



October 16, 2024

Department of Corporate Services
BSE Limited,
Mumbai 400 001

Through: BSE Listing Centre

Scrip Code: Equity - 533273
Debt - 973655

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

Through: NEAPS

Scrip Symbol: OBEROIRLTY

Sub: Fund Raising by way of issue of non - convertible debentures | Outcome of Operations Committee meeting

Dear Sir/ Madam,

1. We refer to our earlier letter dated October 11, 2024 informing, that a meeting of the Operations Committee of the Board of Directors of the Company shall be held on October 16, 2024 to consider and approve fund raising by way of issuance of non – convertible debentures.
2. We now write to inform you that the Operations Committee of the Board of Directors at its meeting held today, approved issuance of non-convertible debentures of an aggregate amount of upto Rs.1500 Crore (Rupees One Thousand Five Hundred Crores only) on private placement basis.
3. The detailed disclosures as required under Regulation 30 of the Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/CFDPoD-1/P/CIR/2023/123 dated July 13, 2023 is enclosed as Annexure hereto.
4. Kindly take the above on record in compliance of Regulation 30, read with Part A of Schedule III, and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
5. Kindly take note that the Board of Directors at its meeting held on May 14, 2024 passed an enabling resolution for issue of non-convertible debentures up to an aggregate amount of Rs. 2000 Crore (Rupees Two Thousand Crore only) by way of private placement, in one or more offering(s) and/ or tranches(s), and further delegated the necessary powers to the Operations Committee of the Board. The prior and post meeting compliances in respect of the said Board Meeting was duly intimated to the Stock Exchange. The Operations Committee pursuant to the delegated powers as mentioned above, approved the issuance of non- convertible debentures as stated in para 2 and 3 above.

The above meeting of the Operations Committee commenced at 4.30 p.m. and concluded at 5.00 p.m.

Thanking you.
For **Oberoi Realty Limited**

Bhaskar Kshirsagar
Company Secretary

Annexure

Particulars	Series 1	Series 2	Series 3
Size of Issue (Upto)	Rs. 400 Crore	Rs.500 Crore	Rs.600 Crore
Whether proposed to be listed, if yes, name of the Stock Exchange	Yes. The non- convertible debentures are proposed to be listed on the BSE Limited.		
Tenure of instrument ⁽²⁾⁽³⁾	2 years	3 years	4 years
Date of allotment ⁽¹⁾	23 October 2024		
Date of maturity ⁽¹⁾⁽²⁾⁽³⁾	23 October 2026	22 October 2027	23 October 2028
Coupon	7.95% p.a.	8.00% p.a.	8.05% p.a.
Schedule of payment of coupon ⁽¹⁾⁽²⁾⁽³⁾	23 January 2025 23 April 2025 23 July 2025 23 October 2025 23 January 2026 23 April 2026 23 July 2026 23 October 2026	23 January 2025 23 April 2025 23 July 2025 23 October 2025 23 January 2026 23 April 2026 23 July 2026 23 October 2026 25 January 2027 23 April 2027 23 July 2027 22 October 2027	23 January 2025 23 April 2025 23 July 2025 23 October 2025 23 January 2026 23 April 2026 23 July 2026 23 October 2026 25 January 2027 23 April 2027 23 July 2027 25 October 2027 24 January 2028 24 April 2028 24 July 2028 23 October 2028
Schedule of payment of principal ⁽¹⁾⁽²⁾⁽³⁾	23 October 2026	22 October 2027	23 October 2028
Charge/security, if any, created over the assets	First ranking <i>pari passu</i> charge on the rights, title and interest of the Company on the unsold flats in projects 'Eternia' and 'Enigma' situate at Mulund (W), Mumbai, together with receivables therefrom and also from identified sold flats in the said projects, the escrow account and the investments made therefrom.		
Special right/ interest/ privileges attached to the instrument and changes thereof;	NA		
Delay in payment of interest/ principal amount for a period of more than three months from the due date or default in payment of interest/ principal;	NA		
Details of any letter or comments regarding payment/ non-payment of interest, principal on due dates, or any other matter concerning the security and/ or the assets along with its comments thereon, if any	NA		
Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	NA		

- Notes: 1. The dates may change as per the discussions with the investors/ statutory timelines.
2. The Company has Call Option in respect of Series 2 and Series 3 on specified dates.
3. The Company has option to redeem certain amounts on quarterly basis pursuant to exercise of Cash Sweep available to it.