

**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

July 26, 2024

**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, 975090, 975091 – Debt Segment

NSE - GODREJPROP

**Sub: Allotment of (i) 93,540 Rated Listed Unsecured Redeemable Non-Convertible Debentures of Face Value of Rs. 1,00,000 each, aggregating to Rs. 935,40,00,000 “Series 1 Debentures” and (ii) 34,000 Rated Listed Unsecured Redeemable Non-Convertible Debentures of the Face Value of Rs. 1,00,000 each, aggregating to Rs. 340,00,00,000 “Series 2 Debentures”**

Dear Sir/ Madam,

This has reference to our letter dated July 22, 2024 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., July 26, 2024, approved the allotment of:

- Series 1 Debentures:** 93,540 Rated Listed Unsecured Redeemable Non-Convertible Debentures of the Face Value of Rs. 1,00,000 (Indian Rupees One Lakh) each, aggregating to Rs. 935,40,00,000 (Indian Rupees Nine Hundred and Thirty Five Crores and Forty Lakhs); and
- Series 2 Debentures:** 34,000 Rated Listed Unsecured Redeemable Non-Convertible Debentures of the Face Value of Rs. 1,00,000 (Indian Rupees One Lakh) each, aggregating to Rs. 340,00,00,000 (Indian Rupees Three Hundred and Forty Crore), (Series 1 Debentures and Series 2 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 July 25, 2024.

The details are as under:

<b>Particulars</b>	<b>Terms of Series 1 Debentures</b>	<b>Terms of Series 2 Debentures</b>
<b>Issuer</b>	Godrej Properties Limited	Godrej Properties Limited
<b>Listing</b>	On Wholesale Debt Market Segment of BSE Limited	On Wholesale Debt Market Segment of BSE Limited
<b>Instrument</b>	Rated Listed Unsecured Redeemable, Non-Convertible Debentures bearing a Face Value of Rs. 1,00,000 (Indian Rupees One Lakh Only) each	Rated Listed Unsecured Redeemable, Non-Convertible Debentures bearing a Face Value of Rs. 1,00,000 (Indian Rupees One Lakh Only) each
<b>Issuance</b>	Private Placement	Private Placement
<b>Size of Issue</b>	<p>Rs. 1000 Crore (Indian Rupees One Thousand Crore Only).</p> <p>Base Issue: 50,000 (Fifty Thousand) Rated Listed Unsecured Redeemable Non-Convertible Debentures of Face Value of Rs. 1,00,000 (Indian Rupees One Lakh) each, aggregating to Rs. 500,00,00,000 (Indian Rupees Five Hundred Crore)</p> <p>Green Shoe Option: 50,000 (Fifty Thousand) Rated Listed Unsecured Redeemable Non-Convertible Debentures of Face Value of Rs. 1,00,000 (Indian Rupees One Lakh) each, aggregating to Rs. 500,00,00,000 (Indian Rupees Five Hundred Crore)</p>	<p>Rs. 340 Crore (Indian Rupees Three Hundred and Forty Only).</p> <p>Base Issue: 10,000 (Ten Thousand) Rated Listed Unsecured Redeemable Non-Convertible Debentures of Face Value of Rs. 1,00,000 (Indian Rupees One Lakh) each, aggregating to Rs. 100,00,00,000 (Indian Rupees One Hundred Crore)</p> <p>Green Shoe Option: 24,000 (Twenty Four Thousand) Rated Listed Unsecured Redeemable Non-Convertible Debentures of Face Value of Rs. 1,00,000 (Indian Rupees One Lakh) each, aggregating to Rs. 240,00,00,000 (Indian Rupees Two Hundred and Forty Crore only)</p>
<b>Tenor and date of maturity</b>	Three years & Six months Date of maturity: January 25, 2028	Five years Date of maturity: July 26, 2029
<b>Date of allotment</b>	July 26, 2024	July 26, 2024



<b>Particulars</b>	<b>Terms of Series I Debentures</b>	<b>Terms of Series II Debentures</b>
<b>Coupon/ Interest offered, schedule of payment of coupon/ interest and principal</b>	<b>Coupon Offered:</b> Fixed-rate coupon – 8.40% p.a. <b>Schedule of interest payment:</b> Interest will be paid annually and on maturity <b>Schedule of principal payment:</b> Bullet repayment at the end of the Maturity Period	<b>Coupon Offered:</b> Fixed-rate coupon – 8.55% p.a. <b>Schedule of interest payment:</b> Interest will be paid annually and on maturity <b>Schedule of principal payment:</b> Bullet repayment at the end of the Maturity Period
<b>Charge/security, if any, created over the assets</b>	Nil, The NCDs are unsecured.	Nil, The NCDs are unsecured.
<b>Special rights/ interest/ privileges attached to the instrument and changes thereof</b>	None	None
<b>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</b>	Not Applicable	Not Applicable
<b>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</b>	None	None
<b>Details of redemption of debentures</b>	<b>Redemption schedule:</b> Bullet repayment at the end of the Maturity Period	<b>Redemption schedule:</b> Bullet repayment at the end of the Maturity Period
<b>Rating</b>	"[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

