top destinations for IT/ITES, automotive manufacturing, engineering services, and R&D. Pimpri Chinchwad, one of Asia’s largest industrial clusters, hosts global automotive players like Volkswagen, Tata Motors, Bajaj Auto, Kinetic Engineering, and John Deere, along with major industrial firms such as Bharat Forge, Alfa Laval, Forbes Marshall, and Demag Cranes. The city also houses Hindustan Antibiotics Ltd., a key pharmaceutical R&D institute. Pune’s IT/ITES presence is strong across Hinjawadi, Kharadi, Baner-Balewadi, and Yerwada, and driving sustained demand for Grade A office spaces. Supported by a skilled workforce and solid infrastructure, Pune remains a resilient and attractive market for commercial real estate across office, industrial, and warehousing segments.

The overall commercial office market in India and Pune and its key micro markets:

Particulars	Pune	CBD	SBD East	SBD West	PBD East	PBD West
Total completed stock Q1 2026 (Million sq. ft.)	88.16	7.15	47.75	11.32	2.81	19.12
Current occupied stock Q1 2026 (Million sq. ft.)	75.25	5.85	41.39	11.02	1.97	15.03
Current Vacancy Q1 2026 (%)	14.6%	18.3%	13.3%	2.7%	30.1%	21.4%
Future Supply – 2026F – 2028F (Million sq. ft.)	3.49	0.26	1.91	0.70	0.09	0.54
Market Rent – Q1 2026 (INR/ sq. ft./ month)	34.54	4.52	16.81	10.82	0.00	2.39

Source: Cushman & Wakefield Research

*Please Note: India data comprises of the major cities in India i.e. Bengaluru, Chennai, Delhi, Noida, Gurugram, Hyderabad, Mumbai and Pune.

Location Key:

CBD – Laxmi Road, Camp, Bund Garden, Boat Club, Koregaon Park, Dhole Patil Road, Pune Station, Shivaji Nagar, FC Road, JM Road, Wakdevadi, SB Road, Model Colony, Ganeshkhind Road, etc.

SBD East – Kalyani Nagar, Kharadi, Mundhwa, Yerwada, Nagar Road, Viman Nagar, Hadapsar, Kondhwa, etc.

SBD West – Aundh, Baner, Pashan, Kothrud, Karve Nagar, Khadki, Paud Road

PBD East – Phursungi, Wagholi, Charoli, Solapur Road, Saswad Road, Katraj, etc.

PBD West – Hinjewadi, Wakad, Pimpri, Bhosari, Chinchwad, Bavdhan, Mulshi, Talawade, Tathawade, Nanded, Pimple Saudagar, etc



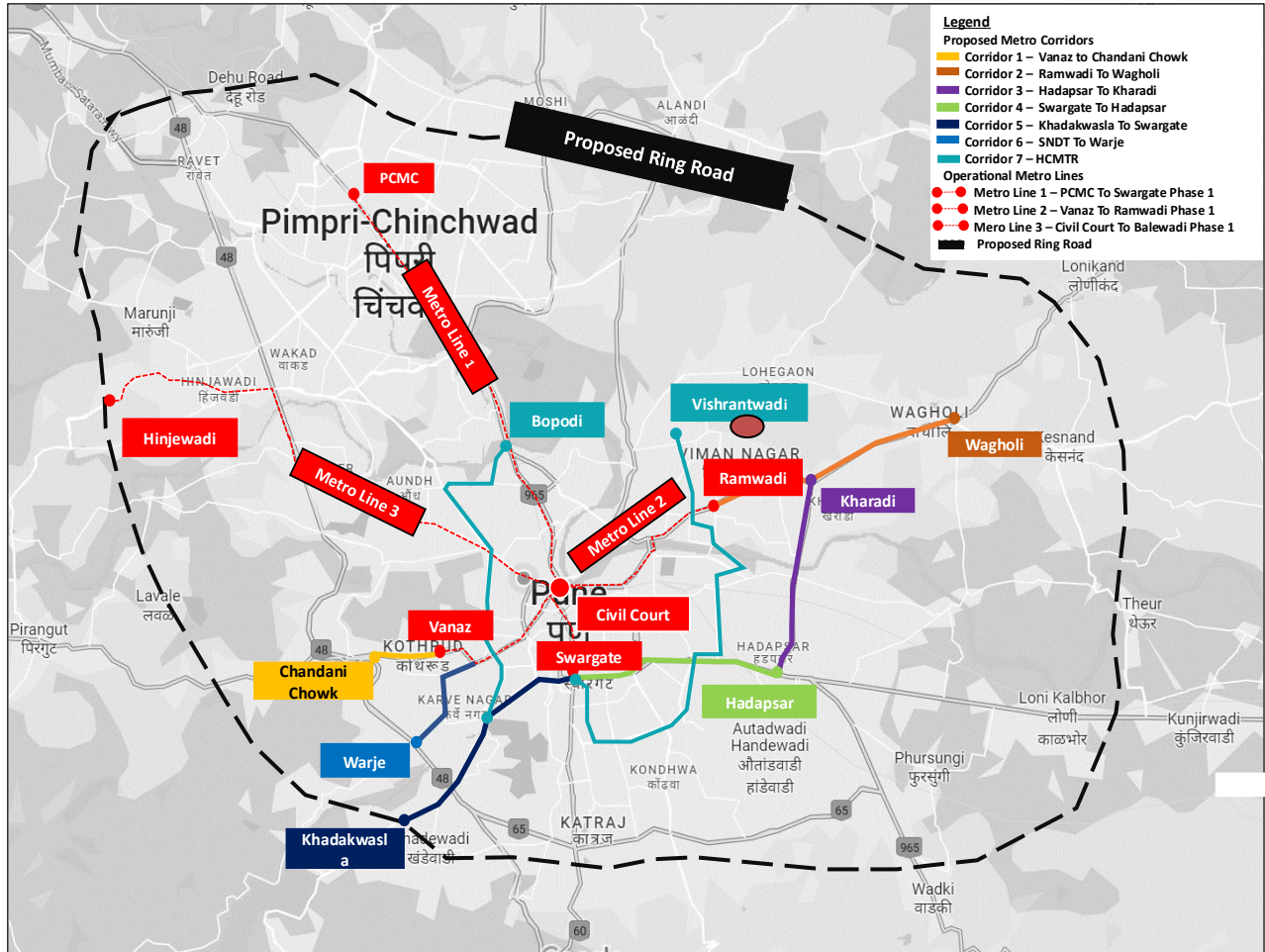
Pune, often referred to as the "Oxford of the East" and the "Detroit of India," is a thriving city in the state of Maharashtra. Over the years, Pune has evolved into a multifaceted hub, hosting various industries and educational institutions. Here are some key aspects that drive the demand for office space in the Pune region. The key drivers of demand for office space in Pune are as follows:

- **Automobile and Manufacturing Industry:** Known as the "Detroit of India," Pune has a robust presence in the automobile and manufacturing sectors. Several automotive giants and manufacturing units have established their operations in the city. This sector's growth contributes significantly to the demand for office spaces accommodating corporate offices, research and development centers, and production facilities.
- **IT Parks and Special Economic Zones (SEZs):** Pune has witnessed a surge in the development of IT parks and SEZs, providing a conducive environment for IT and business process outsourcing (BPO) companies. These zones foster innovation, collaboration, and business growth, attracting both domestic and international firms.
- **Strategic Location:** Pune's strategic location, situated between Mumbai and Bangalore, two major economic hubs, enhances its accessibility and connectivity. The city is well-connected by road, rail, and air, making it an attractive location for businesses seeking a central presence in India.
- **Infrastructure Development:** Pune has witnessed significant infrastructure development initiatives, including metro rail projects, road expansions, and the expansion of Pune International Airport. These ongoing and planned projects enhance the city's connectivity and make it more conducive for business operations.
- **Educational and Social Infrastructure:** Pune boasts a well-developed social infrastructure, including reputed educational institutions, healthcare facilities, shopping malls, and recreational spaces. This creates a desirable living and working environment, attracting professionals and their families.



1.1 Existing and Upcoming Infrastructure – Pune

The State Government of Maharashtra has undertaken a number of initiatives to reduce the infrastructure inadequacies that Pune city is facing due to increasing population density in the city. Some of the key infrastructure initiatives undertaken (which are either completed, under implementation or at an advance planning stage) by the State Government are:



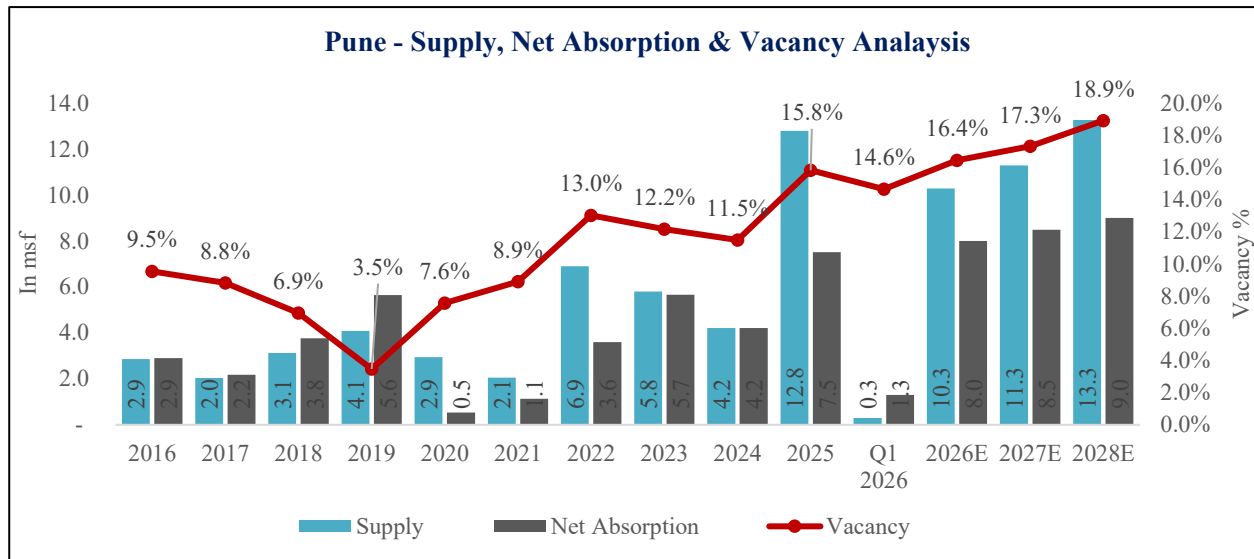
Map Not to Scale

Particulars	Existing	Upcoming
Metro Line 1	PCMC to Swargate (17.4 Km) Operational Between – PCMC to Swargate	1. Khadakwasla to Swargate 2. Swargate to Hadapsar 3. Hadapsar to Kharadi
Metro Line 2	Vanaz to Ramwadi (15.7 Km) Operational Between – Vanaz to Ruby Hall Clinic	1. Vanaz to Chandni Chowk 2. Ramwadi to Wagholi
Metro Line 3	-	1. Civil Court to Hinjewadi



1.2 Pune- Supply, Absorption & Vacancy

A snapshot of the supply, net absorption and vacancy trend for Pune is as below –

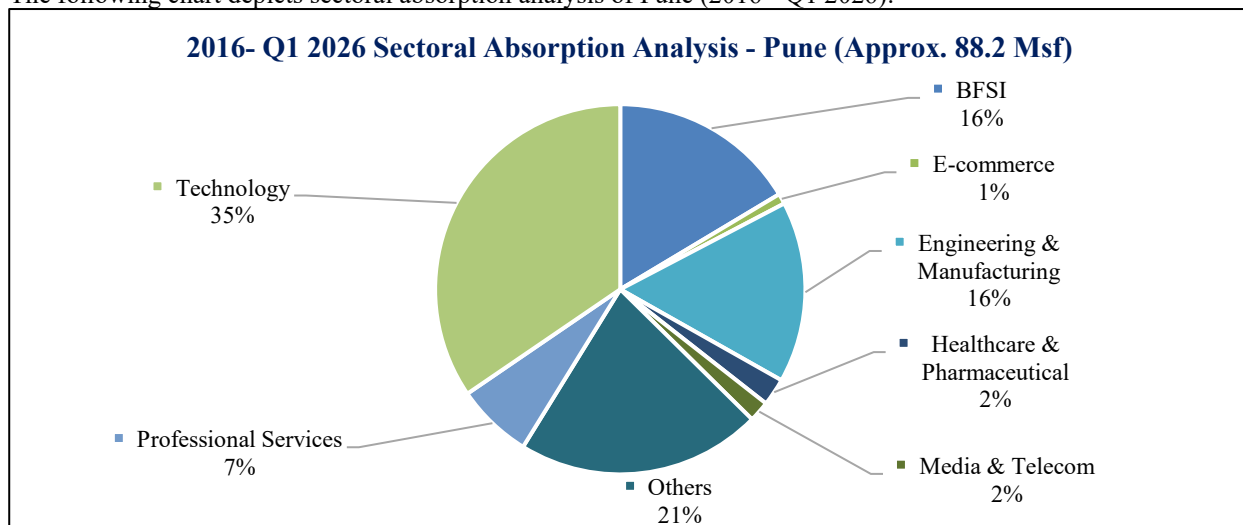


Source: Cushman Wakefield Research

Net Absorption: Refers to the difference between the occupied stock for two subsequent periods.

1.3 Pune- Sector Demand Analysis

The following chart depicts sectoral absorption analysis of Pune (2016 - Q1 2026):



Source: Cushman & Wakefield Research

Note: Others include automobiles, education, flexible workspaces, hospitality, logistics and shipping, oil and gas, research and analysis, food and beverage and real estate and related services. The sectoral absorption analysis is based on gross absorption activity of the city i.e., including any relocations and consolidations.

Technology is one of the largest sectors in Pune, which has generated a demand of ~35% since 2016. Pune being a booming IT hub in India witnesses sustained demand from this sector. Due to favorable rentals for office spaces, larger floor plates, availability of talent pool at affordable cost, traction from the Technology sector has witnessed a growth in recent years. It is followed by the Others and the BFSI sector contributing to ~21% and 16% of the demand since 2016 respectively. Demand from industries like Engineering & Manufacturing, professional services, healthcare and pharmaceuticals sector has also witnessed increased traction in recent years.



2 Yerwada Micro-Market (Part of SBD East Micro market)

2.1 SBD East has emerged as the leading Front Office Market

The SBD East micro-market in Pune has emerged as a dynamic hub for corporate activities, reflecting a distinctive shift in the city's commercial real estate landscape. Comprising prominent areas such as Kharadi, Vimanagar, Yerwada, etc. this micro-market has become a focal point for major corporates, commanding premium rentals compared to other parts of Pune.

SBD East boasts a unique mix of IT parks and non-IT office developments, creating a diverse tenant profile. The Maharashtra IT Policy has played a significant role in shaping the landscape, with large IT parks dominating the market. These developments adhere to specific guidelines, aligning with the state's IT policies.

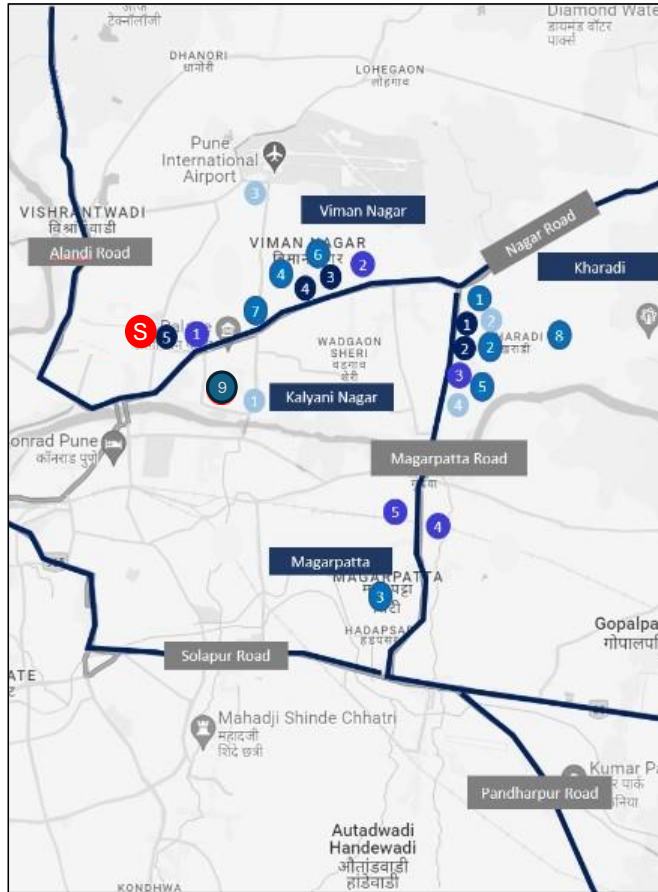
Historically, the BFSI sector preferred the central areas of Pune for their proximity to premium residential zones catering to senior management. However, a noticeable trend has seen occupiers shifting their preference from the traditional locations to SBD East. The micro-market has positioned itself as an attractive destination due to continually improving infrastructure, accessibility from premium residential catchment areas, and a big talent pool.

The SBD East micro-market has seen consistent Grade A supply, offering quality assets to occupiers. The current vacancy rate in the overall Grade A office market is around 13.3%.

Looking ahead, the SBD East micro-market is poised for further growth, with approximately 16.8 msf of Grade A supply expected to be delivered by 2028. Noteworthy projects by leading developers, such as Mapletree, MindSpace, Amar builders, Panchshil Realty, etc. are set to contribute to the micro-market's expansion, solidifying its position as a premier destination for corporate offices in Pune.

2.2 Secondary Business District East Office Market Overview

SBD-East has emerged as one of the most established micro-markets of Pune. This micro market has witnessed a surge in take up over the past promise, of years due to its proximity to airport and Ahmednagar Road also known as Nagar Road, availability of large floor plates and quality of development. SBD-East micro-market houses well-known commercial developments like Eon-IT Park, Gera Commerzone Kharadi, Commerzone Yerwada, World Trade Centre, Magarpatta Cyber City, Weikfield IT Park etc. Major tenants include Banking & Financial Institutions, IT/ITES, Consulting and Engineering companies are operational in this micro-market. It is home to major IT and ITes and BFSI companies such as HSBC, Tech Mahindra, BNY Melon, Citi Bank, Deutsche Bank, ZS Associates, etc. Due its proximity to Airport and strong social infrastructure and better connectivity to the rest of the Pune City, this micro-market has emerged as one of the most preferred commercial destinations. Developers such as Panchshil Realty, Gera Development, K Raheja Corp, CapitaLand India, Phoenix, etc. Developers have their projects in the micro market.



S Subject Property

Map Not to Scale

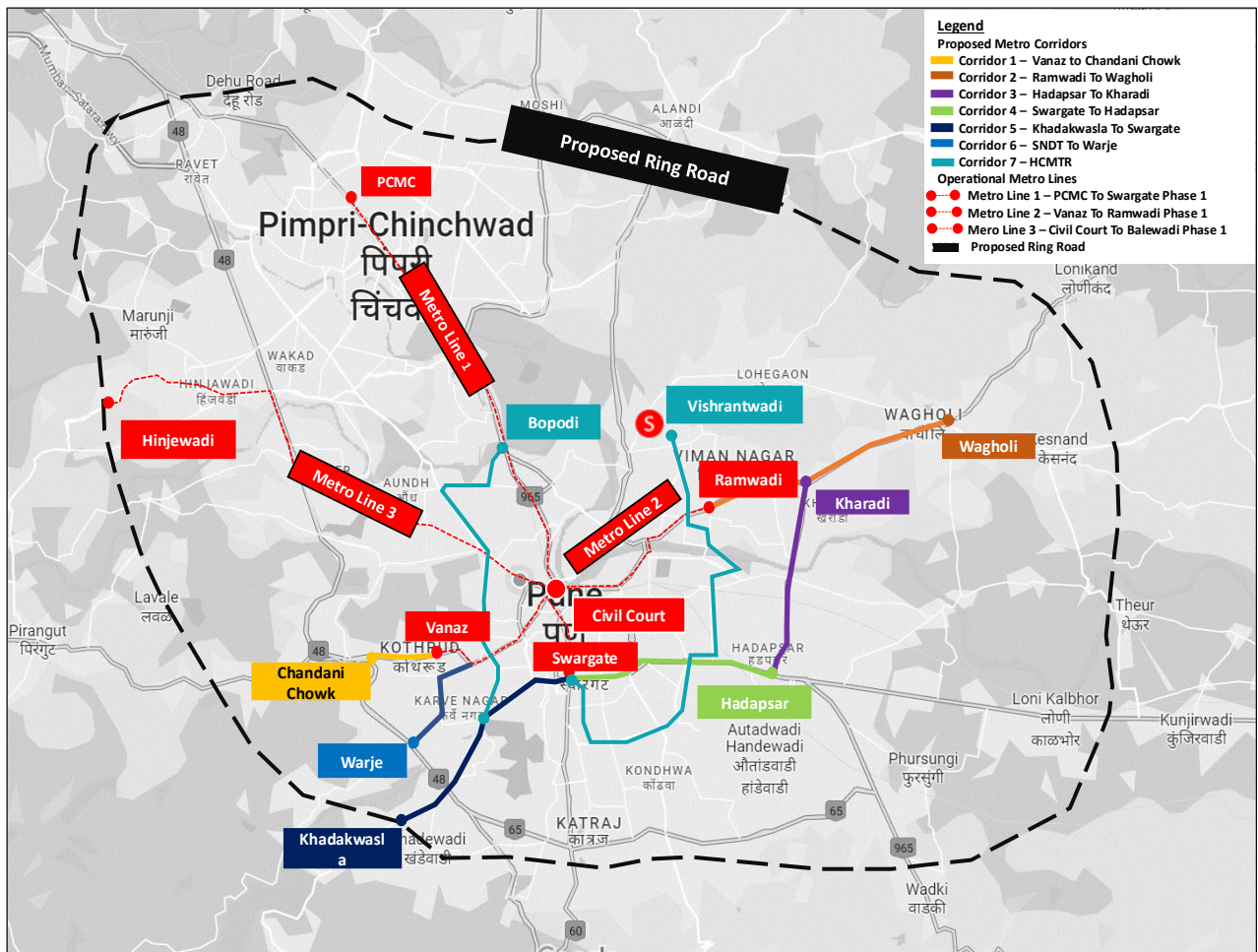
- Key Commercial Developments
- Social Infrastructure
- Hospitality Developments
- Proposed Commercial Developments



Key Commercial Developments	Social Infrastructure	Hospitality Developments	Proposed Commercial Developments
1. ITPP Kharadi	1. Sahayadri Super Speciality Hospital	1. Radison Blue Kharadi	1.Vantage Tower
2. EON Free Zone	2. Phoenix Market City	2.Fairfield by Marriott	2.Godrej Yerwada
3. Magarpatta Cyber City	3. Manipal Hospital	3. Hyatt Regency	3. AP IT park
4. Phoenix Fountainhead	4. Amanora Town Centre	4. ibis Pune	4. Panchshil Eastside
5. World Trade Centre	5. Seasons Mall	5. Ritz Carlton Pune	5. Bluegrass Business Park - 2
6. Panchshil Business Park			
7. Amar Tech Center			
8. Gera Commerzone Kharadi			
9. Commerzone Yerwada			

Source: Cushman and Wakefield Research

2.3 Existing and Upcoming Infrastructure – SBD East



S Subject Property

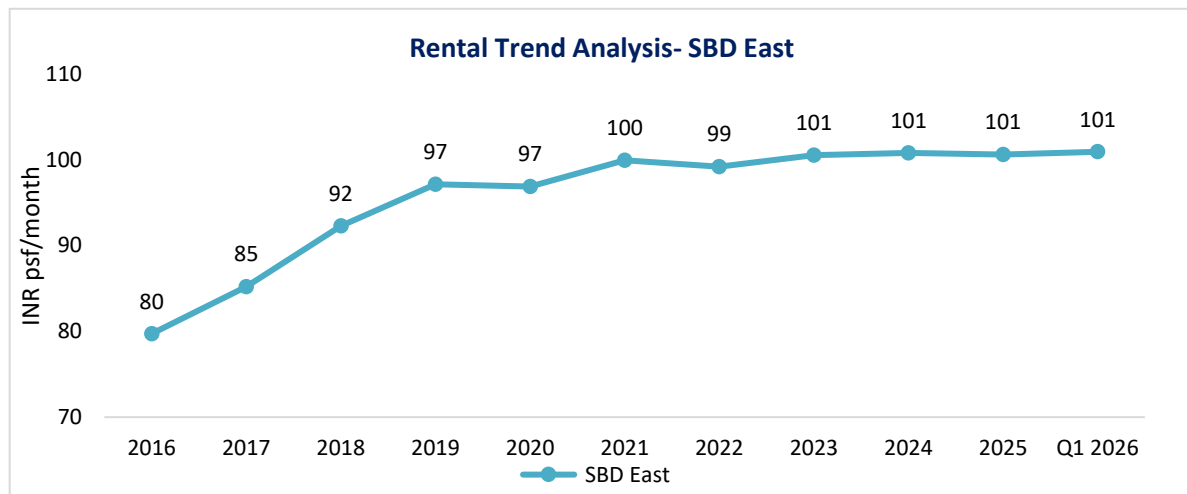
Pune Metro Rail Project – SBD East

Particulars	Existing	Upcoming
Metro Line 2	Vanaz to Ramwadi (15.7 Km) Operational Between – Vanaz to Ruby Hall Clinic	<ol style="list-style-type: none"> Vanaz to Chandni Chowk Ramwadi to Wagholi



2.4 Micro Market- Rental Trend Analysis

The vacancy levels in the Secondary Business District East (SBD East) micro market have increased from 7.0% in 2022 to 13.3% in Q1 2026. Current quoted market rentals in SBD East are in the range of INR 75 - 135 per sq. ft./ month. During the period from 2016 to 2019, the micro market recorded a rental growth of CAGR ~6.6%, reflecting strong demand fundamentals and rental momentum under normal market conditions. However, from 2021 to Q1 2026, rental growth was muted, largely due to robust supply. In addition, it has been observed that there is high demand for Commercial Office Developments by Grade A developers (viz. Mindspace REIT, Panchshil Realty, CapitaLand, Phoenix, etc.) Further, the upcoming Grade A developments like upcoming buildings Panchashil Business hub, Panchshil Trade Centre, AP IT Park, Global Business City, etc are going to improve absorption in this micro market and rentals are expected to witness an upward trend.



Source: Cushman Wakefield Research

Note: The rentals are basis the prevailing quotes in the micro market. Actual achievable rent may vary +/- 5% depending upon negotiations, final structuring of the lease agreement and other parameters.



Some of the prominent transactions in the SBD East are tabulated below-

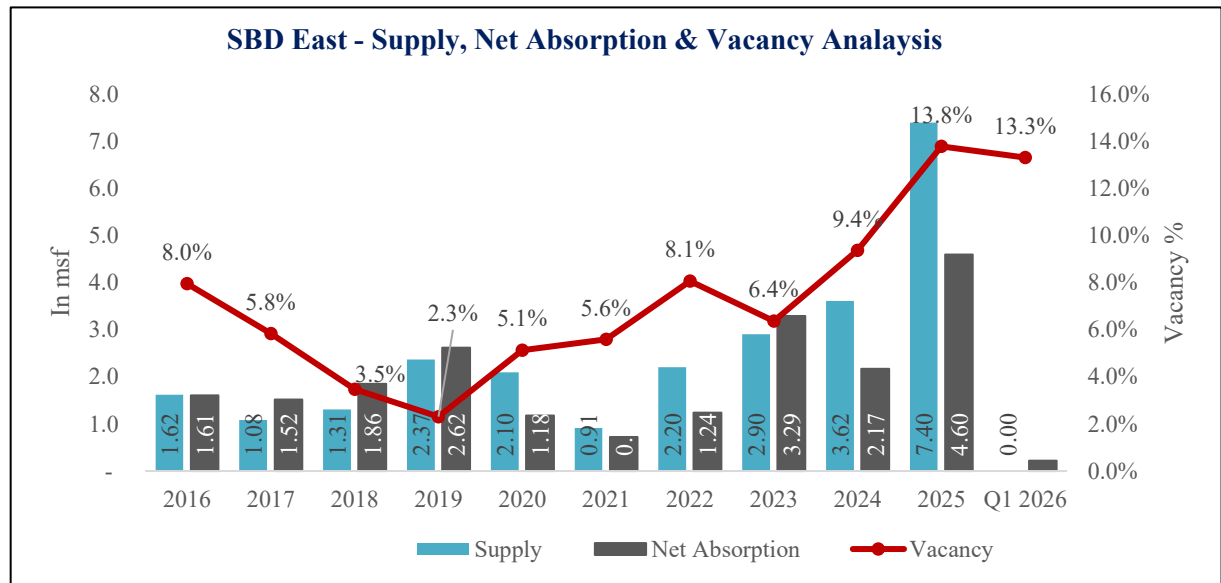
Tenant	Development	Location	Area Leased (sq. ft.)	Date of Transaction	Rent (INR per sq. ft. per month)	Type of facility
Deutsche Bank	Magarpatta Cybercity	Hadapsar	154,000	Q1 2026	80 - 85	Warm Shell
V Construct	Magarpatta Cybercity	Hadapsar	132,000	Q1 2026	85 - 90	Warm Shell
Deloitte LLP	Tech Park One - B	Yerwada	106,448	Q1 2026	120 - 125	Plug & Play
UPL	ITPP - 2	Kharadi	57,048	Q1 2026	75 - 85	Warm Shell
Tech Mahindra	Commerzone - B3	Yerwada	52,294	Q1 2026	80 - 82	Bare Shell
Jefferies India Pvt Ltd	Gera Commerzone - G1	Kharadi	52,000	Q1 2026	95 - 100	Warm Shell
Mastercard	Blue Grass Tower - 1	Yerwada	2,83,113	Q1 2026	85 - 90	Warm Shell
PTC	Weikfield IT Info Citi Park	Viman Nagar	1,36,340	Q1 2026	95 - 100	Warm Shell
UPS Logistics	Gera Commerzone - B6	Kharadi	1,13,035	Q1 2026	90 - 95	Warm Shell
Amdocs	Magarpatta Cybercity	Hadapsar	88,656	Q1 2026	85 - 90	Warm Shell

Source: Cushman and Wakefield Research



2.5 Micro Market- Supply, Absorption & Vacancy.

A snapshot of the supply, absorption and vacancy trend for SBD East is as below-



Source: Cushman Wakefield Research

Note: Future supply estimates are based on analyses of under construction buildings, however future absorption estimates are derived basis past trend, current vacancy and estimated supply. Vacancy estimates are based on supply and absorption trend.

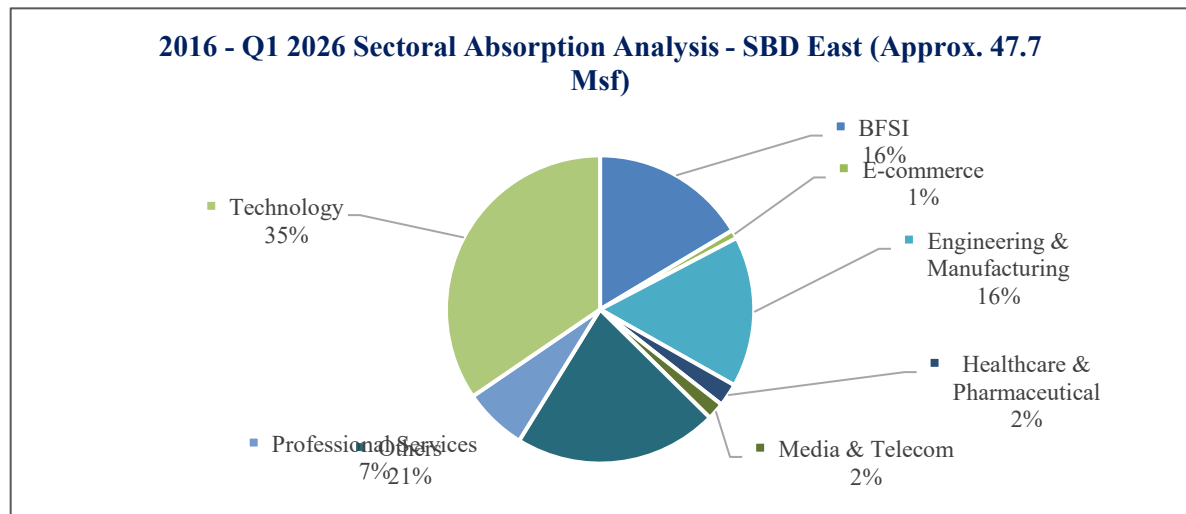
Net Absorption: Refers to the difference between the occupied stock for two subsequent periods.

Note: Cushman & Wakefield has considered the future supply after analyzing each of the project based on the physical progress of the project, available information on approvals and interactions held with various stakeholders.

- The total stock of commercial office space in SBD East as on Q1 2026 is approximately 47.7 million sq. ft. (Grade A office space)
- Net absorption improved from ~ 2.2 million sq. ft. in 2024 to around 4.6 million sq. ft. in 2025, indicating strong leasing activity; however, as of Q1 2026, absorption has remained limited in comparison to the previous year
- The Y-O-Y supply in this micro market increased significantly from about 2.9 million sq. ft. in 2023 to nearly 7.4 million sq. ft. in 2025, reflecting a strong development pipeline. Also, the future supply in this micro market from 2026 to 2028 is ~17 million sq. ft.
- Vacancy levels in SBD East have risen from 9.4% in 2024 to approximately 13.3% in Q1 2026, primarily due to the sharp increase in supply from 2024 outpacing absorption during this period.

2.6 SBD – East - Sector Demand Analysis

The following chart depicts sectoral absorption analysis of SBD East (2016 – Q1 2026):



Note: Others include automobiles, education, flexible workspaces, hospitality, logistics and shipping, oil and gas, research and analysis, food and beverage and real estate and related services. The sectoral absorption analysis is based on gross absorption activity of the city i.e., including any relocations and consolidations.

- SBD East micro market is one of the biggest micro markets with a large concentration of IT and BFSI tenants. This is primarily due to availability of premium grade A developments, enhanced connectivity through different modes of transportation, proximity to other office nodes etc.
- Occupiers from the Technology sector contributed ~35 % of leasing activity in SBD East. SBD East stock represents ~54% of the total stock amongst the Front Office Markets in Pune and accounts for ~56% of the gross absorption in the same. Further, the micro-market contributes ~16% of the gross absorption within the BFSI sector and ~35% within the Technology sector.
- Technology sector has contributed 35% of the total gross absorption in the micro-market. TCS, Genpact, Mphasis, HCL, L&T Infotech are some of the prominent tenants from Technology sector which leased offices in SBD East micro market.



Some of the prominent under construction commercial developments in SBD East are:

Building Name	Developer	Location	Year of Completion	Leasable Area (Million sq. ft.)	Construction Status
AP IT Park (Phase 1)	Amar Builders	Kharadi	2026	2.0	Under Construction
Bluegrass Business Park (Park City B2)	Brookfield	Yerwada	2026	0.8	Under Construction
Global Business City	Mapletree	Kharadi	2026	0.4	Under Construction
Onyx Business 57	Onyx Business	Kharadi	2026	1.1	Under Construction
Godrej Yerwada	Godrej Group	Yerwada	2027	1.1	Under Construction
M- Kautilya	Malpani	Kharadi	2027	0.9	Under Construction
Vantage Tower B (RP Tower)	Panchshil Realty	Kharadi	2027	1.3	Under Construction

Source: Cushman and Wakefield Research



2.7 Key Statistics for SBD East:

Particulars	Details
Total completed stock (Q1 2026)	Approximately 47.8 Million sq. ft.
Current occupied stock (Q1 2026)	Approximately 41.4 Million sq. ft.
Current Vacancy (Q1 2026)	Approximately 13.3 %
Future Supply (2026E – 2028E)	Approximately 16.8 Million sq. ft.

Source: Cushman and Wakefield Research

Note: Cushman & Wakefield has considered the future supply after analyzing each of the projects based on the physical progress of the project, available information on approvals and interactions held with various stakeholders



2.8 Office Market Outlook

The total commercial stock in eastern Secondary Business District (SBD East) as of Q1 2026 is approximately 47.7 million sq. ft. (approx. 54% of the city's total stock of commercial office stock). Current quoted market rentals in SBD East are in the range of INR 75 -135 per sq. ft./ month. Due to locational advantages, the developments in SBD East tend to command higher rental rates. Further, over 2016 – Q1 2026 the rentals in the micro market witness growth resulting in a CAGR of approximately 2.6%. SBD East has seen a peak in net absorption since 2016. SBD East has seen average annual net absorption of approximately 1.9 million sq. ft. between 2016 to Q1 2026. Vacancy in this micro market has increased from 6.4 % in 2023 to 13.3% in Q1 2026 owing to high supply in the micro market in 2025. Despite this increase in vacancy levels, the market has recorded a new high in absorption.

Subject Property admeasuring 52,000 sq. ft. of leasable area is located on 7th Office Floor, Building 3, Commerzone Yerwada. The achievable market rent for this property is in the range of INR 75 – 85 per sq. ft. per month.

Looking ahead to the future, SBD East is anticipated to experience an influx of new supply of approximately 16.81 million sq. ft. between 2026 to 2028. The projections for 2026 suggest an expected net absorption of about 5.0 million sq. ft., reflecting a noteworthy increase of approximately 57% compared to the absorption levels observed in 2024. This anticipated growth is driven by the high demand in the micro market and the quality of the upcoming supply, suggesting a increase in rentals in the upcoming years.



C PROPERTY REPORT



1. Address, ownership and title details of Subject property

Address:	Unit No.701, 7th office Floor, B-1 Commerzone, S.No.144 & 145, Samrat Ashoka Path, Airport Road, Yerwada, Pune-411006
Related Party Transaction:	Proposed transaction is not a related party transaction.
Ownership & title details:	100% owned by MPL Properties LLP
Proposed Holding:	The unit under consideration is proposed to be held completely by MBPPL (subject to necessary approvals including but not limited to board approvals, due diligence and commercial negotiations) which is an asset SPV of Mindspace Business Park REIT. Mindspace Business Park REIT holds 100% interest in MBPPL

Source: Client Information

1.1 Encumbrances

Unless disclosed and recorded in the Property Report – Part C, the Subject Property is considered to possess a good and marketable title and is free from any unusually onerous encumbrances (except as disclosed in 1.3) with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders, based on the information given in the Title Reports by H & Co Legal. (Hereinafter referred to as ‘Legal Counsels’). We have not checked and verified the title of the Subject Property.

1.2 Revenue Pendencies

On the basis of the Title Reports prepared by the Legal Counsels and discussion with the Client, there are no revenue pendency including local authority taxes associated with the Subject Property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

1.3 Material Litigation

Based on discussions with the Client and Management Representation shared, there are no material litigation including tax disputes relating to the Subject Property. It may be noted that the valuation is subject to the fact that the property is considered to possess a good and clear marketable title and is free from any unusually onerous encumbrances.

1.4 Major Repairs

Based on discussions with the Client and Management Representation shared, there were no major repairs or improvements undertaken or expected to happen at present.



1.5 Strength & Weakness Analysis

Strength	Weakness
Subject property is located in Secondary Business District of Pune.	Heavy traffic congestion in the micro-market during peak hours. However, the metro line 2 being operational will help reduce the traffic congestion during peak hours and enhance connectivity
Located in proximity to Pune Airport, Viman Nagar, Kharadi & Kalyaninagar.	
Good social infrastructure and Grade A development catchment.	

2 Location

2.1 General

The Subject Property is located in the established eastern secondary business district (SBD-East) of Pune. Subject Property is approximately 5 kms from Pune International Airport and approximately 6 kms from Pune Central Railway Station. Bluegrass Business Park, Tech Park One, Business Bay, Nyati Unitree, Muttha Towers are some of the prominent commercial developments located in the vicinity of the Subject Property.

The location map of the Subject Property is set out below:



Map Not to Scale

Commerzone Yerwada is spread over 25.7 acres of land parcel. Located along Samrat Ashok Path, the Subject Property enjoys good frontage and has a relatively flat topography with no significant variations in the height of the land.

Site Boundaries:

The site boundaries for the Subject Property are as under:

- North: Primary access road – Samrat Ashok Path
- South: Government Office Campus of Survey of India
- East: Central Jail Campus
- West: Vacant land parcel



2.2 Accessibility

The Subject Property is well connected to major locations in the city via road network. The distance of the Subject Property from major landmarks in the city is as follows:

- Approximately 5-6 kms from Pune Railway Station
- Approximately 4-5 kms from Pune International Airport
- Approximately 7-8 kms from Shivajinagar (CBD)

The Subject Property is well accessible to different parts of the city through the Nagar Road. It also has access to basic urban infrastructure in terms of power, water supply and municipal sewerage system. The property photographs of the Subject Property are attached in Annexure 4.

2.3 Ground Conditions

Based on visual inspection, there were no evidence of adverse ground conditions at the property or immediate vicinity. The visual inspection was done for all the buildings including common areas and key utility areas such as LT Electric Room, Pump Room, STP, Chillers, HVAC Installations etc. As per the visual survey there was no concern related to finishes and site services. The campus is well maintained with proper landscaping in common areas.

(Details of statement of assets attached in Annexure 5)

2.4 Environmental Considerations

We have not carried out any investigations or tests or been supplied with any information from Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject or any other land (including any ground water).

For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster the location of the property with respect to risks pertaining to earthquakes, high winds/cyclone and flooding was studied. Pune where the Subject Property is located, falls in Seismic Zone IV with least risk. The city faces low risk in terms of high winds or cyclones too. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it for any induced disaster.

2.5 Town Planning and Statutory Considerations

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the property, and we have not considered any Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.



3 Subject Property - Asset Description

Subject Property is an Office space, admeasuring 52,000 sq. ft of leasable area located in Unit no, 701, 7th office Floor of Building 3, Commerzone Yerwada. It forms a part of larger development called Commerzone Yerwada spread over 25.7 acres.

The said unit located in Building 3 is constructed on Sub Plot No.1, (being a demarcated portion of the larger land bearing Survey No. 144 (CTS No. 2648) and Survey No. 145 (CTS No. 2649) situated, lying and being in Village Yerwada, Taluka Haveli, District Pune.

The said unit is completed and at present, there is no future development planned. Age of Building 3 is 18.2 years as of date of valuation. The Subject Property is 100% occupied as on the date of valuation.

Commerzone Yerwada is a Grade A, IT Park located in Yerwada, Pune, comprising a total of eight IT office buildings and one Amenity building. Out of the eight buildings, Building 1, 3, 4, 5, 6, 7, 8 & Amenity Building collectively admeasuring ~1.7 msf forms a part of MindSPACE Business Park REIT portfolio.

Major tenants in Commerzone Yerwada include – NVIDIA Graphics, Tata Consultancy Services (TCS), Johnson Controls India Engineering, Microsoft India (R&D) etc. with the Subject property being leased to Simpliwork office Pvt. Ltd for tenure of 5 years.



3.1 Key Asset Information

Particulars	Details
Grade A Tech Park:	Forms a part of larger development called Commerzone, Yerwada.
Occupancy Certificate Date:	October 2007
Age of the Building:	~18.25 years
Asset type:	IT and Non SEZ
Sub-market	SBD East
Approved and Existing Usage:	IT
Site Area (Acres):	Subject Property located in Building 3 is part of Commerzone Yerwada spread over 25.7 acres
Freehold/Leasehold:	Freehold
Leasable Area:	52,000 sq. ft
Completed leasable Area:	52,000 sq. ft
Developable Area:	The said unit is completed and at present, there is no future development planned
Occupancy (%):	100%
Occupied Area:	52,000 Sq. Ft.
Status of construction:	Completed with OC.
Current Effective Rent (Including Parking)	INR 75 per Sq.Ft per month
Number of Tenants	1
Purchase price of the property by the REIT(for existing properties of the REIT)	Not applicable as the said property is not an existing property of the REIT
Valuation of the property in the previous 3 years; (for existing properties of the REIT)	As the transaction of the Property is ongoing and as the Property is not an existing property of the REIT, valuation of past years is not applicable
Approvals received and pending as on Valuation Date	List of approvals detailed in Annexure 6

Source: Client Information, Architect's Certificate (Dated: 13th April 2026), Rent Roll as of 31st March 2026, Lease Deeds / Leave and Licence Agreements and Client information.

Notes:

- Occupancy refers to proportion of area leased which is actively occupied by the tenants out of the total area that has received OC.
- Completed leasable area refers to the current operational leasable area based on the Architect Certificate.



3.2 Subject Property Inspection

Date of Inspection:	The Subject Property comprising Office space in Unit no 701, 7th office Floor, Building 3 in Commerzone Yerwada was physically inspected on 16 th April 2026.
Inspection Details:	The inspection comprised of visual inspection of: <ul style="list-style-type: none"> a. Occupied office space b. Visits to their key utility areas such as LT electric room, DG Room, Pump room, HVAC installations, power back up, STP, etc, and
Key Observations:	

Subject Property comprises Office space in Unit no 701, 7th office Floor, Building 3 in Commerzone Yerwada admeasuring a total leasable area of approximately 52,000 sq. ft. The Subject Property is 100% occupied as on the date of inspection. The amenities of the Commerzone Yerwada are also available to Subject Property for use.

Other Amenities

- The Subject Property has STP, rooftop solar panels, water efficient landscaping, 100% organic waste recycling through composting and LED lights. The safety features and power back-up facilities are at par with the best in the industry.

Certifications

- EW4D has been awarded IGBC Platinum Rating for sustainability in addition to the group wide ISO certification for Quality, GRESB 5-star rating, BEE 5-star rating, Environmental and Occupational Health & Safety Management Systems namely ISO 9001, ISO 14001 and OHSAS 18001

Parking

- The large parking requirement is catered by multilevel basements and open area parking slots contributing to 57 parking spaces.

Other Observations

- The Subject Property has entry from finished lobby space.
- The utility areas also appeared well maintained, visually.
- No instances of any major logging or water accumulation were observed during the inspection.

3.3 Investigation and nature and source of information

The Valuer undertook physical visits of the Subject Property wherein the buildings and related assets were visually inspected to assess the condition of the buildings and the apparent state of its maintenance/upkeep.

Information related to state and structure of the relevant real estate market for the Subject Property was sourced from the industry and market sources.

The Valuer relied on the following information and documents shared by the Client with respect to the Subject Property:



Title certificates prepared by the legal counsel of the Client covering the type of ownership interest enjoyed

- Title Report prepared by the Legal Counsel of the Client covering the type of ownership interest enjoyed and information on ongoing litigation with respect to the Subject Property.
- Architect's Certificate (Dated: 13th April 2026) mentioning site areas and Subject Property areas.
- Relevant approval documents from competent authorities regarding occupancy, operations and fire safety with respect to specific buildings in the Subject Property.
- Masterplan/ Development plan applicable in the jurisdiction of the Subject Property.
- Management representation regarding the following:
 - Major repairs undertaken and proposed in the Subject Property (*please refer Annexure 8*)
 - Statement of Assets
 - Revenue pendency, if any
 - Options or rights of pre-emption and any other encumbrances concerning or affecting the Subject Property.

3.4 Tenant Profile

As of 31st March 2026, One tenant is occupying space in the Subject Property, account for ~100 % of leased area and ~100% of the gross rental income.

Sr. No	Tenant	Leased Area (sq. ft.)
1	Simpliwork Offices Pvt Ltd	52,000

Source: Rent Roll as of 31st March 2026 and Client Information.

3.5 Lease Profile

Tenant	Leasable Area (sq ft)	LCD	Period of lease (years)	Lease End date	Lockin expiry (yrs)	Lockin expiry
Simpliwork Offices Pvt Ltd	52,000	1-May-23	5.0	30-Apr-28	3.0	30-Apr-26

Source: Rent Roll as of 31st March 2026 and Client Information.

Note: Apart from the sources mentioned above, there are no other material details in relation to the basis of valuation



D VALUATION APPROACH & METHODOLOGY



1.1 Asset-specific Review:

Since the real estate industry is dynamic and is influenced by various factors (such as existing supply, demand for spaces, quality of spaces available in the market, overall health of the economy, existing rentals, future growth plans, etc.) at a particular point in time, negotiated rents may tend to move away from the prevalent market rents over a period of time. It has also been witnessed that the market rents for some properties or submarkets increase or decrease at a rate significantly different from those agreed to in initial leases. These factors reinforce the need to review each of these leases in isolation to assess the intrinsic value of the Subject Property under review.

As the first step to the valuation of the asset, the rent roll and lease deeds were reviewed to identify tenancy characteristics for the asset.

Property Documents and Architect certificates as mentioned in earlier sections of the report were reviewed for validation of area details, ownership interests of the Subject Property.

Physical site inspections were undertaken to assess the current status of the Subject Property

1.2 Micro-market Review:

An assessment of the site and surroundings has been undertaken with respect to the prevailing activities, market dynamics impacting the values and the current use of the respective property vis-à-vis its locational context, etc of office assets. Analysis of the micro-market was undertaken primarily based on the findings of the industry and readily available information in public domain to ascertain the transaction activity of office space. The analysis entailed review of comparable assets in terms of potential competition (both completed and under-construction/planned assets), comparable recent lease transactions witnessed in the micro-market along with the historical leasing and re-leasing history within the Commerzone Yerwada park over the last 2-3 years, if available. This was undertaken to assess the achievable market rent (applicable rental for the micro-market where the asset is located) for the Subject Property for leasing vacant spaces as well as upon releasing.



1.3 Cash Flow Projections:

1. The cash flows for the operational and under-construction/proposed area have been projected separately to arrive at their respective value estimates.
2. Net operating income (NOI) has primarily been used to estimate the cash flows from the Subject Property. The following steps were undertaken to arrive at the value for operational and under-construction/proposed areas respectively. The projected future cash flow from the Subject Property is based on existing lease terms for the operational area till the expiry of the leases or re-negotiation (using the variance analysis), whichever is earlier, following which, the lease terms have been aligned with achievable market rent for the Subject Property. For vacant area and under-construction/proposed area, the achievable market rent led cash flows are projected factoring appropriate lease-up time frame for vacant/under-construction/proposed area. These cash flows have been projected for 10-year duration from the date of valuation and for 11th year (for assessment of terminal value based on NOI). These future cash flows are then discounted to present-day value (valuation date) at an appropriate discount rate.

For each lease, principally, the following steps have been undertaken to assess the rent over a 10-year time horizon:

Step 1: Projecting the rental income for the tenancies up to the period of lease expiry, lock-in expiry, escalation milestones, etc. whichever is applicable. In the event of unleased spaces, market-led rent is adopted with suitable lease-up time.

Step 2: Generating a rental income stream for the tenancies for the time period similar to the cash flows drawn in the aforementioned step

Step 3: For projection of rental income, the contracted terms have been adopted going forward until the next lease review/ renewal. Going forward for new leases, rent escalation of 15% at the end of every 3 years has been assumed.

Step 4: Computing the monthly rental income projected as part of Step 3 and translating the same to a quarterly income (for the next 10 years and NOI of the 11th year – considered for calculation of terminal value)

3. Recurring operational expenses, and vacancy provision have been adopted in-line with prevalent market dynamics. In addition, appropriate rent-free periods have been adopted during lease roll-overs to consider potential rent-free terms as well as outflows towards brokerage. For the Subject Property, operational revenues and expenses of the respective assets are reviewed to understand the recurring, non-recurring, recoverable and non-recoverable expenses and accordingly estimate the margins on the common area maintenance income which accrues as cash inflows to the Subject Property.
4. The net income on quarterly basis has been projected over the next 10 years and the one year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net cash flows over the next 10 years along with the terminal value estimated at the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the Subject Property through this approach.



1.4 Information Sources:

Subject Property related information relied upon for the valuation exercise has been provided to the Valuer by the Client and the market data has been provided by C&WI, unless otherwise mentioned. The documents provided have been assumed to be a true copy of the original. The rent rolls have been cross-checked with the lease deeds on a sample basis only to ensure its correctness.



2 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject Property:

Cashflow Period	Unit	Details
Valuation Date		31-Mar-26
Cashflow period	Years	10
Cashflow exit period	End date	31-Mar-36

2.1 Valuation

Property details

Property Details	Unit	Details
Total Property Leasable Area	sq.ft.	52,000
Area Leased	sq.ft.	52,000
Leased	%	100.00%
Stabilized Vacancy	%	2.0%
Further leasing	Sft	-
Existing Lease rollovers	%	98.0%
Rent Free Period-Existing Lease Roll Overs	Months	2.0
Rent Free Period- New Lease	Months	3.0
4W parking slots - total		57
Estimated leasing period	No. of quarter	-

- The Total Property Leasable Area is 52,000 sq. ft. and 100% is occupied as of 31st March 2026
Source: Architects Certificate date 13.04.2026
- Rent-free period:** In accordance with market benchmarks for Grade A property, rent-free period of two months has been considered for existing lease rollovers and three months for new leases.

Revenue Assumptions

Revenue Assumptions	Unit	Details
Market Rent - Office	Per sq.ft./month	INR 83
Other operating income	% of lease rental	1.00%
Market Rent growth rate	% p.a.	5.00%
Normal Market lease tenure	years	9 years
Normal market escalation at end of every	years	1 years of lease tenure
Market escalation at end of escalation period	%	4.50%
CAM/O&M Income prevailing in the market	Per sq.ft./month	INR 10.2



Achievable Market Rent Office:

- SBD East had its highest net absorption in 2025 with ~ 4.6 million Sq. ft. Yerwada which forms a part of SBD East micro market witness quoted rental range of INR 70 to 135 per sq. ft. / month depending on the nature of the building and facilities offered.
- Basis our assessment of the property and the in-place rentals of the Commerzone Yerawada we expect that the achievable market rent of the Subject Property at INR 83 per sq. ft. per month. (at Efficiency of 77%) and the same has been considered for valuation.
- Considering the annual absorption trend and future supply in the Competitive micro-market, we expect an annual growth in the range of 5-6% for the rental medium to long term.
- Considering the well-maintained infrastructure, key location, improved connectivity, increasing trend in return to office, etc., the demand for office leasing is expected to be robust. However, as the same is likely to take some time to translate into demand for office space hence, we have considered an annual rental growth rate of 5.0% from FY'27 onwards.
- Same is evident in the recent leases described below.

Tenant	Development	Location	Area Leased (sq. ft.)	Date of Transaction	Rent (INR per sq. ft. per month)
Optum	Eon Phase 1	Kharadi	198,000	Q4 2025	70-75
ICE	Magarpatta - S3 Tower	Hadapsar	193,053	Q4 2025	90-95
John Deere India	Magarpatta Cybercity	Hadapsar	87,534	Q4 2025	75 - 80
Synechron Technologies	Eon Free Zone - II	Kharadi	71,426	Q4 2025	90 - 95
Alliance Bernstein	Gera Commerzone	Kharadi	56,000	Q4 2025	94 - 97
Johnson Controls	Commerzone - B1	Yerwada	49,080	Q4 2025	80 - 85
The address	Phoenix Fountain Head	Viman Nagar	34,678	Q4 2025	70 - 75
PTC	Weikfield IT Info Citi Park	Viman Nagar	1,36,340	Q3 2025	95 - 100
UPS Logistics	Gera Commerzone - B6	Kharadi	1,13,035	Q3 2025	90 - 95
British Petroleum	Gera Commerzone B4	Kharadi	10,40,000	Q2 2025	80 - 85
Smartworks	Tech Park One - A	Yerwada	166,000	Q2 2025	90 - 95



- **Other Operating Income:** is 1% of lease rental based on similar assets performing in the micro market.
- **Normal Market Lease Tenure:** Based on current market trend we have considered 9 years to be lease tenure with escalation of 4.5% every year
- As per client information the **CAM income and expense** are considered to be pass through

Operating Cost Assumptions

Cost Assumptions	Unit	Details
Brokerage cost (New Lease)		2 Month Rent
Brokerage cost (Renewal/Release)		1 Month Rent
Property Tax	Per sq.ft./month	INR 2.33
Insurance	Per sq.ft./month	INR 0.43
Cost escalation	% p.a.	3.0%
Transaction cost on sale	% of Terminal Value	1.0%
Other Operating Expenses	% of Lease Rentals	2.0%
Property Management Fees	% of Lease Rentals	3.50%

- **Brokerage-** In accordance with the market benchmarks for Grade A property, we have considered brokerage expenses amounting to two months for new leases and one month for existing lease rollovers.
- **Property tax** has been considered at INR 2.33 per sq. ft., which are also in line with market benchmarks. **Insurance** at INR 0.43 per sq. ft. per month, which are also in line with market benchmarks.
- **Other Operating Expenses** have been assumed at 2% of the rentals. The other expenses account for minor repairs and maintenance to the buildings, legal and professional fees, rates and taxes and other such expenses which are also in line with market benchmarks.
- Based on information received from the client, **Property Management fees** have been assumed at 3.5% of lease rentals, parking income, and other operating income.
- **Transaction costs** have been assumed at 1% of the terminal value and is expected to be incurred towards brokerage, transaction fees, etc which are also in line with market benchmarks.
- The cost escalation/inflation assumption of 5.0% per annum has been determined based on consumer inflation trends observed in the Indian economy. This rate reflects the average taken for historical inflation data for past 10 years from 2015 to 2025. Below is a table presenting the consumer inflation rate across various years:

Year	Inflation (%)
2015	4.91%
2016	4.95%
2017	3.33%
2018	3.94%
2019	3.73%
2020	6.62%
2021	5.13%
2022	6.70%
2023	5.65%
2024	5.22%
2025	Not available

Source: World Bank



Projected NOI Growth:

Considering the above-discussed assumptions on rental growth, market trends, supply-demand conditions, and macroeconomic factors, the projected Net Operating Income (NOI) growth for the assets has been arrived at as detailed below:

Particular	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Net Operating Income (INR Mn)	51.9	52.5	45.0	56.9	59.5	62.2	65.0	68.0	71.1	74.3
Growth		1%	-14%	27%	5%	5%	5%	5%	5%	5%

Existing lease for the subject unit is expected to expire on 30th April 2028 (as per the rent roll shared as of 31st March 2026), post which a rent free period of 2 months is assumed immediately after expiry of existing lease, hence there is a drop in NOI in Year 3 which then quickly rebounds to higher NOI in Year 4 wherein the entire year's lease is accrued.



Discount Rate & Capitalization rate assumptions

- Capitalization Rate: (Office Development)**

Capitalization rate (“Cap rate”) is a real estate industry metric referring to the ratio of the Net Operating Income (NOI) arising rental income to their gross asset value, indicating the expected income yield of the investor from concerned property. It reflects the expectation of the investor on stability of rental income driven by the asset quality, tenant profile, market demand-supply dynamics and macro-economic expectations on prevailing risk free/ low risk interest rates.

The capitalization rate adopted for valuing various assets has been based on factors such as:

- Relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through private equity and the subject valuation is being carried out for public listing with better liquidity / marketability of ownership interest, the cap rate for the Subject Property was suitably adjusted.

The selected comparable investments consist of investment-grade A properties with a similar tenant profile, commercial usage backed by institutional investors. These properties primarily include large office parks, aligning closely with the characteristics of the REIT properties. Considering these criteria, following comparable transactions have been analyzed to derive the capitalization rate:

Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (sq. ft.)	Deal Size (INR mn)	Capitalization Rate
Shareholders of Sustain Properties (part of K Raheja Corp Group)	Mindspace Business Parks REIT	Madhapur, Hyderabad	Hyderabad	Sustain Properties - Commerzone	Commercial	2025	18,22,433	20,380	~7.7%–8.2%
Keppel Limited	Prime Offices Fund (Nuvama & Cushman&Wakefield)	Porur, Chennai	Chennai	One Paramount	Commercial	2025	24,20,000	25,500	~7.6%–7.8%
Shareholders of Pramaan Properties Private Limited (part of K Raheja Corp Group)	Mindspace REIT	Kalyani Nagar	Pune	Raheja Woods	IT	2025	1,10,633	1,334	~8.0% – 8.5%
Shareholders of Pramaan Properties Private Limited (part of K Raheja Corp Group)	Mindspace REIT	Worli	Mumbai	Ascent-Worli	Commercial	2025	4,52,613	21,742	~7.5% – 7.8%
Shareholders of Sundew Real Estate Private Limited (part of K Raheja Corp Group)	Mindspace REIT	BKC Annexe	Mumbai	The Square 98	Commercial	2025	2,17,176	6,089	~7.6% – 7.8%



Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (sq. ft.)	Deal Size (INR mn)	Capitalization Rate
Xander Group Inc.	Embassy REIT	Varthur Hobli, Bangalore	Bangalore	Pinehurst	Commercial	2025	2,92,500	8,520	7.7% - 8.0%
Shapoorji Pallonji-Allianz	GIC	Gachibowli	Hyderabad	Waverock 2.1	Commercial	2024	22,84,918	21,500	~8%
MFAR Developers	Edelweiss Alternatives	Outer Ring Road	Bengaluru	Embassy Manyata Tech Park	Commercial	2024	11,00,000	15,000	~8%
Kalyani Developers	Tablespace Technologies	Whitefield	Bengaluru	Kalyani Camellia	Commercial	2024	5,00,000	5,000	~8%
Brookfield Asset Management	GIC & Brookfield REIT	Gurugram	NCR	Candor Techspace G1	Commercial	2023	37,98,366	47,250	~8%
Bhartiya Group	GIC	Hebbal	Bengaluru	Bhartiya City	Commercial	2023	30,00,000	28,000	~8%
Brookfield Asset Management	GIC & Brookfield REIT	Powai	Mumbai	9 Grade A Properties in Downtown Powai	Commercial	2023	27,00,000	65,000	~8%

- Source: Secondary Market Research
- Note: The above information is based on information published in public domain and discussions with various market players.



Based on these considerations, an exit capitalisation rate ranging between 8.0% and 8.5% has been adopted, with the lower end of the range applied to assets demonstrating superior performance and fundamentals within the portfolio. Thus we have considered the cap rate as 8.0% for the valuation of Subject Property

- **Discount Rate**

The discount rate is applied to the available cash flows reflecting the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

- **Cost of Debt**

The cost of debt represents the return a company provides to its debtholders and creditors as compensation for the risk associated with lending. In the context of real estate assets, the cost of debt is influenced by the stage of development of the underlying properties. Mature, income-generating assets are generally perceived as lower risk, resulting in comparatively lower borrowing costs. Accordingly, the cost of debt is benchmarked against interest rates observed in Real Estate Investment Trusts (REITs), as these entities typically hold stabilized, income-generating portfolios with similar risk characteristics. Given that a significant portion of REIT portfolios comprises completed assets, their borrowing costs are closely aligned with Lease Rent Discounting (LRD) rates.

This benchmarking approach ensures that the cost of debt reflects prevailing market conditions. The cost of debt for comparable REITs is summarized below:

Entity Name	Cost of Debt
Brookfield (Dec 2025)	8.05%
Embassy (Dec 2025)	7.45%
Mindspace (Dec 2025)	7.73%
Knowledge Realty Trust (Dec 2025)	7.75%

Source: Analyst presentation for respective REIT

Based on the above, the cost of debt for the March 2026 valuation has been considered at approximately 8.4%, reflecting a premium over the weighted average borrowing cost of listed Indian REITs. This premium accounts for the assumption that the subject company would raise debt at a rate higher than that available to established, listed REITs.



- **Cost of Equity**

We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

- We have considered risk-free rate of 6.96% based on average 10-year treasury bond yield.
- For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.

We have considered market risk premium of 5.59% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years

- **Debt-Equity Ratio (weightage of WACC)**

As mentioned earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt-to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

It may be noted basis management representation that the current debt equity structure of Mindspace Business Parks REIT (MREIT) is 25:75. However, the SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

Derivation of WACC

Based on above, the following WACC rate has been assumed for completed commercial assets which would form part of the Mindspace Business Park REIT:

	Cost	Weightage	
Cost of Debt	8.4%	45.0%	~11.75%
Cost of Equity	14.5%	55.0%	



2.2 Market Value

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the complete ownership interest in the Subject Property, as explained above, on 31 March 2026 is as follows

MARKET VALUE OF THE SUBJECT PROPERTY BASED ON			
The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the complete ownership interest in the Subject Property, as explained above, on 31 March 2026 is as follows			
MARKET VALUE OF THE SUBJECT PROPERTY			
Component	Market Value as on	In Figures (INR Mn)	In Words
Unit no. 701, 7th office Floor, Building 3, Commerzone Yerwada	31 March 2026	INR 638 Mn	Indian Rupees Six Hundred and Thirty-Eight Million Only
per sq. Ft. of leasable area	12,278		
This summary is strictly confidential to the addressee. It must not be copied, distributed or considered in isolation from the full report			

I, L. Anuradha, the Valuer for the Subject Property, hereby declare that:

- I am fully competent to undertake the valuation,
- I am independent and have prepared the report on a fair and unbiased basis, and
- I have valued the properties based on the valuation standards as specified by Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 and its amendments from time to time.

Prepared by

(L. Anuradha, MRICS)

IBBI/RV/02/2022/14979



E ANNEXURES



Annexure 1: Cash Flows

Particulars	Unit	1	2	3	4	5	6	7	8	9	10	11
		31-Mar-26	31-Mar-27	31-Mar-28	31-Mar-29	31-Mar-30	31-Mar-31	31-Mar-32	31-Mar-33	31-Mar-34	31-Mar-35	31-Mar-36
OPERATING INCOME												
Lease Rentals	INR Million	53.2	53.8	46.4	58.3	60.9	63.7	66.5	69.5	72.7	75.9	79.3
O&M income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Other operating income	INR Million	0.5	0.5	0.5	0.6	0.6	0.6	0.7	0.7	0.7	0.8	0.8
Total Income	INR Million	53.8	54.4	46.9	58.9	61.5	64.3	67.2	70.2	73.4	76.7	80.1
Total Income from occupancy	INR Million	53.8	54.4	46.9	58.9	61.5	64.3	67.2	70.2	73.4	76.7	80.1
OPERATING COSTS												
O&M cost	INR Million	-	-	-	-	-	-	-	-	-	-	-
Insurance Cost	INR Million	(0.3)	(0.3)	(0.3)	(0.3)	(0.3)	(0.3)	(0.3)	(0.4)	(0.4)	(0.4)	(0.4)
Property Taxes	INR Million	(1.5)	(1.6)	(1.6)	(1.7)	(1.7)	(1.8)	(1.8)	(1.9)	(2.0)	(2.0)	(2.1)
Total Operating Costs	INR Million	(1.8)	(1.9)	(1.9)	(2.0)	(2.1)	(2.1)	(2.2)	(2.2)	(2.3)	(2.4)	(2.5)
Net operating Income	INR Million	51.9	52.5	45.0	56.9	59.5	62.2	65.0	68.0	71.1	74.3	77.7
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	971.1	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(9.7)	-
Total Net income	INR Million	51.9	52.5	45.0	56.9	59.5	62.2	65.0	68.0	71.1	1,035.7	-
Property Mangement Fees	INR Million	(1.9)	(1.9)	(1.6)	(2.1)	(2.2)	(2.3)	(2.4)	(2.5)	(2.6)	(2.7)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(1.1)	(1.1)	(0.9)	(1.2)	(1.2)	(1.3)	(1.3)	(1.4)	(1.5)	(1.5)	-
Brokerage Expenses	INR Million	-	-	(4.7)	-	-	-	-	-	-	-	-
Net Cashflows	INR Million	-	49.0	49.5	37.7	53.7	56.1	58.7	61.3	64.1	67.1	1,031.5
Discount Rate	11.75%											
Warmshell Property Value												
NPV INR Million	638											
INR/ sq.ft. of leasable area	12,278											
Implied yield	8.1%											

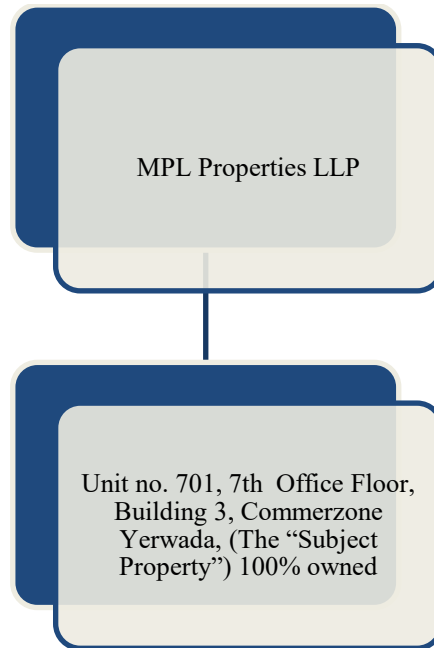
Note:

1. We have arrived at the valuation using quarterly cash flows and reproduced the above-mentioned annual cash flows for representation purposes.
2. As per client information, the CAM Income and expenses are considered to be pass through.



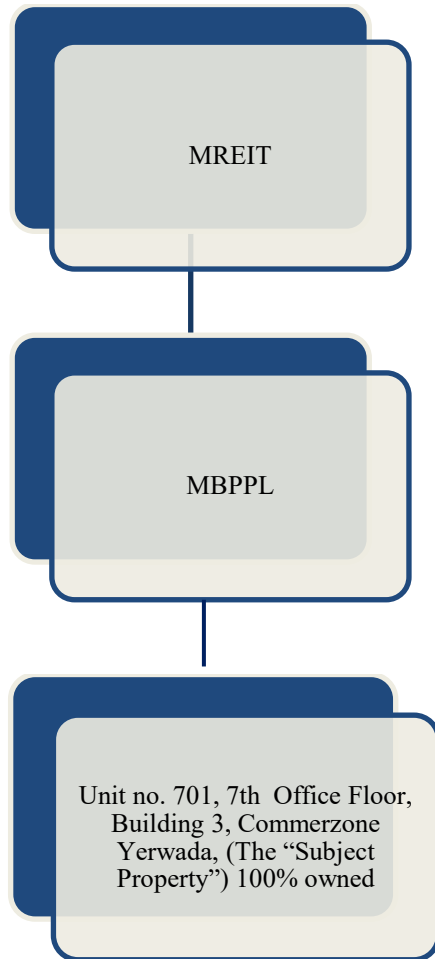
Annexure 2: Ownership Structure

Subject Property is a freehold property completely owned by MPL Properties LLP , which is intended to be owned 100% by the MindSpace Business Parks Private Limited.





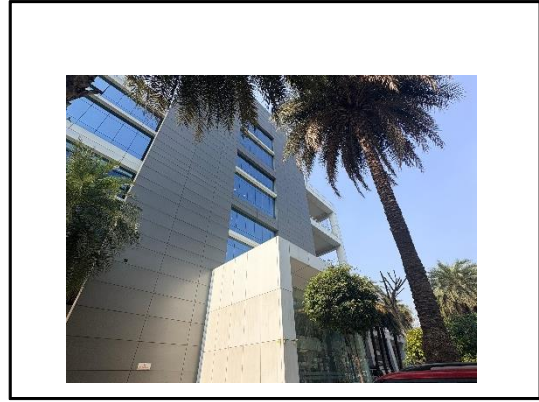
Post Acquisition Structure:



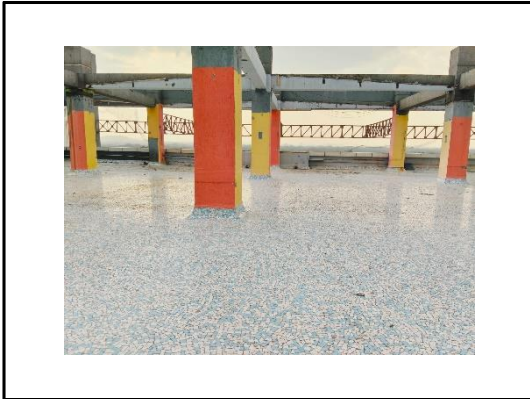
Annexure 4: Property Photographs



Access Road of Subject Property



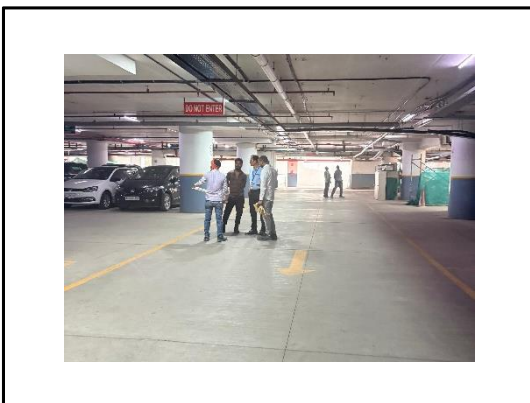
View of Subject Property



Internal View of Subject Property



Internal Access Road of Subject Property



Parking of Subject Property



Entrance of the Subject Property



Annexure 5: Statement of assets used for operations of the Unit no, 701, 7th office Floor, Building 3, Commerzone Yerwada

Complex	Name	Commerzone Yerwada - Pune
Building	No. / Name	B3
Floor	Nos	2P+7F
Warm Shell / Bare shell		Warm shell
Air Cooled Chiller	TR	7 x 180
Water Cooled Chiller	TR	NA
No of Elevators /Make	No/ Make	8-Thyssenkrupp
No of DG / Capacity	No. / KVA	4 x 1010
No of Transformers / Capacity	No./ KVA	2 X 2000
FF System		
Booster Pump	KW / Make	5.5 - Kirloskar Brothers
Jockey Pump	KW / Make	11 - Kirloskar Brothers
Fire Diesel Pump	KW / Make	68 - Kirloskar Brothers
Hydrant Pump	KW / Make	60 - Kirloskar Brothers
Sprinkle Pump	KW / Make	56 - Kirloskar Brothers
STP Rating	KLD	150

Note: The Statement of Asset represented above is for the operation of the entire Building 3. It is not part of the Subject Property.



Annexure 6: List of sanctions and approvals

Approvals Received (includes one-time approvals and periodic approvals)

1. Approved Masterplan
2. Commencement Certificate
3. Occupancy Certificate
4. Consent to Operate
5. Fire NOC
6. Environmental Clearance
7. Lift NOC
8. Height NOC
9. Form B

Approvals Pending/Overdue: None

Approval	Authority	Number	Date of Issue	Approval Frequency
Sanctioned Layout Plan	Pune Municipal Corporation, Building Control Department	CC/3853/16	31/03/2017	One-time
Commencement Certificate	Pune Municipal Corporation, Building Control Department	CC/2978/07	31/12/2007	One-time
Occupancy Certificate	Pune Municipal Corporation, Building Control Department	2979/07	31/12/2007	One-time
Consent to Operate	Maharashtra Pollution Control Board	MPCB-CONSENT-0000184650	03/03/2024	One-time
Fire NOC	Chief Fire Officer, Pune Municipal Corporation	FB/2284	07/11/2007	One-time
Environmental Clearance	Environment Department Government of Maharashtra		08/01/2007	One-time
Lift NOC	Industries, Energy and Labour Department, Government of Maharashtra	74023	24/01/2008	One-time
Height NOC	Ministry of Defence	17726/4/ATS	25/11/2013	One-time
Form B	M/S Safeindus Absolute Pvt. Ltd		20/01/2026	Periodic



Annexure 7: Ready Reckoner Rate

Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

HomeValuation GuidelinesUser Manual

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़िस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
25/403 - येरवडा गाव उर्वरित क्षेत्र	26670	66390	104320	139000	0	चौ. मीटर	सि.टी.एस. नंबर



Annexure 8: SEBI Disclosures

SEBI Requirements		
Sr. No.	Particulars	Page No.
1	Name and brief of the valuer	8
2	All material detail in relation to the basis of valuation	39, 40 - 52
3	Description and explanation of the valuation methodologies adopted including key assumptions used, justification of the assumptions, explanation of the rationale for choosing particular valuation method if one or more method is or could have been adopted	10 - 11, 42 - 51
4	Overall structure and condition of the relevant market including analysis of supply demand situation, market trend and investment activities	20 - 30
5	Address of the property, ownership and title details including whether the transaction is a related party transaction (Valuer may rely on the title disclosures provided by the manager for the purpose)	32
6	Location of the property (include latest pictures), formal site identification, physical features (e.g. size, configuration, frontage, topography) site services, town planning, etc.	33 - 39, 58
7	If the property is completed and revenue generating, the following shall be mentioned: 1. the existing use of the property 2. a brief description of the property including age of the building, the site area, net lettable floor area etc. 3. occupancy rate	33 - 39
8	If the property is under construction, the following shall be mentioned: 1. Stage of completion of the property 2. Statutory approvals received and pending as on date of valuation 3. Approved use of the property as per approved construction plans	NA
9	the options or rights of pre-emption and other encumbrances concerning or affecting the property	32
10	the nature of the interest the REIT holds/proposes to hold in the property whether freehold or leasehold, percentage of interest of the REIT in the property, remainder of the term in case of leasehold property	NA
11	Date of inspection and date of valuation	3
12	Qualifications and assumptions	44 - 46
13	Method used for valuation	11, 42
14	Valuation standards adopted for valuation of real estate assets	9
15	Extent of valuer's investigations and nature and source of data to be relied upon	40 - 52
16	Purchase price of the property by the REIT (for existing properties of the REIT)	NA
17	Valuation of the property in the previous 3 years; (for existing properties of the REIT)	NA
18	Detailed valuation of the property as calculated by the valuer	52
19	Latest ready reckoner rate (as published by the state government)	61
20	List of one-time sanctions/approvals which are obtained or pending	61
21	List of up to date/overdue periodic clearances	60
22	Statement of assets included	59
23	Estimates of already carried as well as proposed major repairs and improvements along with estimated time of completion	32
24	Revenue pendencies including local authority taxes associated with REIT asset and compounding charges, if any	32
25	On-going and closed material litigations including tax disputes in relation to the assets, if any	32
26	Vulnerability to natural or induced hazards that may not have been covered in town planning/ building control	35
27	Any matters which may affect the property or its value	52
28	A declaration by the valuer that: 1. the valuer is competent to undertake the valuation 2. the valuer is independent and has prepared the report on a fair and unbiased basis 3. the valuer has valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 20 of these Regulations	52

Additional SEBI Requirements		
Sr. No.	Particulars	Page No.
1	Disclosure of all the assumptions along with appropriate and adequate justifications used for the purpose of arriving at the valuation. The disclosures should be inclusive of the following –: 1. Detailed justifications for selecting a particular capitalization rate, including the assumptions regarding investor expectations, market conditions etc. 2. Projected NOI figures along with year-on-year percentage growth along with the justifications to clarify the drivers of revenue growth. 3. Debt-Equity Ratio along with the planned and actual debt-equity structure and management's rationale for the chosen specific ratio. 4. Clear explanation of discount rate or weighted average cost of capital (WACC) calculations, with supporting data and sources. 5. Operating Expenses – Breakdown of major expense categories. Further, inflation rates used for expense escalation, with justification for the chosen rates. 6. Other assumptions used for the purpose of valuation.	40 - 52
2	Disclosure of all the interest of REIT in the assets/ SPVs irrespective of its nature. As the fund raised by the REIT could be invested in the assets / SPVs in any form like debt, equity, convertible instruments etc	55 - 56
3	Disclosure of Independent Sources/Database (if used for the purpose of arriving at the amount of valuation)	43
4	Disclosure of the fact whether the transaction was a related party transaction or not for each project/ asset at the time of acquisition.	32
5	Disclosure of Change in Assumptions made vis-à-vis previous valuation and justification for the same as the same would enhance the comparability and understanding of the Valuation Reports for its readers.	NA



Annexure 9: Caveats and Limitations

1. The Valuation Report (hereafter referred to as the “Report”) covers specific markets and situations that are highlighted in the Report based on readily available secondary market information and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
 - a. The valuation method adopted is based on the Valuer’s expertise and knowledge taking into account the generally available market information and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to **K. Raheja Corp. Investment Managers Private Limited (Acting as Investment Manager to Mindspace Business Parks REIT) and Mindspace Business Parks Private Limited ("MBPPL")**(or “the Client”) or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
 - b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
 - c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
 - d. The Valuer has relied on his own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro- level understandings on the market with the assumptions estimated for the analysis herein.
 - e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
 - f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
 - g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.

All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations, and this is on a bona-fide basis, believed to be reliable.

4. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be



against the assets. Therefore, no responsibility is assumed for matters of a legal nature.

5. The Valuer's total aggregate liability to the Client including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum agreed in the LOE. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
6. The Client including its agents, affiliates and employees, must not use, reproduce or divulge to any third party any information it receives from the Valuer for any purpose.
7. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be resolved by Arbitration at Mumbai.