



Mindspace Business Parks REIT has a quality office portfolio. Business parks in Mumbai are Mindspace Airoli East Business Park, Mindspace Airoli West Business Park, Paradigm Mindspace Malad and The Square, BKC(2). The properties in the Pune include Commerzone Yerwada Business Park, Gera Commerzone Kharadi Business Park and The Square, Nagar Road. The Chennai property of the company is Commerzone Porur. The office parks in Hyderabad are Commerzone Pocharam and Mindspace Madhapur.

The total leasable area of Mindspace Business Parks are 12.1 msf, 11.6 msf, 5.0 msf and 0.8 msf in Mumbai, Hyderabad, Pune and Chennai, respectively. With total leasable area of 29.5 msf, it is one of the largest Grade-A office portfolios in India. The under-construction area of the company is 2.8 m sq ft and the future construction area of 3.6 m sq ft area.

### Real Estate Investment Trust (REIT)

Under the REIT Regulations Mindspace REIT has to invest a minimum of 80% of the value of its assets in completed and rent and/ or income-generating properties.

As per REIT Regulations, the portfolio of the Mindspace REIT is required to be maintained for a period of minimum 3-years from the date of purchase or completion.

### Competitive Strengths

1. Diversified and quality tenant base, 85% of tenants are global firms or MNC.
2. Strong industry fundamentals
3. Experienced management team with KRC group support
4. Stable cash flows

Summary of financial Information (Restated)			
Particulars	For the year/period ended (₹ in Million)		
	31-Mar-20	31-Mar-19	31-Mar-18
<b>Total Assets</b>	1,12,224	91,437	84,738
<b>Total Revenue</b>	20,262	16,797	15,022
<b>Profit Before Tax</b>	7,518	6,073	3,518
<b>Profit After Tax</b>	5,139	5,154	1,610

Objective of the Issue:

The proceeds will be utilised towards the following objects:

1. 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).
2. Purchase of NCRPS of MBPPL.
3. General purposes.

### Mindspace REIT Details

<b>IPO Date</b>	Jul 27, 2020 - Jul 29, 2020
<b>Issue Type</b>	Book Built Issue REIT
<b>Issue Size</b>	16.36 Cr Units of ₹ 274-275 (aggregating up to ₹4,500.00 Cr)
<b>Fresh Issue</b>	3.63 Cr Units of ₹ 274-275 (aggregating up to ₹1,000.00 Cr)
<b>Offer for Sale</b>	12.72 Units of ₹ 274-275 (aggregating up to ₹3,500.00 Cr)
<b>IPO Price</b>	₹ 274 to 275 per unit
<b>Market Lot</b>	200 units
<b>Min Order Quantity</b>	200 units
<b>Listing At</b>	BSE, NSE