



January 28, 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”, “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: Intimation of newspaper advertisement for financial results for the quarter and nine months ended December 31, 2025

Dear Sir / Madam,

Please find enclosed herewith copy of publication of the newspaper advertisements published in Business Standard (All Editions), on January 28, 2026, in respect of the unaudited consolidated financial results of Mindspace Business Parks REIT for the quarter and nine months ended December 31, 2025.

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)**

**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

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

India-made 3 nm chips likely by 2032: Vaishnaw

AASHISH ARYAN
New Delhi, 27 January



India is working towards indigenously designed and manufactured cutting-edge 3-nanometre (nm) node chips by 2032, Union Electronics and Information Technology Minister Ashwini Vaishnaw said on Tuesday.

Vaishnaw was speaking after his meeting with the 24 chip design companies and startups that have been given the go-ahead under the flagship Design Linked Incentive (DLI) scheme.

In the coming years, nearly 50 per cent of all semiconductor design work will be done in India, Vaishnaw said, adding that these cutting-edge chips will be used in a wide array of products, including modern smartphones, devices, defence systems, space technologies, and computers. The Union minister also expressed hope that individual semiconductor engineers working for global companies

“IN THE NEXT VERSION OF THE SEMICONDUCTOR MISSION, WE PLAN TO GET AT LEAST 50 FABLESS COMPANIES GOING IN OUR COUNTRY”

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would become entrepreneurs in the years to come and start fabless semiconductor design companies, thereby enabling themselves to own the intellectual property rights to these ad-

vanced technologies. “In the next version of the semiconductor mission, we plan to get at least 50 fabless companies going in our country,” he said.

During the next round of the India Semiconductor Mission, the government will focus on giving incentives to startups and companies working on six major areas of chips, namely compute, radio frequency (RF), networking, power, sensor, and memory, Vaishnaw said.

This, he said, will allow companies in India to control the development of chips for more than 75 per cent of the total technology products available today.

“We will encourage academia and industry to come up with new ideas, new thoughts, new solutions in these six major categories. As we go into 2029, we will have a major capability of manufacturing and designing the chips, which are required practically in 70-75 per cent of all applications in our country,” he said.

SC refuses to halt CCI probe into ‘abuse of dominance’ charges against JioStar

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A bench of Justices J B Pardiwala and Sandeep Mehta refused to interfere with the investigation, observing that the issues raised could be examined after the inquiry was completed. The case stems from a complaint by Asianet Digital Network accusing JioStar of violating Section 4 of the Competition Act, 2002.

It alleged that JioStar, citing its exclusive rights over major sporting content and a strong channel presence in Kerala, engaged in discriminatory pricing practices that restricted market access for competing operators. Asianet Digital also said that JioStar extended steep discounts - said to be more than 50 per cent to a rival multi-system operator through what were described as marketing arrangements designed to bypass regulatory caps on cumulative discounts. These practices, it was alleged, distorted competition in the regional cable TV market. In 2022, the CCI recorded a prima facie view that the conduct warranted scrutiny and directed an investigation under Section 26(1) of the Act. JioStar had challenged the CCI's order before the Kerala High Court.

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The petitioners contended that the village was left with only 45 acres of grazing land after the allotment and argued that the land was a community resource and the allocation was illegal.

In April 2024, a division bench of the high court had directed the additional chief secretary of the Revenue Department to find a solution.

Subsequently, the Gujarat government informed the high court that it had decided to retrieve the grazing land from APSEZ and restore it for cattle grazing purposes.



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https://bankofbaroda.bank.in

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Last date for bid submission: 18th February 2026

Place: Mumbai
Date: 28th January 2026

Chief Technology Officer

Bank of Baroda
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(20 positions)

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Exact dates will be communicated through the call letter and will be updated on the Bank's website



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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, RN IN/REIT/19-20/0003

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Rs. in million

Sr. No.	Particulars	For the quarter ended 31 December 2025	For the quarter ended 30 September 2025	For the quarter ended 31 December 2024	For the nine months ended 31 December 2025	For the nine months ended 31 December 2024	For the year ended 31 March 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1.	Total Income from Operations	8,327.65	7,966.22	6,744.72	23,781.94	19,678.59	26,758.27
2.	Net Profit for the period/year (before Tax, Exceptional and/or Extraordinary items)	3,158.30	2,777.71	2,446.01	8,526.55	7,212.02	9,714.75
3.	Net Profit for the period/year before tax (after Exceptional and/or Extraordinary items)	3,158.30	2,330.15	2,422.14	8,078.99	7,188.15	9,681.53
4.	Net Profit for the period/year after tax (after Exceptional and/or Extraordinary items)	1,919.42	1,267.90	1,449.54	4,855.27	4,176.35	5,137.46
5.	Total Comprehensive Income for the period/year (Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax))	1,918.78	1,266.89	1,450.40	4,852.91	4,177.21	5,134.32
6.	Unit Capital	168,964.03	168,964.03	160,810.71	168,964.03	160,810.71	168,964.03
7.	Reserves (excluding Revaluation Reserve)	(26,435.73)	(26,372.59)	(24,098.89)	(26,435.73)	(24,098.89)	(25,276.62)
8.	Securities Premium Account	-	-	-	-	-	-
9.	Net worth	134,073.24	135,823.82	136,711.83	134,073.24	136,711.83	140,544.43
10.	Paid up Debt Capital/ Outstanding Debt	115,474.18	112,447.92	83,913.54	115,474.18	83,913.54	101,097.82
11.	Outstanding Redeemable Preference Shares	-	-	-	-	-	-
12.	Debt Equity Ratio	0.82	0.79	0.58	0.82	0.58	0.68
13.	Earnings Per Unit (for continuing and discontinued operations) (not annualized) (after net movement in regulatory deferral balances)						
14.	1. Basic:	2.96	1.91	2.29	7.44	6.57	8.02
14.	2. Diluted:	2.96	1.91	2.29	7.44	6.57	8.02
15.	Capital Redemption Reserve	NA	NA	NA	NA	NA	NA
16.	Debenture Redemption Reserve	-	-	-	-	-	-
17.	Debt Service Coverage Ratio	2.76	2.17	2.88	2.44	2.98	2.91
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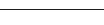
Notes:

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For and on behalf of K Raheja Corp Investment Managers Private Limited
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Sd/-
Ramesh Nair
CEO and Managing Director

Phone: 022 26564000



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Ramesh Nair
CEO and Managing Director

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Bank of Baroda
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18/02/2026

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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, RN INREIT/19-20/0003

EXTRACT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2025

Rs. in million

Sr. No.	Particulars	For the quarter ended 31 December 2025	For the quarter ended 30 September 2025	For the quarter ended 31 December 2024	For the nine months ended 31 December 2025	For the nine months ended 31 December 2024	For the year ended 31 March 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1.	Total Income from Operations	8,327.65	7,966.22	6,744.72	23,781.94	19,678.59	26,758.27
2.	Net Profit for the period/year (before Tax, Exceptional and/or Extraordinary items)	3,158.30	2,777.71	2,446.01	8,526.55	7,212.02	9,714.75
3.	Net Profit for the period/year before tax (after Exceptional and/or Extraordinary items)	3,158.30	2,330.15	2,422.14	8,078.99	7,188.15	9,681.53
4.	Net Profit for the period/year after tax (after Exceptional and/or Extraordinary items)	1,919.42	1,267.90	1,449.54	4,855.27	4,176.35	5,137.46
5.	Total Comprehensive Income for the period/year (Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax))	1,918.78	1,266.89	1,450.40	4,852.91	4,177.21	5,134.32
6.	Unit Capital	168,964.03	168,964.03	160,810.71	168,964.03	160,810.71	168,964.03
7.	Reserves (excluding Revaluation Reserve)	(26,435.73)	(26,372.59)	(24,098.89)	(26,435.73)	(24,098.89)	(25,276.62)
8.	Securities Premium Account	-	-	-	-	-	-
9.	Net worth	134,073.24	135,823.82	136,711.83	134,073.24	136,711.83	140,544.43
10.	Paid up Debt Capital/ Outstanding Debt	115,474.18	112,447.92	83,913.54	115,474.18	83,913.54	101,097.82
11.	Outstanding Redeemable Preference Shares	-	-	-	-	-	-
12.	Debt Equity Ratio	0.82	0.79	0.58	0.82	0.58	0.68
13.	Earnings Per Unit (for continuing and discontinued operations) (not annualized) (after net movement in regulatory deferral balances)						
14.	1. Basic:	2.96	1.91	2.29	7.44	6.57	8.02
14.	2. Diluted:	2.96	1.91	2.29	7.44	6.57	8.02
15.	Capital Redemption Reserve	NA	NA	NA	NA	NA	NA
16.	Debenture Redemption Reserve	-	-	-	-	-	-
17.	Debt Service Coverage Ratio	2.76	2.17	2.88	2.44	2.98	2.91
17.	Interest Service Coverage Ratio	3.25	3.08	3.63	3.09	3.77	3.68

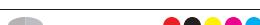
Notes:

- The Consolidated Financial Results for the quarter and nine months ended 31 December 2025 were reviewed 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 27 January 2026. The Statutory Auditors of Mindspace REIT have issued an unmodified report.
- 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 (hereinafter referred to as "REIT Regulations"), including any guidelines and directions issued thereunder. The REIT Regulations are issued under the Securities and Exchange Board of India (Listed Investment Companies) Regulations, 2005 (hereinafter referred to as "SEBI Circulars"), recognising measurement principles laid down in Indian Accounting Standards 34 - Investment in Real Estate and the REIT Regulations and applicable regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 ("LODR Regulations").
- The above is an extract of the detailed format of the Consolidated Financial Results filed with BSE Limited and National Stock Exchange of India Limited pursuant to applicable regulations of the Listing Regulations. The full format of the financial results and other line items referred in the applicable regulations of the Listing Regulations, pertinent disclosures and other information may be found on the website at <https://www.mindspacereit.com>.
- There is no change in accounting policies for the quarter and nine months ended 31 December 2025.

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

Sd/-
Ramesh Nair
CEO and Managing Director

Phone: 022 26564000



India-made 3 nm chips likely by 2032: Vaishnaw

AASHISH ARYAN
New Delhi, 27 January



IN THE NEXT VERSION OF THE SEMICONDUCTOR MISSION, WE PLAN TO GET AT LEAST 50 FABLESS COMPANIES GOING IN OUR COUNTRY»

Ashwini Vaishnaw
Union Minister of Electronics and Information Technology

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Vaishnaw was speaking after his meeting with the 24 chip design companies and startups that have been given the go-ahead under the flagship Design Linked Incentive (DLI) scheme.

In the coming years, nearly 50 per cent of all semiconductor design work will be done in India, Vaishnaw said, adding that these cutting-edge chips will be used in a wide array of products, including modern smartphones, devices, defence systems, space technologies, and computers. The Union minister also expressed hope that individual semiconductor engineers working for global companies

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During the next round of the India Semiconductor Mission, the government will focus on giving incentives to startups and companies working on six major areas of chips, namely compute, radio frequency (RF), networking, power, sensor, and memory, Vaishnaw said.

This, he said, will allow companies in India to control the development of chips for more than 75 per cent of the total technology products available today.

"We will encourage academia and industry to come up with new ideas, new thoughts, new solutions in these six major categories. As we go into 2029, we will have a major capability of manufacturing and designing the chips, which are required practically in 70-75 per cent of all applications in our country," he said.

SC refuses to halt CCI probe into 'abuse of dominance' charges against JioStar

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It alleged that JioStar, citing its exclusive rights over major sporting content and a strong channel presence in Kerala, engaged in discriminatory pricing practices that restricted market access for competing operators. Aisanet Digital also said that JioStar extended steep discounts - said to be more than 50 per cent - to a rival multi-system operator through what were described as marketing arrangements designed to bypass regulatory caps on cumulative discounts. These practices, it was alleged, distorted competition in the regional cable TV market. In 2022, the CCI recorded a prima facie view that the conduct warranted scrutiny and directed an investigation under Section 26(1) of the Act. JioStar had challenged the CCI's order before the Kerala High Court.

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5	TPCSDL/CCG/2025-26/1000008050
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8	TPCSDL/CCG/2025-26/1000008071
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Sd/-
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Vaishnaw was speaking after his meeting with the 24 chip design companies and startups that have been given the go-ahead under the flagship Design Linked Incentive (DLI) scheme.

In the coming years, nearly 50 per cent of all semiconductor design work will be done in India, Vaishnaw said, adding that these cutting-edge chips will be used in a wide array of products, including modern smartphones, devices, defence systems, space technologies, and computers. The Union minister also expressed hope that individual semiconductor engineers working for global companies

“IN THE NEXT VERSION OF THE SEMICONDUCTOR MISSION, WE PLAN TO GET AT LEAST 50 FABLESS COMPANIES GOING IN OUR COUNTRY”

Ashwini Vaishnaw
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would become entrepreneurs in the years to come and start fabless semiconductor design companies, thereby enabling themselves to own the intellectual property rights to these ad-

vanced technologies. “In the next version of the semiconductor mission, we plan to get at least 50 fabless companies going in our country,” he said.

During the next round of the India Semiconductor Mission, the government will focus on giving incentives to startups and companies working on six major areas of chips, namely compute, radio frequency (RF), networking, power, sensor, and memory, Vaishnaw said.

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NOTICE INVITING TENDER: NIT No: TPCSDL/2025-26/NIT/16		
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2	TPCSDL/CCG/2025-26/1000008023	Rate Contract for Supply of Battery & Battery Charger for TP Odisha DISCOMs.
3	TPCSDL/CCG/2025-26/1000008015	Rate Contract for Supply of 11 & 33 KV HT cable at TP Odisha DISCOMs.
4	TPCSDL/CCG/2025-26/1000008030	Rate Contract for Supply of LT ACB at TP Odisha DISCOMs.
5	TPCSDL/CCG/2025-26/1000008050	Rate Contract for Supply of Isolators of various ratings at TP ODISHADISCOMS.
6	TPCSDL/CCG/2025-26/1000008061	Supply of Lightning Arrestors of various ratings for TP Odisha DISCOMs.
7	TPCSDL/CCG/2025-26/1000008063	SITC of Unified SOC comprising SIEM, SOAR and UEBA for TP Odisha DISCOMs
8	TPCSDL/CCG/2025-26/1000008071	Supply of 33 KV Auto Recloser across discoms

For more details like bid due date, EMD, tender fee, bid opening date etc. of the Tenders, please visit "Tender" section at TPCSDL website <https://www.tpccentralodisha.com>. Future communication / correspondence to tender documents, if any, shall be available on TPCSDL website.

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मलकापुर नगरपालिका निवास क्र. 17, व. 22, सन. 2025-26

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India-made 3 nm chips likely by 2032: Vaishnaw

AASHISH ARYAN
New Delhi, 27 January



India is working towards indigenously designed and manufactured cutting-edge 3-nanometre (nm) node chips by 2032, Union Electronics and Information Technology Minister Ashwini Vaishnaw said on Tuesday.

Vaishnaw was speaking after his meeting with the 24 chip design companies and startups that have been given the go-ahead under the flagship Design Linked Incentive (DLI) scheme.

In the coming years, nearly 50 per cent of all semiconductor design work will be done in India, Vaishnaw said, adding that these cutting-edge chips will be used in a wide array of products, including modern smartphones, devices, defence systems, space technologies, and computers. The Union minister also expressed hope that individual semiconductor engineers working for global companies

“IN THE NEXT VERSION OF THE SEMICONDUCTOR MISSION, WE PLAN TO GET AT LEAST 50 FABLESS COMPANIES GOING IN OUR COUNTRY”

Ashwini Vaishnaw
Union Minister of Electronics and Information Technology

would become entrepreneurs in the years to come and start fabless semiconductor design companies, thereby enabling themselves to own the intellectual property rights to these ad-

vanced technologies. “In the next version of the semiconductor mission, we plan to get at least 50 fabless companies going in our country,” he said.

During the next round of the India Semiconductor Mission, the government will focus on giving incentives to startups and companies working on six major areas of chips, namely compute, radio frequency (RF), networking, power, sensor, and memory, Vaishnaw said.

This, he said, will allow companies in India to control the development of chips for more than 75 per cent of the total technology products available today.

“We will encourage academia and industry to come up with new ideas, new thoughts, new solutions in these six major categories. As we go into 2029, we will have a major capability of manufacturing and designing the chips, which are required practically in 70-75 per cent of all applications in our country,” he said.

SC refuses to halt CCI probe into ‘abuse of dominance’ charges against JioStar

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New Delhi, 27 January

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A bench of Justices J B Pardiwala and Sandeep Mehta refused to interfere with the investigation, observing that the issues raised could be examined after the inquiry was completed. The case stems from a complaint by Asianet Digital Network accusing JioStar of violating Section 4 of the Competition Act, 2002.

It alleged that JioStar, citing its exclusive rights over major sporting content and a strong channel presence in Kerala, engaged in discriminatory pricing practices that restricted market access for competing operators. Asianet Digital also said that JioStar extended steep discounts - said to be more than 50 per cent to a rival multi-system operator through what were described as marketing arrangements designed to bypass regulatory caps on cumulative discounts. These practices, it was alleged, distorted competition in the regional cable TV market. In 2022, the CCI recorded a prima facie view that the conduct warranted scrutiny and directed an investigation under Section 26(1) of the Act. JioStar had challenged the CCI's order before the Kerala High Court.

SC sets aside HC order on taking back grazing land from APSEZ

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It directed the Gujarat gov-

ernment to examine the company's objections within two weeks and allowed the high court to rehear the matter in accordance with law, while ordering all parties to maintain status quo on the land during the pendency of proceedings.

The top court had stayed the high court's order in July 2024 after APSEZ argued that it had not been heard.

The Supreme Court observed that the high court order required reconsideration in the interest of justice.

The matter arose from a public interest litigation filed

by residents of Navinal village in Kutch district, challenging the allotment of 231 acres of ‘gauchar’ (grazing) land to APSEZ.

The petitioners contended that the village was left with only 45 acres of grazing land after the allotment and argued that the land was a community resource and the allocation was illegal.

In April 2024, a division bench of the high court had directed the additional chief secretary of the Revenue Department to find a solution.

Subsequently, the Gujarat government informed the high court that it had decided to retrieve the grazing land from APSEZ and restore it for cattle grazing purposes.



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Website: www.mindspacereit.com

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

Sd/-
Ramesh Nair
CEO and Managing Director

<https://bankofbaroda.bank.in>

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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, RN INREIT/19-20/0003

EXTRACT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2025

Rs. in million

Sr. No.	Particulars	For the quarter ended 31 December 2025	For the quarter ended 30 September 2025	For the quarter ended 31 December 2024	For the nine months ended 31 December 2025	For the nine months ended 31 December 2024	For the year ended 31 March 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1.	Total Income from Operations	8,327.65	7,966.22	6,744.72	23,781.94	19,678.59	26,758.27
2.	Net Profit for the period/year (before Tax, Exceptional and/or Extraordinary items)	3,158.30	2,777.71	2,446.01	8,526.55	7,212.02	9,714.75
3.	Net Profit for the period/year before tax (after Exceptional and/or Extraordinary items)	3,158.30	2,330.15	2,422.14	8,078.99	7,188.15	9,681.53
4.	Net Profit for the period/year after tax (after Exceptional and/or Extraordinary items)	1,919.42	1,267.90	1,449.54	4,855.27	4,176.35	5,137.46
5.	Total Comprehensive Income for the period/year (Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax))	1,918.78	1,266.89	1,450.40	4,852.91	4,177.21	5,134.32
6.	Unit Capital	168,964.03	168,964.03	160,810.71	168,964.03	160,810.71	168,964.03
7.	Reserves (excluding Revaluation Reserve)	(26,435.73)	(26,372.59)	(24,098.89)	(26,435.73)	(24,098.89)	(25,276.62)
8.	Securities Premium Account	-	-	-	-	-	-
9.	Net worth	134,073.24	135,823.82	136,711.83	134,073.24	136,711.83	140,544.43
10.	Paid up Debt Capital/ Outstanding Debt	115,474.18	112,447.92	83,913.54	115,474.18	83,913.54	101,097.82
11.	Outstanding Redeemable Preference Shares	-	-	-	-	-	-
12.	Debt Equity Ratio	0.82	0.79	0.58	0.82	0.58	0.68
13.	Earnings Per Unit (for continuing and discontinued operations) (not annualized) (after net movement in regulatory deferral balances)						
14.	1. Basic:	2.96	1.91	2.29	7.44	6.57	8.02
14.	2. Diluted:	2.96	1.91	2.29	7.44	6.57	8.02
15.	Capital Redemption Reserve	NA	NA	NA	NA	NA	NA
16.	Debenture Redemption Reserve	-	-	-	-	-	-
17.	Debt Service Coverage Ratio	2.76	2.17	2.88	2.44	2.98	2.91
17.	Interest Service Coverage Ratio	3.25	3.08	3.63	3.09	3.77	3.68

Notes:

- The Consolidated Financial Results for the quarter and nine months ended 31 December 2025 were reviewed by Audit Committee and thereafter approved by the Board of Directors of M/s Raheja Corp Investment Managers Private Limited (acting as Manager to Mindspace Business Parks REIT), at its meeting held on 27 January 2026. The Statutory Auditors of Mindspace REIT have issued an unmodified report.
- 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 ("REIT Regulations"), including any guidelines and directions issued thereunder. The REIT Regulations are dated 27 July 2005 ("SEBI Circular"), recognizing measurement principles laid down in Indian Accounting Standards ("IAS") - Income Statement and the Extract of the detailed format of the Consolidated Financial Results filed with BSE Limited and National Stock Exchange of India Limited pursuant to applicable regulations of the Listing Regulations. The full format of the financial results and other line items referred in the applicable regulations of the Listing Regulations, pertinent disclosures and the notes to the financial results have been made available to the BSE Limited website www.mindspacereit.com, National Stock Exchange of India Limited website www.nseindia.com and can be accessed on the Mindspace REIT website at <https://www.mindspacereit.com/investor-relations/quarterly-results/>.
- There is no change in accounting policies for the quarter and nine months ended 31 December 2025.

Phone: 022 26564000

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4.	Net Profit for the period/year after tax (after Exceptional and/or Extraordinary items)	1,919.42	1,267.90	1,449.54	4,855.27	4,176.35	5,137.46
5.	Total Comprehensive Income for the period/year [Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax)]	1,918.78	1,266.89	1,450.40	4,852.91	4,177.21	5,134.32
6.	Unit Capital	168,964.03	168,964.03	160,810.71	168,964.03	160,810.71	168,964.03
7.	Reserves (excluding Revaluation Reserve)	(26,435.73)	(26,372.59)	(24,098.89)	(26,435.73)	(24,098.89)	(25,276.62)
8.	Securities Premium Account	-	-	-	-	-	-
9.	Net worth	134,073.24	135,823.82	136,711.83	134,073.24	136,711.83	140,544.43
10.	Paid up Debt Capital/ Outstanding Debt	115,474.18	112,447.92	83,913.54	115,474.18	83,913.54	101,097.82
11.	Outstanding Redeemable Preference Shares	-	-	-	-	-	-
12.	Debt Equity Ratio	0.82	0.79	0.58	0.82	0.58	0.68
13.	Earnings Per Unit (for continuing and discontinued operations) (not annualized) (after net movement in regulatory deferral balances)						
14.	1. Basic:	2.96	1.91	2.29	7.44	6.57	8.02
15.	2. Diluted:	2.96	1.91	2.29	7.44	6.57	8.02
16.	Capital Redemption Reserve	NA	NA	NA	NA	NA	NA
17.	Debenture Redemption Reserve	-	-	-	-	-	-
18.	Debt Service Coverage Ratio	2.76	2.17	2.88	2.44	2.98	2.91
19.	Interest Service Coverage Ratio	3.25	3.08	3.63	3.09	3.77	3.68

Notes:

- The Consolidated Financial Results for the quarter and nine months ended 31 December 2025 were reviewed 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 27 January 2026. The Statutory Auditors of Mindspace REIT have issued an unmodified report.
- 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 (hereinafter referred to as “REIT Regulations”), including any guidelines and directions issued thereunder, the SEBI (Listing Obligations and Disclosure Requirements) Regulations (Ind AS 34), as prescribed in Rule 21(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.
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For and on behalf of K Raheja Corp Investment Managers Private Limited (acting as Manager to Mindspace Business Parks REIT)

Sd/-
Ramesh Nair
CEO and Managing Director

https://bankofbaroda.bank.in

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Last date for bid submission: 18th February 2026

Place: Mumbai
Date: 28th January 2026

Chief Technology Officer



India's oldest bank

India-made 3 nm chips likely by 2032: Vaishnaw

AASHISH ARYAN
New Delhi, 27 January



India is working towards indigenously designed and manufactured cutting-edge 3-nanometre (nm) node chips by 2032, Union Electronics and Information Technology Minister Ashwini Vaishnaw said on Tuesday.

Vaishnaw was speaking after his meeting with the 24 chip design companies and startups that have been given the go-ahead under the flagship Design Linked Incentive (DLI) scheme.

In the coming years, nearly 50 per cent of all semiconductor design work will be done in India, Vaishnaw said, adding that these cutting-edge chips will be used in a wide array of products, including modern smartphones, devices, defence systems, space technologies, and computers. The Union minister also expressed hope that individual semiconductor engineers working for global companies

“IN THE NEXT VERSION OF THE SEMICONDUCTOR MISSION, WE PLAN TO GET AT LEAST 50 FABLESS COMPANIES GOING IN OUR COUNTRY”

Ashwini Vaishnaw
Union Minister of Electronics and Information Technology

would become entrepreneurs in the years to come and start fabless semiconductor design companies, thereby enabling themselves to own the intellectual property rights to these ad-

vanced technologies. “In the next version of the semiconductor mission, we plan to get at least 50 fabless companies going in our country,” he said.

During the next round of the India Semiconductor Mission, the government will focus on giving incentives to startups and companies working on six major areas of chips, namely compute, radio frequency (RF), networking, power, sensor, and memory, Vaishnaw said.

This, he said, will allow companies in India to control the development of chips for more than 75 per cent of the total technology products available today.

“We will encourage academia and industry to come up with new ideas, new thoughts, new solutions in these six major categories. As we go into 2029, we will have a major capability of manufacturing and designing the chips, which are required practically in 70-75 per cent of all applications in our country,” he said.

SC refuses to halt CCI probe into ‘abuse of dominance’ charges against JioStar

BHAVINI MISHRA
New Delhi, 27 January

The Supreme Court on Tuesday declined to stop a probe by the Competition Commission of India (CCI) into allegations that broadcaster JioStar abused its dominant position in Kerala's cable television market, noting that the proceedings were at an initial stage.

A bench of Justices J B Pardiwal and Sandeep Mehta refused to interfere with the investigation, observing that the issues raised could be examined after the inquiry was completed. The case stems from a complaint by Asianet Digital Network accusing JioStar of violating Section 4 of the Competition Act, 2002.

It alleged that JioStar, citing its exclusive rights over major sporting content and a strong channel presence in Kerala, engaged in discriminatory pricing practices that restricted market access for competing operators. Asianet Digital also said that JioStar extended steep discounts - said to be more than 50 per cent to a rival multi-system operator through what were described as marketing arrangements designed to bypass regulatory caps on cumulative discounts. These practices, it was alleged, distorted competition in the regional cable TV market. In 2022, the CCI recorded a prima facie view that the conduct warranted scrutiny and directed an investigation under Section 26(1) of the Act. JioStar had challenged the CCI's order before the Kerala High Court.

SC sets aside HC order on taking back grazing land from APSEZ

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The Supreme Court on Tuesday set aside a Gujarat High Court order directing the state government to take back nearly 108 hectares of grazing land allotted to Adani Ports and Special Economic Zone (APSEZ) in 2005 near Mundra port in the Kutch region.

The apex court held that the order was passed without granting APSEZ an opportunity of hearing, either before the state authorities or the high court.

It directed the Gujarat gov-

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The top court had stayed the high court's order in July 2024 after APSEZ argued that it had not been heard.

The Supreme Court observed that the high court order required reconsideration in the interest of justice.

The matter arose from a public interest litigation filed

by residents of Navinal village in Kutch district, challenging the allotment of 231 acres of ‘gauchar’ (grazing) land to APSEZ.

The petitioners contended that the village was left with only 45 acres of grazing land after the allotment and argued that the land was a community resource and the allocation was illegal.

In April 2024, a division bench of the high court had directed the additional chief secretary of the Revenue Department to find a solution.

Subsequently, the Gujarat government informed the high court that it had decided to retrieve the grazing land from APSEZ and restore it for cattle grazing purposes.



A strengthening ecosystem that supports scalable growth.



Actual image.

Growing presence in Mumbai, Hyderabad, Pune and beyond with office-led mixed-use ecosystems.



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, RN INREIT/19-20/0003

EXTRACT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2025

Sr. No.	Particulars	For the quarter ended 31 December 2025	For the quarter ended 30 September 2025	For the quarter ended 31 December 2024	For the nine months ended 31 December 2025	For the nine months ended 31 December 2024	For the year ended 31 March 2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1.	Total Income from Operations	8,327.65	7,966.22	6,744.72	23,781.94	19,678.59	26,758.27
2.	Net Profit for the period/year (before Tax, Exceptional and/or Extraordinary items)	3,158.30	2,777.71	2,446.01	8,526.55	7,212.02	9,714.75
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Chief Technology Officer

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Growing presence in Mumbai, Hyderabad, Pune and beyond with office-led mixed-use ecosystems.

Actual image.



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260+ Occupants



Integrated Lifestyle Destinations



99.9% Green Buildings

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

Website: www.mindspacereit.com

Bank of Baroda

Bank of Baroda