

TWENTY FIVE SOUTH REALTY LIMITED

Regd. Office: Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi, Off Veer Savarkar Road, Prabhadevi, Mumbai – 400025 CIN: U51100MH1996PLC100876

April 12, 2021

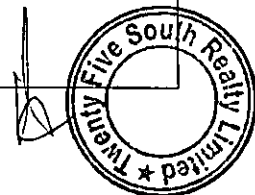
The Secretary
Listing Department (Debt Listing)
BSE Limited
Dalal Street, Fort
Mumbai 400001

Dear Sirs,

Sub: Reporting of data pertaining to Privately Placed Non-Convertible Debentures issued by the Company

This is with reference to the Securities and Exchange Board of India Circular bearing reference number CIR/IMD/DF-1/67/2017 dated June 30, 2017, in connection with Specifications related to International Securities Identification Number (ISINs) for debt securities issued under the SEBI (Issue and Listing of Debt Securities) Regulations, 2008. We, hereby, provide the data pertaining to Privately Placed secured Cumulative and Redeemable Non-Convertible Debentures issued by Company in prescribed format as on March 31, 2021:

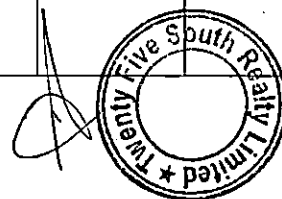
| Name of the Issuer | ISIN Number | Issuance date | Maturity Date | Coupon Rate | Payment Frequency | Embedded option if any (Put Option details) | Amount Issued | Amount outstanding | Name of the Debenture Trustee |
|----------------------------------|--------------|------------------|-------------------|-------------|-------------------|--|---|---|---|
| Twenty Five South Realty Limited | INE681H07086 | January 01, 2014 | December 31, 2021 | 15% p.a | Annual | At anytime post the expiry of one year from the date of allotment till the subsistence of the Debentures | Rs. 50,00,00,000/- (Rupees Fifty Crores Only) | Rs. 42,00,00,000/- (Rupees Forty Two Crores Only) | Vistra ITCL (India) Limited (Formerly Known as IL & FS Trust Company Limited) |



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| Twenty Five South Realty Limited | INE681H07086 | April 30, 2014 | December 31, 2021 | 15% p.a | | Annual | At anytime post the expiry of one year from the date of allotment till the subsistence of the Debentures | Rs. 7,00,00,000/- (Rupees Seven Crores Only) | | Vistra ITCL (India) Limited (Formerly Known as IL & FS Trust Company Limited) | | | | | | | |
|--|--------------------------------|-------------------|---|--|------------------------------|--------------------------------|--|--|-------------------------------------|---|--|-------|--|-----|--|--|------------------------------|
| Twenty Five South Realty Limited | INE681H07110 | December 31, 2020 | December 31, 2024, subject to Rs. 10 Lakhs to be paid immediately after Junior Debentures are paid in full as set out under the Debenture Trust Cum Mortgage Deed | <table><tr><th>Period (both days inclusive)</th><th>% rate of interest (per annum)</th></tr><tr><td>Execution Date – December 31, 2021</td><td>8.00</td></tr><tr><td>January 1, 2022 – December 31, 2022</td><td>12.00</td></tr><tr><td>January 1, 2023 onwards till the Final Settlement Date</td><td>18.00</td></tr></table> | Period (both days inclusive) | % rate of interest (per annum) | Execution Date – December 31, 2021 | 8.00 | January 1, 2022 – December 31, 2022 | 12.00 | January 1, 2023 onwards till the Final Settlement Date | 18.00 | the last date of each calendar month of each calendar year until the Final Settlement Date | N.A | 1,00,00,00,000/- (Rupees One Hundred Crore Only) | Rs. 82,98,09,000/- (Rupees Eighty Two Crores, Ninety Eight Lakhs Nine Thousand Only) | Catalyst Trusteeship Limited |
| Period (both days inclusive) | % rate of interest (per annum) | | | | | | | | | | | | | | | | |
| Execution Date – December 31, 2021 | 8.00 | | | | | | | | | | | | | | | | |
| January 1, 2022 – December 31, 2022 | 12.00 | | | | | | | | | | | | | | | | |
| January 1, 2023 onwards till the Final Settlement Date | 18.00 | | | | | | | | | | | | | | | | |



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Kindly acknowledge the receipt.

Thanking you,

Yours Faithfully,

For **TWENTY FIVE SOUTH REALTY LIMITED**


Anil Ahluwalia
Director
DIN:00597508

