

ISSUE OF COMMERCIAL PAPER (CP):

Letter Of Offer

PART 1

Proposed Date Of Issue :	26/04/2024	
Credit Rating For CP :	A1+ by ICRA	A1+ by CRISIL
Date Of Rating :	12/04/2024	12/04/2024
Validity for issuance :	3 months	30 days
Validity period for rating :	Once the instrument is issued, the rating is valid throughout the life of the captioned programme (which shall have a maximum maturity of twelve months from the date of the issuance of the instrument).	Once the instrument is issued, the rating is valid throughout the life of the commercial paper programme with a maximum maturity period of 1 year, as further specified in rating letter.
For Amount :	Rs. 700 Crores	Rs. 700 Crores
Conditions(If Any) :	As per rating revalidation letter dated 12-April-2024	As per rating revalidation letter dated 12-April-2024
Exact purpose of issue of CP :	For extending loans to Group SPVs for repayment of financial indebtedness (including replenishing of ODs) and for temporary deployment pending utilization of proceeds	
Credit Support (if any) :	No	
a) Description of Instrument :	N.A.	
b) Amount :	N.A.	
c) Issued By :	N.A.	
d) In Favour of :	N.A.	
Net Worth of the Guarantor Company :	N.A.	
Name of Companies To Which Guarantor has Issued Similar Guarantee :	N.A.	
Extent of the Guarantee Offered By The Guarantor company :	N.A.	
Conditions Under Which The Guarantee Will be Invoked :	N.A.	
Details of Current Tranche :		

ISIN	AMOUNT (in Rs crs)	MATURITY DATE	CURRENT CREDIT RATING	VALIDITY PERIOD OF RATING	CRA

INE0CCU14039	350	25/02/2025	ICRA A1+ CRISIL A1+	Once the instrument is issued, the rating is valid throughout the life of the captioned programme (which shall have a maximum maturity of twelve months from the date of the issuance of the instrument). Once the instrument is issued, the rating is valid throughout the life of the commercial paper programme with a maximum maturity period of 1 year, as further specified in rating letter.	ICRA CRISIL
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Name and Address of the Trustee	: N.A.
Listing	: Proposed to be listed
Issuing and Paying Agent	: ICICI BANK LIMITED , ICICI Bank Towers, Bandra Kurla Complex, Bandra (East), Mumbai- 400051
Market Conventions	: FIMMDA CONVENTIONS
CP Borrowing Limit	: Rs. 700 Crores
Supporting Board Resolution for CP Borrowing- Resolution Dated	: 28/02/2024
Total CP Outstanding (As on Date)	: Rs. 150 Crores

Details of CP issued during the last 15 months : *

ISIN	ISSUE DATE	AMOUNT (in Rs crs)	MATURITY DATE	AMOUNT O/S (in Rs crs)	IPA	CRA	RATING	RATED AMOUNT (in Rs crs)
INE0CCU14021	19/12/2023	150	06/06/2024	150	ICICI Bank Ltd	CRISIL/ICRA	A1+	250

* Issuer's liability under the CP will continue beyond due date, in case the CP is not redeemed on due date.

Details of Other Debt Instruments Outstanding

ISIN	Issue Date	Amount (in Rs Crs)	Maturity Date	Amount o/s (in Rs crs)
INE0CCU07041	18/03/2021	375	17/05/2024	375
INE0CCU07033	18/03/2021	75	17/05/2024	75
INE424L07018	28/09/2021	400	28/06/2024	400
INE0CCU07058	01/02/2022	500	31/12/2024	500
INE0CCU07074	15/03/2023	550	13/04/2026	550
INE0CCU07082	02/06/2023	500	30/06/2026	500
INE0CCU07090	11/09/2023	500	10/12/2026	500
INE0CCU07108	21/03/2024	340	20/03/2027	340
INE0CCU07066	28/07/2022	500	27/07/2027	500

Bank fund-based facilities from Banks/Financial Institutions, if any

Name of the bank	Nature of facility	O/S amount/Limit (in Rs crs)	Asset classification
Bajaj Housing Finance Limited	LRD and LOC	362.23	Standard
Bank of Baroda	LRD and OD	443.23	Standard
HDFC Bank	LRD and OD	129.79	Standard
HSBC Bank	LRD and OD	538.63	Standard
ICICI Bank	LRD and OD	402.66	Standard
Kotak Bank	LRD and OD	325.23	Standard
SBI	LRD and OD	311.64	Standard
Union Bank of India	LRD	253.66	Standard
Axis Bank	LRD and OD	400.30	Standard

Name and address of issuer : Mindspace Business Parks REIT , Raheja Tower, plot No. C-30, Block 'G', Bandra Kurla Complex, Bandra (E), Mumbai - 400 051

Line of business : Mindspace REIT is a REIT principally engaged in the commercial real estate and allied activities as permitted under Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time

Chief Executive (Managing

Ramesh Nair

Director/President/CEO/CFO/Top

Most Executive) :

Group Affiliation (if Any)

Mindspace Business Parks REIT is sponsored by Anbee Constructions LLP and Cape Trading LLP, which form part of the K Raheja Group

Financial SUMMARY	9M-FY2024 (in Rs crs)	FY2023 (in Rs crs)	FY2022 (in Rs crs)	FY2021 (in Rs crs)
Equity	16,283.90	16,283.90	16,283.90	16,283.90
Net worth	15,101.70	15,578.20	16,471.20	17,213.40
Investment in Subsidiaries / Affiliates	0	0	0	0
Total debt Outstanding	6,699.80	5,453.50	4,448	3,755.40
Short Term	1,999.70	869.30	912.30	406.50
Other Debt	4,700.10	4,584.20	3,535.70	3,348.90
Gross Income	1,852.80	2,304.10	1,769.60	1,156.50
Operating Profit (PBITD)	1,351.10	1,559.60	1,384.30	859.20
Gross Profit (PBSD)	1,013.60	1,216.50	1,119.90	688.50
Net Profit (Post Tax)	434.20	307.90	447	334.80

Audit Qualifications (if any)	: Not applicable
Material Litigation, if any	: Material litigations are as disclosed in half yearly report available at www.mindspacereit.com
Regulatory Strictures, if any	: Not applicable
Details of Default of CPs, including Technical Delay in Redemption During Past three Years	: Not applicable
Details of Default and Delay In Redemption of Any Other Borrowings During Past Three Years	: Not applicable

For Mindspace Business Parks REIT

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Preeti Chheda

Chief Financial Officer

Authorised Signatory

Date: 24/04/2024

Original / Authenticated Copy Of any Document Related To Above Information Will Be Made Available To The Investors On Request

K Raheja Corp Investment Managers Private Limited
(acting as the Manager to Mindspace Business Parks REIT)
Corporate Identification Number (CIN): U68200MH2023PTC406104
Regd. Office: Raheja Tower, C-30, Block 'G', Bandra Kurla Complex, Bandra (E), Mumbai – 400 051
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