

Name of the issue

Mindspace Business Parks REIT

1 Type of issue (IPO/ FPO/InvIT/REIT)	REIT
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 strategic and 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	22.42%
(i) allotment in the issue*	NA**
(ii) at the end of the 1st Quarter immediately after the listing of the issue (Sept 30, 2020)	NA**
(iii) at the end of 1st FY (31 March 2021)	NA**
(iv) at the end of 2nd FY (31 March 2022)	NA**
(v) at the end of 3rd FY (31 March 2022)	NA**
* Source: Institutional portion divided by Post Issue Units outstanding ** The above data is not disclosed as reporting for the relevant fiscal years has not been completed	

6 Financials of the issuer

(Rs. in crores)

Parameters	FY2021	FY2022	FY2023
Income from operations	-	-	-
Net Profit for the period	-	-	-
Paid-up equity share capital	-	-	-
Reserves excluding revaluation reserves	-	-	-

Note: The above financials are not disclosed as reporting for the relevant fiscal years has not been completed.

7 Trading status in the scrip of the issuer

(i) at the end of 1st FY (31 March 2021)	NA
(ii) at the end of 2nd FY (31 March 2022)	NA
(iii) at the end of 3rd FY (31 March 2023)	NA

Note: Trading status not disclosed as the relevant fiscal years have not been completed.

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

NA

(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 Note: Change in Directors not disclosed as the relevant fiscal years have not been completed.

9 Status of implementation of project/ commencement of commercial production

(i) as disclosed in the offer document	Not Applicable
(ii) Actual implementation	Not Applicable
(iii) Reasons for delay in implementation, if any	Not Applicable

10 Status of utilization of issue proceeds

Expenditure Items	Proposed Utilization (Rs cr)	Actual Utilization (Rs cr)
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)	9,000.00	9,000.00
Purchase of NCRPS of MBPPL	334.00	334.00
General purposes	348.00	348.00

(ii) Actual utilization Not Applicable

(iii) Reasons for deviation, if any NA

11 Comments of monitoring agency, if applicable

(a) Comments on use of funds NA

(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document

NA

(c) Any other reservations expressed by the monitoring agency about the end use of funds NA

12 Price- related data 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 Sept 2020) ⁽⁴⁾	At close of 90th calendar day from listing day (04 Nov 2020)	As at the end of FY2021 ⁽³⁾			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	-	-	-	-	-	-	-	-	-	-
Index (Nifty 50) ⁽²⁾	11,214.05	11,333.85	-	-	-	-	-	-	-	-	-	-

(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) Closing price of one day prior considered as 30th closing day was a holiday

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:	-13.9%	-	-	-
	Peer Group:	-8.5%	-	-	-

(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

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

21-08-2020

The Executive Committee of the Manager at its meeting held on September 29,2020, has approved the allotment of 5,000, 10 year G-sec linked, secured, listed, guaranteed, senior, taxable, non-cumulative, rated, principal protected-market linked, redeemable, non-convertible debentures (Market Linked Debentures) of face value of Rs 10,00,000/- each, aggregating to Rs 500,00,00,000/- on a private placement basis, as per the terms and conditions in the information memorandum dated September 28, 2020 &

29-08-2020