



12.11.2019
The Manager,
Listing Department
NSE Limited
Dalal Street, Mumbai – 400001

Dear Sir/Madam,

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

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 Discloser Requirements) Regulation, 2015

1. The latest Credit Rating for Rs 800 crores issue is ICRA A+ as on 30.09.2019.
2. The said NCDs are secured by equitable mortgage via Registered Memorandum of Entry (MOE) on the immovable properties :

PEPL Rs 500 cr 2015 Series – Outstanding Rs 300 cr as on 30th Sept 2019

- (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.



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PEPL Rs 500 cr 2017 Series - Fully redeemed on 4th Sept 2019

- a) Prestige Ivy League
- b) Prestige Hillside Retreat, Bangalore
- c) Prestige Valley Crest, Mangalore
- d) Prestige Woodland Park, Bangalore
- e) Land Parcel at Goa
- f) Land Parcel at Nandi hills, bangalore
- g) Prestige Bougainvillae P-2, Bangalore
- h) Prestige boulevard P-2, Bangalore

3. The asset cover of Rs 300 cr NCD 2015 series issue is 1.5 times and NCD 2017 series is 1.5 times and is adequate as per terms of the issue.

4. The debt equity ratio as on 30.09.2019 as per the definition in Debenture Trust Deed is 0.53

5. The debt service coverage ratio as on 30.09.2019 is 0.33

6. The interest service coverage Ratio as on 30.09.2019 is 1.88

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 30.09.2019 are mentioned below :

PEPL RS 500 cr 2015 Series – Outstanding Rs 300 cr

Tranche	Due date for Payment of Interest	Interest Amount	Actual date of payment
Tranche 2	24 th July 2019	8,52,65,753	23 rd July 2019

Tranche	Due date for of payment Principal	Principal Amount	Actual Date of Principal Payment	Redemption Amount (Rs)
Tranche 1 - Rs 150 crores	NA / Redeemed	NA / Redeemed	NA / Redeemed	NA / Redeemed
Tranche 2 - Rs 300 crores	24 th July 2020	3,00,00,00,000	24 th July 2020	3,00,00,00,000
Tranche 3 - Rs 50 crores	NA / Redeemed	NA / Redeemed	NA / Redeemed	NA / Redeemed

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3. 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 1.10.2019 to 31.03.2020 :

Tranche	Due date for Payment of Interest	Interest Amount	Actual date of payment
Tranche 2	24 th Oct 2019	8,62,02,740	24 th Oct 2019

Tranche	Due date for of payment Principal	Principal Amount	Actual Date of Principal Payment	Redemption Amount (Rs)
Tranche 1 - Rs 150 crores	NA / Redeemed	NA / Redeemed	NA / Redeemed	NA / Redeemed
Tranche 2 - Rs 300 crores	24 th July 2020	3,00,00,00,000	24 th July 2020	3,00,00,00,000
Tranche 3 - Rs 50 crores	NA / Redeemed	NA / Redeemed	NA / Redeemed	NA / Redeemed

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

PEPL Rs 500 cr 2017 series – Fully Redeemed via Put Option

Tranche	Due date for Payment of Interest	Interest Amount	Actual date of payment
Tranche 1 - Rs 500 crores	8 th Sept 2019	12,60,27,397	4 th sept 2019

Tranche	Due date for of payment Principal	Principal Amount	Actual Date of Principal Payment	Redemption Amount (Rs)
Tranche 1 - Rs 500 crores	8 th Sept 2019	5,00,00,00,000	4 th sept 2019	5,00,00,00,000

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4. Details of Debenture Redemption Reserve :

Tranche	Amount of Issue (In Rs cr)	DRR Required to be created (In Rs)	DRR Created upto 30.09.2019 (In Rs)	Funds Invested for debentures maturing during the year
Tranche 1 (2015 series)	Rs 150 crores	NIL	NIL	Nil
Tranche 2 (2015 series)	Rs 300 crores	627735230	627735230	Nil
Tranche 3 (2015 series)	Rs 50 crores	NIL	NIL	Nil
Tranche 1 (2017 series)	Rs 500 crores	NIL	NIL	NIL
		62,77,35,230	62,77,35,230	

5. Net worth of the Company as on 30.09.2019 is Rs 44,142 mn

6. Net Profit after tax of the company for the 6 months ended 30.09.2017 is Rs 2,322 mn

7. Earnings per share for the 6 month ended 30.09.2017 is Rs 6.19

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.

Thanking you,
For Prestige Estates Projects Limited


Irfan Razack

Chairman & Managing Director



November 12, 2019

To,

Prestige Estates Projects Limited

Falcon House No-1,
Main Guard Cross Road,
Bangalore - 560001

Kind Attn:- Ms. Priti Priyanka

Dear Madam,

Ref: Certificate u/r Regulation 52(5) of SEBI (Listing Obligation & Disclosure Requirements), Regulations, 2015 – Submission of Half Year Ended 30th September, 2019.

We are acting in capacity of Debenture Trustee for Non-Convertible Debentures issued by the Company.

Pursuant to regulation 52(5) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, **We IDBI Trusteeship Services Ltd ("Debenture Trustee") hereby confirm that we have received and noted the information, as specified under regulation 52(4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Regulations"), provided to us by "Prestige Estates Projects Limited" for the half year ended September 30, 2019.**

This Certificate is being issued pursuant to the requirements of Regulation 52(5) of the aforesaid Regulations, for onward submission to Stock Exchange(s) by the company.

Thanking You,

**Yours Faithfully
For IDBI Trusteeship Services Limited,**



Authorized Signatory