



January 20, 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: Unit Holding Pattern for the quarter ended December 31, 2025

Dear Sir/Madam,

Pursuant to SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, as amended, we are enclosing herewith the Unitholding Pattern of Mindspace Business Parks REIT for the quarter ended December 31, 2025. Please take the same on your record.

Thanking you.

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

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

Encl: As above

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

+91 - 22 - 2656 4000 | www.mindspacereit.com | reitcompliance@mindspacereit.com

Unit Holding Pattern

| Category | Category of Unit holder | No. of Units Held | As a % of Total Outstanding Units | No. of units mandatorily held | | Number of units pledged or otherwise encumbered | |
|------------|--|---------------------|-----------------------------------|-------------------------------|----------------------------|---|----------------------------|
| | | | | No. of units | As a % of total units held | No. of units | As a % of total units held |
| (A) | Sponsor(s) / Manager and their associate/ related parties and Sponsor Group | | | | | | |
| (1) | Indian | | | | | | |
| (a) | Individuals / HUF | 8,73,91,723 | 14.35 | 7,61,08,124 | 87.09 | 0 | 0.00 |
| (b) | Central/State Govt. | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| (c) | Financial Institutions/Banks | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| (d) | Any Other | | | | | | |
| (i) | Bodies Corporates | 30,13,43,515 | 49.47 | 12,99,45,802 | 43.12 | 13,63,94,182 | 45.26 |
| (ii) | Trust | 38,78,777 | 0.64 | 38,78,777 | 100.00 | 0 | 0.00 |
| | Sub-Total (A) (1) | 39,26,14,015 | 64.45 | 20,99,32,703 | 53.47 | 13,63,94,182 | 34.74 |
| (2) | Foreign | | | | | | |
| (a) | Individuals (Non-Resident Indians / Foreign Individuals) | 0 | 0 | 0 | 0 | 0 | 0.00 |
| (b) | Foreign government | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| (c) | Institutions | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| (d) | Foreign Portfolio Investors | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| (e) | Any Other | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | Sub-Total (A) (2) | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 |
| | Total unit holding of Sponsor & Sponsor Group (A) = (A)(1)+(A)(2) | 39,26,14,015 | 64.45 | 20,99,32,703 | 53.47 | 13,63,94,182 | 34.74 |

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

+91 - 22 - 2656 4000 | www.mindspacereit.com | reitcompliance@mindspacereit.com

| Category | Category of Unit holder | No. of Units held | As a % of Total Outstanding Units |
|------------|--|---------------------|-----------------------------------|
| (B) | Public Holding | | |
| (1) | Institutions | | |
| (a) | Mutual Funds | 3,09,61,991 | 5.08 |
| (b) | Financial Institutions/Banks | 2,47,495 | 0.04 |
| (c) | Central/State Govt. | 0 | 0.00 |
| (d) | Venture Capital Funds | 0 | 0.00 |
| (e) | Insurance Companies | 2,12,07,001 | 3.48 |
| (f) | Provident/pension funds | 23,95,258 | 0.39 |
| (g) | Foreign Portfolio Investors | 8,69,35,373 | 14.27 |
| (h) | Foreign Venture Capital investors | 0 | 0.00 |
| (i) | Any Other | | |
| 1 | Alternative Investment Funds | 12,21,493 | 0.20 |
| | Sub-Total (B) (1) | 14,29,68,611 | 23.47 |
| (2) | Non-Institutions | | |
| (a) | Central Government/ State Governments(s)/ President of India | 0 | 0.00 |
| (b) | Individuals / HUF | 5,62,00,286 | 9.23 |
| (c) | NBFCs registered with RBI | 0 | 0.00 |
| (d) | Any Other | | |
| 1 | Trusts | 60,546 | 0.01 |
| 2 | Non-Resident Indians | 25,01,486 | 0.41 |
| 3 | Clearing Members | 327 | 0.00 |
| 4 | Bodies Corporates | 1,48,38,353 | 2.44 |
| 5 | Foreign National | 10 | 0.00 |
| | Sub-Total (B) (2) | 7,36,01,008 | 12.08 |
| | Total Public Unit holding (B) = (B)(1) + (B)(2) | 21,65,69,619 | 35.55 |
| | Total Units Outstanding (C) = (A) + (B) | 60,91,83,634 | 100.00 |

Sponsors Unitholding

| S.no. | Name of the Sponsors | No. of Units Held | As a % of Total Out-standing Units | No. of units mandatorily held | | Number of units pledged or otherwise encumbered | |
|-------|-------------------------|-------------------|------------------------------------|-------------------------------|----------------------------|---|----------------------------|
| | | | | No. of units | As a % of total units held | No. of units | As a % of total units held |
| 1 | Anbee Constructions LLP | 3,54,04,890 | 5.81 | 2,55,87,452 | 72.27 | 98,17,438 | 27.73 |
| 2 | Cape Trading LLP | 3,54,38,895 | 5.82 | 3,54,38,895 | 100.00 | 0 | 0.00 |

Sponsor Group Unitholding

| S.no. | Name of the Sponsor Group [#] | No. of Units Held | As a % of Total Out-standing Units | No. of units mandatorily held | | Number of units pledged or otherwise encumbered | |
|-------|---|-------------------|------------------------------------|-------------------------------|----------------------------|---|----------------------------|
| | | | | No. of units | As a % of total units held | No. of units | As a % of total units held |
| 1 | Ravi Chandru Raheja | 34,31,534 | 0.56 | 34,31,534 | 100.00 | 0 | 0.00 |
| 2 | Neel Chandru Raheja | 90,11,005 | 1.48 | 90,11,005 | 100.00 | 0 | 0.00 |
| 3 | Chandru Lachmandas Raheja | 3,26,34,433 | 5.36 | 3,26,34,433 | 100.00 | 0 | 0.00 |
| 4 | Jyoti Chandru Raheja | 1,80,98,790 | 2.97 | 1,80,98,790 | 100.00 | 0 | 0.00 |
| 5 | Capstan Trading LLP | 4,10,95,719 | 6.75 | 96,58,880 | 23.50 | 3,14,36,839 | 76.50 |
| 6 | Casa Maria Properties LLP | 4,68,20,719 | 7.69 | 2,23,00,215 | 47.63 | 2,45,20,504 | 52.37 |
| 7 | Palm Shelter Estate Development LLP | 4,10,95,719 | 6.75 | 1,39,05,171 | 33.84 | 2,71,90,548 | 66.16 |
| 8 | Raghukool Estate Developement LLP | 4,20,04,546 | 6.90 | 2,30,55,189 | 54.89 | 1,89,49,357 | 45.11 |
| 9 | Genext Hardware & Parks Private Limited | 2,28,86,731 | 3.76 | 0 | 0.00 | 0 | 0.00 |
| 10 | K Raheja Corp Private Limited | 3,65,96,296 | 6.01 | 0 | 0.00 | 2,44,79,496 | 66.89 |
| 11 | Chandru Lachmandas Raheja* | 38,78,777 | 0.64 | 38,78,777 | 100.00 | 0 | 0 |
| 12 | Sumati Ravi Raheja | 1,48,97,716 | 2.45 | 64,66,181 | 43.40 | 0 | 0.00 |
| 13 | Jaya Neel Raheja | 93,18,245 | 1.53 | 64,66,181 | 69.39 | 0 | 0.00 |

Sponsor Group holding is mentioned on first name basis

* held for and on behalf of Ivory Property Trust

| PUBLIC HOLDING MORE THAN 1% OF TOTAL OUTSTANDING UNITS | | | |
|---|--|--------------------------|--|
| S. no. | Name of the Unitholder | No. of Units Held | As a % of Total Outstanding Units |
| 1 | Capital Income Builder | 2,98,92,332 | 4.91 |
| 2 | ICICI Prudential Balanced Advantage Fund | 1,84,47,358 | 3.03 |
| 3 | Smallcap World Fund, Inc | 90,00,000 | 1.48 |
| 4 | Government Pension Fund Global | 62,61,009 | 1.03 |

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

+91 - 22 - 2656 4000 | www.mindspacereit.com | reitcompliance@mindspacereit.com