November 03, 2026

To,

The Listing Department National Stock Exchange of India Ltd. Exchange Plaza, Plot No. C/1, G- Block, Bandra Kurla Complex, Bandra (East), Mumbai- 400051.	The Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001
Scrip Symbol "MINDSPACE" (Units)	**Scrip Code "543217" (Units) and Scrip Codes "974075", "975068", "975537", "975654", "975763", "976198", "976691", "977043" "977120", "977297", "977350", "977614" "977771", "978031" and "978082" (Non-Convertible Debentures) and Scrip Codes "731549" and "731985" (Commercial Papers)**

Subject: Intimation of newspaper advertisement for financial results for the quarter and half year ended September 30, 2026

Dear Sir / Madam,

Please find enclosed herewith copy of publication of the newspaper advertisements published in Business Standard (All Editions), on November 03, 2026, in respect of the unaudited consolidated financial results of Mindspace Business Parks REIT for the quarter and half year ended September 30, 2026.

Please take the above on your record.

Thanking you.

Yours faithfully,
For and on behalf of K Raheja Corp Investment Managers Private Limited
(acting as Manager to Mindspace Business Parks REIT)

MRIDUL GUPTA
Digitally signed by MRIDUL GUPTA
Date: 2026.11.03 17:18:08 +05'30'

Mridul Gupta
Company Secretary and Compliance Officer

Encl: as above

Since 1983

MIT-WPU
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Dr. Vishwanath Karad
MIT WORLD PEACE UNIVERSITY | PUNE
TECHNOLOGY, RESEARCH, SOCIAL INNOVATION & PARTNERSHIPS

UNESCO Chaired Institution
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DR. VISHWANATH KARAD
MIT WORLD PEACE UNIVERSITY, PUNE
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दीक्षांत समारोह | 24th & 25th October



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Hon'ble Governor of Tamil Nadu.

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Principal Place of Business: Raheja Tower, Block 'G', Plot No. C-30, Bandra Kurla Complex, Bandra (E), Mumbai 400 051.
Phone : 022-26564000, SEBI Registration Number: IN/REIT/19-20/0003

EXTRACT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30 SEPTEMBER 2026

Rs. in Million

Sr. No.	Particulars	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
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2.	Net Profit for the period/ year (before Tax, Exceptional and/or Extraordinary items)	3,508.20	3,656.51	2,777.71	7,164.71	5,368.25	12,170.90
3.	Net Profit for the period/ year before tax (after Exceptional and/or Extraordinary items)	3,508.20	3,656.51	2,330.15	7,164.71	4,920.69	11,723.34
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5.	Total Comprehensive Income for the period/ year [Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax)]	4,791.63	2,717.95	1,266.89	7,509.58	2,933.49	6,939.22
6.	Unit Capital	193,769.62	193,769.62	168,964.03	193,769.62	168,964.03	187,154.26
7.	Reserves (excluding Revaluation Reserve)	(23,629.10)	(26,079.27)	(26,372.59)	(23,629.10)	(26,372.59)	(26,506.42)
8.	Securities Premium Account	-	-	-	-	-	-
9.	Net worth	155,642.83	155,397.10	135,823.82	155,642.83	135,823.82	150,468.19
10.	Paid up Debt Capital/Outstanding Debt	183,339.92	175,463.65	112,447.92	183,339.92	112,447.92	129,761.65
11.	Outstanding Redeemable Preference Shares	-	-	-	-	-	-
12.	Debt Equity Ratio	1.07	1.03	0.79	1.07	0.79	0.83
13.	Earnings Per Unit (for continuing and discontinued operations) (not annualized) (after net movement in regulatory deferral balances)						
	1. Basic:	7.04	3.99	1.91	11.04	4.48	10.55
	2. Diluted:	7.04	3.99	1.91	11.04	4.48	10.55
14.	Capital Redemption Reserve	NA	NA	NA	NA	NA	NA
15.	Debenture Redemption Reserve	-	-	-	-	-	-
16.	Debt Service Coverage Ratio	2.24	2.52	2.17	2.36	2.29	2.52
17.	Interest Service Coverage Ratio	2.68	3.01	3.08	2.83	3.01	3.17

Notes:

a. The Consolidated Financial Results for the quarter and half year ended 30 September 2026 were recommended by Audit Committee and thereafter approved by the Board of Directors of K Raheja Corp Investment Managers Private Limited (acting as Manager to Mindspace Business Parks REIT), at its meeting held on 02nd November 2026. The Statutory Auditors of Mindspace REIT have issued an unmodified limited review report.

b. The Consolidated Financial Results have been prepared in accordance with the requirements of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time ("the REIT Regulations"), including any guidelines and circulars issued thereunder read with SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("SEBI Circulars"), recognition and measurement principles laid down in Indian Accounting Standards (Ind AS), as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations and applicable regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended from time to time ("Listing Regulations").

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Sd/-
Ramesh Nair
CEO and Managing Director
DIN: 09282712

Phone: 022-26564000

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Sd/-
Ramesh Nair
CEO and Managing Director
DIN: 09282712

Phone: 022-26564000

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MINDSPACE BUSINESS PARKS REIT

K RAHEJA CORP INVESTMENT MANAGERS PRIVATE LIMITED (acting as Manager to Mindspace Business Parks REIT)

Principal Place of Business: Raheja Tower, Block 'G', Plot No. C-30, Bandra Kurla Complex, Bandra (E), Mumbai 400 051.
Phone : 022-26564000, SEBI Registration Number: IN/REIT/19-20/0003

EXTRACT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30 SEPTEMBER 2026

Rs. in Million

Sr. No.	Particulars	For the quarter ended 30 September 2026 (Unaudited)	For the quarter ended 30 June 2026 (Unaudited)	For the quarter ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2026 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the year ended 31 March 2026 (Audited)
1.	Total Income from Operations	10,284.37	9,694.82	7,906.22	19,979.19	15,454.29	32,930.87
2.	Net Profit for the period/ year (before Tax, Exceptional and/or Extraordinary items)	3,508.20	3,656.51	2,777.71	7,164.71	5,368.25	12,170.90
3.	Net Profit for the period/ year before tax (after Exceptional and/or Extraordinary items)	3,508.20	3,656.51	2,330.15	7,164.71	4,920.69	11,723.34
4.	Net Profit for the period/ year after tax (after Exceptional and/or Extraordinary items)	4,791.86	2,718.12	1,267.90	7,509.98	2,935.85	6,942.58
5.	Total Comprehensive Income for the period/ year [Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax)]	4,791.63	2,717.95	1,266.89	7,509.58	2,933.49	6,939.22
6.	Unit Capital	193,769.62	193,769.62	168,964.03	193,769.62	168,964.03	187,154.26
7.	Reserves (excluding Revaluation Reserve)	(23,629.10)	(26,079.27)	(26,372.59)	(23,629.10)	(26,372.59)	(26,506.42)
8.	Securities Premium Account	-	-	-	-	-	-
9.	Net worth	155,642.83	155,397.10	135,823.82	155,642.83	135,823.82	150,468.19
10.	Paid up Debt Capital/Outstanding Debt	183,339.92	175,463.65	112,447.92	183,339.92	112,447.92	129,761.65
11.	Outstanding Redeemable Preference Shares	-	-	-	-	-	-
12.	Debt Equity Ratio	1.07	1.03	0.79	1.07	0.79	0.83
13.	Earnings Per Unit (for continuing and discontinued operations) (not annualized) (after net movement in regulatory deferral balances)						
	1. Basic:	7.04	3.99	1.91	11.04	4.48	10.55
	2. Diluted:	7.04	3.99	1.91	11.04	4.48	10.55
14.	Capital Redemption Reserve	NA	NA	NA	NA	NA	NA
15.	Debenture Redemption Reserve	-	-	-	-	-	-
16.	Debt Service Coverage Ratio	2.24	2.52	2.17	2.36	2.29	2.52
17.	Interest Service Coverage Ratio	2.68	3.01	3.08	2.83	3.01	3.17

Notes:

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b. The Consolidated Financial Results have been prepared in accordance with the requirements of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time ("the REIT Regulations"), including any guidelines and circulars issued thereunder read with SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("SEBI Circulars"), recognition and measurement principles laid down in Indian Accounting Standards (Ind AS), as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations and applicable regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended from time to time ("Listing Regulations").

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Sd/-
Ramesh Nair
CEO and Managing Director
DIN: 09282712

Phone: 022-26564000

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Sd/-
Ramesh Nair
CEO and Managing Director
DIN: 09282712

Phone: 022-26564000

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15.	Debenture Redemption Reserve	-	-	-	-	-	-
16.	Debt Service Coverage Ratio	2.24	2.52	2.17	2.36	2.29	2.52
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Sd/-
Ramesh Nair
CEO and Managing Director
DIN: 09282712

Phone: 022-26564000

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6.	Unit Capital	193,769.62	193,769.62	168,964.03	193,769.62	168,964.03	187,154.26
7.	Reserves (excluding Revaluation Reserve)	(23,629.10)	(26,079.27)	(26,372.59)	(23,629.10)	(26,372.59)	(26,506.42)
8.	Securities Premium Account	-	-	-	-	-	-
9.	Net worth	155,642.83	155,397.10	135,823.82	155,642.83	135,823.82	150,468.19
10.	Paid up Debt Capital/Outstanding Debt	183,339.92	175,463.65	112,447.92	183,339.92	112,447.92	129,761.65
11.	Outstanding Redeemable Preference Shares	-	-	-	-	-	-
12.	Debt Equity Ratio	1.07	1.03	0.79	1.07	0.79	0.83
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EXTRACT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30 SEPTEMBER 2026

Rs. in Million

Sr. No.	Particulars	For the quarter ended 30 September 2026	For the quarter ended 30 June 2026	For the quarter ended 30 September 2025	For the half year ended 30 September 2026	For the half year ended 30 September 2025	For the year ended 31 March 2026
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1.	Total Income from Operations	10,284.37	9,694.82	7,906.22	19,979.19	15,454.29	32,930.87
2.	Net Profit for the period/ year (before Tax, Exceptional and/or Extraordinary items)	3,508.20	3,656.51	2,777.71	7,164.71	5,368.25	12,170.90
3.	Net Profit for the period/ year before tax (after Exceptional and/or Extraordinary items)	3,508.20	3,656.51	2,330.15	7,164.71	4,920.69	11,723.34
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5.	Total Comprehensive Income for the period/ year [Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax)]	4,791.63	2,717.95	1,266.89	7,509.58	2,933.49	6,939.22
6.	Unit Capital	193,769.62	193,769.62	168,964.03	193,769.62	168,964.03	187,154.26
7.	Reserves (excluding Revaluation Reserve)	(23,629.10)	(26,079.27)	(26,372.59)	(23,629.10)	(26,372.59)	(26,506.42)
8.	Securities Premium Account	-	-	-	-	-	-
9.	Net worth	155,642.83	155,397.10	135,823.82	155,642.83	135,823.82	150,468.19
10.	Paid up Debt Capital/Outstanding Debt	183,339.92	175,463.65	112,447.92	183,339.92	112,447.92	129,761.65
11.	Outstanding Redeemable Preference Shares	-	-	-	-	-	-
12.	Debt Equity Ratio	1.07	1.03	0.79	1.07	0.79	0.83
13.	Earnings Per Unit (for continuing and discontinued operations) (not annualized) (after net movement in regulatory deferral balances)						
	1. Basic:	7.04	3.99	1.91	11.04	4.48	10.55
	2. Diluted:	7.04	3.99	1.91	11.04	4.48	10.55
14.	Capital Redemption Reserve	NA	NA	NA	NA	NA	NA
15.	Debenture Redemption Reserve	-	-	-	-	-	-
16.	Debt Service Coverage Ratio	2.24	2.52	2.17	2.36	2.29	2.52
17.	Interest Service Coverage Ratio	2.68	3.01	3.08	2.83	3.01	3.17

Notes:

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b. The Consolidated Financial Results have been prepared in accordance with the requirements of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time ("the REIT Regulations"), including any guidelines and circulars issued thereunder read with SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 ("SEBI Circulars"), recognition and measurement principles laid down in Indian Accounting Standards (Ind AS), as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations and applicable regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended from time to time ("Listing Regulations").

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For and on the behalf of K Raheja Corp Investment Managers Private Limited
(acting as Manager to Mindspace Business Parks REIT)

Sd/-
Ramesh Nair
CEO and Managing Director
DIN: 09282712

Phone: 022-26564000

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CONVOCATION 2026
दीक्षांत समारोह | 24th & 25th October



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Sd/-
Ramesh Nair
CEO and Managing Director
DIN: 09282712

Phone: 022-26564000

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