

Name of the issue	Mindspace Business Parks REIT																				
1 Type of issue (IPO/ FPO/InvIT/REIT)	REIT																				
2 Issue size (Rs crore) <i>Source: Final Offer Document 3-Aug-20</i>	4,500.00																				
3 Grade of issue alongwith name of the rating agency	NA																				
4 Subscription level (number of times) <i>12.86x is excluding anchor and strategic and before removing multiple/duplicate bids and technical rejections. Amount of subscription includes all bids received within the price band of INR 274 to INR 275 per Unit Source: Basis of allotment</i>	12.86x																				
5 QIB holding (as a % of total outstanding capital) as disclosed to stock exchanges																					
<i>(i) allotment in the issue*</i>	22.42%																				
<i>(ii) at the end of the 1st Quarter immediately after the listing of the issue (Sept 30, 2020)</i>	29.33%																				
<i>(iii) at the end of 1st FY (31 March 2021)</i>	26.07%																				
<i>(iv) at the end of 2nd FY (31 March 2022)</i>	24.35%																				
<i>(v) at the end of 3rd FY (31 March 2023)</i>	23.18%																				
<i>* Source: Institutional portion divided by Post Issue Units outstanding</i>																					
6 Financials of the issuer																					
	<i>(Rs. in crores)</i>																				
<table border="1"> <thead> <tr> <th>Parameters</th> <th>FY2021</th> <th>FY2022</th> <th>FY2023</th> </tr> </thead> <tbody> <tr> <td>Income from operations</td> <td>1,138.10</td> <td>1,750.10</td> <td>2,282.10</td> </tr> <tr> <td>Net Profit for the period</td> <td>334.90</td> <td>447.30</td> <td>308.50</td> </tr> <tr> <td>Paid-up equity share capital</td> <td>16,283.90</td> <td>16,283.90</td> <td>16,283.90</td> </tr> <tr> <td>Reserves excluding revaluation reserves</td> <td>19.10</td> <td>(663.40)</td> <td>-1,501.20</td> </tr> </tbody> </table>	Parameters	FY2021	FY2022	FY2023	Income from operations	1,138.10	1,750.10	2,282.10	Net Profit for the period	334.90	447.30	308.50	Paid-up equity share capital	16,283.90	16,283.90	16,283.90	Reserves excluding revaluation reserves	19.10	(663.40)	-1,501.20	
Parameters	FY2021	FY2022	FY2023																		
Income from operations	1,138.10	1,750.10	2,282.10																		
Net Profit for the period	334.90	447.30	308.50																		
Paid-up equity share capital	16,283.90	16,283.90	16,283.90																		
Reserves excluding revaluation reserves	19.10	(663.40)	-1,501.20																		
<i>Note: The above financials are not disclosed as reporting for the relevant fiscal years has not been completed.</i>																					
7 Trading status in the scrip of the issuer																					
<i>(i) at the end of 1st FY (31 March 2021)</i>	Frequently traded																				
<i>(ii) at the end of 2nd FY (31 March 2022)</i>	Not Frequently traded																				
<i>(iii) at the end of 3rd FY (31 March 2023)</i>	Not Frequently traded																				
8 Change, if any, in directors of issuer from the disclosures in the offer document																					
(i) at the end of 1st FY (During FY21)																					
Names of directors	Details of Change																				
	NA																				
(ii) at the end of 2nd FY (During FY22)																					
Names of directors	Details of Change																				
<i>Alan Miyasaki</i>	<i>Resigned</i>																				
<i>Manish Kejriwal</i>	<i>Appointed</i>																				
(iii) at the end of 3rd FY (During FY23)																					
Names of directors	Details of Change																				
	NA																				
<i>Note: Change in Directors not disclosed as the relevant fiscal years have not been completed.</i>																					
9 Status of implementation of project/ commencement of commercial production																					
<i>(i) as disclosed in the offer document</i>	Not Applicable																				
<i>(ii) Actual implementation</i>	Not Applicable																				
<i>(iii) Reasons for delay in implementation, if any</i>	Not Applicable																				

10 Status of utilization of issue proceeds

Expenditure Items	Proposed Utilization (Rs cr)	Actual Utilization (Rs cr)
Partial or full pre-payment or scheduled repayment of certain debt facilities of the Asset SPVs availed from banks/financial institutions (including any accrued interest and any applicable penalties/premium)	900.00	930.00
Purchase of NCRPS of MBPPL	33.40	33.40
General purposes	66.60	36.60

(ii) Actual utilization

Covered above

(iii) Reasons for deviation, if any

NA

11 Comments of monitoring agency, if applicable

(a) Comments on use of funds

NA

(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document

NA

(c) Any other reservations expressed by the monitoring agency about the end use of funds

NA

12 Price- related data

Issue price: INR 275/unit

Price parameters	At close of listing day (07 Aug 2020)	At close of 30th calendar day from listing day (04 Sept 2020) ⁽⁴⁾	At close of 90th calendar day from listing day (04 Nov 2020)	As at the end of FY2021			As at the end of FY2022			As at the end of FY2023 ⁽³⁾		
				Closing price (31 March 2021)	High (during the FY)	Low (during the FY)	Closing price (31 Mar 2022)	High (during the FY)	Low (during the FY)	Closing price (31 Mar 2023)	High (during the FY)	Low (during the FY)
Market Price ⁽¹⁾	303.70	307.48	304.99	294.87	340.91	294.87	346.54	364.00	274.95	327.92	388.00	290.36
Index (Nifty 50) ⁽²⁾	11,214.05	11,333.85	11,908.50	14,690.70	15,314.70	8,083.80	17,464.75	18,604.45	14,151.40	17,359.75	17,381.60	17,204.65

(1) As of NSE (Designated Stock Exchange)

(2) The REIT is not part of any Sectoral Index

(3) Price information not disclosed as reporting for the fiscal year has not been completed

(4) Closing price of one day prior considered as 30th closing day was a holiday

13 Basis for Issue Price and Comparison with Peer Group & Industry Average

Accounting Ratio	Name of company	As disclosed in the offer document ⁽¹⁾	As at the end of FY2021	As at the end of FY2022	As at the end of FY2023 ⁽²⁾
Premium / (Discount to NAV) %	Issuer:	(0.16)	(0.17)	(0.05)	(0.12)
	Peer Group: EOP	(0.09)	(0.19)	(0.06)	(20.90)

(1) Sourced from the Final Offer Document dated August 03, 2020

(2) Not disclosed as reporting for the relevant period has not been completed.

14 Any other material information

Intimation Regarding Creation Of Encumbrance Over Units Held By 'BREP Asia SG Pearl Holding (NQ) Pte. Ltd.', a Public Unitholder Of Mindspace Business Parks REIT	8/21/2020
The Executive Committee of the Manager at its meeting held on September 29,2020, has approved the allotment of 5,000, 10 year G-sec linked, secured, listed, guaranteed, senior, taxable, non-cumulative, rated, principal protected-market linked, redeemable, non-convertible debentures (Market Linked Debentures) of face value of Rs 10,00,000/- each, aggregating to Rs 500,00,00,000/- on a private placement basis, as per the terms and conditions in the information memorandum dated September 28, 2020 &	8/29/2020
Mindspace Business Parks REIT has informed BSE that the meeting of the Board of Directors of the Company is scheduled on 09/03/2021, inter alia, to consider and approve raising of funds by Mindspace REIT through issue of debt security(ies) aggregating upto Rs. 450 cores by way of private placement, in one or more tranches / series / issuances / phases.	3/4/2021

Executive Committee of the Manager at its meeting held on Monday, January 17, 2022, had inter-alia, approved issue of Senior, Listed, Rated, Secured, Non-cumulative, taxable, Transferable, Redeemable Non-Convertible Debentures ("Non - Convertible Debentures") by Mindspace REIT on a private placement basis for an aggregate amount of Rs. 500 crores in one or more tranches/ series/ issuances/ phases.		2/1/2022
Mr. Manish Kejriwal has been appointed as an Independent Non-Executive Member of the Governing Board of K Raheja Corp Investment Managers LLP ("Manager"), Manager to Mindspace Business Parks REIT ("Mindspace REIT") with effect from February 02, 2022		2/2/2022
Approved sale of all the piece and parcel of land admeasuring approximately 39.996 acres located at Pocharam Village, Ghatkesar Mada I, Range Reddy District, Andhra Pradesh, being a part of Mindspace Poch a ram from Mindspace Business Parks Private Limited, one of the Asset SPVs of Mindspace REIT		2/10/2022
Reaffirmation of Credit ratings		5/31/2022
Resignation of Narendra Rahalkar, Compliance Officer of the Manager with effect from the closing of the business hours of June 30, 2022		7/1/2022
Appointment of Ms. Preeti Chheda, Chief Financial Officer, as the Compliance Officer of the Manager with effect from July 1, 2022		7/1/2022
Reaffirmation of Credit ratings		9/9/2022
Resignation of valuer		12/1/2022
Reaffirmation of Credit ratings		1/7/2023
Approval of Executive Committee of Manager to allotment green debt securities aggregating INR 5500 million		3/15/2023