

Date: 14th February, 2022

To,
The Manager – Listing Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400001

ISIN	INE065I07023
Scrip Code	973382
Scrip ID	733OICPL26

Subject: Outcome of the Board Meeting held on 14th February, 2022 to consider and approve the unaudited financial results of the Company for the quarter ended 31st December, 2021.

Dear Sir/Madam,

We wish to inform you that the Board of Directors the Company at its meeting held Today i.e. Monday, 14th February, 2022 considered and approved the unaudited financial results of the Company for the quarter ended 31st December, 2021 along with the limited review report issued by the Statutory Auditors of the Company.

Accordingly, in terms of Regulations of The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI (LODR) Regulations, 2015”), please find enclosed herewith the below mentioned documents:

- (a) Limited Review Report issued by the Statutory Auditors of the Company with respect to the unaudited financials for the quarter ended 31st December, 2021 attached as **Annexure I**.
- (b) Unaudited financial results of the Company for the quarter ended 31st December, 2021 as per Regulation 52 of SEBI (LODR) Regulations, 2015 attached as **Annexure II**.
- (c) Declaration with respect to unmodified opinion in the limited review report for the quarter ended 31st December, 2021 as per Regulation 52(2)(e) of SEBI (LODR) Regulations, 2015 attached as **Annexure III**.
- (d) Disclosures as per Regulation 52(4) of SEBI (LODR) Regulations, 2015 for the quarter ended 31st December, 2021 attached as **Annexure IV**.
- (e) Statement with respect to material deviation in the use of proceeds of issue of Non-Convertible Debentures as per Regulation 52(7) of SEBI (LODR) Regulations, 2015 for the quarter ended 31st December, 2021 attached as **Annexure V**.
- (f) Asset Cover details with respect to the Non-Convertible Debentures issued by the Company for the quarter ended 31st December, 2021 as per Regulation 54 of SEBI (LODR) Regulations, 2015 attached as **Annexure VI**.

One International Center Private Limited (formerly known as Indiabulls Real Estate Company Private Limited)

Registered Office: 448-451 Indiabulls House, Udyog Vihar Phase V, Gurugram, Haryana, 122016

Corporate Office: One International Center, Tower - 1, 10th Floor, Plot No. 612-613, Senapati Bapat Marg, Elphinstone Road, Mumbai, Maharashtra - 400013

Telephone: +91 22 68305500 | E-mail: info@nucleusofficeparks.com | Website: www.nucleusofficeparks.com | CIN: U70101HR2005PTC07775

The meeting commenced at 06:00 p.m. and concluded at 07:00 p.m.

Request you to take the above documents on record.

Yours faithfully,

For One International Center Private Limited
(Formerly known as Indiabulls Real Estate Company Private Limited)



Ritu Yatender Verma

Company Secretary and Compliance Officer

Membership No.: A41397

Place: Mumbai

One International Center Private Limited
(formerly known as Indiabulls Real Estate Company Private Limited)
Financial results for the quarter and nine months period ended 31 December 2021

	For the quarter ended 31 December 2021 (Unaudited)	For the quarter ended 30 September 2021 (Unaudited)	For the nine month period ended 31 December 2021 (Unaudited)	For the nine month period ended 31 December 2020 (Unaudited) (refer note 9)	For the year ended 31 March 2021 (Audited)
(i) Debt service coverage ratio ¹	0.51	0.47	0.58	0.84	1.84
(ii) Interest service coverage ratio	0.53	0.50	0.74	0.93	1.00
(iii) Debtors turnover ¹¹	0.44	0.30	0.13	0.10	1.04
(iv) Operating margin (%) ¹²	0.27	0.44	0.40	0.53	1.68
(v) Net profit margin (%) ¹⁴	(0.51)	(0.05)	(1.73)	0.02	1.1

- ¹ Debt service coverage ratio = Debt/Equity and Equity = Equity share capital + Instruments entirely equity in nature + Other equity
- ² Fixed assets coverage ratio = Total assets secured by first or exclusive charge/ indebtedness secured by or aggregate to be secured by first charge or exclusive charge over fixed assets (i.e. aggregate external borrowing)
- ³ Net worth = Equity share capital + Instruments entirely equity in nature + Other equity
- ⁴ Current ratio = Total current assets/Total current liabilities
- ⁵ Long term debt to working capital = Non-current borrowings / (Total current assets - Total current liabilities)
- ⁶ Bad debts to account receivable ratio = Bad debts/average of opening and closing trade receivable (Bad debts - impairment balance as per statement of profit and loss) (Accounts receivable - Trade receivable as per balance sheet date)
- ⁷ Current liability ratio = Total current liabilities/Total liabilities
- ⁸ Total debt to total assets = Total borrowings/Total assets
- ⁹ Paid up debt capital = Total borrowings
- ¹⁰ Debt service coverage ratio = Earnings before depreciation, interest and tax/Interest expense + Principal repayment (excluding prepayments)
- ¹¹ Interest service coverage ratio = Earnings before depreciation, interest and tax/Interest expense
- ¹² Interest expense includes interest capitalized
- ¹³ Debtors turnover = trade receivable/revenue from operations
- ¹⁴ Operating margin = operating profit/revenue from operations
Operating profit = Revenue from operations - cost of sales - employee benefits expense - other expenses - depreciation and amortization
- ¹⁵ Net profit margin = Net profit for the period or year/total income
9. The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. leasing and development of real estate projects and all other related activities which as per Ind AS 106 or 'Operating Segments' is considered to be the only reportable business segment. The Company will derive its major revenues from leasing business. The Company is operating in India which is considered as a single geographical segment.
10. During the quarter, the Company has entered into the settlement and obtained no dues certificate from one of parties to whom the Company has given advance for business purposes. Based this, the Company has written off the carrying value of outstanding advance, which has been disclosed as an exceptional item in these financial results.
11. During the year ended 31 March 2021, the Company had received the approval of the National Company Law Tribunal, Chandigarh on the Scheme of Amalgamation (the Scheme) between FIM Holcon Limited, Anston Investments Sub B Limited (collectively referred to as Transferor Companies) and One International Center Private Limited (Pellecon Company or Transferee Company). The Transferor Companies are incorporated in Mauritius and are shareholders in the Company. Subsequent to quarter end, the Scheme is effective as all the requisite compliance required by Transferor Companies are completed. The Company is in the process of share transfers and other corporate action.
12. Previous period/year numbers have been regrouped/reclassified wherever considered necessary.

Registered Office: Plot No 448-45, Udyog Vihar, Phase-V, Gurgaon, Haryana - 122016
Corporate Identity Number (CIN): U10101HR2005PTC077159

Place: Mumbai
Date: 14 February 2022



For and on behalf of Board of Directors
Sumit Bhartiya
Sumit Bhartiya
Director (DIN: 07726897)



SIGNED FOR IDENTIFICATION PURPOSES ONLY

Date: 14th February, 2022

To,
The Manager – Listing Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai – 400001

ISIN	INE065I07023
Scrip Code	973382
Scrip ID	733OICPL26

Subject: Declaration w.r.t. unmodified opinion in the Limited Review Report for the quarter ended 31st December, 2021 as per Regulation 52(2)(e) of The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

In accordance with the provisions of Regulation 52(2)(e) of The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, We, M/s. One International Center Private Limited (“the Company”) hereby declare that the Statutory Auditors of the Company have issued Limited Review Report with unmodified opinion with respect to the unaudited financial results of the Company for the quarter ended 31st December, 2021.

This is for your information and records.

Thanking You.

Yours faithfully,

**For One International Center Private Limited
(Formerly known as Indiabulls Real Estate Company Private Limited)**



Ritu Yatender Verma
Company Secretary and Compliance Officer
Membership No.: A41397
Place: Mumbai

Date: 14th February, 2022

To,
The Manager – Listing Department
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ISIN	INE065I07023
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Subject: Statement with respect to material deviation in the use of proceeds of issue of non-convertible debt securities for the quarter ended 31st December, 2021 as per Regulation 52(7) of The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

We, M/s. One International Center Private Limited (“the Company”) hereby confirm that as required under Regulation 52(7) of The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, there were no deviations in the use of proceeds of issue of non-convertible debt securities from the objects stated in offer document/ information memorandum for the quarter ended 31st December 2021.

Further, pursuant to the SEBI Circular No: SEBI/HO/DDHS/08/2020 issued by Securities and Exchange Board of India dated 17th January, 2020, the Company hereby encloses the statement indicating material deviation or variation, if any in the use of proceeds of issue of non-convertible debt securities for the quarter ended 31st December, 2021 as per the format prescribed in **Annexure A** of the said circular.

This is for your information and records.

Yours faithfully,

**For One International Center Private Limited
(Formerly known as Indiabulls Real Estate Company Private Limited)**



Ritu Yatender Verma
Company Secretary and Compliance Officer
Membership No.: A41397
Place: Mumbai

One International Center Private Limited (formerly known as Indiabulls Real Estate Company Private Limited)

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Telephone: +91 22 68305500 | E-mail: info@nucleusofficeparks.com | Website: www.nucleusofficeparks.com | CIN: U70101HR2005PTC07775

Annexure A

Statement of Deviation or Variation						
Name of Listed entity		One International Center Private Limited (Formerly known as Indiabulls Real Estate Company Private Limited)				
Mode of Fund Raising		Private Placement				
Type of instrument		Non-Convertible Debentures				
Date of raising funds		12 th August, 2021				
Amount raised		Rs. 471 crores				
Report filed for Quarter ended		31 st December, 2021				
Is there a Deviation/ Variation in use of funds raised?		No				
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?		No				
If yes, details of the approval so required?		Not applicable				
Date of approval		Not applicable				
Explanation for the Deviation/ Variation		Not applicable				
Comments of the audit committee after review		Not applicable				
Comments of the auditors, if any		Not applicable				
Objects for which funds have been raised and where there has been a deviation, in the following table		<p>The funds raised by the Company are partly utilised towards early redemption of Non-Convertible Bonds of the Company of Rs. 725 Crores bearing ISIN INE065I07015 and capital expenditure in respect of Tower 4, in compliance with the provisions of applicable laws and any other purpose as may be agreed with the Bond Holders.</p> <p>Further, there was no deviation/ variation in the use of funds raised during the quarter ended 31st December, 2021.</p>				
Original object	Modified Object if any	Original allocation	Modified allocation, if any	Funds utilised	Amount of Deviation/Variation	Remarks if any
Not Applicable						

Deviation could mean:

- Deviation in the objects or purposes for which the funds have been raised
- Deviation in the amount of funds actually utilized as against what was originally disclosed.

**For One International Center Private Limited
(Formerly known as Indiabulls Real Estate Company Private Limited)**



Ritu Yatender Verma

Company Secretary and Compliance Officer

Membership No.: A41397

Place: Mumbai

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ISIN	INE065I07023
Scrip Code	973382
Scrip ID	733OICPL26

Subject: Asset cover details with respect to the listed non-convertible debt securities issued by M/s. One International Center Private Limited (“the Company”) as per Regulation 54(2) of The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 54(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the non-convertible debt securities issued by the Company are fully secured and the asset cover is more than 100%. Further, note that the non-convertible debentures are secured by way of pari passu charge on the mortgaged properties as evidenced by mortgage documents of the Company.

This is for your information and records.

Yours faithfully,

**For One International Center Private Limited
(Formerly known as Indiabulls Real Estate Company Private Limited)**



Ritu Yatender Verma
Company Secretary and Compliance Officer
Membership No.: A41397
Place: Mumbai