



MindSpace REIT's MindSpace Airoli East earns 'IGBC Green Landscape Gold Rating', a first for an Indian REIT

Mumbai, 1st October 2026: MindSpace Business Parks REIT (BSE: 543217 | NSE: MINDSPACE) ('MindSpace REIT'), owner of quality Grade A office portfolio located in four key office markets of India, today announced that its MindSpace Airoli East business park in Navi Mumbai has received the IGBC Green Landscape Gold Rating from the Indian Green Building Council (IGBC). This makes MindSpace REIT the first REIT in India to receive this distinction. While sustainability in commercial real estate often focuses on buildings, this certification recognises green spaces within a business park as an integral part of the overall ecosystem, contributing to biodiversity, well-being and workplace experience.

IGBC is India's apex green building body that promotes sustainable design and construction practices. While most green certifications focus on a building's energy and water efficiency, the IGBC Green Landscape Rating evaluates the design, management and ecological performance of an asset's landscaped areas, including flora and fauna, resource efficiency and innovative sustainability practices.

The campus features several sustainable landscape initiatives which have led to this certification, including:

- Over 60% native and adaptive green cover, supporting local biodiversity
- Over 30% vegetation supporting local birds and insects, enhancing campus biodiversity
- Up to 77% energy savings through smart landscape lighting
- 100% on-site composting of landscape waste

Other innovative initiatives include a native plant nursery, stingless honeybee colonies, a butterfly garden, a plant bio-sonification installation, and dedicated spaces for walking, sports, yoga and meditation.

Commenting on the certification, **Ramesh Nair, MD & CEO, MindSpace REIT**, said, *"Sustainability at MindSpace REIT extends beyond our buildings to the broader ecosystem across our campuses. The IGBC Green Landscape Gold Rating for MindSpace Airoli East reflects how we integrate sustainability into the way we design and operate our campuses. We will continue to strengthen this approach across our portfolio. For us, sustainability has never been a checkbox; it has always been central to how we design, differentiate and deliver value to our occupiers and investors."*

S. Karthikeyan, Executive Director, IGBC, GreenPro & CIES, said, *"It is encouraging to see biodiversity and nature-positive practices gaining importance in India's commercial real estate sector. MindSpace Airoli East's Gold Rating reflects a thoughtful approach to enhancing biodiversity and responsible landscape management. We congratulate MindSpace REIT on becoming the first REIT in India to achieve the IGBC Green Landscape Rating at the Gold level. We hope this milestone encourages wider adoption of certified biodiversity and nature-positive practices across the real estate sector."*

The certification serves as a validation of the sustainability initiatives already underway at MindSpace Airoli East. These include a pilot smart water metering programme that uses IoT-enabled ultrasonic and clamp-on meters to track water consumption in real time and flag leaks early. Building on the IGBC Green Landscape Gold Rating, MindSpace REIT plans to extend similar landscape and biodiversity practices to other campuses across its portfolio, alongside its ongoing programme of LEED and IGBC building certifications.



About Mindspace Business Parks REIT

Mindspace Business Parks REIT (SEBI Reg: IN/REIT/19-20/0003), sponsored by K Raheja Corp group, listed on the Indian bourses in August 2020. The REIT owns quality office assets located in four key office markets of India, namely Mumbai Region, Pune, Hyderabad, and Chennai, and is one of the largest Grade-A office portfolios globally. The portfolio has a total leasable area of ~46.2 msf comprising of 36.0 msf of completed area, 6.6 msf of area under construction and 3.5 msf of future development. The portfolio consists of 7 integrated business parks and 9 quality independent office assets with superior infrastructure and amenities. It has a diversified and high-quality tenant base, with over 312 tenants. Most of the buildings in the portfolio are either Gold or Platinum Green Building Certified (IGBC/LEED). The assets provide a community-based ecosystem and have been developed to meet the evolving standards of tenants, and the demands of 'new age businesses', making it amongst the preferred options for both multinational and domestic corporations. To know more visit: www.mindspacereit.com.