



May 1, 2024

To,

The National Stock Exchange of India Ltd.
Exchange Plaza,
Plot No. C/1, G- Block,
Bandra Kurla Complex,
Bandra (E), Mumbai- 400051.

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400001

Scrip Symbol "MINDSPACE" (Units)

**Scrip Code "543217" (Units) and
Scrip Code "973069", "973070", "973754",
"974075", "974668", "974882", "975068" and
"975537" (Debentures) and Scrip Code: "726151"
and Scrip Code: "726938" (Commercial Paper)**

Subject: Submission pursuant to Regulations 52(8) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations")

Dear Sir,

In compliance with the requirements of Chapter V, sub-regulation (8) of Regulation 52 of Listing Regulations, please find enclosed herewith copy of publication of extract of condensed consolidated financial statements of Mindspace Business Parks REIT for the quarter, half year and year ended March 31, 2024, in one English national daily newspaper.

Please take the above on your record.

Thanking you,

Yours sincerely,
**For K Raheja Corp Investment Managers Private Limited
(Formerly known as K Raheja Corp Investment Managers LLP)
(acting as Manager to Mindspace Business Parks REIT)**

Bharat Sanghavi
Company Secretary and Compliance Officer
Membership No.: A13157

Encl: as above

K Raheja Corp Investment Managers Private Limited
(acting as the Manager to Mindspace Business Parks REIT)
Corporate Identification Number (CIN): U68200MH2023PTC406104
Regd. Office: Raheja Tower, C-30, Block 'G', Bandra Kurla Complex, Bandra (E), Mumbai – 400 051
Phone: +91 – 22- 2656 4000 | www.mindspacereit.com

Where wellness fuels growth

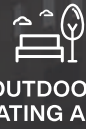
#WellnessAtWork



Pan India presence across Mumbai | Pune | Hyderabad | Chennai



FOOD COURT



OUTDOOR SEATING AREA



SPORTS ZONE



RECREATIONAL ZONE



MINDSPACE BUSINESS PARKS REIT

K RAHEJA CORP INVESTMENT MANAGERS PRIVATE LIMITED (Acting as Investment Manager to MindSpace Business Parks REIT)

EXTRACT OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE QUARTER, HALF YEAR AND YEAR ENDED 31 MARCH 2024.

[REGULATION 52 (8), READ WITH REGULATION 52 (4) OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 (LISTING REGULATIONS)]

Rs. in million

Sr. No.	PARTICULARS	For the quarter ended 31 March 2024	For the quarter ended 31 December 2023	For the quarter ended 31 March 2023	For the half year ended 31 March 2024	For the half year ended 30 September 2023	For the half year ended 31 March 2023	For the year ended 31 March 2024	For the year ended 31 March 2023
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
1.	Total Income from Operations	6,241	6,108	5,723	12,349	12,420	11,327	24,769	23,041
2.	Net Profit for the period/ year (before Tax, Exceptional and/or Extraordinary items)	2,326	2,352	2,178	4,676	4,794	4,472	9,470	8,752
3.	Net Profit for the period/ year before tax (after Exceptional and/or Extraordinary items)	1,962	2,352	810	4,312	4,794	3,104	9,106	7,384
4.	Net Profit for the period/ year after tax (after Exceptional and/or Extraordinary items)	1,271	1,469	(339)	2,738	2,874	928	5,612	3,085
5.	Total Comprehensive Income for the period/ year [Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax)]	1,271	1,469	(345)	2,738	2,874	922	5,612	3,079
6.	Unit Capital	1,62,839	1,62,839	1,62,839	1,62,839	1,62,839	1,62,839	1,62,839	1,62,839
7.	Reserves (excluding Revaluation Reserve)	(21,150)	(19,486)	(15,012)	(21,150)	(18,023)	(15,012)	(21,150)	(15,012)
8.	Securities Premium Account	-	-	-	-	-	-	-	-
9.	Net worth	1,49,285	1,51,017	1,55,782	1,49,285	1,52,562	1,55,782	1,49,285	1,55,782
10.	Paid up Debt Capital/ Outstanding Debt	69,728	66,998	54,535	69,728	63,937	54,535	69,728	54,535
11.	Outstanding Redeemable Preference Shares	-	-	-	-	-	-	-	-
12.	Debt Equity Ratio	0.47	0.45	0.35	0.47	0.42	0.35	0.47	0.35
13.	Earnings Per Unit (for continuing and discontinued operations) (not annualized) (after net movement in regulatory deferral balances)								
	1. Basic:	2.00	2.33	(0.49)	4.322	4.53	1.47	8.85	4.78
	2. Diluted:	2.00	2.33	(0.49)	4.32	4.53	1.47	8.85	4.78
14.	Capital Redemption Reserve	-	-	-	-	-	-	-	-
15.	Debenture Redemption Reserve	400	400	534	400	400	534	400	534
16.	Debt Service Coverage Ratio	2.95	3.10	1.64	3.02	2.04	2.30	2.44	2.28
17.	Interest Service Coverage Ratio	3.99	4.17	4.53	4.07	4.32	4.74	4.19	5.04

Notes:

- The condensed consolidated Financial Statements for the quarter, half year and year ended 31 March 2024 were reviewed by audit committee and thereafter approved by the Board of Directors of K Raheja Corp Investment Managers Private Limited (Formerly known as K Raheja Corp Investment Managers LLP) (Acting as Investment Manager to MindSpace Business Parks REIT), at its meeting held on 30 April 2024. The Statutory Auditors of MindSpace REIT have issued an unmodified opinion.
- The condensed consolidated Financial Statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) regulations, 2014, as amended from time to time including any guidelines and circulars issued thereunder read with SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 dated 6 July 2023; Regulation 52 and Regulation 54 of the Listing Regulations; Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India.
- The above is an extract of the detailed format of the condensed consolidated Financial Statements filed with BSE Limited and National Stock Exchange of India Limited pursuant to Regulation 52 and Regulation 54 of the Listing Regulations. The full format of the condensed consolidated Financial Statements and other line items referred in regulation 52 (4) of the Listing Regulations, pertinent disclosures have been made to the BSE Limited website www.bseindia.com, NSE website www.nseindia.com and can be accessed on the MindSpace REIT website at <https://www.mindspacereit.com/home>.
- There is no change in accounting policies for the quarter and year ended 31 March 2024.

For K Raheja Corp Investment Managers Private Limited
(Formerly known as K Raheja Corp Investment Managers LLP)
(Acting as Manager to MindSpace Business Parks REIT)

Sd/-
Director

Principal Place of Business: Raheja Tower, Block 'G', Plot No. C-30,
Bandra Kurla Complex, Bandra (E), Mumbai 400 051.

Website: www.mindspacereit.com
Phone: 022-26564000, RN:IN/REIT/19-20/0003