

Date: January 3, 2025

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: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015, as amended ("SEBI LODR Regulations") – Issuance of Corporate Guarantee

Dear Sir(s),

Pursuant to regulation 30 and other applicable provisions of the SEBI LODR Regulations, as amended, we wish to inform that Equinox India Developments Limited (the “Company”) has agreed to provide a corporate guarantee in relation to the listed secured Non-convertible Debenture(s), being issued /to be issued by Sylvanus Properties Limited, a wholly owned subsidiary of the Company, in one or more tranches aggregating upto INR 350 crores.

The detailed 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.

This is for your information and records.

Yours sincerely,
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:

Particulars	Details
Name of party for which such guarantees or indemnity or surety was given	Sylvanus Properties Limited, a wholly owned subsidiary of the Company (“SPL”).
Whether the promoter/ promoter group/ group companies have any interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at “arm’s length”	Not applicable, as at present there is no promoter / promoter group in the Company.
Brief details of such guarantee or indemnity or becoming a surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee	Corporate guarantee in favour of IDBI Trusteeship Services Limited or (“ Debenture Trustee ”), towards the due and punctual payment and discharge of the other debenture obligations in respect of listed Non-convertible Debenture(s), being issued /to be issued by SPL, in one or more tranches, aggregating upto INR 350 crores.
Impact of such guarantees or indemnity or surety on listed entity	The corporate guarantee provided is a contingent liability for the Company. This guarantee has been provided on behalf of a 100% subsidiary of the Company which is part of the consolidated group. At this point, there is no impact of this guarantee on the Company.