

Date: 16th February, 2023

To,
The Manager - Listing Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai - 400001

| | |
|-------------------|--------------|
| ISIN | INE065I07023 |
| Scrip Code | 973382 |
| Scrip ID | 733OICPL26 |

Dear Sir/Madam,

Subject: Outcome of the Board Meeting of One International Center Private Limited (formerly known as Indiabulls Real Estate Company Private Limited) (“the Company”) held on 16th February, 2023 as per Regulation 51(1) & (2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We wish to inform you that the Board of Directors of the Company, at its meeting held today i.e., Thursday, 16th February, 2023, considered, approved and transacted the following matters:

- (a) Availing of financial assistance of a principal amount aggregating up to INR 650,00,00,000 (Indian Rupees Six Hundred and Fifty Crore Only) from Aditya Birla Finance Limited and Axis Bank Limited (“**Lenders**”) and creation of security for securing such financial assistance in accordance with the sanction letters and facility agreement to be executed *inter alia* between the Company and Lenders;
- (b) Partial redemption of redeemable, rated, listed, secured, non-convertible bonds issued by the Company prior to the maturity date with respect to ISIN: INE065I07023 (“**Bonds**”) as more particularly set out in **Annexure I**;
- (c) Alteration in the terms of the Bonds (including alteration in the date of the coupon and date of redemption payment of the Bonds and alteration in the rights or privileges of the holders of the Bonds).

The meeting commenced at 10:00 a.m. and concluded at 11:30 a.m.

Request you to take the above on record.

Thanking You,

For One International Center Private Limited
(Formerly known as Indiabulls Real Estate Company Private Limited)

Ritu Yatender Verma
Company Secretary and Compliance Officer

Place: Mumbai

Annexure I
Details of Partial redemption of Bonds:

| Details of existing Bonds | |
|---|--|
| Total number of existing Bonds | 4,710 |
| Nominal value of each existing Bond | INR 10,00,000 |
| Aggregate principal amount of all the existing Bonds | INR 471,00,00,000 |
| Details of partial redemption of Bonds | |
| The nominal value per Bond that is proposed to be redeemed | INR 4,69,214.437 |
| The nominal value per Bond which shall be outstanding post voluntary redemption | INR 5,30,785.563 |
| Early redemption amount | INR 221,00,00,000 along with the outstanding coupon payable until the date of early redemption in accordance with the terms of the early redemption. |
| Terms of early redemption | As per the terms of the bond trust deed dated August 09, 2021 executed <i>inter alia</i> between the Company and IDBI Trusteeship Services Limited (as amended and/or restated from time to time). |

For One International Center Private Limited
(Formerly known as Indiabulls Real Estate Company Private Limited)

Ritu Yatender Verma
Company Secretary and Compliance Officer

Place: Mumbai