June 02, 2022

To,

The National Stock Exchange of India Ltd.
Exchange Plaza, 5th Floor,
Plot No. C/1, G- Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400 051.

BSE Limited
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400001

Scrip Symbol “MINDSPACE” (Units)

Subject: Sell-Side Analyst Day & Asset Tours on 2nd and 3rd June, 2022, in Airoli and Pune

Dear Sir/Madam,

We hereby inform you that, K Raheja Corp Investment Managers LLP, Manager to Mindspace Business Parks REIT (“Mindspace REIT”) will host Analyst Meet & Asset Tours between June 02, 2022 and June 03, 2022 at its business parks located in Mumbai Region (Mindspace Airoli East and Mindspace Airoli West) and Pune (Commerzone Kharadi and Commerzone Yerwada).

The presentation which shall be used by the management team for said event is enclosed herewith as Annexure A and same is available on the website of Mindspace Business Parks REIT at below link: https://www.mindspacereit.com/investor-relations/calendar#ir

Please take the same on your record.

Thanking you,
For and on behalf of K Raheja Corp Investment Managers LLP
(acting as the Manager to Mindspace Business Parks REIT)

NARENDRA
VASANT
RAHALKAR

Authorised Signatory
Name: Narendra Rahalkar
Designation: Compliance Officer
Encl.: As above
Disclaimer

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This Presentation is not intended to be an offer or placement for the purposes of the Alternative Investment Fund Managers Directive (“AIFMD”), and any “marketing” as defined under AIFMD may only take place in accordance with the national private placement regimes of the applicable European Economic Area jurisdictions.
Mindspace REIT is one of the largest Grade-A office portfolios in India.

- **Total Leasable Area**: 31.8 msf
- **In-place Rent**: INR 61.7 psf
- **Same Store Committed Occupancy on 23.6 msf**: 84.2%
- **Committed Occupancy on 24.2 msf**: 84.3%
- **Mark to Market Potential**: 16.3%
- **WALE**: 6.9 years
- **Total Portfolio Market Value**: INR 264 Bn
- **Market Value of Completed Area**: 91.7%

1. Comprises 24.2 msf Completed Area, 3.0 msf of Under-Construction area and 4.6 msf Future Development Area
2. Market Rent of INR 71.7 psf considered for calculating MTM potential (basis valuer estimates)
3. Market Value as on 31 Mar 22
Proven Track Record of Value Creation

Foresight to go to new areas and develop business districts which have grown to become major commercial hubs

<table>
<thead>
<tr>
<th>Mindspace Malad, Mumbai Region</th>
<th>Mindspace Airoli East, Mumbai Region</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Year 2000</strong></td>
<td><strong>Year 2007</strong></td>
</tr>
<tr>
<td><img src="image1.png" alt="Image" /></td>
<td><img src="image2.png" alt="Image" /></td>
</tr>
<tr>
<td><strong>Today</strong></td>
<td><strong>Today</strong></td>
</tr>
<tr>
<td><img src="image3.png" alt="Image" /></td>
<td><img src="image4.png" alt="Image" /></td>
</tr>
</tbody>
</table>

One of the first to set-up commercial real estate in Malad and Eastern quadrant of Mumbai Region
Pioneers in Creating Integrated Business Districts

Land which was once enveloped with boulders and rocks was successfully converted into one of the largest and most preferred business district of Hyderabad.

<table>
<thead>
<tr>
<th>Mindspace Madhapur, Hyderabad</th>
<th>Gera Commerzone Kharadi, Pune</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year 2004</td>
<td>Year 2016</td>
</tr>
</tbody>
</table>

Today, Mindspace Madhapur is a success story and a case study for the industry employing over 100,000 people and housing top multinational companies.
Five Integrated Business Parks

Mindspace Madhapur
Hyderabad | 11.7 msf

Completed Area: 9.9 msf; Committed Occupancy: 89.6%

Mindspace Airoli East
Mumbai Region | 6.8 msf

Completed Area: 4.7 msf; Committed Occupancy: 86.3%

Mindspace Airoli West
Mumbai Region | 5.2 msf

Completed Area: 3.9 msf
Committed Occupancy: 66.0%

Gera Commerzone Kharadi
Pune | 2.9 msf (1)

Completed Area: 1.3 msf
Committed Occupancy: 97.8%

Commerzone Yerwada
Pune | 1.7 msf (1)

Completed Area: 1.7 msf
Committed Occupancy: 97.4%

Note: Above areas include Under-Construction Area and Future Development Area
1. Total Leasable Area for these assets comprises only Asset SPVs’ share of the area.
Quality Independent Office Assets

Commerzone Porur
Chennai | 0.8 msf

Completed Area: 0.8 msf; Committed Occupancy: 36.5%

Paradigm, Mindspace Malad
Mumbai Region | 0.7 msf

Completed Area: 0.7 msf; Committed Occupancy: 93.6%

The Square, Nagar Road
Pune | 0.8 msf

Completed Area: 0.8 msf
Committed Occupancy: 100.0%

The Square, BKC
Mumbai Region | 0.1 msf

Completed Area: 0.1 msf
Committed Occupancy: 100.0%

Note: Above areas include Under-Construction Area and Future Development Area
1. Total Leasable Area for these assets comprises only Asset SPVs’ share of the area
Robust Development Pipeline in Each of Our Micro-market

~1.7 msf addition to the portfolio in FY23 underway; ~70% space Pre-committed

Historical development and expansion potential of our Portfolio

<table>
<thead>
<tr>
<th>FY19</th>
<th>FY20</th>
<th>FY21</th>
<th>FY22</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.3</td>
<td>3.3</td>
<td>0.9</td>
<td>0.6</td>
</tr>
</tbody>
</table>

4.8 msf area added

Under Construction Status:

- **Airoli (W) B9, Mumbai Region (1.1 msf)**
  - Façade Completed
  - Leased/Pre-leased - 643 ksf
  - 100% Pre-leased

- **Airoli (W) B10-DC, Mumbai Region (0.3 msf)**
  - 4th slab – Work in progress
  - 100% Pre-leased

- **Commerzone Kharadi B5, Pune (0.7 msf)**
  - Last floor – Work in progress
  - 100% Pre-leased

- **Commerzone Kharadi B4, Pune (1.0 msf)**
  - Perspective
  - Sub-structure In Progress

Area Completion (msf)

<table>
<thead>
<tr>
<th>FY23E</th>
<th>FY24 &amp; beyond</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.7</td>
<td>5.9 (1)</td>
</tr>
</tbody>
</table>

In addition, we have Highstreet (0.05 msf) and Club House (0.06 msf) under construction in Mindspace Airoli (East) and Mindspace Madhapur respectively.

Note: As of 31 Mar 22

1. Mindspace Airoli East has aggregate development potential of 2.1 msf. Mindspace REIT has currently formulated development plans for 0.9 msf (including high street)
**Growth Trajectory Since Listing**

**Demonstrated strong Gross Leasing as macroenvironment continues to improve**

<table>
<thead>
<tr>
<th>Gross Leasing</th>
<th>Re-leased</th>
<th>New &amp; Vacant area Leased</th>
<th>Delivered New Developments</th>
<th>ROFO leasing update:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>8.1 msf</strong></td>
<td><strong>4.4 msf</strong></td>
<td><strong>3.7 msf</strong></td>
<td><strong>1.5 msf</strong></td>
<td><strong>2.9 msf</strong></td>
</tr>
<tr>
<td>(Incl. hard option and ancillary areas of 389 ksf)</td>
<td>Re-leased</td>
<td></td>
<td></td>
<td>Re-leasing Spread</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(Incl. hard option of 0.45 msf)</td>
</tr>
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</tr>
</tbody>
</table>

- **25.3%** Re-leasing Spread on 5.0 msf
- **146 ksf** Successfully leased entire space at The Square, BKC to a marquee tenant
- **49** New tenants added to portfolio

**Note:** All operating numbers pertain to FY21 & FY22

1. Pre-leased at Mindspace Juinagar, Commerzone Madhapur & Pallikaranai
2. Includes releasing and vacant area leasing
3. Average monthly figures relative to regular occupancy prior to pandemic
**Strong Financial Performance Since Listing**

**Delivered 36.5% cumulative returns for Unitholders**

<table>
<thead>
<tr>
<th>INR 28.0 p.u.</th>
<th>6.6% p.a.</th>
<th>15.7%</th>
<th>INR 20.5 Bn</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total distribution till date</td>
<td>Weighted Average Cost of Debt as on 31 Mar 22</td>
<td>Loan to Market Value (1)</td>
<td>Raised NCD/MLD at REIT &amp; SPV level since listing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>36.5% Cumulative returns since listing</th>
<th>c. 260 bps</th>
<th>45.9% Fixed Cost Debt as % of Total Outstanding Debt as on 31 Mar 22</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reduction in Cost of Debt (Mar 20 – 9.2%)</td>
<td>Weighted Average Cost of Debt as on 31 Mar 22</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Net Operating Income (INR Mn)</th>
<th>Net Asset Value (INR p.u.)</th>
<th>Increase in Unitholders since listing</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY20 12,257</td>
<td>Mar-20 326.1</td>
<td>Aug-20 7,901</td>
</tr>
<tr>
<td>FY22 14,864</td>
<td>Mar-22 364.9</td>
<td>Mar-22 24,683</td>
</tr>
</tbody>
</table>

NOI Margin: 84.3% growth, 84.9%

1. Market value as of 31 Mar 22; For the purpose of LTV calculation, Net Debt is considered post accounting & minority adjustment.
Beyond Business Operations, Towards Long-term Value

Commitment to Ecological balance, health & safety

**CLIMATE GROUP EV100**
First Real Estate entity to join the initiative

**Mindspace REIT** received ‘National Builder Award’

**RE100**
Committed to 100% Renewable Power

Mindspace REIT is certified as Great Place to work

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**Received Awards/Certification**
- 9 ‘Sword of Honour’ across 7 parks
- Five Star rating
- COVID 19 Assurance Statement

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1. Award by 16th Construction World Architect and Builder Awards 2021
2. Includes 2 pre-certified buildings
Asset Overview
Mumbai Region
Mumbai Region – Infrastructure Upgrade to Drive Demand Uptick

Mindspace REIT’s Parks - “New age district” for the rapidly growing IT/ITeS services, housing the leading IT and fintech companies

Presence in the region - 12.9 msf
Completed area – 9.5 msf

With population of >18 MM, city getting equipped with robust public transport infrastructure

Presence at locations which have superior connectivity on account of existing infrastructure

Upcoming infrastructure to support seamless last mile connectivity across region with reduced travel time

Supportive and futuristic policies to drive commercial & residential developments across eastern quadrant

Source: Cushman & Wakefield Research, 2022
Thane Belapur Belt – Poised to Become the Technology Hub of Mumbai Region

Source: Cushman & Wakefield Research, 2022, CRE Matrix and Publicly available information

1. Assuming 80 sf per person of Occupied stock of Thane Belapur corridor
2. Includes Thane Belapur Road, Thane & Vashi micro markets

Current key tenants & retail assets in Thane Belapur Belt

<table>
<thead>
<tr>
<th>Sr No.</th>
<th>Key Tenants/Retails</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Inorbit Mall, Vashi</td>
</tr>
<tr>
<td>2</td>
<td>Seawoods Grand Central Mall</td>
</tr>
<tr>
<td>3</td>
<td>IKEA</td>
</tr>
<tr>
<td>4</td>
<td>Hexaware Technologies, Axis Bank, ICICI Bank</td>
</tr>
<tr>
<td>5</td>
<td>Morningstar, Star Union Da-ichi Life Insurance Company</td>
</tr>
<tr>
<td>6</td>
<td>Dhirubhai Ambani Knowledge Park</td>
</tr>
<tr>
<td>7</td>
<td>Sutherland Global, Jacobs</td>
</tr>
<tr>
<td>8</td>
<td>Netmagic</td>
</tr>
<tr>
<td>9</td>
<td>Capgemini</td>
</tr>
<tr>
<td>10</td>
<td>Accenture, Worley Parsons, Here Solutions</td>
</tr>
<tr>
<td>11</td>
<td>Accenture, L&amp;T, Wipro</td>
</tr>
<tr>
<td>12</td>
<td>IDFC, KPMG</td>
</tr>
<tr>
<td>13</td>
<td>Sify, NMDC, Webwerks</td>
</tr>
</tbody>
</table>

Over ~300,000+\(^{(1)(2)}\) Direct Jobs Created Along Thane Belapur Corridor

Current operational office space of c.23 msf\(^{(2)}\)

Preferred location for Tech/BFSI occupiers because of its proximity to the large residential catchment and talent availability

Affordable rentals coupled with ease of access enhance attractiveness of the micro market
Mindspace Airoli East, Mumbai Region – Asset Overview

Project Details

<table>
<thead>
<tr>
<th>Feature</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project land area</td>
<td>c.50.1 acres</td>
</tr>
<tr>
<td>Total Leasable Area</td>
<td>c.6.8 msf</td>
</tr>
<tr>
<td>Committed Occupancy</td>
<td>86.3%</td>
</tr>
<tr>
<td>In-place Rent</td>
<td>INR 53.7 psf</td>
</tr>
<tr>
<td>Mark to Market Opportunity</td>
<td>11.5%</td>
</tr>
<tr>
<td>Market Value</td>
<td>INR 45 Bn</td>
</tr>
</tbody>
</table>

Focus On Sustainability and Safety

11 Green Buildings, 4.4 msf

- Received awards / certification: ‘Sword of Honour’
- Five Star rating
- COVID 19 Assurance Statement

Key Tenants

Accenture, L&T, Wipro, Cognizant, Citius, Syntel, eclerx, Gebbs, Inventurus, DST Worldwide

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1. Includes 4.7 msf completed area, 0.05 msf Under Construction Area and 2.0 msf Future development
2. Value as estimated by Independent Valuer as of 31 Mar’22
Mindspace Airoli East, Mumbai Region – Project Layout

Mindspace Airoli East today
A Business Destination

Mindspace Airoli (East) is the largest business park in the Mumbai Region

Airoli in 2005

Entry Gate to the park
Direct entry to the Highstreet from Main road

Future Development

Thane - Belapur Road

Highstreet

Residential Catchment

Exit Gate
Airoli Railway Station

B-1

B-2

B-3

B-4

B-5

B-6

B-7

B-8

B-9

B-10

B-11

B-12

B-14
Re-energising the Park with Building and Infra Upgrades

Before

- Façade of old building
  - Old entrance gate

Current

- Revamped the building’s exterior façade
- Renovated entrance gate
Utilising Covid-19 downtime efficiently to create a “WOW” factor

Matching world-class standards, while enhancing the biodiversity within the park

Outside seating

Refurbished hardscape & landscape

Attractive aesthetics

Recreational spaces
Addition of Highstreet to Augment the Park’s Eco system

Highstreet adjoining the Thane-Belapur Road

External podium retail and F&B structure

Proposed Retail Outlets
Mindspace Airoli West, Mumbai Region – Asset Overview

Project Details

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project land area</td>
<td>c.50.0 acres</td>
</tr>
<tr>
<td>Total Leasable Area (^{(1)})</td>
<td>c.5.2 msf</td>
</tr>
<tr>
<td>Committed Occupancy</td>
<td>66.0%</td>
</tr>
<tr>
<td>In-place Rent</td>
<td>INR 57.7 psf</td>
</tr>
<tr>
<td>Mark to Market Opportunity</td>
<td>17.8%</td>
</tr>
<tr>
<td>Market Value (^{(2)})</td>
<td>INR 41 Bn</td>
</tr>
</tbody>
</table>

Key Tenants: Accenture, Worley Parsons, Here Solution, UBS, Axis, IDFC, Alight, Atos India, & CMA CGM

Focus On Sustainability and Safety

- Received awards / certification:
  - ‘Sword of Honour’
  - Five Star rating
- COVID 19 Assurance Statement

1. Includes 3.9 msf completed area, 0.9 msf Under Construction Area and 0.3 msf Future development
2. Value as estimated by Independent Valuer as of 31 Mar 22
Proposal to revamp SEZ act announced in Budget expected to revive demand

De-notified Building 9 has seen strong occupier interest

Demand trends highlight inherent attractiveness of the micro market

Applied SEZ denotification for Building 5

Key Updates
Asset Overview
Pune
Pune – Thriving Office Market with Excellent Social Infrastructure

Favorable demographics and social infrastructure led office market growth

Presence in the region – 5.4 msf
Completed area – 3.6 msf

SBD East largest micro market in Pune with ~33 msf of Grade A office space

East Pune has emerged as a preferred micro market for tenants providing IT/ITeS, fin-tech and high value-added services

Preferred location with robust social infrastructure & affordable quality residential

With existing presence & planned supply in east Pune, our parks are well positioned to capture demand

Redefining Connectivity:
CURRENT
- Mumbai - Pune Expressway
- Pune Bus Network (Across Pune)

UPCOMING
- Pune Metro (3 Lines)

Source: Cushman & Wakefield Research, 2022
## Commerzone Yerwada, Pune – Asset Overview

### Project Details

<table>
<thead>
<tr>
<th>Details</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project land area</td>
<td>c.25.7 acres</td>
</tr>
<tr>
<td>Total Leasable Area (^{(1)})</td>
<td>c.1.7 msf</td>
</tr>
<tr>
<td>Committed Occupancy</td>
<td>97.4%</td>
</tr>
<tr>
<td>In-place Rent</td>
<td>INR 64.0 psf</td>
</tr>
<tr>
<td>Mark to Market Opportunity</td>
<td>21.5%</td>
</tr>
<tr>
<td>Market Value (^{(2)})</td>
<td>INR 20 Bn</td>
</tr>
</tbody>
</table>

### Key Tenants

- Schlumberger
- Nvidia
- UBS
- BNY Mellon
- TCS
- TIBCO
- AEGIS Ltd
- Workday
- Eduspark
- KPMG

### Focus On Sustainability and Safety

- Five Star rating
- Received awards / certification: ‘Sword of Honour’
- COVID 19 Assurance Statement

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1. Includes 1.7 msf completed area
2. Value as estimated by Independent Valuer as of 31 Mar 22
Aesthetically designed buildings integrated with open spaces and Landscape gardens.
Gera Commerzone Kharadi, Pune – Asset Overview

**Project Details**

- **Project land area**: c.25.8 acres
- **Total Leasable Area**: c.2.9 msf
- **Committed Occupancy**: 97.8%
- **In-place Rent**: INR 72.2 psf
- **Mark to Market Opportunity**: 5.1%
- **Market Value**: INR 21 Bn

**Focus On Sustainability and Safety**

- Received awards / certification:
  - ‘Sword of Honour’
  - Five Star rating
  - COVID 19 Assurance Statement

**Key Tenants**

- Barclays, Allstate, British Petroleum, UPS, Mindcrest, & Maveric

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1. Includes 1.3 msf completed area, 1.7 msf Under Construction Area
2. Value as estimated by Independent Valuer as of 31 Mar 22
3. Includes 2 pre-certified buildings
Gera Commerzone Kharadi, Pune - Project Layout

Under Construction

Completed

Mindspace REIT's Share – Building 3, 4, 5 & 6
Commerzone Kharadi, Pune – Recreating Workspaces using Biophilic Design

Reconnecting millennial professionals with nature

Panoramic view of the park

Biophilic Landscape

Attractive Aesthetics

Shallow Stream and Sand Beds
The Square Nagar Road, Pune – Asset Overview

### Project Details

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project land area</td>
<td>c.10.1 acres</td>
</tr>
<tr>
<td>Total Leasable Area (1)</td>
<td>c.0.8 msf</td>
</tr>
<tr>
<td>Committed Occupancy</td>
<td>100%</td>
</tr>
<tr>
<td>In-place Rent</td>
<td>INR 70.0 psf</td>
</tr>
<tr>
<td>Mark to Market Opportunity</td>
<td>19.2%</td>
</tr>
<tr>
<td>Market Value (2)</td>
<td>INR 9Bn</td>
</tr>
</tbody>
</table>

### Focus On Sustainability and Safety

- **1 Green Building 0.2 msf**
- Received awards / certification:
  - ‘Sword of Honour’
  - Five Star rating
- COVID 19 Assurance Statement

### Key Tenants

- Fiserv, ADP & Amazon

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1. Includes 0.7 msf completed area, 0.1 msf Under Construction Area and Developmental Potential
2. Value as estimated by Independent Valuer as of 31 Mar 22
ESG Framework
ESG Framework: Our Approach towards Building a Sustainable Ecosystem

Our Purpose

Building a sustainable ecosystem

Strategic Pillars and Key Focus Areas

Resource Conservation and Efficiency
- Carbon Neutral Operations
- Futuristic Buildings

Employee and Community Relations
- Human Capital Development
- Community and Tenant Relationships
- Health and Safety

Responsible Business Conduct
- Human Rights & Ethical Conduct
- Responsible Sourcing & Supplier Engagement
- Responsible Portfolio

Supported by Robust Governance
Governance Structure

Cross-functional ESG committee responsible for identifying, finalizing and monitoring ESG roadmap

Executive Committee

- Executive Committee to oversee ESG implementation

ESG Committee

- Management Leaders to steer the implementation of ESG strategy

- Executive Committee to oversee ESG implementation
- Provides specific guidance and operational insights on the ESG initiatives
- Keeps the Board updated on the progress and industry developments in the ESG space
- Focus on developing a sustainability-driven culture
- Promote ESG related ideas and integrate ESG into the company’s process and goals

Note:
1. Data as on 31 Mar 21
ESG: Our Journey So Far and Way Forward

Journey so far
- Built one of the **largest portfolios of LEED / IGBC certified buildings**
- Generated **carbon credits** through emission reductions; opportunity to monetize
- Committed to reduce carbon footprint via **EV100/ RE100** (1st Indian real-estate entity)
- Availed Lease Rental Discounting via **Green Loan**
- **Green Energy** initiatives
- Focused **CSR interventions**
- ESG **Strategy Framework and Roadmap**

Journey ahead
- Releasing First “**Sustainability Report**”
- Participation in best-in-class benchmarking such as **GRESB & DJSI**
- Enhanced **disclosures** aligning with multiple sustainability standards
- **Net-Zero** roadmap
- Increase share of **renewable energy** in our consumption
- Aligning long term business goals by incorporating **ESG best practices**

Existing Initiatives

Future Plans
Sustainable Development and Operations across Our Portfolio

Offering an efficient and eco-friendly working environment to our tenants

**Energy Efficiency**
- Solar power capacity of **1.6 MW** through PV modules on rooftop
- HVAC Systems with water-cooled chillers having high coefficient of performance
- Real time energy monitoring system through integrated Building Management System (iBMS)

**Water Management**
- Implemented technologies such as IoT and sensors to assess quality of recycled and treated water
- **30-95% potable water saving** across Green Buildings

**Waste Management**
- Ensured reuse of **80-100% construction waste generated** across our Green Buildings
- **Sustainable wet waste management** programs across several parks
- Hazardous waste and e-waste sent to the State Pollution Control Board (SPCB) approved recyclers
Strong commitment towards reducing Carbon Footprint across projects

India’s First Real-Estate Entity to Join Climate Group’s EV 100 and RE 100 Initiatives

Committing to 100% renewable energy by 2050

Phased transformation to renewable energy (1)

<table>
<thead>
<tr>
<th>Year</th>
<th>35%</th>
<th>50%</th>
<th>100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>2025</td>
<td></td>
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<tr>
<td>2030</td>
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<tr>
<td>2050</td>
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</tbody>
</table>

- To build a sustainable ecosystem & minimize environmental impact
- Opportunity to encourage tenants to make the switch to clean energy
- Current normalized opportunity for power consumption in our parks is over 100 GWh (2)
- Procured Green power in Airoli distribution licensee area

Committing to accelerate the transition to EV by 2030

- Catalyse global shift to clean transport and reduce air pollution in micro-markets of presence
- Offers employees & tenants an access to 950+ EV charging points
- Initiating EV as an option for transportation in and around our parks

Note:
1. Across common areas serviced and maintained within the Portfolio
2. For the period between Jan 19 to Dec 19; GWh – Gigawatt hour
Green Portfolio

Completed buildings(1)

- Certified (Gold/platinum): 77.3%
- In process: 22.3%
- Others: 0.4%

Under-construction buildings

- Pre-certified: 58.3%
- In process: 24.6%
- To be applied: 17.0%

77.3% (18.7 msf) of completed portfolio is rated LEED/IGBC Gold/Platinum(2)
In the process of converting balance to LEED O&M certified

Received
9 ‘Sword of Honour’
Across 7 assets

- Mindspace Airoli (E)
- Mindspace Madhapur
- Mindspace Malad
- Mindspace Airoli (W)
- Commerzone Kharadi
- The Square Nagar Road
- Commerzone Yerwada

Applied for WELL Health & Safety certification for over 15 msf

BRITISH SAFETY COUNCIL
Sword of Honour 2021 Winner

WELL HEALTH-SAFETY RATED

Note:
(1) 36 completed buildings are green certified, ‘Others’ includes club house Mindspace Airoli (East), Center Court – Mindspace Airoli (West) and Amenity area of Commerzone Yerwada, Vantage Café and Kiosks at Mindspace Madhapur
(2) Gold implies LEED Gold and IGBC Gold. Likewise for platinum
Working Towards the Betterment of Our Eco-System

Durgam Cheruvu Lake Makeover, Hyderabad

- Protect and enhance the biodiversity of the lake and its surroundings
- Assisting the government in restoring and beautifying the lake
- Extensive cleaning of stubborn water hyacinth transforming it into a healthy lake
- Laid walking and jogging tracks, curated an open gym and play area

Urban Farming

- Nurturing organic urbanized farming with collaborative efforts from our tenants
- Vegetable harvest further distributed to schools in the vicinity
Changing Lives via Supporting the Cause of Education

Room to Read

“At Room to Read, we feel honoured to partner with Mindspace to bring quality educational opportunities to children in the underserved communities in India. We thank you for your continued commitment towards our mission of aiding in child education and gender equality in education.”

-Sourav Banerjee, Country Director, Room to Read India

30 Libraries across schools

5,552 students benefited through distribution of books across 30 schools

DEEDS Public Charitable Trust

“Thank you for supporting us in these trying times especially when the pandemic has wrecked havoc in the country. By supporting us you have believed in our cause of making the deaf financially self-reliant and help them contribute to the mainstream society by educating them, enabling them and thus, empowering them by giving them suitable placements.”

- Pratibha K. Rao, Chief Operating Office, DEEDS Public Charitable Trust

8 hearing impaired teachers benefitted from the program across 10 schools
Shaping the Future Minds of our Nation & Strengthening Healthcare Infrastructure

**Strengthening Healthcare Infrastructure in Hyderabad**

- Extended support by constructing an additional floor at a Government hospital in Kondapur, Hyderabad in a short span of 45 days
- Enabled capacity enhancement of 120 beds

**Community School at Gambhiraopet, in partnership with the State government**

- Children from Gambhiraopet, a quaint village in Sircilla district of Telangana will soon be imparted with education in a newly developed school
- To accommodate 400 children in 9 classrooms
- Will be replete with well-designed classrooms, a library, dining area, training rooms and outdoor play area

**Assisting frontline warriors & marginalized Covid patients**

- Extending support to city security councils to assist frontline warriors and marginalized Covid affected patients
- Support initiatives:
  - Oxygen concentrators
  - ICU beds & Ventilators
  - Ambulance services
  - Emergency drugs
  - Tele-consultation and tele-medicine
  - Isolation centre and shelter
Focus On High Corporate Governance Standards

Strong governance framework complemented by partnership with leading institutional investors

<table>
<thead>
<tr>
<th>Board Independence</th>
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</thead>
<tbody>
<tr>
<td>• Two-Third independent directors on the Board</td>
</tr>
<tr>
<td>• Manager can be removed with 60% approval of unrelated unitholders</td>
</tr>
<tr>
<td>• Comprises experts from tax, regulatory, investment banking and other domains</td>
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<tr>
<td>• Marked by age diversity</td>
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<table>
<thead>
<tr>
<th>Diversity &amp; Inclusiveness</th>
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</thead>
<tbody>
<tr>
<td>• Fostering a gender agnostic and equitable work culture</td>
</tr>
<tr>
<td>• Policies fortifying a non-discriminative and transparent environment at the workplace</td>
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</table>

<table>
<thead>
<tr>
<th>Robust Policy Framework</th>
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<tbody>
<tr>
<td>• Guided by accountability, fairness and transparency with all stakeholders</td>
</tr>
<tr>
<td>• Protecting Unitholder interests with stringent safeguards in place</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mindspace REIT: Top-Notch Standards</th>
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</thead>
<tbody>
<tr>
<td>Six Member Board / Independent Chairman</td>
</tr>
<tr>
<td>Independent Directors</td>
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<tr>
<td>Sponsor Directors</td>
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<tr>
<th>Supporting Policies &amp; Initiatives</th>
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<tbody>
<tr>
<td>Pride Side</td>
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<tr>
<td>POSH</td>
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<tr>
<td>Aanchal</td>
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<tr>
<td>Reach Out</td>
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<tr>
<th>Anti-corruption</th>
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<tbody>
<tr>
<td>Code of Conduct</td>
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<tr>
<td>Insider Trading</td>
</tr>
<tr>
<td>Related Party Transactions</td>
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</tbody>
</table>
## Key Focus Areas (1/2)

### Focus Area

<table>
<thead>
<tr>
<th>KPI</th>
<th>Short-Term Target</th>
<th>Target Year</th>
<th>Long-Term Target</th>
<th>Target Year</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Carbon Neutral Operations</strong></td>
<td></td>
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<tr>
<td>Scope 1 &amp; Scope 2 emission reduction</td>
<td>21% reduction in emissions</td>
<td>2025</td>
<td>42% reduction in emissions</td>
<td>2030</td>
</tr>
<tr>
<td>Share of Renewable Energy</td>
<td>35% Renewable energy in total energy mix (RE100)</td>
<td>2025</td>
<td>50% renewable energy in total energy mix (RE100)</td>
<td>2030</td>
</tr>
<tr>
<td><strong>Human Capital Development</strong></td>
<td></td>
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<tr>
<td>Gender Diversity</td>
<td>Increase female percentage to: 1. 15% in total workforce 2. 28% excluding Facility Management</td>
<td>2022</td>
<td>Increase female percentage to: 1. 18% in total workforce 2. &gt;28% excluding Facility Management</td>
<td>2023</td>
</tr>
</tbody>
</table>
### Key Focus Areas (2/2)

<table>
<thead>
<tr>
<th>Focus Area</th>
<th>KPI</th>
<th>Short-Term Target</th>
<th>Target Year</th>
<th>Long-Term Target</th>
<th>Target Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community &amp; Tenant Relationship</td>
<td>Tenants Net Promoter Score</td>
<td>Establish a mechanism to calculate tenant’s net promoter score</td>
<td>2022</td>
<td>Tenant’s net promoter score at or above +40</td>
<td>2025</td>
</tr>
<tr>
<td>Health &amp; Safety</td>
<td>No. of fatalities</td>
<td>Aim to ensure Zero fatalities every year</td>
<td>Year-on-year</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community &amp; Tenant Relationship</td>
<td>Pre-acquisition ESG due diligence</td>
<td>Setting ESG criteria for new acquisition and Screening 100% new acquisition against the ESG criteria</td>
<td>2023</td>
<td></td>
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</tbody>
</table>
Thank You

Investor Relations Enquiries: Kedar Kulkarni
(Finance & Investor Relations)
Email id: ir@mindspacereit.com