

Name of the issue

Mindspace Office Parks REIT

- 1 Type of issue (IPO/ FPO/InvIT/REIT) REIT IPO
- 2 Issue size  
(Rs crore) 4,500.00  
*Source: Final Offer Document 03-Aug-20*
- 3 Grade of issue alongwith name of the rating agency NA
- 4 Subscription level (number of times) 12.86x  
*excluding anchor and stratgic investor portion and after removing multiple/duplicate bids and technical rejections.*  
*Source: Basis of allotment*
- 5 QIB holding (as a % of total outstanding capital) as disclosed to stock exchanges
  - (i) on allotment 22.42%
  - (ii) at the end of the 1st Quarter immediately after the listing of the issue (Sep 30, 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 2023) NA\*\*

\* Source: Basis of allotment (including strategic, anchor and institutional investor)

\*\* 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 unit capital	-	-	-
Reserves excluding revaluation reserves	-	-	-

Note: \* 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**

Nil

**(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***(i) as disclosed in the offer document*

<b>Expenditure Items</b>	<b>Amount (Rs cr)</b>
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)	900.00
Purchase of NCRPS of MBPPL	33.40
General purposes	34.80

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

# 12 Price- related data

Issue price: INR275/unit

Price parameters	At close of listing day (07Aug 2020)	At close of 30th calendar day from listing day (06 Sep 2020)	At close of 90th calendar day from listing day (5 Nov 2020)	As at the end of FY2021 <sup>(3)</sup>			As at the end of FY2022 <sup>(3)</sup>			As at the end of FY2023 <sup>(3)</sup>		
				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 <sup>(1)</sup>	303.70	NA	NA	-	-	-	-	-	-	-	-	-
Index (Nifty 50) <sup>(2)</sup>	11,214.05	NA	NA	-	-	-	-	-	-	-	-	-

(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

# 13 Basis for Issue Price and Comparison with Peer Group & Industry Average

Accounting Ratio	Name of company	As disclosed in the offer document <sup>(1)</sup>	As at the end of FY2021 <sup>(2)</sup>	As at the end of FY2022 <sup>(2)</sup>	As at the end of FY2023 <sup>(2)</sup>
(Discount to)	Issuer:	-16.1%	-	-	-
	Peer Group : Embassy Office Parks REIT	-8.5%	-	-	-

(1) Sourced from the Final Offer Document dated August 3, 2020

(2) Not disclosed as reporting for the relevant period has not been completed.

# 14 Any other material information

Announcement	Date
Intimation Regarding Creation Of Encumbrance Over Units Held By 'BREP Asia SG Pearl Holding (NQ) Pte. Ltd.', a Public Unitholder Of	21-Aug-20

Source: Stock exchange filings