Prestige GROUP
Add Prestige to your life

May 28, 2018

To
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 1000 crores issue is ICRA A+
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

(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.

PEPL RS 500 cr 2017 Series

a) Prestige Ivy league, Hyderabad
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

PRESTIGE ESTATES PROJECTS LTD. Bangalore 560 001

Prestige Estates Projects Ltd., 'The Falcon House', No. 1, Main Guard Cross Road, Bangalore - 560 001.
Phone : +91 80 25591080 Fax : +91 80 25591945 E-mail : properties@prestigeconstructions.com www.prestigeconstructions.com
CIN : L07010KA1997PLC022322

3. The asset cover of Rs 500 crores NCD 2015 series issue is 1.5 times and NCD 2017 series is 1.35 and is adequate as per the terms of the issue.
4. The Debt Equity ratio as on 31.03.2018 as per the definition in Debenture Trust Deed is 0.75
5. The Debt Service Coverage Ratio as on 31.03.2018 is 0.55
6. The Interest Service Coverage Ratio as on 31.03.2018 is 1.66
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 31.03.2018 are mentioned below :

PEPL RS 500 Cr 2015 Series

Tranche	Due date for payment of Principal	Due date for Payment of Interest	Interest Amount (Rs)	Actual Date of Interest Payment	Redemption Amount (Rs)
Tranche 1 - Rs 150 crores	NA	24th Jan 2018	4,29,12,329.77	22nd Jan 2018	1,50,00,00,000
Tranche 2 - Rs 300 crores	NA	24th Jan 2018	8,62,02,739.73	22nd Jan 2018	3,00,00,00,000
Tranche 3 - Rs 50 crores	NA	24th Jan 2018	1,43,04,109.68	22nd Jan 2018	50,00,00,000

8. The next due date for payment of interest / principal along with the amount of interest and the redemption amount on the said NCDs during half –year i.e 1.04.2018 to 30.09.2018 :

Tranche	Due date for Payment of Principal	Due date for Payment of Interest	Interest Amount (Rs)	Actual Date of Interest Payment	Redemption Amount (Rs)
Tranche 1 - Rs 150 crores	24th July 2018	24th April 2018	4,23,29,918.03	20th April 2018	1,50,00,00,000
Tranche 2 - Rs 300 crores	24th July 2020	24th April 2018	8,50,32,786.89	20th April 2018	3,00,00,00,000
Tranche 3 - Rs 50 crores	23rd April 2018	24th April 2018	1,41,09,972.68	20th April 2018	50,00,00,000

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

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PEPL RS 500 cr issue 2017 Series

Tranche	Due date for payment of Principal	Due date for Payment of Interest	Interest Amount (Rs)	Actual Date of Interest Payment	Redemption Amount (Rs)
Tranche 1 – Rs 500 crores	NA	8th March 2018	12,32,87,671	6th March 2018	NA

1. The next due date for payment of interest / principal along with the amount of interest and the redemption amount on the said NCDs during half –year i.e 1.04.2018 to 30.09.2018 :

Tranche	Due date for Payment of Principal	Due date for Payment of Interest	Interest Amount (Rs)	Actual Date of Interest Payment	Redemption Amount (Rs)
Tranche 1 - Rs 500 crores	NA	8th June 2018	12,60,27,397		NA

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

2. Details of Debenture Redemption Reserve :

Tranche	Amount of Issue (In Rs cr)	DRR Required to be created (In Rs)	DRR Created upto 31.03.2018 (In Rs)	Funds Invested for debentures maturing during the year
2015 series Tranche 1	Rs 150 crores	33,56,88,241	33,56,88,241	Nil
2015 series Tranche 2	Rs 300 crores	40,28,99,344	40,28,99,344	Nil
2015 series Tranche 3	Rs 50 crores	12,21,39,303	12,21,39,303	Nil
2017 series Tranche 1	Rs 500 crores	10,63,65,737	10,63,65,737	NIL
		96,70,92,625	**96,70,92,625**	

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3. Net worth of the Company as on 31.03.2018 is Rs 49,152 mn
4. Net Profit after tax of the company for the year ended 31.03.2018 is Rs 2,320 mn
5. Earnings per share for the year 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
Yours sincerely
For Prestige Estates Projects Limited

M. Sridhar
Company Secretary

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CIN : L07010KA1997PLC022322

IDBI Trusteeship Services Ltd
CIN : U65991MH2001GOI131154

May 28, 2018

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 Year Ended 31st March, 2018.

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 year ended March 31, 2018.***

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,

IDBI Trusteeship Services Ltd ITSL

Authorised Signatory