Deloitte Haskins & Sells LLP

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INDEPENDENT AUDITOR'S REPORT ON REVIEW OF UNAUDITED STANDALONE FINANCIAL RESULTS

To
The Board of Directors,
K Raheja Corp Investment Managers Private Limited (The "Manager")
(Acting in capacity as the Investment Manager of Mindspace Business Parks REIT)

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **MINDSPACE BUSINESS PARKS REIT** ("the REIT") for the quarter ended 30 June 2026 ("the Statement"), being submitted by the Manager pursuant to the requirement of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended, including any guidelines, circulars, and master circulars issued thereunder (together referred to as the "REIT Regulations"), and pursuant to requirement of Regulations 52 and 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

2. This Statement, which is the responsibility of the Manager and approved by the Investment Manager's Board of Directors, has been prepared in accordance with the REIT Regulations, Listing Regulations, recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India ("ICAI"). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of the Manager's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing issued by the ICAI and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, has not been prepared in accordance with the REIT Regulations prevailing over certain Ind AS requirements, as explained in the Emphasis of Matter paragraph below, and the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, and has not disclosed the information required to be disclosed in terms of the REIT Regulations, Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

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5. We draw attention to Note 11 of the accompanying Statement, which describes the presentation and classification of "Unit Capital" as "Equity" rather than as a financial liability or compound instrument under the applicable requirements of Ind AS 32 – "Financial Instruments: Presentation" in order to comply with the relevant REIT Regulations. Our conclusion is not modified in respect of this matter.

For **DELOITTE HASKINS & SELLS LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Kedar Raje
Partner
Membership No. 102637
UDIN: 26102637CXSRON4938

Mumbai, 05 August 2026

Mindspace Business Parks REIT
RN:IN/REIT/19-20/0003
Statement of Standalone Financial Results for the Quarter ended 30 June 2026
(All amounts in Rs. million unless otherwise stated)

Particulars	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited*)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Other income				
Interest income	1,621.94	1,691.79	1,098.98	5,570.75
Dividend income	2,260.00	2,034.00	1,794.70	7,262.79
Miscellaneous income	57.69	3.44	6.95	53.35
Total income	**3,939.63**	**3,729.23**	**2,900.63**	**12,886.89**
Expenses				
Other expenses	80.91	85.26	66.80	300.68
Total expenses	**80.91**	**85.26**	**66.80**	**300.68**
Earnings before finance costs and tax	**3,858.72**	**3,643.90**	**2,833.84**	**12,586.20**
Depreciation and amortisation expenses	-	-	-	-
Earnings before finance costs and tax	**3,858.72**	**3,643.97**	**2,833.83**	**12,586.21**
Finance costs	1,742.90	1,625.77	1,002.70	5,293.02
Profit before tax	**2,115.82**	**2,018.20**	**1,831.13**	**7,293.19**
Less: Tax expense				
Current tax	29.76	7.70	9.24	47.60
Deferred tax	(0.03)	0.03	(0.44)	(0.41)
Total Tax Expenses	**29.73**	**7.73**	**8.80**	**47.19**
Profit for the period/year	**2,086.09**	**2,010.47**	**1,822.33**	**7,246.00**
Other comprehensive income	-	-	-	-
Items that will not be reclassified subsequently to profit or loss	-	-	-	-
Remeasurements of defined benefit liability, net of tax	-	-	-	-
Total comprehensive income for the period/year	**2,086.09**	**2,010.47**	**1,822.33**	**7,246.00**
Earnings per unit (not annualised) (refer note 2)				
Basic	3.18	3.12	2.99	11.73
Diluted	3.18	3.12	2.99	11.73

* refer note 9

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MINDSPACE BUSINESS PARKS REIT

Mindspace Business Parks REIT
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Statement of Standalone Financial Results (Continued)
(All amounts in Rs. million unless otherwise stated)
Statement of Net Distributable Cash Flows (NDCF) of the Trust
NDCF pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99, dated 11 July 2025.

Particulars	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited)	For the quarter ended 30 June 2025 (Unudited)	For the year ended 31 March 2026 (Audited)
Cashflows from operating activities of the Trust	(124.80)	(93.62)	(97.78)	(366.32)
Add: Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework [3] & [4]	6,408.12	5,989.71	4,662.84	20,772.78
Add: Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	69.59	49.79	15.55	122.78
Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	
Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Hold cos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	
Less: Finance cost on Borrowings as per Profit and Loss Account. However, amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid[2]	(1,730.14)	(1,610.85)	(995.61)	(5,241.46)
Less: Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-	
Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the Trust operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	(98.50)	-	-	
Less: any capital expenditure on existing assets owned / leased by the REIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-	-	
NDCF at Trust Level	**4,524.27**	**4,335.03**	**3,585.00**	**15,287.78**
Surplus cash	-	-	-	**75.00**
NDCF including surplus cash	**4,524.27**	**4,335.03**	**3,585.00**	**15,362.78**

Notes:

1 The Board of Directors of the Manager to the Trust, in their meeting held on 05 August 2026, has declared distribution to unitholders of Rs. 6.67 per unit which aggregates to Rs. 4,415.50 million for the quarter ended 30 June 2026. The distributions of Rs. 6.67 per unit comprises Rs. 3.34 per unit in the form of dividend and the balance Rs. 3.33 per unit in the form of repayment of capital by SPVs/HoldCo to REIT.

2 Finance cost on Borrowings includes processing fees paid of Rs. 8.03 million for the quarter ended 30 June 2026, Rs. 7.98 million for the quarter ended 31 March 2026, Rs. 9.94 million for the quarter ended 30 June 2025 and Rs. 27.23 million for the year ended 31 March 2026.

3 a). Rs. 4,740.36 million has been received post 30 June 2026, but before finalisation and adoption of financial statements by the board of directors and forms part of the NDCF for the quarter ended 30 June 2026.
b). Rs. 4,414.00 million has been received post 31 March 2026, but before finalisation and adoption of financial statements by the board of directors and forms part of the NDCF for the quarter ended 31 March 2026.
c). Rs. 3,574.98 million has been received post 30 June 2025, but before finalisation and adoption of financial statements by the board of directors and forms part of the NDCF for the quarter ended 30 June 2025.

4 Distribution specified in Note no. 1 above includes distribution of surplus cash received from SPVs/HoldCo of Rs. Nil for the quarter ended 30 June 2026, Rs. Nil for the quarter ended 31 March 2026, Rs. 169.10 million for the quarter ended 30 June 2025 and Rs. 236.38 million for the year ended 31 March 2026.

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Statement of Standalone Financial Results (Continued)
Notes to Standalone Financial Results
(All amounts in Rs. million unless otherwise stated)

1 **Management Fees**
REIT Management Fees

Pursuant to the Investment Management Agreement dated 21 November 2019, K Raheja Corp Investment Managers Private Limited ("Manager") is entitled to fees @ 0.5% of REIT Net Distributable Cash Flows which shall be payable either in cash or in units or a combination of both, at the discretion of the manager. The fees has been determined for undertaking management of the REIT and its investments.

The REIT Management fees (including GST) accrued Rs. 26.69 million for the quarter ended 30 June 2026, Rs. 25.57 million for the quarter ended 31 March 2026, Rs. 21.15 million for the quarter ended 30 June 2025 and Rs. 90.19 million for the year ended 31 March 2026. There are no changes during the period/year in the methodology for computation of fees paid to the Manager.

2 **Earnings Per Unit (EPU)**
Basic EPU amounts are calculated by dividing the profit for the period attributable to unit holders of Mindspace REIT by the weighted average number of units outstanding during the period/year.

Diluted EPU amounts are calculated by dividing the profit for the period attributable to unit holders of Mindspace REIT by the weighted average number of units outstanding during the period/year.

The following reflects the profit and unit data used in the basic EPU computation

Particulars	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited*)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Profit after tax (Rs.in million)	2,086.09	2,010.47	1,822.33	7,246.00
Weighted average number of Units (Nos)	65,65,93,282	64,48,62,146	60,91,83,634	61,79,81,075
Basic (Rupees/unit) (not annualised)	3.18	3.12	2.99	11.73
Diluted (Rupees/unit)* (not annualised)	3.18	3.12	2.99	11.73

*Mindspace REIT does not have any outstanding dilutive units

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Statement of Standalone Financial Results (Continued)
Notes to Standalone Financial Results
(All amounts in Rs. million unless otherwise stated)

3 Summary of Security for listed debts and its face value (excluding Ind AS impact)

Name of Debt (NCDs/GBs)	Security	As at 30 June 2026	As at 31 March 2026
Secured, listed, senior, taxable, non-cumulative, rated, redeemable non-convertible debentures (NCD Series 4)	a) First ranking sole and exclusive security interest by way of an equitable mortgage on carpet area of approximately 779,466 sq. ft in building 12 D (identified units in building) along with the common areas, usage and access rights appurtenant to the units mortgaged in Building 12D as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 17,414.77 square metres (equivalent to 4.30 acres), forming part of a portion of land admeasuring 14.02 hectares equivalent to 34.64 acres or thereabout declared as 'Special Economic Zone' land from and out of the larger piece of land bearing Survey no. 64(part), lying, being and situated at Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad. b) A charge on escrow/collection account(s) (as may be applicable), in which receivables of the Mortgaged Properties is received, along with these receivables has been created, as further detailed in transaction documents. c) Corporate guarantee executed by Sundew Properties Limited.	5,000.00	5,000.00
Secured, listed, rated, secured, non-cumulative, taxable, transferable, redeemable non-convertible debentures ("Mindspace REIT Green Bond 1")	a) First and exclusive charge registered by way of equitable mortgage (including receivables arising therefrom) on the aggregate leasable area of approximately 1.067 million square feet or thereabouts in buildings no. 5B and 9 of Madhapur Hyderabad (approx. 245,977 sq. ft. in building no. 5B and approx. 821,717 building no. 9 together with the proportionate undivided right, title and interest in (i) the notionally demarcated land admeasuring approximately 7,169.90 square metres (equivalent to 1.7717 acres) on which Building 5B is situated, and (ii) the notionally demarcated land admeasuring approximately 16,871.82 square metres (equivalent to 4.17 acres) on which Building 9 is situated. b) A charge on escrow/collection account(s) (as may be applicable), in which receivables of the Mortgaged Properties is received, along with these receivables has been created, as further detailed in transaction documents. c) Corporate guarantee executed by Intime Properties Limited.	-	5,500.00
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 6)	a) first ranking sole and exclusive security interest, by way of a registered simple mortgage on identified units in buildings 6, 7 and 8 of Commerzone Yerwada adding to a cumulative carpet area of approximately 0.7msf across these 3 buildings at Commerzone Yerwada, Pune along with the common areas, usage and access rights appurtenant to the units mortgaged in Buildings 6, 7 and 8 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 26,162 square metres , forming part of a portion of land larger land admeasuring 1,03,919 square metres (after deducting 21 square metres for road from total extent of 1,03,940 square metres) at Village Yerwada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation. b) A charge on escrow/collection account(s) (as may be applicable), in which receivables of the Mortgaged Properties shall be received, along with these receivables has been created, as further detailed in transaction documents. c) Corporate guarantee executed by Mindspace Business Parks Private Limited.	-	5,000.00
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 7)	a) first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 2A, 2B and 10 of Mindspace Madhapur adding to a cumulative carpet area of approximately 0.73 msf across these 3 buildings in buildings 2A, 2B and 10 as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 36,258 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad. b) A charge on escrow/collection account(s) (as may be applicable), in which receivables of the Mortgaged Properties is received, along with these receivables has been created, as further detailed in transaction documents. c) Corporate guarantee executed by K. Raheja IT Park (Hyderabad) Limited.	5,000.00	5,000.00
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 8)	a) first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 1, 4, 5 and Amenity building of Commerzone Yerwada adding to a cumulative leasable area of approximately 0.55 msf and carpet area of c.0.43 msf across these 4 buildings in buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 27,826 square metres, being and situated at Village Yerawada, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, and bounded as follows: b) A charge on escrow/collection account(s) (as may be applicable), in which receivables of the Mortgaged Properties is received, along with these receivables has been created, as further detailed in transaction documents. c) Corporate guarantee executed by Mindspace Business Parks Private Limited.	3,400.00	3,400.00
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 9)	a) first ranking sole and exclusive security interest, by way of a simple mortgage on 30,700 square metres of land (referred to as Plot B Land and Plot C Land) together with the commercial and IT building as further described in the trust deed, situated at 7, Ahmednagar Road, Village Vadgaon Sheri, Taluka Haveli, District Pune. b) A charge on escrow/collection account(s) (as may be applicable), in which receivables of the Mortgaged Properties is received, along with these receivables has been created, as further detailed in transaction documents. c) Corporate guarantee executed by Mindspace Business Parks Private Limited.	5,000.00	5,000.00

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MINDSPACE BUSINESS PARKS REIT

Mindspace Business Parks REIT
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Statement of Standalone Financial Results (Continued)
Notes to Standalone Financial Results
(All amounts in Rs. million unless otherwise stated)

3 Summary of Security for listed debts and its face value (excluding Ind AS impact)

Name of Debt (NCDs/GBs)	Security	As at 30 June 2026	As at 31 March 2026
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 10)	a) first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 12B and 12C of Mindspace Madhapur adding to a cumulative carpet area of approximately 0.86 msf carpet area (or leasable area – 1.13 msf) across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 29,157.16 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad. b) A charge on escrow/collection account(s) (as may be applicable), in which receivables of the Mortgaged Properties is received, along with these receivables has been created, as further detailed in transaction documents. c) Corporate guarantee executed by Sundew Properties Limited.	6,500.00	6,500.00
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 11)	a) first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings 6 and 9 of Mindspace Madhapur adding to a cumulative carpet area of approximately 503,032 sf carpet area (or leasable area – c.0.67 msf) across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 16,871.82 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad. b) A charge on escrow/collection account(s) (as may be applicable), in which receivables of the Mortgaged Properties is received, along with these receivables has been created, as further detailed in transaction documents. c) Corporate guarantee executed by Intime Properties Limited.	5,000.00	5,000.00
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 12)	a) first ranking sole and exclusive security interest, by way of an equitable mortgage on identified units in buildings no 3 (R1) of KRC Infrastructure & Projects Private Limited housing asset – Commerzone Kharadi and in building 3, 4, 6 & 7 of – Mindspace Business Parks Private Limited – housing Commerzone Yerwada adding to a cumulative carpet area of approximately 585,413 sf carpet area (or leasable area – c.0.773 msf) across these 5 buildings as mentioned in the trust deed. b) A charge on escrow/collection account(s) (as may be applicable), in which receivables of the Mortgaged Properties is received, along with these receivables has been created, as further detailed in transaction documents. c) Corporate guarantee executed by KRC Infrastructure & Projects Private limited and by Mindspace Business Parks Private Limited.	6,000.00	6,000.00
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 13)	a) First-ranking exclusive mortgage over the rights, title, interest and benefits of the Asset SPV, Sustain Properties Private Limited, in the Commerzone Raidurg K-Tower housing asset, covering ~627,112 sq. ft. of carpet area (c.0.836 msf leasable area), by way of an equitable mortgage in favour of the Debenture Trustee. b) First-ranking exclusive hypothecation over all rights, title, interest and benefits of the Asset SPV in respect of the Hypothecated Properties in favour of the Debenture Trustee. Notwithstanding the above, the Asset SPV shall remain the sole legal and beneficial owner of the Secured Assets, free from encumbrances, and shall not, except for Permitted Disposals, transfer or dispose of any assets without prior approval of the Debenture Trustee. c) Corporate guarantee executed by Sustain Properties Private Limited	5,500.00	5,500.00
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 14)	a) A sole and exclusive first ranking mortgage and charge over all the rights, title, benefit and interest of the Asset SPV – Gigaplex Estate Private Limited housing asset Mindspace Airoli West and in building 2 & 10 adding to a cumulative carpet area of approximately 727,531 sf carpet area (or leasable area – c.0.955 msf) across these 2 buildings as mentioned in the trust deed in respect of the Mortgaged Immoveable Properties; b) A first ranking pari passu mortgage and charge over the Mortgaged Land; and a sole and exclusive first ranking mortgage and charge over all the rights, title, interest and benefit of the Asset SPV – Gigaplex Estate Private Limited in respect of the Mortgaged Moveable Properties by way of a registered simple mortgage in favour of the Debenture Trustee for the benefit of the Debenture Holders. c) A charge on escrow/collection account(s) (as may be applicable), in which receivables of the Mortgaged Properties is received, along with these receivables has been created, as further detailed in transaction documents. d) Corporate guarantee executed by Gigaplex Estate Private Limited.	6,000.00	6,000.00
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 15)	a) first ranking sole and exclusive security interest, by way of an equitable mortgage created by Sundew Properties Limited, on identified units in buildings 20 and 22 of Mindspace Madhapur (together with proportionate undivided interest of the units in the respective sub plots) adding to a cumulative carpet area of approximately 7,17,367 sf carpet area (or leasable area – c.0.95 msf) across these 2 buildings as mentioned in the trust deed, situated on a notionally demarcated land admeasuring approximately 24,961.58 square metres, being and situated at Mindspace Madhapur, Madhapur Village, Serilingampally Mandal, Ranga Reddy District, Hyderabad ("Mortgaged Immovable Properties"). b) A charge on collection account(s), in which receivables of the Mortgaged Properties is received, along with these receivables has been created, as further detailed in transaction documents. c) Corporate guarantee executed by Sundew Properties Limited.	7,000.00	7,000.00

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Notes to Standalone Financial Results
(All amounts in Rs. million unless otherwise stated)

3 Summary of Security for listed debts and its face value (excluding Ind AS impact)

Name of Debt (NCDs/GBs)	Security	As at 30 June 2026	As at 31 March 2026
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 16)	a) sole and exclusive first ranking mortgage and charge by way or registered simple mortgage, on identified units in buildings 3, 4, 5, 6 and entire building 8 of Mindspace Airoli (W), adding to a cumulative carpet area of approximately 14,04,473 sf carpet area (or leasable area – c.1.95 msf) across these 5 buildings as mentioned in the trust deed, situated on land admeasuring approximately 2,02,300 square metres, being and situated at Airoli Knowledge Park of Trans Thane Creek Industrial Area, Navi Mumbai Municipal Corporation, Taluka – Thane, District – Thane ("Land"), b) A first ranking pari passu mortgage and charge over the Mortgaged Land; and a sole and exclusive first ranking mortgage and charge over all the rights, title, interest and benefit of the Asset SPV – Gigaplex Estate Private Limited in respect of the Mortgaged Moveable Properties by way of a registered simple mortgage in favour of the Debenture Trustee for the benefit of the Debenture Holders. c) A charge on escrow/collection account(s) (as may be applicable), in which receivables of the Mortgaged Properties is received, along with these receivables has been created, as further detailed in transaction documents. d) Corporate guarantee executed by Gigaplex Estate Private Limited.	12,000.00	12,000.00
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 17)	a) First exclusive mortgage and charge over the rights, title, benefit and interest of the Asset SPV, Horizonview Properties Private Limited, in the Commerzone Porur- Tower A & B covering ~5,47,869 sq. ft. of carpet area (c.0.759 msf leasable area) in respect of the Mortgaged Immoveable Properties in favour of the Debenture Trustee. b) First exclusive mortgage and charge over all the rights, title, interest and benefit of the Asset SPV in respect of the Mortgaged Moveable Properties c) Corporate Guarantee executed by Horizonview Properties Private Limited	5,600.00	5,600.00
Secured, listed, rated, non-cumulative, taxable, transferable, redeemable non-convertible debentures (NCD Series 19)	a. first ranking sole and exclusive charge by way of an equitable mortgage of Sustain Properties Private Limited in the Commerzone Raidurg K- Tower, covering 7,43,247 sq ft of carpet area (c.0.988 msf in favour of the Debenture Trustee (for the benefit of the Debenture Holders) over the Mortgaged Immoveable Properties; b. a first ranking sole and exclusive charge by way of a hypothecation over the Hypothecated Properties in favour of the Debenture Trustee (for the benefit of the Debenture Holders) c. DSRA in the name of Mindspace REIT in form of fixed deposit with a scheduled commercial bank or by offering bank guarantee by a "AAA" rated bank, equivalent to interest servicing requirement for ensuing 3 (three) months at all times during the tenor of the Issue. d. Corporate Guarantee executed by Sustain Properties Private Limited	5,000.00	Not Applicable

The NCDs are listed on the Bombay Stock Exchange.

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Statement of Standalone Financial Results (Continued)
Notes to Standalone Financial Results
(all amounts in Rs. millions unless otherwise stated)

4 Related party disclosures

A Parties to Mindspace REIT as at 30 June 2026

Sl. No.	Particulars	Name of Entities	Promoters/Partners*	Directors
1	Trustee	Axis Trustee Services Limited	Axis Bank Limited	Mr. Prashant Joshi w.e.f. 16 January 2024 till 15 April 2026 Mr. Parmod Nagpal Mr. Arun Mehta w.e.f. 03 May 2024 till 11 May 2026 Mr. Rahul Choudhary Mr. Bipin Kumar Saraf w.e.f. 11 April 2025 Mr. Vipul Mehrotra w.e.f. 24 June 2026 Mr. Sudipto Nag w.e.f. 16 April 2026
2	Manager	K Raheja Corp Investment Managers Private Limited	Mr. Ravi C. Raheja Mr. Neel C. Raheja	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Deepak Ghaisas Mr. Bobby Parikh Ms. Manisha Girotra Mr. Manish Kejriwal Mr. Akshaykumar Chudasama Mr. Sandeep Mathrani w.e.f. 04 August 2025 Mr. Vinod Rohira Mr. Ramesh Nair w.e.f. 30 April 2025
3	Sponsors	Anbee Constructions LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja Ms. Sumati Raheja	-
4		Cape Trading LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
5	Sponsors Group	Mr. Chandru L. Raheja	-	-
6		Mr. Ravi C. Raheja	-	-
7		Mr. Neel C. Raheja	-	-
8		Mrs. Jyoti C. Raheja	-	-
9		Ms. Sumati Raheja	-	-
10		Mrs. Jaya N. Raheja	-	-
11		Capstan Trading LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
12		Casa Maria Properties LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
13		Raghukool Estate Developement LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-
14		Palm Shelter Estate Development LLP	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Chandru L. Raheja Mrs. Jyoti C. Raheja	-

DELOITTE HASKINS & SELLS LLP MUMBAI

MINDSPACE BUSINESS PARKS REIT

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4 Related party disclosures
A Parties to Mindspace REIT as at 30 June 2026

Sl. No.	Particulars	Name of Entities	Promoters/Partners*	Directors
15	Sponsors Group	K. Raheja Corp Pvt. Ltd.	Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja Mrs. Jyoti C. Raheja Jointly with Mr. Chandru L. Raheja Mr. Ravi C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja Mr. Neel C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja Anbee Constructions LLP Cape Trading LLP Capstan Trading LLP Casa Maria Properties LLP Raghukool Estate Developement LLP Palm Shelter Estate Development LLP Mr. Neel C. Raheja	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Ramesh Valecha Mr. Sunil Hingorani Mr. Anand Chandan Mr. Manoj Jasrapuria
16		Ivory Property Trust	Chandru L. Raheja Jyoti C. Raheja Ivory Properties & Hotels Pvt Ltd Ravi C. Raheja Neel C. Raheja (all are trustees)	
17		Genext Hardware & Parks Private Ltd.	Mr. Ravi C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja Mr. Neel C. Raheja Jointly with Mr. Chandru L. Raheja Jointly with Mrs. Jyoti C. Raheja Chandru L. Raheja Jointly with Jyoti C. Raheja, on behalf of the beneficiaries of Ivory Property Trust till 24 April 2025 (Equity Shares held by Trust have been distributed to Mr. Ravi C. Raheja and Mr. Neel C. Raheja equally) Mr. Ravi C. Raheja w.e.f. 24 April 2025 Mr. Neel C. Raheja w.e.f. 24 April 2025	Mr. Ravi C. Raheja Mr. Neel C. Raheja Mr. Ramesh Valecha Mr. Anand Chandan Mr. Manoj Jasrapuria
18	Names of HoldCo and SPVs	1. Avacado Properties and Trading (India) Private Limited 2. Gigaplex Estate Private Limited 3. Horizonview Properties Private Limited 4. KRC Infrastructure & Projects Private Limited 5. Intime Properties Limited 6. Sundew Properties Limited 7. K. Raheja IT Park (Hyderabad) Limited 8. Mindspace Business Parks Private Limited. 9. Sustain Properties Private Limited 10. Mack Soft Tech Private Limited w.e.f. 23 July 2025 11. Pramaan Properties Private Limited w.e.f. 09 January 2026 12. Sundew Real Estate Private Limited w.e.f. 09 January 2026 13. Energispace Power Private Limited w.e.f. 04 February 2026 14. Content Properties Private Limited w.e.f. 07 May 2026 15. Sycamore Properties Private Limited w.e.f. 07 May 2026 16. Radial IT Park Private Limited (refer note 8A)		
19	Board of Directors and Key Managerial Personnel of the Manager (K Raheja Corp Investment Managers Private Limited)	**Board of Directors:** Mr. Deepak Ghaisas (Independent Director) Ms. Manisha Girotra (Independent Director) Mr. Bobby Parikh (Independent Director) Mr. Manish Kejriwal (Independent Director) Mr. Ravi C. Raheja (Non Executive Non Independent Director) Mr. Neel C. Raheja (Non Executive Non Independent Director) Mr. Vinod Rohira (Non Executive Non Independent Director) Mr. Akshaykumar Chudasama (Independent Director) w.e.f. 06 March 2025 Mr Ramesh Nair, Chief Executive Officer, also appointed as Managing Director effective 30 April 2025 Mr. Sandeep Mathrani (Independent Director) w.e.f. 04 August 2025 **Key Managerial Personnel:** Ms. Preeti Chheda (Chief Financial Officer) Mr. Bharat Sanghavi (Company Secretary and Compliance Officer) w.e.f. 01 December 2023 till 11 March 2026 Mr. Mridul Gupta (Company Secretary and Compliance officer) w.e.f. 12 March 2026		
20	Entities controlled/jointly controlled by members of the Board of Directors/Key Managerial Personnel of the Manager	M/s Bobby Parikh Associates Shardul Amarchand Mangaldas & Co.		
21	Other Related Parties**	Chalet Hotels Limited Ayushi and Poonam Estates LLP Juhu Beach Resorts Ltd K Raheja Corp Real Estate Private Limited Ivory Properties & Hotels Private Limited K Raheja Private Limited Mahananda Spa and Resorts		

* only when acting collectively
** Includes parties reported based on their classification as Related party under Companies Act 2013 as a voluntary disclosure and where Mindspace REIT has entered into a transaction during the reporting period.

DELOITTE HASKINS & SELLS LLP ★ MUMBAI

MINDSPACE BUSINESS PARKS REIT ★

Mindspace Business Parks REIT
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4 Related party disclosures

B Transaction with related parties during the Period/Year

The nature and volume of transactions of the company with the above related parties were as follows:

Particulars	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited*)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Unsecured loans given to				
Avacado Properties & Trading (India) Private Limited	1,210.00	4,205.00	760.00	6,067.00
Gigaplex Estate Private Limited	11,163.49	4,535.00	5,821.00	18,956.00
Horizonview Properties Private Limited	8,784.00	1,946.54	1,405.00	15,315.43
Sundew Properties Limited	2,951.00	1,730.00	860.00	8,938.00
KRC Infrastructure & Projects Private Limited	9,288.50	2,595.00	1,441.00	9,073.00
Mindspace Business Park Private Limited	7,420.00	3,310.00	3,130.00	22,623.08
K. Raheja IT Park (Hyderabad) Limited	3,910.06	1,690.00	3,005.00	16,851.69
Intime properties Limited	1,659.00	650.00	479.00	2,437.00
Sustain Properties Private Limited	3,890.00	3,660.00	8,973.99	30,091.25
Mack Soft Tech Private Limited	-	-	-	70.00
Pramaan Properties Private Limited	937.00	2,205.00	-	2,205.00
Content Properties Private Limited	1,760.00	-	-	-
Sycamore Properties Private Limited	9,410.00	-	-	-
Sundew Real Estate Private Limited	85.00	-	-	-
Unsecured loans repaid by				
Avacado Properties & Trading (India) Private Limited	1,240.00	889.00	610.00	2,574.00
Gigaplex Estate Private Limited	10,854.06	6,224.67	7,446.00	19,431.67
Horizonview Properties Private Limited	8,671.90	2,434.00	1,838.00	10,597.00
Sundew Properties Limited	3,192.00	1,805.00	1,488.20	7,309.20
KRC Infrastructure & Projects Private Limited	13,825.50	3,232.00	1,959.00	8,356.00
Mindspace Business Park Private Limited	9,831.00	6,376.00	3,563.61	20,564.69
K. Raheja IT Park (Hyderabad) Limited	2,742.00	1,038.00	2,451.00	9,970.19
Intime Properties Limited	1,965.00	876.00	429.00	2,300.00
Sustain Properties Private Limited	4,206.00	3,697.76	100.00	16,307.25
Mack Soft Tech Private Limited	-	70.00	-	70.00
Pramaan Properties Private Limited	674.00	1,510.00	-	1,510.00
Content Properties Private Limited	20.00	-	-	-
Sundew Real Estate Private Limited	70.00	-	-	-
Investment in Equity shares of SPVs				
Pramaan Properties Private Limited	-	14,340.30	-	14,340.30
Sundew Real Estate Private Limited	-	3,865.24	-	3,865.24
Energispace Power Private Limited	-	7.40	-	7.40
Content Properties Private Limited	3,105.65	-	-	-
Sycamore Properties Private Limited	3,519.00	-	-	-
Radial IT Park Private Limited	4,107.23	-	-	-
Investment in Compulsorily Convertible Debentures (CCDs) of SPVs				
Radial IT Park Private Limited	5,252.67	-	-	-
Trustee fee expenses				
Axis Trustee Services Limited	1.18	1.16	1.18	4.72

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Mindspace Business Parks REIT
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4 Related party disclosures

B Transaction with related parties during the Period/Year

The nature and volume of transactions of the company with the above related parties were as follows:

Particulars	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited*)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Bank Charges				
Axis Bank Limited	0.02	0.02	0.02	0.06
Reimbursement of Expenses/(Income)				
Ramesh Nair	0.05	-	0.17	0.27
Preeti Chheda	-	0.04	0.35	0.72
K Raheja Corp Investment Managers Private Limited	-	(0.15)	-	1.88
Horizonview Properties Private Limited	-	-	-	(2.62)
Mindspace Business Park Private Limited	(0.28)	(0.10)	-	(0.15)
Energispace Power Private Limited	-	(0.23)	-	(0.23)
K Raheja Corp Real Estate Private Limited	-	-	-	(1.06)
Radial IT Park Private Limited	(0.12)	-	-	-
Debenture Issue Expenses				
Axis Bank Limited	-	-	9.93	9.93
Shardul Amarchand Mangaldas & Co	-	0.47	0.71	2.27
Legal and Professional Fees				
Shardul Amarchand Mangaldas & Co	-	0.86	3.37	7.75
M/s Bobby Parikh Associates	2.08	0.16	0.16	0.40
Legal & Professional Charges for Acquisition				
Shardul Amarchand Mangaldas & Co	7.50	2.09	-	13.41
Transaction cost for Acquisition				
Axis Bank Limited	1.18	-	-	-
Royalty Charges				
K Raheja Pvt. Ltd.	-	0.50	-	0.50
Anbee Constructions LLP	-	0.50	-	0.50
Ivory Properties & Hotels Private Limited	-	0.50	-	0.50
K Raheja Corp Pvt. Ltd.	-	0.50	-	0.50
Cape Trading LLP	-	0.50	-	0.50
Dividend Income				
Avacado Properties & Trading (India) Private Limited	150.00	154.00	200.00	587.00
Sundew Properties Limited	534.00	676.40	469.92	2,283.74
Mindspace Business Park Private Limited	600.00	650.00	500.00	1,800.00
K. Raheja IT Park (Hyderabad) Limited	178.00	-	320.40	477.04
Intime properties Limited	178.00	213.60	304.38	1,165.01
KRC Infrastructure & Projects Private Limited	180.00	190.00	-	420.00
Gigaplex Estate Private Limited	400.00	150.00	-	530.00
Sundew Real Estate Private Limited	40.00	-	-	-

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4 **Related party disclosures**

B **Transaction with related parties during the Period/Year**

The nature and volume of transactions of the company with the above related parties were as follows:

Particulars	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited*)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Interest Income				
Avacado Properties & Trading (India) Private Limited	72.82	72.16	8.20	98.13
Gigaplex Estate Private Limited	230.07	248.86	218.93	910.87
Horizonview Properties Private Limited	225.26	224.07	134.64	802.76
Sundew Properties Limited	125.29	127.58	99.00	420.17
KRC Infrastructure & Projects Private Limited	278.60	290.09	279.87	1,139.21
Mindspace Business Park Private Limited	57.98	133.37	41.62	306.57
K. Raheja IT Park (Hyderabad) Limited	246.51	221.51	103.05	628.04
Intime properties Limited	51.58	59.18	59.42	237.27
Sustain Properties Private Limited	270.09	276.66	140.31	945.40
Mack Soft Tech Private Limited	-	0.30	-	0.33
Pramaan Properties Private Limited	12.06	23.22	-	23.22
Content Properties Private Limited	2.96	-	-	-
Sycamore Properties Private Limited	25.98	-	-	-
Sundew Real Estate Private Limited	0.35	-	-	-
Radial IT Park Private Limited	8.84	-	-	-
Interest on Fixed Deposits				
Axis Bank Limited	4.22	5.81	6.75	26.48
Payment made on behalf of SPV				
Mack Soft Tech Private Limited	-	-	-	4.78
Sitting fees payment made on behalf of Manager				
Vinod Rohira	-	0.15	-	0.15
Investment Management Fees				
K Raheja Corp Investment Managers Private Limited	26.69	25.57	21.15	90.19
Guarantee commission fees from SPV				
KRC Infrastructure & Projects Private Limited	0.21	-	-	-
Guarantee commision fees to SPV				
Sundew Properties Limited	-	-	0.59	5.97
Mindspace Business Park Private Limited	-	-	7.94	7.94
Intime Properties Limited	-	-	-	-
KRC Infrastructure & Projects Private Limited	-	-	5.08	5.08
Sustain Properties Private Limited	2.66	-	-	4.74
Gigaplex Estate Private Limited	-	13.64	-	23.32
Horizonview Properties Private Limited	-	6.46	-	6.46
Marketing and advertisement expenses				
Chalet Hotels Limited	-	0.81	-	0.81
Travelling and conveyance				
Chalet Hotels Limited	0.37	0.07	0.06	0.46
Ayushi and Poonam Estates LLP	-	-	0.01	0.01
Mahananda Spa and Resorts	-	0.10	-	0.10

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4 **Related party disclosures**

B **Transaction with related parties during the Period/Year**

The nature and volume of transactions of the company with the above related parties were as follows:

Particulars	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited*)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Miscellaneous expenses				
Juhu Beach Resorts Ltd	-	0.13	-	0.13
Issue of Unit capital (On account of acquisition)				
Ms. Jaya N Raheja jointly with Mr. Neel C. Raheja	775.75	-	-	-
Ms. Sumati R Raheja	775.75	-	-	-
Ms. Jyoti C Raheja jointly with Mr. Chandru L Raheja	-	1,998.74	-	1,998.74
Mr. Chandru Lachmandas Raheja jointly with Mrs. Jyoti Chandru Raheja	-	2,247.11	-	2,247.11
Mr. Ravi Chandru Raheja jointly with Mr. Chandru Lachmandas Raheja jointly with Mrs. Jyoti Chandru Raheja	776.63	1,164.48	-	1,164.48
Mr. Neel Chandru Raheja jointly with Mr. Chandru Lachmandas Raheja jointly with Mrs. Jyoti Chandru Raheja	776.63	1,164.48	-	1,164.48
Cape Trading LLP	453.56	1,415.29	-	1,415.29
Anbee Constructions LLP	453.56	1,415.29	-	1,415.29
Casa Maria Properties LLP	523.88	1,231.65	-	1,231.65
Raghukool Estate Developement LLP	523.88	1,231.65	-	1,231.65
Capstan Trading LLP	523.88	1,231.65	-	1,231.65
Palm Shelter Estate Development LLP	523.88	1,231.66	-	1,231.66
Mr. Ravi Chandru Raheja jointly with Mr. Neel Chandru Raheja**	-	3,863.00	-	3,863.00
Mr. Ravi C. Raheja	255.79	-	-	-
Mr. Neel C. Raheja	255.79	-	-	-
Fixed Deposits Placed				
Axis Bank Limited	307.30	307.30	-	307.30
Fixed Deposits Redeemed				
Axis Bank Limited	307.30	375.30	-	375.30
Distribution to Sponsors, Sponsors Group, Board of directors and Key Managerial Personnel				
Anbee Constructions LLP	255.31	224.17	228.01	863.58
Cape Trading LLP	255.54	224.37	228.23	864.40
Ravi Chandru Raheja	39.43	34.62	22.10	96.60
Neel Chandru Raheja	76.47	67.15	76.40	248.25
Chandru Lachmandas Raheja	248.81	218.45	210.17	807.83
Jyoti Chandru Raheja	148.74	130.59	116.56	457.46
Capstan Trading LLP	290.48	255.04	264.66	997.23
Casa Maria Properties LLP	328.49	288.42	301.53	1,134.00
Palm Shelter Estate Development LLP	290.48	255.04	264.66	997.23
Raghukool Estate Development LLP	296.51	260.34	270.51	1,018.95
Genext Hardware And Parks Private Ltd	151.97	133.43	147.39	546.76
K Raheja Corp Pvt. Ltd.	243.00	213.36	235.68	874.29
Chandru Lachmandas Raheja (held for and on behalf of Ivory Property Trust)	25.76	22.61	24.98	92.66
Ravi Chandru Raheja (held for and on behalf of Ivory Property Trust)	55.20	48.47	-	48.47
Sumati Ravi Raheja	98.92	86.85	95.94	355.90
Jaya Neel Raheja	61.87	54.33	41.64	204.25
Mr. Bobby Kanubhai Parikh	0.22	0.19	0.21	0.78

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4 Related party disclosures

B Transaction with related parties during the Period/Year

The nature and volume of transactions of the company with the above related parties were as follows:

Particulars	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 31 March 2026 (Unaudited*)	For the quarter ended 30 June 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
Mr. Manish Kejriwal	0.79	0.69	0.76	2.83
Mr. Vinod Rohira	0.40	0.35	0.38	1.43
Mr. Ramesh Nair	0.47	0.41	0.45	1.68
Corporate Guarantee issued				
KRC Infrastructure & Projects Private Limited	8,889.80	-	-	-
Corporate Guarantee received for debentures issued				
Sundew Properties Limited	-	-	-	7,000.00
Mindspace Business Park Private Limited	-	-	1,920.38	1,920.38
KRC Infrastructure & Projects Private Limited	-	-	4,080.80	4,080.80
Sustain Properties Private Limited	5,000.00	-	-	5,545.80
Gigaplex Estate Private Limited	-	-	-	18,000.00
Horizonview Properties Private Limited	-	5,628.58	-	5,628.58

*refer note 10

**Units held for and on behalf of the beneficiaries of Ivory Property Trust.

Mindspace Business Parks REIT

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Statement of Standalone Financial Results (Continued)

Notes to Standalone Financial Results

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4 Related party disclosures

C Closing Balances

Particulars	As at 30 June 2026	As at 31 March 2026
Unsecured loan receivable (non-current)		
Avacado Properties & Trading (India) Private Limited	3,964.60	3,924.60
Gigaplex Estate Private Limited	9,048.23	9,579.98
Horizonview Properties Private Limited	7,753.63	2,272.97
Sundew Properties Limited	5,855.60	7,146.60
KRC Infrastructure & Projects Private Limited	7,007.47	5,893.50
Mindspace Business Park Private Limited	1,331.70	4,613.70
K. Raheja IT Park (Hyderabad) Limited	10,435.00	10,721.00
Intime properties Limited	2,170.00	3,176.00
Sustain Properties Private Limited	11,318.00	10,336.00
Pramaan Properties Private Limited	465.58	616.72
Content Properties Private Limited	-	-
Sycamore Properties Private Limited	2,211.00	-
Sundew Real Estate Private Limited	15.00	-
Unsecured loan receivable (current)		
Avacado Properties & Trading (India) Private Limited	10.00	80.00
Gigaplex Estate Private Limited	2,879.30	2,038.11
Horizonview Properties Private Limited	3,640.00	9,008.56
Sundew Properties Limited	1,050.00	-
KRC Infrastructure & Projects Private Limited	3,019.03	8,670.00
Mindspace Business Park Private Limited	1,201.00	330.00
K. Raheja IT Park (Hyderabad) Limited	2,164.06	710.00
Sustain Properties Private Limited	2,300.00	3,598.00
Intime properties Limited	700.00	-
Pramaan Properties Private Limited	492.42	78.28
Content Properties Private Limited	1,740.00	-
Sycamore Properties Private Limited	7,199.00	-
Sundew Real Estate Private Limited	-	-
Investment in equity share of SPVs		
Avacado Properties & Trading (India) Private Limited	9,482.25	9,482.25
Gigaplex Estate Private Limited	13,121.35	13,121.35
Horizonview Properties Private Limited	2,999.72	2,999.72
Sundew Properties Limited	33,722.27	33,722.27
KRC Infrastructure & Projects Private Limited	6,867.84	6,867.84
Mindspace Business Park Private Limited	48,813.50	48,813.50
K. Raheja IT Park (Hyderabad) Limited	25,617.88	25,617.88
Intime properties Limited	15,477.77	15,477.77
Sustain Properties Private Limited	6,143.74	6,143.74
Pramaan Properties Private Limited	14,340.30	14,340.30
Sundew Real Estate Private Limited	3,865.24	3,865.24
Energispace Power Private Limited	7.40	7.40
Content Properties Private Limited	3,105.65	-
Sycamore Properties Private Limited	3,519.00	-
Radial IT Park Private Limited	4,107.23	-
Investment in Compulsorily Convertible Debentures (CCDs) of SPVs		
Radial IT Park Private Limited	5,252.67	-

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4 Related party disclosures

C Closing Balances

Particulars	As at 30 June 2026	As at 31 March 2026
Interest receivable (current)		
Avacado Properties & Trading (India) Private Limited	1.81	0.58
Gigaplex Estate Private Limited	32.68	6.04
Horizonview Properties Private Limited	14.11	289.46
Sundew Properties Limited	3.11	0.00
KRC Infrastructure & Projects Private Limited	9.58	3.60
Mindspace Business Park Private Limited	3.01	3.43
K. Raheja IT Park (Hyderabad) Limited	6.12	-
Sustain Properties Private Limited	7.70	129.40
Content Properties Private Limited	2.17	-
Pramaan Properties Private Limited	2.14	-
Sycamore Properties Private Limited	9.74	-
Radial IT Park Private Limited	8.84	-
Intime properties Limited	1.28	-
Sundew Real Estate Private Limited	0.01	0.00
Interest receivable on Fixed Deposits		
Axis Bank Limited	0.42	0.33
Other financial assets (Current)		
KRC Infrastructure & Projects Private Limited	0.21	-
Mindspace Business Parks Private Limited	0.28	0.11
K Raheja Corp Investment Managers Private Limited	-	0.18
Energispace Power Private Limited	0.28	0.28
Radial IT Park Private Limited	0.12	-
Other financial liabilities (Non-current)		
Gigaplex Estate Private Limited	21.34	21.34
Sundew Properties Limited	14.00	14.00
KRC Infrastructure & Projects Private Limited	4.65	4.65
Mindspace Business Park Private Limited	32.33	32.33
Intime properties Limited	4.10	4.10
Sustain Properties Private Limited	6.76	4.34
Horizonview Properties Private Limited	5.91	5.91
Other financial liabilities (Current)		
Mindspace Business Park Private Limited	15.97	15.97
Intime properties Limited	-	5.18
K Raheja Corp Investment Managers Private Limited	24.43	23.37
K. Raheja IT Park (Hyderabad) Limited	6.44	6.44
Shardul Amarchand Mangaldas	7.18	0.43
Trade Payables		
Chalet Hotels Limited	0.17	0.16
Co-Sponsor Initial Corpus		
Anbee Constructions LLP	0.01	0.01
Cape Trading LLP	0.01	0.01

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Statement of Standalone Financial Results (Continued)

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4 Related party disclosures

C Closing Balances

Particulars	As at 30 June 2026	As at 31 March 2026
Current Account		
Axis Bank Limited	268.39	262.86
Unpaid Distribution Account		
Axis Bank Limited	1.24	1.10
Fixed Deposit Balance		
Axis Bank Limited	307.30	307.30
Corporate Guarantee issued		
KRC Infrastructure & Projects Private Limited	8,889.80	-
Corporate guarantee received towards debentures		
Sundew Properties Limited	18,500.00	18,500.00
Mindspace Business Park Private Limited	10,320.00	15,320.00
Gigaplex Estate Private Limited	18,000.00	18,000.00
Intime Properties Limited	5,000.00	10,500.00
K. Raheja IT Park (Hyderabad) Limited	5,000.00	5,000.00
KRC Infrastructure & Projects Private Limited	4,080.00	4,080.00
Sustain Properties Private Limited	10,500.00	5,600.55
Horizonview Properties Private Limited	5,600.00	5,628.58

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5 In accordance with SEBI (LODR) Regulation, 2015 and other requirements as per SEBI Master circular (No. SEBI/HO/DDHS/PoD-2/P/CIR/2025/99 dated 11 July 2025) Including any guidelines and circulars issued thereunder ("SEBI CIRCULARS") for issuance of debt securities by Real Estate Investment Trusts (REITs), Mindspace REIT has disclosed the following ratios:

	Ratios	For the quarter ended			For the year ended
		30 June 2026	31 March 2026	30 June 2025	31 March 2026
1	Security / Asset cover (NCD Series 4) (refer note 1)	3.29	3.29	2.79	3.29
2	Security / Asset cover (Mindspace REIT Green Bond 1) (refer note 2)	NA	2.89	2.40	2.89
3	Security / Asset cover (NCD Series 6) (refer note 3)	NA	2.63	2.40	2.63
4	Security / Asset cover (NCD Series 7) (refer note 4)	2.84	2.84	2.44	2.84
5	Security / Asset cover (NCD Series 8) (refer note 5)	2.02	2.02	1.93	2.02
6	Security / Asset cover (NCD Series 9) (refer note 6)	2.01	2.01	1.93	2.01
7	Security / Asset cover (NCD Series 10) (refer note 7)	2.72	2.72	2.22	2.72
8	Security / Asset cover (NCD Series 11) (refer note 8)	1.90	1.90	1.60	1.90
9	Security / Asset cover (NCD Series 12) (refer note 9)	1.61	1.61	1.63	1.61
10	Security / Asset cover (NCD Series 13) (refer note 10)	2.07	2.04	NA	2.04
11	Security / Asset cover (NCD Series 14) (refer note 11)	1.81	1.81	NA	1.81
12	Security / Asset cover (NCD Series 15) (refer note 12)	1.89	1.89	NA	1.89
13	Security / Asset cover (NCD Series 16) (refer note 13)	2.20	2.19	NA	2.19
14	Security / Asset cover (NCD Series 17) (refer note 14)	1.56	1.55	NA	1.55
15	Security / Asset cover (NCD Series 19) (refer note 15)	2.84	NA	NA	NA
16	Asset cover available (in times) (refer note 29)	5.32	5.66	7.06	5.66
17	Debt-equity ratio (in times) (refer note 16 (i) and 16 (ii))	0.57	0.50	0.33	0.50
18	Debt service coverage ratio (in times) (refer note 17)	2.21	2.24	2.83	2.38
19	Interest service coverage ratio (in times) (refer note 18)	2.21	2.24	2.83	2.38
20	Outstanding redeemable preference shares (quantity and value)*	NA	NA	NA	NA
21	Capital redemption reserve*	NA	NA	NA	NA
22	Debenture redemption reserve (Amount in Rs. millions)*	NA	NA	NA	NA
23	Net worth (Amount in Rs. millions) (refer note 19)	1,81,333.19	1,76,936.75	1,64,181.41	1,76,936.75
24	Net profit after tax (Amount in Rs. millions)	2,086.09	2,010.47	1,822.33	7,246.00
25	Earnings per unit - Basic	3.18	3.12	2.99	11.73
26	Earnings per unit - Diluted	3.18	3.12	2.99	11.73
27	Current Ratio (in times) (refer note 20)	0.78	1.07	1.06	1.07
28	Long term debt (non current) to working capital (in times) (refer note 21 & 22)	(8.44)	36.31	31.77	36.31
29	Bad debts to account receivable ratio (in times) (refer note 26)*	NA	NA	NA	NA
30	Current liability ratio (in times) (refer note 23)	0.35	0.28	0.34	0.28
31	Total debt to total assets (in times) (refer note 24)	0.36	0.33	0.25	0.33
32	Debtors Turnover (in times) (refer note 25)*	NA	NA	NA	NA
33	Inventory Turnover*	NA	NA	NA	NA
34	Operating Margin (in %) (refer note 27)*	NA	NA	NA	NA
35	Net Profit Margin (in %) (refer note 28)	52.95%	53.91%	62.83%	56.23%
36	Distribution per unit (in times) (refer note 30)	6.67	6.64	5.79	24.09
37	Net Operating Income*	NA	NA	NA	NA
38	Sector Specific equivalent ratio*	NA	NA	NA	NA

*NA denotes Not Applicable

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Formulae for computation of ratios are as follows :-

1	Security / Asset cover ratio (NCD Series 4) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 4 + Interest accrued thereon)
2	Security / Asset cover ratio (Green Bond 1) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of Mindspace REIT Green Bond 1 + Interest accrued thereon)
3	Security / Asset cover ratio (NCD Series 6) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 6 + Interest accrued thereon)
4	Security / Asset cover ratio (NCD Series 7) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 7 + Interest accrued thereon)
5	Security / Asset cover ratio (NCD Series 8) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 8 + Interest accrued thereon)
6	Security / Asset cover ratio (NCD Series 9) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 9 + Interest accrued thereon)
7	Security / Asset cover ratio (NCD Series 10) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 10 + Interest accrued thereon)
8	Security / Asset cover ratio (NCD Series 11) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 11 + Interest accrued thereon)
9	Security / Asset cover ratio (NCD Series 12) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 12 + Interest accrued thereon)
10	Security / Asset cover ratio (NCD Series 13) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 13 + Interest accrued thereon)
11	Security / Asset cover ratio (NCD Series 14) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 14 + Interest accrued thereon)
12	Security / Asset cover ratio (NCD Series 15) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 15 + Interest accrued thereon)
13	Security / Asset cover ratio (NCD Series 16) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 16 + Interest accrued thereon)
14	Security / Asset cover ratio (NCD Series 17) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 17 + Interest accrued thereon)
15	Security / Asset cover ratio (NCD Series 19) = Fair value of the secured assets as computed by independent valuers / (Outstanding principal amount of NCD Series 19 + Interest accrued thereon)
16 (i)	Total Debt = Long term borrowings + Short term borrowings + Interest accrued on debts (current and non-current)
16 (ii)	Debt Equity Ratio = Total Debt/Total Equity
17	Debt Service Coverage Ratio = Earnings before interest {net of capitalization}, depreciation and amortisation exceptional items and tax / (Interest expenses {net of capitalization} + Principal repayments made during the period which excludes bullet and full repayment of external borrowings)
18	Interest Service Coverage Ratio = Earnings before interest {net of capitalization}, depreciation and amortisation exceptional items and tax / (Interest expense {net of capitalisation})
19	Net worth = Corpus + Unit capital + Other equity - Distribution (Repayment of capital)
20	Current ratio = Current assets/ Current liabilities
21	Long term Debt = Long term borrowings (excluding current maturities of long term debt) and interest accrued thereon.
22	Long term debt to working capital ratio = Long term debt/ working capital (i.e. Current assets less current liabilities)
23	Current liability ratio = Current liabilities/ Total liabilities
24	Total debt to total assets = Total debt/ Total assets
25	Debtors Turnover = Revenue from operations (Annualised) / Average trade receivable
26	Bad debts to account receivable ratio = Bad debts (including provision for doubtful debts) / Average trade receivable
27	Mindspace REIT's income is earned from its investment in asset SPVs and classified as income from investment activity and therefore, operating margin ratio is not applicable and not disclosed
28	Net profit margin = Profit after exceptional items and tax/ Total Income
29	Asset cover available = Gross Asset value of the subsidiaries of the trust as computed by independent valuer / Total Borrowings (Long term and Short term borowings + Accrued interest on borrowings)
30	Distribution per unit = Distribution declared during the period / number of units as on the date of declaration

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6 The above Standalone Financial Results of Mindspace REIT for the quarter ended 30 June 2026 have been reviewed by the Audit Committee of K Raheja Corp Investment Managers Private Limited ("Manager") and approved for issue in accordance with the resolution passed by the Board of Directors of the Manager in its meeting held on 05 August 2026.

7 The Standalone Financial Results have been prepared in accordance with the requirements of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time ("the REIT regulations"), including any guidelines and circulars issued thereunder read with SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("SEBI Circulars"); recognition and measurement principles laid down in Indian Accounting Standard 34 -Interim Financial Reporting (Ind AS 34), as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations; Regulation 52 and Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended from time to time ("Listing Regulations"). The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year.

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8A Asset acquisition - Radial IT Park Private Limited

During the period ended 30 June 2026, Mindspace REIT acquired a controlling stake in Radial IT Park Private Limited ("Radial IT Park") pursuant to a Share Purchase Agreement dated 14 April 2026 entered into with the erstwhile shareholders of Radial IT Park. The acquisition was completed after the close of business hours on 8 June 2026.

Radial IT Park owns a commercial office property named One Radial situated at Radial Road, Chennai comprising an leasable area of approximately 2.57 million square feet. Following the acquisition, Radial IT Park became an asset SPV of Mindspace REIT.
For the purpose of evaluating the transaction, Mindspace REIT obtained an independent valuation of the underlying property. The valuation, based on the discounted cash flow method and applying a weighted average cost of capital of 11.75%, ascribed a value of Rs. 30,613.58 million to the property. Gross Acquisition Consideration of Rs. 30,000.00 million was at 2% discount to independent valuation.

The total consideration payable by Mindspace REIT and 360 ONE Real Assets Advantage Fund & its affiliates ("360 ONE") for their respective interests in Radial IT Park amounted to Rs. 18,187.01 million. Mindspace REIT's share of the consideration aggregated to Rs. 9,275.37 million, of which Rs. 9,043.93 million was settled in cash during the period and Rs. 231.44 million kept as holdback by Mindspace REIT subject to certain conditions as described in share purchase agreement.

In addition, Mindspace REIT incurred directly attributable acquisition-related costs of Rs. 84.53 million in connection with the transaction.(out of which Rs. 4.79 million is payable as on 30 June 2026).

8B Asset acquisition - Sycamore Properties Private Limited

In quarter ended 30 June 2026, Mindspace REIT entered into share acquisition agreement with shareholders of Sycamore Properties Private Limited ("Sycamore" / "SPV"), for acquisition of 100% equity shareholding of Sycamore in exchange for the units of Mindspace REIT. The acquisition was effected on 7 May 2026 ("Acquisition Date") making Sycamore as an asset SPV of Mindspace REIT.

As consideration for the assets acquired, Mindspace REIT issued 72,51,118 units at unit price of Rs. 484.89 per unit totalling to Rs. 3,515.99 million. Mindspace REIT also incurred directly attributable expenses in relation to the asset acquisition, amounting to Rs. 3.00 million, resulting in the total acquisition price of Rs. 3,518.99 million (out of which Rs. 1.62 million is payable as on 30 June 2026).

Mindspace Group obtained two independent valuation reports as required by the REIT regulations for the above acquisition and the average of the two valuations amounted to Rs. 16,693.00 million. The valuation approach adopted by both the valuer was Discounted cash flow method and the weighted average cost of capital considered was 11.75%. Acquisition consideration was at 3.38% discount to average of two independent valuation reports amounting to Rs. 16,128.00 million. No fees or commission was paid to the Sellers in relation to the transaction. All the material conditions and obligations for the transaction were complied.

8C Asset acquisition - Content Properties Private Limited

During the period ended 30 June 2026, Mindspace REIT entered into share acquisition agreement with shareholders of Content Properties Private Limited ("Content" / "SPV"), for acquisition of 100% equity shareholding of Content in exchange for the units of Mindspace REIT. The acquisition was effected on 07 May 2026 ("Acquisition Date") making Content as an asset SPV of Mindspace REIT.

As consideration for the assets acquired, Mindspace REIT issued 63,99,388 units at unit price of Rs. 484.89 per unit totalling to Rs. 3,103.00 million. Mindspace REIT also incurred directly attributable expenses in relation to the asset acquisition, amounting to Rs. 2.65 million, resulting in the total acquisition price of Rs. 3,105.65 million (out of which Rs. 1.42 million is payable as on 30 June 2026).

Mindspace Group obtained two independent valuation reports as required by the REIT regulations for the above acquisition and the average of the two valuations amounted to Rs. 9,605.68 million. The valuation approach adopted by both the valuers was Discounted cash flow method and the weighted average cost of capital considered was 11.75%. Acquisition consideration was at 3.38% discount to average of two independent valuation reports amounting to Rs. 9,281.00 million. No fees or commission was paid to the Sellers in relation to the transaction. All the material conditions and obligations for the transaction were complied.

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8D Asset acquisition - Pramaan Properties Private Limited

In financial year ended 31 March 2026, Mindspace REIT entered into share acquisition agreement with shareholders of Pramaan Properties Private Limited ("Pramaan" / "SPV"), for acquisition of 100% equity shareholding of Pramaan in exchange for the units of Mindspace REIT. The acquisition was effected on 09 January 2026 ("Acquisition Date") making Pramaan as an asset SPV of Mindspace REIT.

As consideration for the assets acquired, Mindspace REIT issued 3,08,45,379 units at unit price of Rs. 464.64 per unit totalling to Rs. 14,332.00 million. Mindspace REIT also incurred directly attributable expenses in relation to the asset acquisition, amounting to Rs. 8.31 million, resulting in the total acquisition price of Rs. 14,340.31 million.

Mindspace Group obtained two independent valuation reports as required by the REIT regulations for the above acquisition and the average of the two valuations amounted to Rs. 24,328.00 million. The valuation approach adopted by both the valuer was Discounted cash flow method and the weighted average cost of capital considered was 11.75%. Acquisition consideration was at 5.10% discount to average of two independent valuation reports amounting to Rs. 23,076.00 million. No fees or commission was paid to the Sellers in relation to the transaction. All the material conditions and obligations for the transaction were complied.

8E Asset acquisition - Sundew Real Estate Private Limited

In financial year ended 31 March 2026, Mindspace REIT entered into share acquisition agreement with shareholders of Sundew Real Estate Private Limited ("Sundew Real Estate" / "SPV"), for acquisition of 100% equity shareholding of Sundew Real Estate in exchange for the units of Mindspace REIT. The acquisition was effected on 09 January 2026 ("Acquisition Date") making Sundew Real Estate as an asset SPV of Mindspace REIT.

As consideration for the assets acquired, Mindspace REIT issued 83,13,963 units at unit price of Rs. 464.64 per unit totalling to Rs. 3,863.00 million. Mindspace REIT also incurred directly attributable expenses in relation to the asset acquisition, amounting to Rs. 2.24 million, resulting in the total acquisition price of Rs. 3,865.24 million. The following tables summarize the total acquisition price and the allocation of the acquisition price.

Mindspace Group obtained two independent valuation reports as required by the REIT regulations for the above acquisition and the average of the two valuations amounted to Rs. 6,731.00 million. The valuation approach adopted by both the valuer was Discounted cash flow method. One valuer considered a weighted average cost of capital (WACC) of 12%, representing a blended rate derived from 13% for future developments and 11.75% for completed assets, whereas the other valuer applied WACC rates of 13% for future developments and 11.75% for completed assets separately. Acquisition consideration was at 9.5% discount to average of two independent valuation reports amounting to Rs. 6,089.00 million. No fees or commission was paid to the Sellers in relation to the transaction. All the material conditions and obligations for the transaction were complied.

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9 The figures for the quarter ended 31 March 2026 are the balancing figures between the audited figures in respect of the financial year ended 31 March 2026 and the published year-to-date figures up to period ended 31 December 2025 which were subjected to limited review.

10 The Net Distributable Cash Flows of Mindspace REIT are based on the cash flows generated from Mindspace REIT's assets and investments. In terms of the Distribution Policy of Mindspace REIT and the REIT Regulations, not less than 90% of the NDCF of each of the Asset SPVs is required to be distributed to Mindspace REIT, in proportion of Mindspace REIT's shareholding in the Asset SPV, subject to applicable provisions of the Companies Act 2013. NDCF to be received by Mindspace REIT from the Asset SPVs may be in the form of dividends, interest income, repayment of debt by SPVs to REIT, proceeds of any capital reduction or buyback from the Asset SPVs or as specifically permitted under the Trust Deed or in such other form as may be permissible under the REIT Regulations. Such SPV Distributions shall be declared and made for every quarter of a Financial Year in terms of the Distribution Policy.

11 The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust on quarterly basis in accordance with the Distribution Policy. The Board of directors of Manager approves distributions. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays distributions in Indian Rupees.
Under the provisions of the REIT Regulations, Mindspace Business Parks REIT is required to distribute to Unitholders not less than 90% of the net distributable cash flows to be met for a given financial year on a cumulative periodic basis. Accordingly, a portion of the Unit Capital contains a contractual obligation of the Mindspace Business Parks REIT to pay to its Unitholders cash distributions. Hence, the Unit Capital is a compound financial instrument which contains equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI vide master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (Master Circular), as amended from time to time, issued under the REIT Regulations, the Unitholders' funds have been presented as "Equity" in order to comply with the requirements of Section A of Chapter 4 to the Master Circular (as amended from time to time). Consequently, consistent with Unit Capital being classified as equity, the distributions to Unitholders in the form of dividend, interest and other income are presented in Other Equity when the distributions are approved by the Board of Directors of Manager.

12 There were no significant adjusting events that occurred subsequent to the reporting period.

13 Mindspace REIT does not have any reportable operating segments and hence, disclosure under Ind AS 108, operating segments has not been provided in the Standalone Financial Results.

14 The Standalone financial results have been have been subjected to review by Statutory Auditors of Mindspace Business Parks REIT and they have issued an unmodified report on the above results.

15 The figures for the previous periods/year are re-classified/re-arranged/re-grouped, wherever necessary. "0.00" represents value less than Rs. 0.005 million.

DELOITTE HASKINS & SELLS LLP
MUMBAI

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

Ramesh Nair
Chief Executive officer
and Managing Director
DIN: 09282712

Place: Mumbai
Date : 05 August 2026

Preeti N. Chheda
Chief Financial Officer

Place: Mumbai
Date : 05 August 2026