

August 14, 2024

RMZ Infinity (Chennai) Private Limited: Update on Entity

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Term loans	1150.00	1150.00	[ICRA]A- (Stable); outstanding
Total	1150.00	1150.00	

*Instrument details are provided in Annexure-I

Rationale

On August 6, 2024, the sponsors of RMZ Infinity (Chennai) Private Limited (RICPL), Millennia Realtors Private Limited (holding company of RMZ Group) and Canada Pension Plan Investment Board (CPPIB), have announced that they have completed the sale of the office project, One Paramount 1 (OP1) asset to the Singapore-based Keppel Limited for a total consideration of USD \$264 million (~Rs. 2,216 crore). The new owner of the asset is KIOF OP1 I Pte. Ltd, subsidiary of Keppel India Office Fund Pvt Ltd. Headquartered in Singapore, Keppel is a global asset manager and operator with expertise in sustainability-related solution, spanning across real estate, infrastructure, renewable, etc. ICRA is in contact with the new sponsor and is awaiting details on the leverage philosophy.

ICRA takes note of the above transaction and will continue to monitor the developments and will take appropriate rating action as and when further details are available.

Please refer to the following link for the previous detailed rationale that captures the key rating and their description, liquidity position and rating sensitivities: [Click here.](#)

Analytical approach

Analytical Approach	Comments
Applicable rating methodologies	Corporate Credit Rating Methodology Realty - Lease Rental Discounting (LRD)
Parent/Group support	Not Applicable
Consolidation/Standalone	Standalone

About the company

RMZ Infinity (Chennai) Limited (RICPL) owns a land of 14 acres on which it has developed an office park named One Paramount (OP1), in Mt Poonamalle Road, Porur, Chennai, with a total leasable area of 2.4 msf. The construction of the project has been completed, and the company received occupancy certificate in January 2022. As on March 31, 2024, 50% of RICPL's share is held by Millennia Realtors Private Limited, the ultimate holding company of the RMZ Group. The remaining shares of RICPL

are held by CPP Investment Board Private Holdings (4) In¹. On August 6, 2024, the sponsors, RMZ and CPPIB has completed the sale transaction of the OP1 office park to the Singapore-based Keppel Limited at a sale value of ~Rs. 2,216 crore.

Key financial indicators

RICPL	FY2023	FY2024
	Audited	Provisional
Operating income	57.0	107.1
PAT	-116.3	-74.1
OPBDIT/OI	14.3%	64.7%
PAT/OI	-203.8%	-69.2%
Total outside liabilities/Tangible net worth (times)	-122.1	-17.2
Total debt/OPBDIT (times)	136.7	19.1
Interest coverage (times)	0.1	0.6

Source: Company, ICRA Research; All ratios as per ICRA's calculations; Amount in Rs. crore; PAT: Profit after tax; OPBDIT: Operating profit before depreciation, interest, taxes and amortisation

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

Instrument	Type	Current rating (FY2025)		Chronology of rating history for the past 3 years		
		Amount rated (Rs. crore)	Date & rating in FY2025	Date & rating in FY2024	Date & rating in FY2023	Date & rating in FY2022
			Aug 14, 2024	June 23, 2023	Feb 24, 2023	Nov 03, 2021
1 Term loans	Long term	1150.0	[ICRA]A- (Stable)	[ICRA]A- (Stable)	[ICRA]A- (Stable)	[ICRA]A- (Stable) assigned; [ICRA]A (CE)& withdrawn

&= Under Watch with Developing Implications

Complexity level of the rated instruments

Instrument	Complexity Indicator
Term loan	Simple

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional or legal aspects. Details on the complexity levels of the instruments are available on ICRA's website: [Click Here](#)

¹ Is a part of Canada Pension Plan Investment Board (CPPIB)

Annexure I: Instrument details

ISIN	Instrument Name	Date of Issuance	Coupon Rate	Maturity Date	Amount Rated (Rs. crore)	Current Rating and Outlook
NA	Term loan	March 2023	NA	September 2025	1150.0	[ICRA]A- (Stable)

Source: Company

[Please click here to view details of lender-wise facilities rated by ICRA](#)

Annexure II: List of entities considered for consolidated analysis – Not Applicable

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