

Godrej Properties Limited
Regd. Office: Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai – 400 079. India
Tel.: + 91-22-6169 8500
Fax: + 91-22-6169 8888
Website: www.godrejproperties.com

CIN: L74120MH1985PLC035308

September 20, 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 – 974950,974951 – Debt Segment
NSE - GODREJPROP

Sub: Allotment of (i) 1,00,000 Rated Listed Unsecured Redeemable Non-Convertible Debentures of Face Value of Rs. 1,00,000/- each, aggregating to Rs. 1000,00,00,000/- “Series I Debentures” and (ii) 16,000 Rated Listed Unsecured Redeemable Non-Convertible Debentures of the Face Value of Rs. 1,00,000/- each, aggregating to Rs. 160,00,00,000/- “Series II Debentures”

Dear Sir/ Madam,

This has reference to our letter dated September 14, 2023 with respect to the approval of the Key Information Document 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., September 20, 2023, approved the allotment of :

- (I) Series I Debentures:** 1,00,000 Rated Listed Unsecured Redeemable Non-Convertible Debentures of the Face Value of Rs. 1,00,000/- (Rupees One Lakh) each, aggregating to Rs. 1000,00,00,000 (Rupees One Thousand Crores); and
- (II) Series II Debentures:** 16,000 Rated Listed Unsecured Redeemable Non-Convertible Debentures of the Face Value of Rs. 1,00,000/- (Rupees One Lakh) each, aggregating to Rs. 160,00,00,000/- (Rupees One Hundred and Sixty Crores), (Series I and Series II 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 September 18, 2023.

The details are as under:

Particulars	Terms of Series I Debentures	Terms of Series II 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	<p>Rs. 1000 Crore (Rupees One Thousand Crore Only).</p> <p>Base Issue : Rs. 40,000 (Forty Thousand) Rated Listed Unsecured Redeemable Non-Convertible Debentures of Face Value of Rs. 1,00,000 (Rupees One Lakh) each, aggregating to Rs. 400,00,00,000 (Rupees Four Hundred Crore)</p> <p>Green Shoe Option : 60,000 (Sixty Thousand) Rated Listed Unsecured Redeemable Non-Convertible Debentures of Face Value of Rs. 1,00,000 (Rupees One Lakh) each, aggregating to Rs. 60,00,00,000 (Rupees Six Hundred Crore)</p>	<p>Rs. 500 Crore (Rupees Five Hundred Crore Only).</p> <p>Base Issue : 10,000 (Ten Thousand) Rated Listed Unsecured Redeemable Non-Convertible Debentures of Face Value of Rs. 1,00,000 (Rupees One Lakh) each, aggregating to Rs. 100,00,00,000 (Rupees One Hundred Crore)</p> <p>Green Shoe Option : 40,000 (Forty Thousand) Rated Listed Unsecured Redeemable Non-Convertible Debentures of Face Value of Rs. 1,00,000 (Rupees One Lakh) each, aggregating to Rs. 40,00,00,000 (Rupees Four Hundred Crore)</p>
Tenor and date of maturity	Three years & Six months Date of maturity: March 19, 2027	Five years Date of maturity: September 20, 2028
Date of allotment	September 20, 2023	September 20, 2023



Particulars	Terms of Series I Debentures	Terms of Series II Debentures
Coupon/ Interest offered, schedule of payment of coupon/ interest and principal	Coupon Offered: Fixed-rate coupon – 8.30% 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 – 8.50% 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	Not Applicable	Not Applicable
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 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 'IND AA+/Stable' by India Ratings & Research Private Ltd	"[ICRA] AA+ (Stable)" by ICRA Limited 'IND AA+/Stable' by India Ratings & Research Private Ltd

This is for your information and records.

Thank you,

Yours truly,

For Godrej Properties Limited

Ashish Karyekar
Company Secretary

