



January 30, 2023

To,

The National Stock Exchange of India Ltd.
Exchange Plaza, 5th Floor,
Plot No. C/1, G- Block,
Bandra Kurla Complex,
Bandra (E), Mumbai- 400051.

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

Scrip Symbol "MINDSPACE" (Units)

**Scrip Code "543217" (Units) and
Scrip Code "960327", "973069", "973070", "973754"
and 974075 (Debentures)
Scrip Code "724056" (Commercial Paper)**

Subject: Outcome of the Meeting of the Governing Board of K Raheja Corp Investment Managers LLP, manager to Mindspace Business Parks REIT held on Monday, January 30, 2023

Dear Sir / Madam,

We wish to inform you that the Governing Board ("Board") of K Raheja Corp Investment Managers LLP ("Manager"), manager to Mindspace Business Parks REIT ("Mindspace REIT") at its meeting held on Monday, January 30, 2023, has, inter-alia:

- considered and approved the Unaudited Condensed Standalone Interim Financial Statements and Unaudited Condensed Consolidated Interim Financial Statements of Mindspace REIT for the quarter and nine months ended December 31, 2022, and taken on record the Limited Review Reports thereon, with an unmodified opinion by the Statutory Auditors.
- declared distribution of Rs. 2846 million / Rs. 4.80 /- per Unit for the quarter ended December 31, 2022. The distribution comprises Rs. 2591 million / Rs. 4.37 /- per Unit in form of dividend and Rs. 255 million / Rs. 0.43 /- per Unit in form of interest.
- noted the resignation of Ms. Preeti Chheda as the Compliance Officer of Mindspace REIT, pursuant to Regulation 10(26) of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 ("REIT Regulations") and pursuant to Regulation 6 and 51(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations ("SEBI LODR Regulations") with effect from the closure of business hours of January 30, 2023.
- approved the appointment/designation of Ms. Chanda Makhija Thadani as the Compliance Officer of Mindspace REIT, pursuant to Regulation 10(26) of the REIT Regulations and pursuant to Regulation 6 and 51(2) of SEBI LODR Regulations with effect from commencement of business hours on January 31, 2023.
- took note of the extension of the period of ROFO Offer Notice till March 31, 2023. Mindspace REIT had received a notice of intimation from Sustain Properties Private Limited ("Company") and its shareholders vide its letter dated February 3, 2022 ("ROFO Notice") to offer all the outstanding equity shares held by

K Raheja Corp Investment Managers LLP
LLP Identification Number (LLPIN): AAM-1179
Regd. Office: Raheja Tower, plot No. C-30, Block 'G', Bandra Kurla Complex, Bandra (E), Mumbai - 400051
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the shareholders in the Company, representing 100% shareholding in the Company, to Mindspace REIT in accordance with the terms of the right of first offer agreement dated June 29, 2020 ("**ROFO Agreement**"). Mindspace REIT was required to exercise the ROFO by issuing a written notice ("**ROFO Offer Notice**") to the ROFO Transferor within a period of 120 days of receipt of the ROFO Notice or such other period as may be mutually agreed between the parties. Pursuant to discussions between the Manager, the Company and the shareholders of the Company and based on certain commercial considerations, the Company, the Shareholders of the Company and Mindspace REIT mutually agreed to extend the period for the ROFO Offer Notice vide its intimations dated June 2, 2022, and September 23, 2022, by a period of 120 days each. The parties have now mutually agreed to further extend the period for ROFO offer notice upto March 31, 2023.

Further, we have enclosed: -

1. Press Release in connection with the Unaudited Condensed Standalone Interim Financial Statements and Unaudited Condensed Consolidated Interim Financial Statements of Mindspace REIT for the quarter and nine months ended December 31, 2022, and report on performance of Mindspace REIT for the quarter and nine months ended December 31, 2022, as **Annexure 1**;
2. Earnings presentation for the quarter and nine months ended December 31, 2022, comprising the business and financial performance of Mindspace REIT for the quarter and nine months ended December 31, 2022 as **Annexure 2**.
3. Unaudited Condensed Standalone Interim Financial Statements and Unaudited Condensed Consolidated Interim Financial Statements of Mindspace REIT for the quarter and nine months ended December 31, 2022, along with the Limited Review Reports with an unmodified opinion thereon by Statutory Auditors and the disclosure of line items in compliance with Regulations 52(4) of the SEBI LODR Regulations; as **Annexure 3**.
4. Details of extent and nature of security (ies) created and maintained with respect to each of the Debentures are set out at Note No. 15 of the Unaudited Condensed Standalone Interim Financial Statements and at Note No. 21 of the Unaudited Condensed Consolidated Interim Financial Statements of Mindspace REIT, (pursuant to Regulation 54(2) of the SEBI LODR Regulations) as **Annexure 4**.
5. Security Cover Certificate pursuant to Regulation 54(3) of the SEBI LODR Regulations, as **Annexure 5**.
6. Statement indicating the utilisation of the issue proceeds of Commercial Paper for the quarter ended December 31, 2022, as **Annexure 6**.
7. Statement indicating no deviation or variation in utilisation of proceeds of issue of listed Commercial Paper of Mindspace REIT for the quarter ended December 31, 2022, as **Annexure 7**.



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In accordance with Regulation 52 of the SEBI LODR Regulations, the Company would be publishing the Unaudited Financial Results for the quarter and nine months ended December 31, 2022 in the newspapers.

Pursuant to the provisions of Regulation 52(7) and 52(7A) of the SEBI LODR Regulations read with Chapter IV of SEBI Operational Circular dated July 29, 2022, as amended, for listing obligations and disclosure requirements for non-convertible securities, securitized debt instruments and/ or commercial paper, kindly note that the proceeds of the non- convertible securities issued by the Company and listed on the Stock Exchanges has been used for the purpose disclosed in the respective Offer Document/Placement Memorandum of the issue and there is no deviation or variation in the use of proceeds of issue of non-convertible securities as compared to the objects of the issue for the quarter ended December 31, 2022.

We also wish to inform you that record date for the distribution to unitholders for the quarter ended December 31, 2022, will be **Monday, February 6, 2023**, and the payment of distribution will be made on or before **Monday, February 13, 2023**.

The above information shall also be made available on Mindspace REIT's website viz; <https://www.mindspacereit.com/home> under investor relations tab.

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)**

Authorised Signatory

Name: Preeti Chheda

Designation: Chief Financial Officer & Compliance Officer

Place: Mumbai



Encl: as above

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