

August 5, 2024

Scrip Code – 532832
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001

EMBDL/EQ
National Stock Exchange of India Limited
“Exchange Plaza”, Bandra-Kurla Complex,
Bandra (East),
MUMBAI – 400 051

Sub: Allotment of Non-Convertible Debentures aggregating to INR 120 crores

Ref: Disclosure under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“SEBI LODR Regulations”)

Dear Sir(s),

In furtherance to the intimations dated July 30, 2024 and August 2, 2024 and pursuant to Regulation 30 read with Schedule III and other applicable provisions of the SEBI LODR Regulations, please be informed that the Board’s constituted committee of the Company has, at its meeting held today i.e. August 5, 2024, has, in compliance with the (i) provision of sections 42, 71, 179 and other applicable provisions of the Companies Act, 2013, read with applicable Rules framed thereunder; (ii) the shareholder’s resolution dated September 29, 2023; and on receipt of the subscription consideration, issued and allotted, 1200 Senior, Secured, Non-Cumulative, Redeemable, Taxable, Rated, Unlisted Non-Convertible Debentures of face value INR 10,00,000/- each of the Company (“NCDs” or “**Debentures**”), aggregating to INR 120 crores, to identified investor(s), on a private placement basis.

The disclosure, as required under Regulation 30 of the SEBI LODR Regulations read with SEBI Circular on Continuous Disclosure (SEBI Circular SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023) is enclosed as **Annexure-A**.

Please take the above information on record.

Thanking you,

Yours truly
for Equinox India Developments Limited
(formerly Indiabulls Real Estate Limited)

Chandra Shekher Joshi
Company Secretary

Annexure-A

Disclosures in terms of Regulation 30 of the Listing Regulations read with SEBI Circular no. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023

S. No.	Particulars	Information
a)	type of securities proposed to be issued (viz. equity shares, convertibles etc.);	Senior, Secured, Non-Cumulative, Redeemable, Taxable, Rated, Unlisted Non-Convertible Debentures having a face value of INR 10,00,000/- each (“NCDs”)
b)	Type of issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.);	Private placement in terms of Companies Act, 2013
c)	total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately);	1200 NCDs
In case of issuance of debt securities or other non-convertible securities the listed entity shall disclose following additional details to the stock exchange(s):		
i)	size of the issue	INR 120 crores
ii)	whether proposed to be listed? If yes, name of the stock exchange(s)	Not proposed to be listed
iii)	tenure of the instrument - date of allotment and date of maturity	13 months from the date of allotment Date of allotment: August 5, 2024 Date of Redemption: September 5, 2025
iv)	coupon/interest offered, schedule of payment of coupon/interest and principal	Fixed rate @12% per annum, payable at the time of maturity* The principal amount along with interest outstanding thereon, shall be repaid at the time of maturity, however, the Company may make partial / full prepayment on or before the maturity date, through surplus funds available with the Company.
v)	charge/security, if any, created over the assets	Secured by a charge on the identified assets of subsidiaries of the Company in terms of the Debenture Trust Deed
vi)	special right/interest/privileges attached to the instrument and changes thereof	Not applicable

vii)	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	Not applicable
viii)	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	Not applicable
ix)	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	Redemption shall be as per the terms mentioned in Debenture Trust Deed

**Negotiated at fixed rate of 12%, in place of earlier approved fixed rate of 12.50%.*