



30.05.2017

To
The Manager,
Listing Department
National Stock Exchange of India Limited
Bandra Kurla Complex, Bandra (East)
Mumbai – 400051

Dear Sir/Madam,

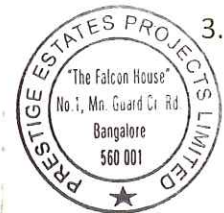
Details of Non – Convertible Debentures Issued on Private Placement basis under Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Ref: PRESTIGE ESTATES PROJECTS LIMITED

1. ISIN - INE811K07018
2. ISIN - INE811K07026
3. ISIN - INE811K07034

With reference to the above, we submit herewith the information and documents as per the provisions of the uniform Listing Agreement entered into with the Stock Exchanges where Debt Securities of the company are listed and the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation, 2015 thereunder, for dissemination to the debenture holders as mentioned below :

1. The latest Credit Rating for Rs 500 crores issue is ICRA A+
2. The said NCDs are secured by equitable mortgage via Registered Memorandum of Entry (MOE) on the immovable properties :
 - (a) Prestige Leela Residences situated on Airport Road, presently known as Old Airport Road, Kodihalli Village, Ward No. 74, Bangalore.
 - (b) Prestige Edwardian situated at bearing Municipal No.10, Dr.A.D. Loganathan Road formerly known as Edward Road, Municipal Ward No.78 of Vasanth Nagar, Bangalore.
 - (c) Prestige Downtown situated at Door No.17, Block No.40, Vembuliamman Koil Street, Chennai – 600 078
 - (d) Prestige Falcon city situated at Uttarahalli Hobli, Bangalore South Taluk, Bangalore.
 - (e) Prestige Royal Woods situated at Kismatpur Village, Rajendranagar Mandal, Ranga Reddy District, Andhra Pradesh
3. The asset cover of Rs 500 crores NCD issue is 1.5 times and is adequate as per the terms of the issue.

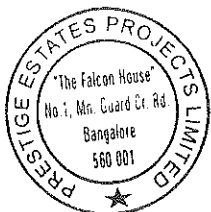


4. The Debt Equity ratio as on 31.03.2017 as per the definition in Debenture Trust Deed is 0.45
5. The Debt Service Coverage Ratio as on 31.03.2017 is 1.06
6. The Interest Service Coverage Ratio as on 31.03.2017 is 2.35
7. The previous due date for payment of Interest/repayment of principal on said NCDs and whether the same has been paid or not for the half year ending 31.03.2017 are mentioned below :

| Tranche | Due date for payment of Principal | Due date for Payment of Interest | Interest Amount (Rs) | Actual Date of Payment | Redemption Amount (Rs) |
|---------------------------------|-----------------------------------|----------------------------------|----------------------|---------------------------|------------------------|
| Tranche 1 - Rs 150 crores | NA | 25 th Jan 2017 | 4,23,29,918.03 | 20 th Jan 2017 | NIL |
| Tranche 2 - Rs 300 crores | NA | 25 th Jan 2017 | 8,50,32,786.89 | 20 th Jan 2017 | NIL |
| Tranche 3 - Rs 50 crores | NA | 25 th Jan 2017 | 1,41,09,972.68 | 20 th Jan 2017 | NIL |

8. The next due date for payment of interest / principal along with the amount of interest and the redemption amount on the said NCDs during next half-year i.e 1.04.2017 to 30.09.2017 are mentioned below :

| Tranche | Due date for Payment of Principal | Due date for Payment of Interest | Interest Amount (Rs) | Actual Date of Payment | Redemption Amount (Rs) |
|------------------------------|-----------------------------------|----------------------------------|----------------------|-----------------------------|------------------------|
| Tranche 1 - Rs 150 crores | 24 th July 2018 | 24 th April 2017 | 4,23,29,918.03 | 19 th April 2017 | NIL |
| Tranche 2 - Rs 300 crores | 24 th July 2020 | 24 th April 2017 | 8,50,32,786.89 | 19 th April 2017 | NIL |
| Tranche 3 - Rs 50 crores | 23 rd April 2018 | 24 th April 2017 | 1,41,09,972.68 | 19 th April 2017 | NIL |



| Tranche | Due date for payment of Principal | Due Date of Payment of Interest | Interest Amount (Rs) |
|----------------------------|-----------------------------------|---------------------------------|----------------------|
| Tranche 1 Rs 150 crores | 24 th July 2018 | 24 th July 2017 | 42445890.41 |
| Tranche 2 Rs 300 crores | 24 th July 2020 | 24 th July 2017 | 85265753.42 |
| Tranche 3 Rs 50 crores | 23 rd April 2018 | 24 th July 2017 | 14148630.14 |

Company does not expect default in payment of principal / interest due in next half year.

9. Details of Debenture Redemption Reserve :

| Series / Tranche | Amount of Issue (In Rs cr) | DRR Required to be created (In Rs) | DRR Created upto 31.03.2017 (In Rs) | Funds Invested for debentures maturing during the year |
|------------------|----------------------------|------------------------------------|--------------------------------------|--|
| Tranche 1 | Rs 150 crores | 21,09,16,135 | 21,09,16,135 | Nil |
| Tranche 2 | Rs 300 crores | 25,31,45,514 | 25,31,45,514 | Nil |
| Tranche 3 | Rs 50 crores | 7,67,41,294 | 7,67,41,294 | Nil |
| | | 54,08,00,000 | 54,08,00,000 | |

1. Net worth of the Company as on 31.03.2017 is Rs 4,74,272 lacs
2. Net Profit after tax of the company for the year ended 31.03.2017 is Rs 58, 875 lacs
3. Earnings per share for year ended 31.03.2017 is Rs 15.70

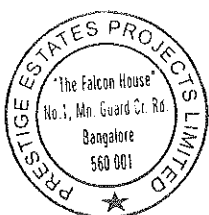
Please Note:

- a) Asset Cover Available: (Receivable + Unsold stock – Balance Cost to incur) / Issue size
- b) *Debt Equity Ratio: (Total debt - Cash Balance) / Net worth

* This calculation shall exclude double accounting of debt, if any. It is clarified that the net debt above shall exclude Lease Rental / Receivable discounting and corporate guarantees. This is as per debenture trust deed.

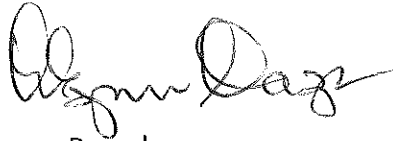
c) DSCR – Profit before finance cost and Tax / (Interest and Principal Repayment during the period)

d) ISCR = Profit before finance cost and Tax / Finance Costs (Gross)



c) In point no 5&6 ratios are calculated at company level. If the numbers were to be calculated for NCD, based on the cash flows of the ring fenced assets the ratios will be considerably high.

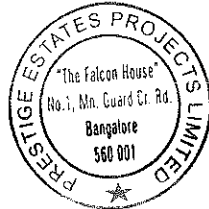
For Prestige Estates Projects Limited



Rezwan Razack

Joint Managing Director

DIN: 00209060



CC: BSE Limited, P J Tower, Dala Street, Mumbai - 40001

May 30, 2017

To,

Prestige Estates Projects Limited
Falcon House No-1,
Main Guard Cross Road,
Bangalore-560001

Kind Attn: - Ms. Priji Priyanka

Dear Madam,

Ref: Certificate u/r Regulation 52(5) of SEBI (Listing Obligation & Disclosure Requirements), Regulations, 2015 – Submission of Half Year Ended 31st March 2017

We are acting in capacity of Debenture Trustee for Non-Convertible Debentures issued by Prestige Estates Projects Limited. ("the Company").

Pursuant to Regulation 52(5) of Securities and Exchange Board of India (Listing Obligation & Disclosure Requirements), Regulations, 2015. "We hereby certify that we have taken note of the contents of the reports submitted to us by the company under Regulation 52 (4) of Securities and Exchange Board of India (Listing Obligation & Disclosure Requirements), Regulations, 2015 for the half year ended March 31, 2017".

Thanking You,

Yours Faithfully
For IDBI Trusteeship Services Limited


Authorised Signatory

