



September 13, 2023

**Department of Corporate Services**  
**BSE Limited,**  
Mumbai 400 001

**The Listing Department**  
**National Stock Exchange of India Limited,**  
Mumbai 400 051

Through: BSE Listing Centre

Through: NEAPS

Scrip Code: Equity - 533273  
Debt: 973653, 973654, 973655

Scrip Symbol: OBEROIRLTY

**Sub: Credit Ratings**

Dear Sir,

Certain facilities availed, and instruments issued/ yet to be issued by Oberoi Realty Limited ("ORL") and its wholly owned subsidiaries Oberoi Constructions Limited ("OCL"), Incline Realty Private Limited ("IRPL"), and Evenstar Hotels Private Limited ("EHPL") are rated by CARE Ratings Limited.

As part of the periodic review, CARE Ratings has recently undertaken review of all such ratings.

We wish to inform you that CARE Ratings has, inter alia, '**Reaffirmed**' the ratings as per below details:

Company	Facility/ instrument	Amount (Rs.)	Rating	Rating Action
ORL	Long term/ Short term bank facility	300.00 Crore	CARE AA+; Stable/ CARE A1+	Reaffirmed
	Non Convertible Debentures	980.00 Crore	CARE AA+; Stable	Reaffirmed
	Commercial paper (yet to be issued)	300.00 Crore	CARE A1+	Reaffirmed
IRPL	Long term bank facility	482.48 Crore	CARE AA+(CE); Stable Corresponding unsupported rating: CARE A+	Reaffirmed
EHPL	Long term bank facility	158.44 Crore	CARE AA+(CE); Stable Corresponding unsupported rating: CARE BBB+	Reaffirmed

Also, consequent to the full repayment of a long term bank facility availed by OCL, the rating assigned to the said facility has been withdrawn by CARE Ratings. The said facility was last assigned a credit rating of 'CARE AA+(CE); Stable' with corresponding unsupported rating of 'CARE A'.

The press releases for the above ratings as released/ to be released by CARE Ratings are/ will be available on its website <https://www.careratings.com>, and the same can be referred for further details.

Kindly take the above on record.

Thanking you.

For **Oberoi Realty Limited**

**Bhaskar Kshirsagar**  
Company Secretary