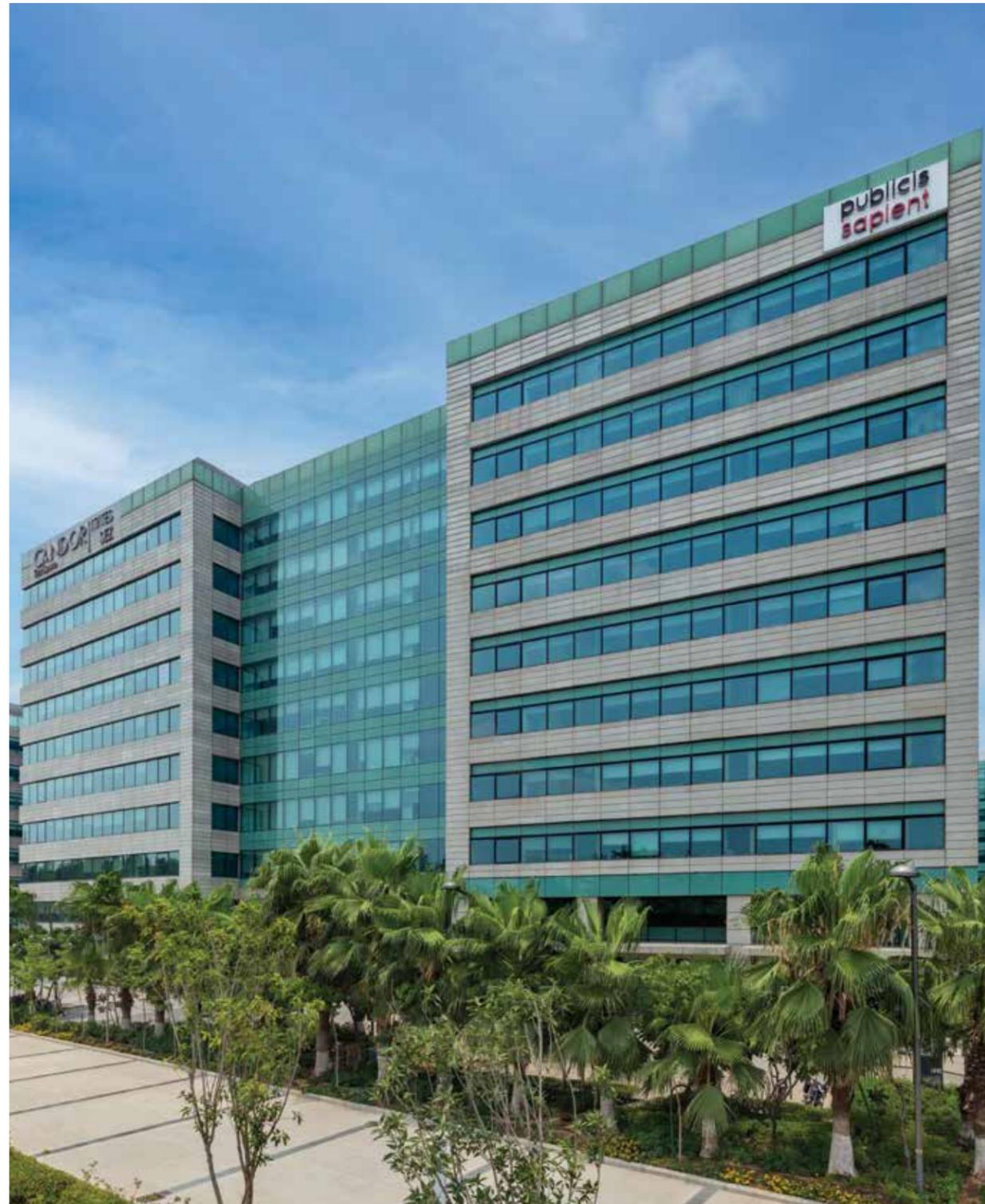


OPERATIONAL AND FINANCIAL HIGHLIGHTS

# A Steady and Stable Performance



Our business remained largely insulated from the effects of COVID-19 induced lockdowns. The high quality of our portfolio and customized work solutions, coupled with wide experience and in-depth market understanding of our Manager, kept us on track with our business plans, enabling us to continue with our regular upgrades. Our strong focus on tenant retention and proactive revenue management helped us deliver resilient performance, marked by income growth, improvement in key metrics and attractive risk-adjusted returns to the unitholders.

## FINANCIAL METRICS

(In ₹ M)

	Mar 31, 2021	For half year ended Sept 30, 2021	For half year ended Sept 30, 2020
Income from Operating Lease Rentals (OLR)	6,100	3,178	3,067
Revenue from Operations	8,628	4,308	4,551
Net Operating Income (NOI)	6,600	3,325	3,447
Net Income in CIOP attributed from Identified Assets	(52)	0	46
Comparable NOI	6,548	3,325	3,401
Margin on OLR (%)	107%	105%	111%

## DISTRIBUTION DELIVERED

Particulars	Distribution for the period ended Jun 30, 2021	Distribution for the period ended Sept 30, 2021
Distribution Amount (₹ M)	1,816.81	1,816.81
Distribution per unit (₹)	6	6
- Interest on Shareholders Loan	4.568	3.88
- Dividend	0.448	0.09
- Repayment of Shareholders Loan	0.981	2.00
- Interest on Fixed Deposit	0.003	0.03
Record Date	18.08.2021	17.11.2021
Last date for payment	25.08.2021	24.11.2021

## OPERATIONAL HIGHLIGHTS

(Half-year ended Sept 30, 2021)

### Gross Leasing

New Leasing (sf)	38,463
Re-Leased and Renewals (sf)	177,710
Average Re-Leasing spread (%)	4%
WALE on New Area (Years)	11
Rent achieved per sf, basis LCD (₹ per sf) on new lease	50
New Tenants added (Nos.)	1

### Development and Capex

Area Delivered (sf)	0
Upgrade Capex Spent (₹ M)	160

### Asset Value

		% Increased since Mar 31, 2021
Gross Asset Value (₹ B)	117	1.6
Net Asset Value (₹ Per Unit)	324	2.2

### Key Ratios

Net Debt to GAV (%)	0.17
Interest Service Coverage Ratio (%)	3.69