October 24, 2025

BSE Limited,
P.J. Towers, Dalal Street,
Mumbai 400 001

Through: BSE Listing Centre

Ref:

BSE Scrip Code	976126	976127	976128
Scrip ID	795ORL26	8ORL27	805ORL28
ISIN	INE093I07066	INE093I07074	INE093I07082

Sub: Certificate regarding payment of interest and principal in respect of non convertible debentures u/r 57(1) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sirs,

1. 1,50,000 (One Lakh Fifty Thousand) number of non-convertible debentures, issued by the Company on private placement basis, are listed on Debt Segment of BSE Limited under the above-mentioned scrip codes ("**NCDs**").

2. We refer to our letter dated September 29, 2025 whereby we have intimated, inter alia, that October 24, 2025 is the scheduled date for payment of interest on the NCDs.

3. Further we refer to our letter dated October 3, 2025 whereby we have intimated, inter alia, that part redemption of an amount of Rs. 1,25,00,00,000 (Rupees One Hundred and Twenty Five Crore Only) - by way of face value reduction - shall be effected from the non-convertible debentures issued under ISIN INE093I07066.

4. In connection with the above and in compliance with the said Regulatory Requirements, we hereby certify that the Company has on October 24, 2025, made payment of amounts of interest and principal as stated in para 2 and 3 above.

5. Also kindly note that consequent to the part redemption as stated at para 3 above, the face value of each of the said debentures stands reduced from Rs. 85,000 (Rupees Eight Five Thousand only) to Rs. 53,750 (Rupees Fifty Three Thousand Seven Hundred and Fifty only).

6. The details as required under Chapter XI of SEBI Master Circular No. SEBI/HO/DDHS/DDHS-PoD-1/P/CIR/2025/0000000103 dated July 11, 2025 are annexed hereto.

Request you to kindly take the above on record and oblige.

Thanking you.

For **Oberoi Realty Limited**

Bhaskar Kshirsagar
Digitally signed by Bhaskar Kshirsagar
Date: 2025.10.24 17:08:11 +05'30'

Bhaskar Kshirsagar
Company Secretary
Encl: As above.

Annexure

a. Whether Interest payment/ redemption payment made (yes/ no): Yes

b. Details of interest payments:

Sr. No.	Particulars	Details		
1	ISIN	INE093I07066	INE093I07074	INE093I07082
2	Issue size (Rs.)	400 Crore	500 Crore	600 Crore
3	Interest Amount to be paid on due date (Rs.)	6,81,60,000	10,08,00,000	12,17,40,000
4	Frequency - quarterly/ monthly	Quarterly		
5	Change in frequency of payment (if any)	N.A.		
6	Details of such change	N.A.		
7	Interest payment record date (DD/MM/YYYY)	09/10/2025		
8	Due date for interest payment (DD/MM/YYYY)	24/10/2025		
9	Actual date for interest payment (DD/MM/YYYY)	24/10/2025		
10	Amount of interest paid (Rs.)	6,81,60,000	10,08,00,000	12,17,40,000
11	Date of last interest payment (DD/MM/YYYY)	24/07/2025		
12	Reason for non-payment/ delay in payment	N.A.		

c. Details of redemption payments:

Sr. No.	Particulars	Details
1	ISIN	INE093I07066
2	Type of redemption (full/ partial)	Partial
3	If partial redemption, then a. By face value redemption b. By quantity redemption	By face value redemption
4	If redemption is based on quantity, specify, whether on: a. Lot basis b. Pro-rata basis	N.A.
5	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Undertaking of Cash Sweep by the Company in terms of the Debenture Trust Deed, and the Offer Letter.
6	Redemption date due to put option (if any)	N.A.
7	Redemption date due to call option (if any)	N.A.
8	Quantity redeemed (no. of NCDs)	N.A.

9	Due date for redemption/ maturity (DD/MM/YYYY)	23/10/2026
10	Actual date for redemption (DD/MM/YYYY)	24/10/2025
11	Amount redeemed (Rs.)	125,00,00,000
12	Outstanding amount (Rs.)	215,00,00,000
13	Date of last Interest payment	24/07/2025
14	Reason for non-payment/ delay in payment	N.A.