



## SUMMARY TERM SHEET

Issuer	Prestige Projects Private Limited
Issue Size	Rs. 200,00,00,000 crores (Two Hundred Crores Only)
Objects of the Issue	Acquisition of land, future projects and future business development of the Company
Series \ Tranches	Series II
Instrument	Non-Convertible Debentures
Nature and status of Bonds	Secured, rated, listed, redeemable and non-convertible debentures
Issuance Mode	Private Placement through EBP
Convertibility	Non-Convertible
Trading Mode	Open Book Bidding
Credit Rating	A+ (CE)
Face Value	Rs. 10,00,000 (Rupees Ten Lakh Only)
Premium/ Discount on Issue	NA
Issue Price	Rs. 10,00,000 (Rupees Ten Lakh Only)
Premium/ Discount on redemption	NA
Partial Redemption Details-Face Value \ Quantity	NA
Maturity	3 years & 6 months
Redemption/ Maturity Date	05.01.2026
<del>Lock-in Period</del>	NA

**PRESTIGE PROJECTS PRIVATE LIMITED**

CIN: U45201KA2008PTC046784

Registered office: Prestige Falcon Tower, No.19, Brunton Road, Bangalore – 560025

Email: [secretarial@prestigeconstructions.com](mailto:secretarial@prestigeconstructions.com)



Minimum Application	Minimum application size of 1 Debentures and in multiples of 1 Debentures thereafter.		
Put Option	05.07.2024		
Call Option	05.07.2023		
Call Option Price	At Par		
Call Notification Time	30 days prior to the relevant Call option date		
Coupon Rate	9.50%		
Step Up/ Step Down Coupon Rate	Yes		
Coupon Payment Frequency	Quarterly		
Coupon / Interest Payment Date	<b>Coupon Dates</b>	<b>Date</b>	
	1st Coupon Payment Date	Wednesday, 5 October, 2022	
	2nd Coupon Payment Date	Thursday, 5 January, 2023	
	3rd Coupon Payment Date	Wednesday, 5 April, 2023	
	4th Coupon Payment Date	Wednesday, 5 July, 2023	
	5th Coupon Payment Date	Thursday, 5 October, 2023	
	6th Coupon Payment Date	Friday, 5 January, 2024	
	7th Coupon Payment Date	Friday, 5 April, 2024	
	8th Coupon Payment Date	Friday, 5 July, 2024	
	9th Coupon Payment Date	Saturday, 5 October, 2024	
	10th Coupon Payment Date	Saturday, 4 January, 2025	
	11th Coupon Payment Date	Saturday, 5 April, 2025	
	12th Coupon Payment Date	Saturday, 5 July, 2025	
	13th Coupon Payment Date	Saturday, 4 October, 2025	

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	14th Coupon Payment Date	Monday, 5 January, 2026
Coupon Type	Simple Interest	
Coupon Reset Process (including rates, spread, effective date, interest rate cap and floor etc)	NA	
Default Interest Rate	NA	
Day Count Basis	Actual 365 days	
Interest on Application Money	No	
Listing	Yes, National Stock Exchange	
Trustees	Catalyst Trusteeship Services Limited	
Depository	CDSL - Central Depositories Services Limited NSDL - National Securities Depository Limited	
Registrars	LINK INTIME INDIA PRIVATE LIMITED	
Settlement	NA	
Business Day Convention	<p>(a) Unless otherwise specified, whenever any payment to be made or action to be taken under the Debenture Trust Deed, is required to be made or taken on a day other than a Business Day, such payment shall, unless specifically set out in the Debenture Trust Deed, be made or action be taken on the immediately preceding Business Day.</p> <p>(b) If any Redemption Date falls on a day that is not a Business Day, such payment shall be made on the immediately preceding Business Day; provided that any Coupon payable on such date shall be calculated up to the relevant Redemption Date.</p>	
Record Date	Shall mean the date falling 15 (fifteen) days prior to any Scheduled Payment Date for the relevant Series, which shall be used for determining the Debenture Holders who would be entitled to receive the amounts due on any Scheduled Payment Date.	

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Payment Mode	Electronic
Eligible Investors	(a) Resident individuals; (b) Hindu Undivided Family; (c) Limited Liability Partnerships; (d) Partnership Firms; (e) Trust; (f) Mutual Funds; (g) Alternative Investment Funds; (h) Portfolio Managers; (i) Association of Persons; (j) Public sector undertakings; (k) Non-banking financial companies; (l) Provident Funds and Pension Funds; (m) Body corporates and companies; (n) Banks, Regional Rural Banks, financial institutions; (o) Insurance companies; (p) Any other person eligible to invest in the Debentures.
Non-Eligible classes of Investors	NA
Transaction Documents	shall mean the following:- (a) the Debenture Trust Deed; (b) the Deed of Hypothecation; (c) the Mortgage Documents; (d) each Corporate Guarantee; (e) the Sponsor Undertaking; (f) the Escrow Agreement; (g) the DTAA; (h) the Shelf Placement Memorandum, this Tranche Placement Memorandum and the Tranche Placement Memoranda for each Series/Tranche; (i) the Security Documents; (j) any Conditions Precedent Notice;

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	<p>(k) any Compliance Certificate;</p> <p>(l) any notice of default issued by the Debenture Trustee or any Debenture Holder under any Transaction Document; and</p> <p>(m) any other document designated as a Transaction Document by the Debenture Trustee and the Issuer</p>
Conditions precedent to subscription of Bonds	NA
Conditions subsequent to subscription of Bonds	NA
Cross Default	As more particularly set out under the Debenture Trust Deed.
Role and Responsibilities of Trustees	<p>(a) Call for periodical reports from the issuer of debentures.</p> <p>(b) Enforce security in the interest of the debenture holders.</p> <p>(c) Ensure on a continuous basis that the property charged to the debenture is available and adequate at all times to discharge the interest and principal amount payable in respect of the debentures and that such property is free from any other encumbrances except those which are specifically agreed with the debenture trustee.</p> <p>(e) Exercise due diligence to ensure compliance by the body corporate with the provisions of the Companies Act, the listing agreement of the stock exchange or the trust deed.</p>
Governing Law and Jurisdiction	<p>This Tranche Placement Memorandum, the other Transaction Documents and the Debentures shall be governed by and shall be construed in accordance with the Laws of India.</p> <p>Subject to the provisions of the Transaction Documents, the Issuer irrevocably agrees that that the competent courts at and tribunals of Bengaluru shall have exclusive jurisdiction to settle any dispute arising out of or in connection with this Shelf Placement Memorandum, the other Transaction Documents (including a dispute regarding the existence, validity or termination of the Transaction</p>

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	Documents) or in connection with the Debentures, and the Issuer hereby submits to the same.
Additional Covenants	NA
Applicable RBI Guidelines	NA
Prohibition on Purchase/ Funding of Bonds	NA
Issue Opening Date	07.07.2022
Issue Closing Date	07.07.2022

Pay In Dates	<p>1<sup>ST</sup> Coupon Date – Wednesday, October 5, 2022</p> <p>2<sup>nd</sup> Coupon Date – Thursday, January 5, 2023</p> <p>3<sup>rd</sup> Coupon Date – Wednesday, April 5, 2023</p> <p>4<sup>th</sup> Coupon Date – Wednesday, July 5, 2023</p> <p>5<sup>th</sup> Coupon Date – Thursday, October 5, 2023</p> <p>6<sup>th</sup> Coupon Date – Friday, January 5, 2024</p> <p>7<sup>th</sup> Coupon Date – Friday, April 5, 2024</p> <p>8<sup>th</sup> Coupon Date – Friday, July 5, 2024</p> <p>9<sup>th</sup> Coupon Date – Saturday, October 5, 2024</p> <p>10<sup>th</sup> Coupon Date – Saturday, January 4, 2025</p> <p>11<sup>th</sup> Coupon Date – Saturday, April 5, 2025</p> <p>12<sup>th</sup> Coupon Date – Saturday, July 5, 2025</p> <p>13<sup>th</sup> Coupon Date – Saturday, October 4, 2025</p>
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	14 <sup>th</sup> Coupon Date – Monday, January 4, 2025
Deemed Date of Allotment	07.07.2022
Listing	Proposed to be listed on National Stock Exchange

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