

Annexure 1

TERMS OF ISSUE OF THE NCD SERIES 1 & SERIES 2

Issuer	Phoenix Infocity Private Limited
Instrument	Unlisted, secured, non-convertible, non-marketable redeemable fully paid-up debentures
Tranche	Multiple tranches
Purpose	Towards cost of construction and development of the Project and repayment of outstanding amounts
Issue Size	Series 1: Rs 289,00,00,000 (Rupees Two Hundred and Eighty Nine Crores) Series 2: Rs. 91,00,00,000 (Rupees Ninety One Crores)
Tenure	30 (Thirty) years from the Debenture Funding Date
Repayment	The NCDs will be redeemed on Redemption Date at par together with Debenture Repayment.
Face Value of Debenture	Rs. 100
Coupon	Series 1: 13.045% per annum until H9 is 30% pre-leased and 12.751 per annum on 30% lease (subject to deduction of applicable taxes) Series 2: 13.5% per annum until H9 is 30% pre-leased and 12.5 per annum on 30% lease (subject to deduction of applicable taxes)
Security	(a) creating a first charge on the land and buildings in the Project Land and the Projects on a pari passu basis with the charge created on the Project Land and the Projects pursuant to the Debenture Transaction Documents (b) pledge on all the Shares held by the Promoters in the Company (c) pledge on 21.20% equity Shares of Phoenix Infratech (India) Private Limited and (d) Corporate guarantee from Phoenix Infratech (India) Private Limited for the Debenture Repayments

Gaujea

