



Corporate Announcement:

July 18, 2016

Sub: Allotment of Secured, Redeemable, Non-Convertible Debentures on a Private Placement basis – Intimation under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sirs,

With reference to our letter of June 23, 2016 intimating the Company's proposal to issue, in one or more tranches, Secured, Redeemable, Non-Convertible Debentures of face value Rs. 10 lakhs each ("**NCDs**") aggregating Rs. 200 crore (including a Green Shoe Option of Rs. 100 crore), on a private placement basis, and pursuant to Regulation 30 and other applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform that the Operations Committee of the Board of Directors of the Company has allotted NCDs aggregating Rs. 20 crore, as per following details:

| Sl. No | Particulars | NCDs |
|--------|--|--|
| 1 | Issue size (Rs. in crore) | 20 |
| 2 | Type of Issue | Private Placement |
| 3 | Proposed to be listed | On BSE Limited |
| 4 | Date of Allotment | July 18, 2016 |
| 5 | Tenor | 5 years 10 Months |
| 6 | Date of Maturity | May 18, 2022 |
| 7 | Coupon Rate | 10.00% per annum |
| 8 | Details of coupon/interest offered, Schedule of payment of coupon/interest and principal | Refer to the Cash Flows table below |
| 9 | Charge/security, if any, created over the assets | To be secured by <i>pari passu</i> charge by way of mortgage over immovable assets of the Company, and first <i>pari passu</i> charge over immovable assets of its certain SPVs, in favour of the Debenture Trustee, with a minimum security cover of 1.50 times on the outstanding amount of the Debentures |
| 10 | Special right / interest / privileges attached to the instrument, and changes thereof | None |
| 11 | 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 | None |

| | | |
|----|---|------|
| 12 | 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 | None |
|----|---|------|

Cash Flows per Non-Convertible Debenture (NCD):

| Cash flows | Date |
|---------------------|-----------|
| 1st coupon | 18-Jul-17 |
| 2nd Coupon | 18-Jul-18 |
| 3rd Coupon | 18-Jul-19 |
| 4th Coupon | 20-Jul-20 |
| 5th Coupon | 19-Jul-21 |
| 6th Coupon | 18-May-22 |
| Principal Repayment | 18-May-22 |

Please take the above information on record.

Yours truly
for **Indiabulls Real Estate Limited**