



Date: 9th February, 2022

The General Manager, Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Vice-President, Listing Department National Stock Exchange of India Limited "Exchange Plaza", Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sir,

Sub: Press Release

Please find attached herewith Press Release issued by the Company. You are requested to take the same on record.

Thanking You,
Yours faithfully,

For D B Realty Limited


Jignesh Shah
Company Secretary



D B REALTY LIMITED

Regd. Office : DB Central, Maulana Azad Road, Rangwala Compound, Jacob Circle, Mumbai- 400 011 Tel.: 91-22-2305 5555

Website: www.dbrealty.co.in • Email : Info@dbg.co.in

CIN: L70200MH2007PLC186818



PRESS RELEASE

Mumbai, February 09, 2022

In furtherance to our earlier Press Release dated 03rd February, 2022 and Update given on 04th February, 2022 to the Stock Exchanges ("Earlier Communication"), the Board of DB Realty Limited at its meeting held today approved allotment of further 5,00,00,000 warrants convertible into equivalent numbers of equity shares ("Warrants") to Non Promoter Investors ("New Investors"), subject to approval of the shareholders of DB Realty Limited and regulatory authorities.

1. Mrs. Rekha Jhunjhunwala : 1,00,00,000 Warrants
2. M/s RARE Investments : 1,00,00,000 Warrants
3. Lotus Family Trust : 50,00,000 Warrants
4. M/s KIFS Dealers : 50,00,000 Warrants
5. Mr. Abhay Chandak: 1,00,00,000 Warrants
6. Mr. Aditya Chandak : 1,00,00,000 Warrants

This is in addition to 7,70,00,000 Warrants to be issued to Promoter Group & Pinnacle Investments as informed in our Earlier Communication, thus taking the total Warrants issue to 12,70,00,000 Warrants.

Subject to approval of the shareholders of DB Realty Limited to be held on 04th March, 2022 and regulatory authorities and post conversion of warrants allotted and proposed to be allotted to Pinnacle Investments, DB Promoters, the issued and paid-up expanded capital of DB Realty Limited shall stand increased to approx. 50,07,00,000 Shares and the shareholding pattern shall change as follows :

- (a) Promoters of DB Realty : 54.08%
- (b) Pinnacle Investments : 17.97%
- (c) New Investors : 9.98%
- (d) Other Public Shareholding : 17.97%

The total fund infusion into DB Realty Limited post conversions of warrants allotted and proposed to be allotted to Pinnacle Investments, DB Promoters and New Investors will be approximately Rs. 1575 crores. The funds raised through the Warrants shall be utilised primarily to repay debt and augment long term capital requirement of the Company. Pursuant to the infusion of funds, the Company on a stand alone basis is expected to be debt free on 31st March, 2022.

The Company believes that it is going to play a pivotal role in Mumbai real estate with a portfolio of more than 100 million sq. ft. of prime real estate in Mumbai Metropolitan Region. The inclusion of blue chip Investors in the Company clearly indicates the confidence and faith the Investors have in intrinsic value of the Company and its business.

From a peak liability of Rs. Rs. 4,142 Crores, the Company expects to be debt free in the near term. The focus of the Company going forward is to partner with established large real estate developers to unlock the value of its large real estate portfolio. This balance sheet light model will enable the Company to remain largely debt free going forward too.

DAM Capital Advisors Ltd. was the advisor for the above transaction.

