

July 03, 2023

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

The National Stock Exchange of India Limited

Exchange Plaza,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (East),
Mumbai – 400 051

Ref: **Godrej Properties Limited**

BSE - Script Code: 533150, Scrip ID - GODREJPROP

BSE - Security Code - 959822 – Debt Segment

NSE - GODREJPROP

Sub: Allotment of (i) 75,000 Rated Listed Unsecured Redeemable Non-Convertible Debentures of Face Value of Rs. 1,00,000/- each, aggregating to Rs. 750,00,00,000/- “Series A Debentures” and (ii) 75,000 Rated Listed Unsecured Redeemable Non-Convertible Debentures of the Face Value of Rs. 1,00,000/- each, aggregating to Rs. 750,00,00,000/- “Series B Debentures”

Dear Sir/ Madam,

This has reference to our letter dated June 26, 2023, with respect to the approval of the Placement Memorandum for the issue of Non-Convertible Debentures (“NCDs”) on a private placement basis.

Pursuant to Regulations 30 and 51 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”), we wish to inform you that the Allotment Committee of the Board of Directors of the Company has today i.e July 03, 2023, approved the allotment of:

- (I) **Series A Debentures:** 75,000 Rated Listed Unsecured Redeemable Non-Convertible Debentures of the Face Value of Rs. 1,00,000/- each, aggregating to Rs. 750,00,00,000/- (Rupees Seven Hundred & Fifty Crores); and
- (II) **Series B Debentures:** 75,000 Rated Listed Unsecured Redeemable Non-Convertible Debentures of the Face Value of Rs. 1,00,000/- (Rupees One Lakh) each, aggregating to Rs. 750,00,00,000/- (Rupees Seven Hundred and Fifty Crores), (Series A and Series B Debentures are collectively referred to as “NCDs”)



to the identified investors on a Private Placement basis, as approved by the Management Committee of the Board of Directors of the Company on June 30, 2023.

The details are as under:

Particulars	Terms of Series A Debentures	Terms of Series B Debentures
Issuer	Godrej Properties Limited	Godrej Properties Limited
Listing	On Wholesale Debt Market Segment of BSE Limited	On Wholesale Debt Market Segment of BSE Limited
Instrument	Rated, Listed, Unsecured, Redeemable, Non-Convertible Debentures bearing a Face Value of Rs. 1,00,000 (Rupees One Lakh Only) each	Rated, Listed, Unsecured, Redeemable, Non-Convertible Debentures bearing a Face Value of Rs. 1,00,000 (Rupees One Lakh Only) each
Issuance	Private Placement	Private Placement
Size of Issue	Rs. 750 Crore (Rupees Seven Hundred and Fifty Crore Only).	Rs. 750 Crore (Rupees Seven Hundred and Fifty Crore Only).
Tenor and date of maturity	Three years Date of maturity: July 03, 2026	Five years Date of maturity: July 03, 2028
Date of allotment	July 03, 2023	July 03, 2023
Coupon/ Interest offered, schedule of payment of coupon/ interest and principal	Coupon Offered: Fixed-rate coupon – 8.15% p.a. Schedule of interest payment: Interest will be paid annually for all NCDs issued as above Schedule of principal payment: Bullet repayment at the end of the Maturity Period	Coupon Offered: Fixed-rate coupon – 8.25% p.a. Schedule of interest payment: Interest will be paid annually for all NCDs issued as above Schedule of principal payment: Bullet repayment at the end of the Maturity Period
Charge/security, if any, created over the assets	Nil, The NCDs are unsecured.	Nil, The NCDs are unsecured.
Special rights/ interest/ privileges attached to the instrument and changes thereof	None	None
Delay in payment of Interest/principal amount for a period of more than 3 months from the due date or default in payment or interest/principal	Amounts unpaid on due date will attract default rate at 2% p.a. over and above coupon rate, from the date on which such payment is actually due to the date on which the relevant overdue amounts are repaid.	Amounts unpaid on due date will attract default rate at 2% p.a. over and above coupon rate, from the date on which such payment is actually due to the date on which the relevant overdue amounts are repaid.



Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any matter concerning the security and/or the assets along with comments thereon, if any	None	None
Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	Redemption schedule: Bullet repayment at the end of the Maturity Period	Redemption schedule: Bullet repayment at the end of the Maturity Period
Rating	"[ICRA] AA+ (Stable)" by ICRA Limited	"[ICRA] AA+ (Stable)" by ICRA Limited

This is for your information and records.

Thank you,

Yours truly,

For Godrej Properties Limited

Ashish Karyekar
Company Secretary & Compliance Officer

