

Name of the issue	Mindspace Business Parks REIT		
1 Type of issue (IPO/ FPO/InvIT/REIT)	REIT IPO		
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 stratgicand 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>	29.00%		
<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>	NA**		
<i>(v) at the end of 3rd FY (31 March 2022)</i>	NA**		
<i>* Source: Basis of allotment (including strategic, anchor and institutional investor)</i>			
<i>** The above data is not disclosed as reporting for the relevant fiscal years has not been completed</i>			
6 Financials of the issuer	<i>(Rs. in crores)</i>		
<i>Parameters</i>	<i>FY2021</i>	<i>FY2022</i>	<i>FY2023</i>
<i>Income from operations</i>	Not Available	Not Available	Not Available
<i>Net Profit for the period</i>	Not Available	Not Available	Not Available
<i>Paid-up equity share capital</i>	Not Available	Not Available	Not Available
<i>Reserves excluding revaluation reserves</i>	Not Available	Not Available	Not Available
<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>	<i>Frequently Traded</i>		
<i>(ii) at the end of 2nd FY (31 March 2022)</i>	NA		
<i>(iii) at the end of 3rd FY (31 March 2023)</i>	NA		
<i>Note: Trading status not disclosed as the relevant fiscal years have not been completed.</i>			
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		
	<i>No Change</i>		
(ii) at the end of 2nd FY (During FY22)			
Names of directors	Details of Change		
	NA		
(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
(i) as disclosed in the offer document

Expenditure Items	Proposed Utilization	Actual Utilization
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

(iii) Reasons for deviation, if any

INR 300 million is used in excess for providing loans to Asset SPVs for the purpose of repayment of debt facilities of the Asset SPVs.

11 Comments of monitoring agency, if applicable

<i>(a) Comments on use of funds</i>	NA
<i>(b) Comments on deviation, if any, in the use of proceeds of the issue</i>	NA
<i>(c) Any other reservations expressed by the monitoring agency about</i>	NA

12 Price- related data
7-Aug-20
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 Sep 2020) ⁽⁴⁾	At close of 90th calendar day from listing day (4 Nov 2020)	As at the end of FY2021			As at the end of FY2022 ⁽³⁾			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	342.00	292.07	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available
Index (Nifty 50) ⁽²⁾	11,214.05	11,333.85	11,908.50	14,690.70	15,431.75	8,055.80	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available

(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) Since the 30th day is not a trading day, closing price on NSE of the previous trading day has been considered.
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 ⁽²⁾	As at the end of FY2023 ⁽²⁾
Premium / (Discount to NAV) %	Issuer:	-16.1%	Not Available	Not Available	Not Available
	Peer Group: Embassy Office Parks REIT	-8.5%	Not Available	Not Available	Not Available

(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

Announcement	Date
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	21-Aug-2020
Mindspace Business Parks REIT'S ('Mindspace REIT') SPV Signs Up With One Of Asia'S Leading Data Center Operator To Sub-Lease C.0.63 Million Sq. Ft., As A Data Center, At Mindspace, Airoli (West), Mumbai.	8-Mar-2021