



February 25, 2026

To,
The Listing Department
The National Stock Exchange of India Limited
Exchange Plaza, Plot No. C/1, G - Block,
Bandra Kurla Complex,
Bandra (E), 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", "974668", "974882", "975068", "975537", "975654", "975763", "976198", "976691", "977043", "977120", "977297" and "977350" (Non-Convertible Debentures) and Scrip Code "729884" and "730079" (Commercial Papers)

Subject: Press Release by Mindspace Business Parks REIT ("Mindspace REIT") on pre-leasing of c.5.3 lakh sq.ft. in Mindspace Madhapur campus, Hyderabad to Chalet Hotels Limited for a luxury hotel

Dear Sir/Madam,

We wish to inform you that K.Raheja IT Park (Hyderabad) Limited, an Asset Special Purpose Vehicle of Mindspace REIT, has entered into a pre-leasing arrangement of a building comprising c.5.3 lakh sq.ft. of leasable area at its Mindspace Madhapur campus in Hyderabad to Chalet Hotels Limited, for a luxury hotel. A copy of the Press Release issued in this regard is enclosed herewith.

The above information shall also be made available on the website of Mindspace REIT at: <https://www.mindspacereit.com/investor-relations/stock-exchange-filings>

Kindly take the above on 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)**

Bharat Sanghavi
Company Secretary and Compliance Officer
Membership No.: A13157

Encl: As above



MindSpace REIT Pre-Leases c.5.3 Lakh Sq Ft in Hyderabad Campus to Chalet Hotels Ltd. for Luxury Hotel

Hyderabad, February 25, 2026: MindSpace Business Parks REIT (BSE: 543217 | NSE: MINDSPACE) (‘MindSpace REIT’), owner and developer of quality Grade A office assets, located in four key office markets of India, today announced pre-leasing of a building comprising **c.5.3 lakh sq.ft.** of leasable area at its **MindSpace Madhapur** campus in Hyderabad (“Park”) to **Chalet Hotels Limited**, for a luxury hotel. The project involves an outlay of **c.INR 350 Cr¹** and is expected to be completed by **Q4FY28**.

This will strengthen the Park’s integrated ecosystem by enhancing its complementary offerings. The high-end luxury hotel shall also augment the Park’s premium positioning and attractiveness, reinforcing its long-term competitiveness. This is also an opportunity for MindSpace REIT to further diversify its tenant mix amongst **GCCs, ITES sectors across Technology, Pharma, Oil and Gas, Data Centres, Hotels**, etc.

This mixed-use development, pre-dominantly a hotel, will be undertaken through MindSpace REIT’s Asset SPV, K. Raheja IT Park (Hyderabad) Limited (KRIT). The development will comprise a ~ **330 key** luxury hotel along with an ancillary commercial space, subject to finalisation of designs and requisite approvals.

MindSpace Madhapur is Hyderabad’s largest Grade A integrated business campus, spanning over **13 million square feet** of premium IT/ITeS office space, complemented by two Westin-branded hotels and the Inorbit Mall, creating a vibrant, self-contained ecosystem for work, hospitality, and retail. The campus houses more than **100,000 professionals**. The upcoming development will be the third on-campus hotel, aimed at deepening the integrated ‘work–stay–meet’ ecosystem and supporting business travel, client engagements and corporate events within the campus.

“This development reflects our strategy of creating long-term value by strengthening the ecosystem within our existing business parks through high-quality, complementary uses,” said **Ramesh Nair, CEO and MD, K Raheja Corp Investment Managers Private Limited (acting in its capacity as Manager to MindSpace Business Parks REIT)** *“By partnering with Chalet Hotels, we are combining our development and asset management capabilities with a proven hospitality platform. The long-tenure structure with built-in escalations provides meaningful revenue visibility, while the addition of luxury hospitality further enhances the attractiveness of MindSpace Madhapur for occupiers.”*

Under the arrangement, KRIT will develop and deliver the core and warm shell structure, while Chalet will undertake all interior fit-outs and operationalisation of the hotel and associated facilities. MindSpace REIT said the structure ensures clear delineation of responsibilities and supports execution efficiency.

Chalet Hotels Limited is a leading owner, developer, asset manager and operator of high-end hotels in India, with a portfolio of over 3,300 keys across marquee properties including Athiva Resort & Spa, Khandala; JW Marriott Sahar, Mumbai; The Westin Mumbai Powai Lake; The Westin Hyderabad MindSpace; The Westin Rishikesh; Courtyard by Marriott; and Taj, New Delhi, among others.

About MindSpace Business Parks REIT

MindSpace Business Parks REIT, sponsored by K Raheja Corp group, listed on the Indian bourses in August 2020. The REIT owns quality office assets located in four key office markets of India, namely Mumbai Region, Pune, Hyderabad, and Chennai, and is one of the largest Grade-A office portfolios globally. The portfolio has a total leasable area of 39.0 msf comprising of 31.9 msf of completed area, 3.6 msf of area under construction and 3.5 msf of future development. The portfolio consists of 5 integrated business parks and 9 quality independent office assets with superior infrastructure and amenities. It has a diversified and high-quality tenant base, with over 275 tenants. Most of the buildings in the portfolio are either Gold or Platinum Green Building Certified (IGBC/LEED). The assets provide a community-based ecosystem and have been developed to meet the evolving standards of tenants, and the demands of ‘new age businesses’, making it amongst the preferred options for both multinational and domestic corporations. To know more visit www.mindspacereit.com

For further details please contact:

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¹ Includes Construction and approval cost, development management fee and estimated Interest during construction (IDC)