

MINDSPACE

Fact Sheet

Introduction

K Raheja Corp is a success story spanning six decades and stands today as a leading developer in India, having pioneered the concepts of self-contained townships and commercial business districts in the country. Premeditating the changes in the industry, the Company continually crafts state-of-the-art spaces to meet the ever-changing demands of the market. With business diversified across realty, hospitality and retail, K Raheja Corp has extensive acumen in all sectors of development. Today the company offers multiple formats ranging from residential apartments to office spaces, retail and hospitality to entertainment, creating self-contained luxurious neighbourhoods.

Commercial Business

K Raheja Corp has been instilling the new-age philosophy to live and work in India. K Raheja Corp's commercial spaces are designed such that they offer work environments that exude status, provide a productive and stimulating environment, and help attract and retain talent. They are workplaces that employees enjoy their work-day at, encouraging them to generate 'big ideas at work' with no full-stops in the way. Each commercial complex lays very high emphasis on modern services and amenities without comprising on aesthetics and design. Each commercial offering redefines the way people work in these modern business parks and futuristic commercial zones that are ahead of their time and hold a place of pride in the Company's portfolio.

The commercial business has two offerings:



MINDSPACE

The Concept of Mindspace is one that has revolutionized conventional working environments into thriving communities for global business, offering a fusion of work and recreation. Through world-class infrastructure, lifestyle amenities, and leisure facilities, Mindspace helps grow and nurture businesses by providing added impetus through the finest commercial landscapes. One of the first commercial real estate projects to go completely GREEN, the Business Park has been meticulously conceived and fabricated to have minimal environmental impact.

Mindspace business parks are self-sufficient hubs offering end to end solutions to all requirements for work and beyond. Whether new-age workspaces, elegant residential towers, multiple entertainment facilities, plush retail destinations or swanky restaurants and hotels; it is a single address for it all. These are in essence commercial mini cities built to global standards, which have revolutionized working styles and cultures in India.

Mindspace Malad, MMR

Designed and planned by world renowned architectural firm - Skidmore, Owings & Merrill L.L.P, pioneers in American corporate design; Mindspace Mumbai is a 110 acre self-sufficient business district that offers commercial and IT park spaces. The Business Park houses some of the world's prestigious names like J.P. Morgan, First Source, Hutchison Whampoa Ltd. to name a few.

Mindspace Madhapur, Hyderabad

We commenced our journey in Hyderabad in the year 2004. A holistic 360-degree business ecosystem, spread over 97 acres, Mindspace Madhapur is designed by India's renowned architects, RSP Consultants. Designed to international standards, it is the perfect hub for IT, ITeS, Telecom, Pharma, Biotechnology and other such business sectors. A holistic offering, it also offers high-end retail, hospitality, food courts, entertainment hubs and premium residential offerings, in addition to SEZ and non-SEZ office spaces.

Mindspace Pocharam, Hyderabad

The perfect offering of a commercial workspace, Mindspace East Hyderabad, located in Pocharam is a 104 acre aesthetically planned business park delivering high on functionality. It is located near the upcoming hub of technological development Uppal that offers world-class infrastructure to suit the requirements of IT, ITeS businesses as well as that of other industries. The project offers SEZ and non-SEZ office spaces.

Mindspace Airoli (East), MMR

Commerzone is a constellation of commercial offerings integrated to form self-sufficient business parks; that have an unmatched understanding of today's business needs. It is where

new-age technology isn't just about state-of-the-art infrastructure, but about empowering commerce. Strategically located within suburban business districts, these are crisper business developments of smaller size, including mixed use commercial assets.

Commerzone Yerwada, Pune

Commerzone Pune is a well-planned business realm spread over 2.9 million Sq. Ft. It has been conceptualized keeping in mind the specific requirements of IT, ITeS, R&D and BPO companies. It offers a high-end ecosystem augmented by state-of-the-art facilities and modern amenities with ample provisions for leisure and recreation. Upcoming sites - Commerzone, Nacharam, Hyderabad and Commerzone, Porur, Chennai

Board of Directors

Mr. Chandru Raheja, Chairman, K Raheja Corp

Mr. Chandru Raheja oversees K Raheja Corp group business as a non-executive chairman. A torchbearer and evangelist of real estate, he has been a part of the real estate evolution for over 6 decades. Much ahead of time, he had the vision for integrated business townships and gave it shape. He holds a law degree from the University of Mumbai.

Mr. Ravi Raheja, Group President, K Raheja Corp

Mr. Ravi Raheja oversees the real estate, retail and hospitality businesses, with key focus in finance, corporate strategy and planning. With 22 years in the business, he has an extensive understanding of real estate and has played a pivotal role in the company's growth. He has also played an instrumental role in shaping the retail business of the group under brand 'Shoppers Stop'. He holds a post-graduate degree from London Business School.

Mr. Neel Raheja, Group President, K Raheja Corp

Mr. Neel Raheja oversees the real estate and retail businesses, with key focus on Business and IT parks, residential townships and shopping centers. With over 2 decades in real estate, he pioneered the concept of 'Business IT Parks' for the group and focuses also on the group's hospitality business. He holds a law degree and has completed the owner president management program from Harvard Business School.

Key Milestones

- 6 decades of expertise
- 30 million Sq. Ft. developed

- 29 million Sq. Ft. commercial green footprint (including pre-certification)
- 6 million Sq. Ft. SEZ Space of MMR

Sustainability

Not only for Mindspace, but for K Raheja Corp as a whole, sustainability is a parallel consideration of human well-being, healthy environments, and a fruitful life overall. Collaborations with our employees, stakeholders, and customers towards the direction of smart development, are considered paramount as they cater to the interdependencies among natural, social and economic forces.

Buildings are conceived and fabricated to have minimal environmental impact, while evolving strategies to help drive innovation. Clients are made aware of the positive impact of a green building and the value it could add to not just the office experience, but their business overall. Mindspace leads with green concepts through landmark agreements that aim to redefine and upgrade not just the buildings we construct, but also deliver value to our clients.

K Raheja Corp's LEED Certified Green Buildings ensure effective waste management, usage of environmentally friendly building materials and efficient energy systems that can substantially reduce negative environmental impacts.

A healthy turf goes hand in hand with healthy people. Highlights from our tryst with the green life are listed below:

- First Real Estate Company to sign a MOU with the Confederation of Indian Industry (CII) – Indian Green Building Council (IGBC)
- Building No. 6, Mindspace Hyderabad credited with LEED NC– Platinum Green Building rating
- 3 projects successfully executed under Clinton Climate Initiative Retrofit program, including first program in Asia with retail arm Inorbit Malls
- 50 projects registered with LEED USGBC
- 13 residential projects registered with IGBC Green Homes

Mindspace is committed to leveraging revolutionary technology along with the finest operations and fabrication practices to build sustainable properties across the country. Sustainability is deeply rooted in the very ethos of the company, as we continue to create edifices designed to stand the test of time, delivering architectural legacies for our future generations.

Social Responsibility at Mindspace

As the Company advances in new and emerging markets, we recognize that the relationships we build within communities and its people is crucial to harmonious working and giving back to society.

We understand that certain issues surpass national borders, and through Community Development, we seek to address concerns from welfare of workers at our construction sites, to healthcare, and from education to training, K Raheja Corp and its businesses are committed across multiple society impacting areas.

With the belief that education is the most powerful weapon that can change the world, Mindspace has launched its CSR initiative, christened Teaching Tree. As the name suggests, the initiative aims at providing quality education to children of daily wage earners belonging to very low-income groups, enrolled in private schools, striving for quality education and a promising future.

Mindspace has selected a credible partner to make this mission a success, by joining hands with Teach for India, an NGO that has made a noteworthy contribution in the field of education in the country.

Along with Teach for India, Mindspace empowers the teachers of these schools through better training and exposure to technology. The teachers will in turn have an improved impact on the children. Mindspace also galvanizes non-monetary support of employees as well as clients comprising large MNC's, through initiatives like book collection drives, old computer collection drives, art exhibitions- where the kids can display their works of art at Mindspace, employees pledging their time to teach these children at the schools, and so on.

Financial assistance has already positively influenced the lives of approximately 9200 children since 2015, and Mindspace remains committed to growing these numbers through Teaching Tree.

More on Education

- Established L. S. Raheja College | L. S. Raheja Technical School
- Elementary education facilities at all construction sites for workers' children
- Educational institutions created under the Sadhana Education Society' Educational institutions have been set up for Arts & Commerce as well as Primary & Secondary schooling
- Healthcare
- L. Raheja Hospital – Center of Excellence in Diabetes and Oncology

- MDRI, a registered NGO, working actively with sourcing of bone marrow donors
- Worker Welfare
- Medical care facilities at all construction sites
- Mobile crèches providing day-care facilities to children of workers
- Training
- Apparel training center, Andhra Pradesh– trains and empowers women from remote villages, to earn livelihood in the apparel industry.
- Youth readiness training– Aimed at training the youth through honing skills and creating employment opportunities for socially and economically underprivileged youth from remote villages