



Date: 12th February, 2025

To,

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| The General Manager, Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001 | The Vice-President, Listing Department National Stock Exchange of India Limited "Exchange Plaza", Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051 |
| Scrip Code : 533160 | Scrip Symbol : DBREALTY |
| Fax No.: 022 – 2272 3121/ 2039 | Fax No.: 022 – 26598237/38 |

Dear Sir / Madam,

Sub: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.

In terms of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform that the Company is issuing Corporate Guarantee towards Non Convertible Debentures being issued by Bamboo Hotel and Global Centre (Delhi) Private Limited, Joint Venture.

The details as required under Regulation 30 of the SEBI Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/2023/120 dated 11th July, 2023 and SEBI/HO/CFD/CFD-PoD1/P/CIR/2023/123 dated 13th July, 2023 are enclosed in Annexure A.

This is for your information and records.

Thanking you,

Yours faithfully,

**For Valor Estate Limited
(Formerly known as D B Realty Limited)**

**Jignesh Shah
Company Secretary**

Encl: As above

VALOR ESTATE LIMITED

(Formerly known as D B Realty Limited)

Regd. Office: 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai-400 020 Tel: 91-22-49742706
Correspondence Add.: 4th Floor, Wing 15, Gate No.2, Ten BKC, off. N. Dharmadhikari Marg, Kalanagar, Bandra (East), Mumbai – 400 051

Website: www.dbrealty.co.in Email: info @dbg.co.in Tel: 91-22-35201670

CIN:L70200MH2007PLC166818

| Sr. No. | Particulars | Details | | | | |
|---|--|---|--------------------------|--------------------------------|---|----------------------|
| 1 | Name of party for which such guarantees or indemnity or surety was given | Bamboo Hotel & Global Centre (Delhi) Private Limited, joint venture (“Borrower”/ Bamboo Hotel) | | | | |
| 2 | whether the promoter/ promoter group/ group companies have any interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at “arm’s length”; | <p>The Promoter/ Promoter group/ group companies have no interest in this transaction.</p> <p>The Company and the other Joint Venture partner is providing corporate guarantee. As both promoters of the Borrower are providing Corporate Guarantee, the transaction is on an arm’s length basis, in compliance with the applicable provisions of the Companies Act, 2013 and the SEBI Listing Regulations.</p> <p>The Company has received approval from the shareholders through postal ballot on 28th December, 2024 for entering into material related party transactions with Bamboo Hotel and Global Centre (Delhi) Private Limited to provide corporate guarantee/security upto INR 2,500 crores.</p> | | | | |
| 3 | brief details of such guarantee or indemnity or becoming a surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee | <p>The Company vide its intimation dated 22nd January, 2025 had informed issuance of corporate guarantee upto Rs. 1700 crores for securing secured, rated, listed, redeemable and non-convertible debentures to be issued by Bamboo Hotel in favour of Catalyst Trusteeship Limited being trustee of the Non-Convertible Debenture Holders. Against this, Bamboo Hotel has raised funds of Rs. 980 crores by way of issuance of 98,000 Debentures having a face value of Rs.1,00,000/- each.</p> <p>The Company is issuing below corporate guarantee to secure the Secured, Listed, Rated, Redeemable and non-convertible debentures being issued by Bamboo Hotel:</p> <table border="1" data-bbox="803 1619 1453 1837"> <thead> <tr> <th data-bbox="803 1619 1128 1692">Name of the Bank/Trustee</th> <th data-bbox="1128 1619 1453 1692">Amount of facility (in Crores)</th> </tr> </thead> <tbody> <tr> <td data-bbox="803 1692 1128 1837">Catalyst Trusteeship Limited being trustee of the Non-Convertible Debenture Holders</td> <td data-bbox="1128 1692 1453 1837">Upto Rs. 1050 crores</td> </tr> </tbody> </table> | Name of the Bank/Trustee | Amount of facility (in Crores) | Catalyst Trusteeship Limited being trustee of the Non-Convertible Debenture Holders | Upto Rs. 1050 crores |
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|---|---|---|
| | | Thus, the aggregate corporate guarantee provided to Bamboo Hotel (including earlier guarantee of Rs. 980 crores) shall stand to Rs. 2030 crores. |
| 4 | impact of such guarantees or indemnity or surety on listed entity | Corporate guarantee will require accounting treatment and disclosure in compliance with the provisions of Ind AS 109 and other applicable laws/regulations. |

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