



LETTER OF OFFER

Issue of Commercial Paper (CP) of original or initial maturity up to one year

PART I

Issuer Details	Tata Realty and Infrastructure Ltd.
Name and Address of Issuer	E Block, Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033
Business Segment / Activity	Real Estate (Construction of Commercial and Residential
Chief Executive Officer (CEO)	Mr. Sanjay Dutt
Group Affiliation (If Any)	Tata Group

PART II

Issue Details	Tata Realty and Infrastructure Ltd.	
ISIN	INE371K14DC9	
Proposed Date of Issue	10 December 2025	
Amount (Rs.)	335,00,00,000/-	
Tenor and Date of Maturity	90 days / 10 March 2026	
Proposed to be Listed / Unlisted	10 December 2025	
End Use of CP	For servicing/repayment of debt, meeting project expenses & operational expenses, investments /ICDs to subsidiaries / associates/group companies/JVs. Pending full utilization of Issue proceeds, the Issuer shall be entitled to invest the issue proceeds in mutual funds and deposits with banks.	
Market Conventions	FIMMDA Conventions	
Credit Rating Details for the Proposed Issue	Credit Rating 1	Credit Rating 2 (obtained if any) –
Credit Rating Issuer	CARE –	ICRA
Rating	A1+	A1+
Date of Rating	3 rd November 2025	2 nd December 2025
Validity of Issuance	2 Months	3 Months
Validity period for rating	Till tenure of instrument 1 year	Till tenure of instrument 1 year from issuance date
For Amount (Rs.)	2,200 Crore	2,200 Crore
Conditions (If Any)	None	None
Long term credit rating obtained by the Issuer	ICRA “AA+”	
Unaccepted Credit Rating assigned to the Issuer	N.A.	N.A.
Issuing and Paying Agent Details (Name and Address)	HDFC Bank Limited Lodha 1, Think Techno Campus, Kanjur Marg (E), Mumbai 400 042	

TATA REALTY AND INFRASTRUCTURE LIMITED

CIN: U70102MH2007PLC168300

E Block, Voltas Premises, T. B. Kadam Marg, Chinchpokli, Mumbai – 400 033 India.

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Debtenture Trustee Details (Name and Address) (In case of NCD)	N.A.	
Credit Enhancement Details (If any)	N.A.	
Description of Instrument	N.A.	
Amount (Rs. In Lacs)	N.A.	
In Favor of	N.A.	
Name and Address of the Guarantor	N.A.	
Net worth of the Guarantor (Rs. In Lacs)	N.A.	
Extent of The Guarantee Offered by the Guarantor for the Issue	N.A.	
Conditions under which the guarantee will be invoked	N.A.	
Trustee Details (Name and Address)	N.A.	
Whether guarantor is a group entity If yes,	N.A.	
Names of Companies to which Guarantor has issued similar guarantees: N.A.		
Name	Extent of Guarantee	Conditions Under Which the guarantee will be invoked
1		
2		
3		

PART III

A. Issuer Financial Details

CP Borrowing	Rs. 850 Crore
Date of Board Resolution	15 June 2022
1. Limit approved by Board	Rs. 2,200 Crore
2. Limit as per CRA	Rs. 2,200 Crore
3. Limit approved by Regulator concerned (if applicable)	N.A.

B. Details of CP / NCD and other Debt Instruments outstanding as on date of Letter of Offer CP / NCD / other Debt Instruments (Including Liabilities not redeemed on due date) :

As per attached Annexure to Letter of Offer:

C. Fund-based facilities from banks/Financial institutions, if any:

As per attached Annexure to Letter of Offer:

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D. Shareholding of the issuer's promoters and the details of the share pledged by the promoters as on 31st August 2025

Sr. No.	Name of Shareholders	No. of Shares of held of Rs.10 each	Percentage of Holding
1	Tata Sons Private Limited	311,48,70,983	100%
2	Tata Sons Private Limited jointly with Mr. Eruch Kapadia	1	-
3	Tata Sons Private Limited jointly with Mr. Modan Saha	1	-
4	Tata Sons Private Limited jointly with Mr. Nikhil Kumar	1	-
5	Tata Sons Private Limited jointly with Mr. Girish Valechha	1	-
6	Tata Sons Private Limited jointly with Ms. Zenobia Bhathena	1	-
7	Tata Sons Private Limited jointly with Ms. Prachi Rajee	1	-
Total		311,48,70,989	100

E. Financial Summary

(Including Net worth / Equity / Investment in subsidiaries / Affiliates) Rs. In Cr.

Particulars	FY 2025	FY 2024	FY 2023
	Audited	Audited	Audited
Equity	3,114.87	3,114.87	2,117.31
Net Worth	8,323.02	8,034.90	5,823.39
Share Application Money	-	-	-
Total Debt Outstanding			
- Short Term (< 1year)	1,091.38	1601.05	961.08
- Other Debt	535.00	720	625
Gross Income	179.25	188.17	208.49
Operating Profit (PBITD)	-7.40	30.34	15.17
Gross Profit (PBT)	-196.83	-118.41	-149.14
Net Profit (Post Tax)	-191.79	-112.25	-146.17
Audit qualifications (if any)	N.A.	N.A.	N.A.

E. Details of Statutory auditor and changes thereof in the last three financial years:

F. Details of the statutory auditor:

Name and address	Date of appointment	Remarks
Deloitte Haskins and Sells LLP, Chartered Accountants Address: Indiabulls Finance Centre, Tower 3, 27th-32nd, Floor, Senapati Bapat Marg,	24/08/2017	Appointment for 5 years effective for FY 2017-18 to FY 2021-22
B S R & Co. LLP 5th Floor, Lodha Excelus, Apollo Mills Compound, N. M Joshi Marg, Mahalaxmi, Mumbai – 400011	03/10/2022	Appointment for 5 years effective for FY 2022-23 to FY 2026-27.

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Details of the change in statutory auditors in last three financial years including any change in the current year:

Name, address	Date of appointment/ resignation	Date of cessation (in case of resignation)	Remarks (viz. reasons for change etc.)
N.A.	N.A.	N.A.	N.A.

G. Details of default in repayment of CP, NCD or any other debt instrument and other financial indebtedness including corporate guarantee issued in the past five financial years including in the current financial year.

H. Details of any other material event / development having implications for the financials / credit quality resulting in material liability, corporate restructuring event or such other matters affecting the issue or investor's decision.

I. Material Litigation if any: N.A.

(All ongoing and outstanding material litigation irrespective of age to be reported)

J. Regulatory Strictures, if any: N.A.

(Regulatory strictures issued during the past five Financial Years to be reported.

Also, any regulatory structure which continue to be applicable is to be disclosed)

1. An issuer which is either an NBFC or an HFC shall disclose the residual maturity profile of its assets and liabilities in the following format – Not Applicable

Category	Up to 30/31 days	>1 month - 2 month	>2 months – 3 months	>3 months – 6 months	>6 months – 1 year	>1 year – 3 years	>3 years – 5 years	> 5 Years	Total
Deposit									
Advances									
Investments									
Borrowings									
Foreign Currency Assets (FCA)									
Foreign Currency Liabilities (FCL)									

For Tata Realty and Infrastructure Ltd.

Authorised Signatory

Date: 08.12.2025

Original / authenticated copy of any document related to above information will be made available to the investors on request

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