

August 06, 2025

Bangalore BP 2 Private Limited: [ICRA]A- (Stable) assigned

Summary of rating action

Instrument*	Current rated amount (Rs. crore)	Rating action
Long-term - Fund based - Proposed term loan	2,000.00	[ICRA]A- (Stable); assigned
Total	2,000.00	

*Instrument details are provided in Annexure I

Rationale

The assigned rating factors in Bangalore BP 2 Private Limited's (BP2) strong promoter group, wherein BP2 is a step-down subsidiary of Mapletree Investments Pte Limited (sponsors), a 100% subsidiary of Temasek Holdings (Private) Limited¹. The Mapletree Group has an established execution and leasing track record in the office leasing and industrial warehousing segment. In India, the Mapletree Group has a portfolio of more than 12 million square feet (msf) of operational and under-construction assets in the commercial leasing and industrial logistics segment across four cities, with healthy occupancy levels for the operational assets. Further, the strong promoter profile lends exceptional financial flexibility to the company.

The company is developing a commercial office with total leasable area of 2.24 msf at a total project cost estimated at Rs.3,177 crore, which is to be funded by debt and equity in the ratio of around 2:1. ICRA expects the funding risk to remain low, given advance stages of financial closure along with a resourceful sponsor, wherein ~69% of equity has been infused as of March 2025. The rating factors in the favourable location of the under-construction project in Bhoganahalli, Panathur, Bengaluru, which enhances its marketability and is expected to translate into adequate pre-leasing by the scheduled completion of the project. As part of the sanction terms for the proposed construction finance (CF) debt, the sponsors will provide unconditional undertaking to fund any cost overruns including on account of interest cost. Further, ICRA takes note of the sponsors commitment to support the company in a timely manner for any shortfall in debt servicing, when need arises.

The rating is, however, constrained by the company's exposure to execution risks as the project is in nascent stages and with nil pre-leasing, it is exposed to market risks. Nonetheless, these risks are mitigated by the favourable location of the project, the strong execution and leasing track record of the Group. Any significant delays in achieving leasing tie-ups could adversely impact its refinancing ability. Nevertheless, it has sufficient time to achieve adequate leasing tie-ups for refinancing, as the bullet repayment for the proposed CF loan is expected to be due in June 2031. The company is also exposed to high geographical and asset concentration risks, inherent in a single-project portfolio.

The Stable outlook reflects ICRA's expectations that the company will benefit from the favourable project location supporting leasing for the project, the strong execution and leasing track record and exceptional financial flexibility of the sponsor.

Key rating drivers and their description

Credit strengths

Strong promoters with established track record, lend exceptional financial flexibility – BP2 is a step-down subsidiary of Mapletree Investments Pte Limited, a 100% subsidiary of Temasek Holdings (Private) Limited. The Mapletree Group has an established execution and leasing track record in the office leasing and industrial warehousing segment. In India, Mapletree has a portfolio of over 12 msf of operational and under-construction assets in the commercial leasing and industrial logistics

¹100% owned by Government of Singapore through Ministry of Finance

segment across four cities (Bengaluru, Chennai, Mumbai and Pune) with healthy occupancy levels for the operational assets. The presence of strong promoters lends exceptional financial flexibility to the company.

Favourable project location – The under-construction project is in Bhoganahalli, Panathur, Bengaluru, embedded between key IT hubs like Bellandur, Sarjapur Road, and Marathahalli, making them highly attractive for office spaces and co-working set-ups. The ongoing development of the ORR Metro Line is set to significantly enhance connectivity, further boosting the area's appeal for businesses seeking accessibility and convenience. The favourable location is likely to translate into adequate leasing by the scheduled completion of the project.

Credit challenges

Exposed to execution, market and refinancing risks – The project is currently at nascent stages thereby exposing it to execution risks. Further, with no lease tie-ups, it is exposed to market risks. Any significant delays in achieving leasing tie-ups, could adversely impact its refinancing ability. Nevertheless, these risks are mitigated by the favourable location of the project, the strong execution and leasing track record of the Group. Also, it has sufficient time to achieve adequate leasing tie-ups for refinancing, as the bullet repayment for the proposed CF loan is expected to be due in June 2031.

Geographical and asset concentration risks – The company is constructing one commercial office space project located at Bhoganahalli, Panathur, Bengaluru. With no other upcoming projects, BP2 is exposed to geographical and asset concentration risks.

Liquidity position: Adequate

The total project cost is around Rs. 3,177 crore, which is likely to be funded by a debt-to-equity mix of around 2:1. A total equity of ~69% has been infused as of March 2025. The company is in the process of availing a CF loan of Rs. 2,000 crore shortly, which is likely to be repaid with a bullet repayment due after six years i.e., June 2031.

Rating sensitivities

Positive factors – The company's rating is likely to be upgraded, if there is significant leasing at adequate rental rates resulting in strong debt protection metrics. Specific credit metrics that could lead to a rating upgrade are lease tie-ups of greater than 85% and Debt/NOI of below 6 times on a sustained basis.

Negative factors – Downward Pressure on the rating could emerge, if a significant delay in construction progress or inability to achieve adequate leasing impacts the company's ability to timely refinance the CF loan.

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

Bangalore BP 2 Private Limited (BP2), incorporated in October 2021, is promoted by the Singapore-based Mapletree Group. BP2 plans to develop a Grade-A office space, located at Bhoganahalli, Panathur, Bengaluru, with a total leasable area of 2.24 msf, and the construction is expected to commence in Q3 FY2026. The budgeted cost for the project is estimated at Rs. 3,177 crore, which is likely to be funded in a debt-to-equity ratio of around 2:1. The project has a proposed DCCO of June 2031.

Key financial indicators: Not meaningful as the company is currently in the project stage.

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

Instruments	Current (FY2026)			Chronology of rating history for the past 3 years					
	Type	Amount rated (Rs. crore)	Aug 06, 2025	FY2025		FY2024		FY2023	
				Date	Rating	Date	Rating	Date	Rating
Fund based – Proposed term loan	Long-term	2,000.00	[ICRA]A-(Stable)	-	-	-	-	-	-

Complexity level of the rated instruments

Instrument	Complexity indicator
Long Term - Fund based - Proposed 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](#)

Annexure I: Instrument details

ISIN	Instrument name	Date of issuance	Coupon rate	Maturity	Amount rated (Rs. crore)	Current rating and outlook
NA	Proposed Term Loan	NA	NA	NA	2,000.00	[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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