

Date: 21<sup>st</sup> September, 2023

**SRL/SE/35/23-24**

**BSE Limited**  
Phiroze Jeejeebhoy Tower,  
Dalal Street,  
Mumbai – 400 001  
**Scrip Code: 512179**

**National Stock Exchange of India Ltd**  
Exchange Plaza, Plot no. C/1, G Block,  
Bandra-Kurla Complex, Bandra (East),  
Mumbai – 400 051  
**Symbol: SUNTECK**

**Sub: Intimation under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Dear Sir/ Madam,

Pursuant to Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 we would like to inform you that Sunteck Realty Limited (SRL) has partnered with International Finance Corporation (IFC), a member of the World Bank Group to create a joint platform to develop mid-income & affordable, green urban sustainable housing with a total investment of upto INR 7,500 million (\$ 90 million) comprising of approx., 12,000 high-quality housing units across four to six green housing projects within the Mumbai Metropolitan Region (MMR). IFC shall invest upto INR 3,300 million (\$ 40 million) and the balance shall be brought in by SRL.

IFC – a member of the World Bank – is the largest global development institution focused on the private sector in emerging markets. They work in more than 100 countries, using their capital, expertise, and influence to create markets and opportunities in developing countries. In fiscal year 2023, IFC committed a record \$ 43.7 billion to private companies and financial institutions in developing countries, leveraging the power of the private sector to end extreme poverty and boost shared prosperity as economies grapple with the impacts of global compounding crises.

SRL is one of India's leading Luxury real-estate developer with a wide range of offerings providing luxury quotient and enhanced lifestyle for all segments of population i.e UHNI, HNI, mid-income and affordable. SRL has an immaculate track record of having one of the lowest net Debt/Equity ratios, financial prudence and sustainable growth. The Company focuses on a city centric development portfolio of about 52.5 million square feet spread across 32 projects.

The details as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular are given to this letter.

Kindly take the same on record.

Yours sincerely,  
**For Sunteck Realty Limited**

**Rachana Hingarajia**  
**Company Secretary**  
Encl: a/a

## Investor Framework Agreement entered into by the Company with International Finance Corporation ('IFC')

Sr. No.	Details of Events that need to be provided	Information of such events(s)
1.	Name of the entity(ies) with whom agreement/ <del>JV</del> is signed;	The Company has signed Investment Framework Agreement (' <b>Agreement</b> ') with International Finance Corporation ('IFC') a member of World Bank Group.
2.	Area of agreement/ <del>JV</del> ; Scope of business operation of agreement / <del>JV</del> ;	IFC shall invest amount of INR 330 Crores (\$ 40 million) in the Company or its subsidiaries to develop mid-income & affordable, Green Urban Sustainable Housing. The investment by IFC shall be upto 50% of the required Investment in each project and the balance amount shall be invested by the Company.
3.	Domestic/ International;	Not Applicable
4.	Share exchange ratio / <del>JV</del> ratio;	Not Applicable
5.	Details of consideration paid / received in agreement / <del>JV</del> ;	Applicable as and when the investment is made in the eligible projects.
6.	Significant terms and conditions of agreement / <del>JV</del> in brief;	<p>Investment shall be subject to approvals that are customary for a transaction of similar nature.</p> <p>Upon investment by IFC, they will be eligible to get certain rights in the investee entity inter alia including right to appoint nominee director on the Board of investee company.</p> <p>IFC shall be entitled to returns in accordance with the distribution waterfall mechanism.</p>
7.	Whether the acquisition would fall within related party transactions and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arms length;	No.
8.	Size of the entity(ies);	IFC – a member of the World Bank – is the largest global development institution focused on the private sector in emerging markets. They work in more than 100 countries, using their capital, expertise, and influence to create markets and opportunities in developing countries. In fiscal year 2023, IFC committed a record \$ 43.7 billion to private companies and financial

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		institutions in developing countries, leveraging the power of the private sector to end extreme poverty and boost shared prosperity as economies grapple with the impacts of global compounding crises.
9.	Rationale and benefit expected.	<p>The partnership with IFC will provide an impetus to Sunteck's growth as a leader in providing high quality and sustainable living spaces in mid-income and affordable segment.</p> <p>Given the long-term investment horizon of IFC, Sunteck will look to expand its development portfolio.</p>