Whispering Heights Real Estate Private Limited

September 15, 2026

Facilities/Instruments	Name of the Regulator[1]	Amount (₹ crore)	Rating[2]	Rating Action
Long-term bank facilities	RBI	1,491.50 (Reduced from 1,549.75)	CARE AA-; Stable	Upgraded from CARE A+; Stable
Long-term instruments	SEBI	156.00	CARE A+; Stable	Upgraded from CARE A; Stable

Details of instruments/facilities in Annexure-1.

Rationale and key rating drivers

Upgrade in the long-term rating of bank facilities and debt instruments of Whispering Heights Real Estate Private Limited (WHREPL) factors in the substantial improvement in the asset's occupancy to 94% as on July 31, 2026, supported by the signing of long-term leases, resulting in a significant improvement in rental income and overall cash flow visibility. Improved occupancy and commencement of lease income for majority occupied area, have also led to an improvement in leverage metrics, measured by external debt to rental income and external debt to profit before interest leasing depreciation and tax (PBILDT).

Ratings continue to derive strength from the strong profile of WHREPL's sponsors, K Raheja Corp group and Reco Solis Private Limited, a step-down subsidiary of GIC (Realty) Private Limited, which is owned by the Government of Singapore and associated financial flexibility. Occupancy of the asset is expected to remain healthy, supported by property's premium construction quality, prime location, presence of marquee tenants and long lease tenors and lock-in arrangements, which provide medium-term revenue visibility. Ratings continue to derive comfort from WHREPL's comfortable financial risk profile, characterised by robust loan-to-value (LTV), strong cash flow position and leverage metrics.

However, ratings remain constrained by refinancing risk associated with short tenure loans, asset concentration risk, and the inherent cyclicality of the real estate sector.

CareEdge Ratings takes note of the company's potential expansion plans, given the scope for further development at the property. The proposed expansion is expected to augment the leasable area and rental income over the medium term, though it will entail sizeable capital expenditure in near term, which is largely manageable through internal accruals. These expansion plans remain contingent upon receipt of the requisite approvals.

Ratings on the subordinate non-convertible debenture (NCD) factor in its flexible structure, under which interest payments to NCD holders will be made to the extent of distributable cash flows available with the company, with accrued interest payable before the redemption date in September 2037. However, the rating on the subordinate NCD remains constrained relative to senior debt due to the lower cushion available to meet obligations in the tenure of the rated NCDs.

Rating sensitivities: Factors likely to lead to rating actions

Positive factors

- Improvement in cash coverage ratio (CCR) above 1.75x and debt to PBILDT below 3.5x, on a sustained basis.

Negative factors

- Significant increase in debt resulting in debt to PBILDT above 4.5x and LTV above 45% on a sustained basis.
- Decline in occupancy levels resulting in significant decline in operating cash flow.

Analytical approach: Standalone

CareEdge Ratings has factored in linkages with sponsors including K Raheja Corp and GIC Group as the entity benefits from their healthy financial flexibility, and economic importance to sponsors.

[1]SEBI: Securities and Exchange Board of India; RBI: Reserve Bank of India; MCA: Ministry of Corporate Affairs; IRDAI: Insurance Regulatory and Development Authority of India; PFRDA: Pension Fund Regulatory and Development Authority

[2]Complete definitions of the ratings assigned are available at www.careratings.com and in other CARE Ratings Limited's publications.

Outlook: Stable

Stable outlook reflects CareEdge Ratings' expectation that WHREPL will continue to benefit from healthy financial flexibility arising from the strong sponsor profile. The company is expected to sustain stable rental income, supported by healthy occupancy levels. The outlook also factors in the expectation of continued strong debt protection metrics, supported by low leverage and stable rental cash flows.

Detailed description of key rating drivers

Key strengths

Experienced and resourceful promoters

WHREPL is a joint venture (JV) between K Raheja Corp Group (KRC group) and Reco Solis Private Limited (owned by GIC [Realty] Private Limited [GIC Realty], owned by Government of Singapore). The KRC group, promoted by Chandru Raheja, is a well-established real estate developer with a diverse portfolio, including commercial, residential, retail, hospitality, and malls. The group operates several prominent brands, such as Mindspace Business Parks, Commerzone, Shoppers Stop, Inorbit Malls, and Chalet Hotels. GIC Realty is the real-estate arm of the Government of Singapore sovereign wealth fund, having investments in real estate projects across Asia. GIC Realty has invested in several marquee projects in India in the last decade. WHREPL benefits from the presence of strong sponsors and their long track record of operating and managing diverse real estate classes in India.

Increase in occupancy with reputed tenant profile

The company's leasing status has improved significantly, with occupancy reaching ~94% as on July 31, 2026 compared to 71% as of July 2025. Revenue from operations consisting of facility rental and maintenance services, also increased to ~₹446 crore in FY26 from ₹267 crore in FY25, reflecting the ramp-up in operations.

Lease agreements are generally signed for 5-10 years, with contractual rental escalations of 5% annually or 15% every three years, providing visibility over future rental growth. The tenant profile includes reputed corporates, multinational companies (MNCs), such as Morgan Stanley, Barclays, UltraTech Cement Limited, KKR India, Nomura and among others, supporting timely rental collections and limiting counterparty credit risk. Tenants spread remains diversified, with the top five tenants accounting for ~31% of leased area.

Strong financial risk profile

WHREPL maintains a comfortable leverage profile, supported by stable rental cash flows from its operational portfolio. The company generated rental income of ~₹408 crore in FY26. As on March 31, 2026, WHREPL had outstanding external debt of ₹1,310 crore, translating into debt/rental of below 3.50x and LTV of below 20%, reflecting robust leverage metrics. While the leverage profile is expected to moderate due to the incentive fee payout and incremental capex requirements, it is expected to remain comfortable. Debt to rental and debt to PBILDT are anticipated to remain below 4.50x in near-to-medium term. WHREPL's term loans are supported by an escrow mechanism, under which all rental inflows are deposited into the escrow account. Debt service reserve account (DSRA) equivalent to one month's debt servicing obligations, including principal and interest, is maintained.

Favourable project location

The project is strategically located in Worli, Central Mumbai, an established commercial micro-market forming part of the extended business district of Mumbai. The location benefits from strong demand associated with surrounding business districts, while continued social and infrastructure development in the vicinity has further enhanced its attractiveness. Its proximity to key transport nodes, hospitals, retail and commercial developments, and good connectivity to other parts of Mumbai, supports the project's favourable location and leasing prospects.

Key weaknesses

Refinancing risk on short tenure loans

Debt profile of WHREPL includes loans with short tenure of three years having sizeable amount payable at maturity. These sizeable repayments are falling due in FY28 (December 2027) and FY29 (August 2028), thus the company remains exposed to refinancing risk. However, comfort is derived from robust leverage metrics and comfortable headroom to raise debt. Timely refinancing of these loans remains monitorable from credit perspective.

Concentration risk and exposure to cyclicality in the real estate sector

WHREPL is exposed to geographic concentration risk due to presence at a single location with a single asset. Accordingly, the company's operating performance remains susceptible to adverse developments affecting the micro-market, including moderation in office demand, increased competing supply or changes in occupier preferences. In addition, the commercial real estate sector is inherently cyclical, with leasing activity, occupancy levels, and rental growth influenced by broader macroeconomic conditions,

business sentiment, and employment trends. Sustained slowdown in office demand could impact occupancy levels, lease renewals, and rental growth.

Liquidity: Strong

WHREPL's liquidity remains strong, supported by liquid balances (including DSRA) of ~₹200 crore and undrawn bank lines of over ~₹150 crore as on July 31, 2026. Free liquidity is expected to be utilised towards potential outflow towards capex or incentive fee pay-out to operating partner. WHREPL's cash flows from operations are expected to remain strong against its operational and debt commitments. Given low LTV of below 20%, the company has adequate headroom to refinance its short-term loans. Liquidity is further supported by the company's association with the financially strong K Raheja Group and GIC Group.

The subordinate NCD considers its flexible structure, where interest payments to NCD holders will be made to the extent of distributable cash flows available with the company. The lease rental discounting (LRD) loan has seniority over NCDs, and the debt coverage metric is comfortable.

Assumptions/Covenants: Not applicable

Environment, social, and governance (ESG) risks: Not applicable

Applicable criteria

Definition of Default
Factoring Linkages Parent Sub JV Group
Liquidity Analysis of Non-financial sector entities
Rating Outlook and Rating Watch
Financial Ratios – Non financial Sector
Rating methodology for Debt backed by lease rentals

About the company and industry

Industry classification

Macroeconomic indicator	Sector	Industry	Basic industry
Consumer discretionary	Realty	Realty	Residential, commercial projects

Incorporated in October 2016, WHREPL is a JV between K Raheja Corp group and Reco Solis Private Limited (a 100% stepdown subsidiary of GIC Reality, owned by Government of Singapore). The company is engaged in operating an office asset, 'Altimus' with a leasable area of 13.83 lsf.

Brief Financials (₹ crore)	March 31, 2025 (A)	March 31, 2026 (A)
Total operating income	267.36	446.07
PBILDT*	215.04	380.07
Profit after tax (PAT)	-34.08	115.20
Overall gearing (x)	2.44	2.28
Interest coverage (x)	1.31	2.31

A: Audited; UA: Unaudited; Note: these are latest available financial results
*PBILDT: Profit before interest, lease rentals, depreciation, and tax

Status of non-cooperation with previous CRA: Not applicable

Any other information: Not applicable

Rating history for last three years: Annexure-2

Detailed explanation of covenants of rated instrument / facility: Annexure-3

For complexity level of instruments rated refer to Annexure-1

Lender details: Annexure-4

Disclosure on facilities/instruments and name of the regulators:
A list of facilities / instruments falling under the purview of various financial sector regulators (FSRs) along with the names of respective FSRs has been duly disclosed by CareEdge Ratings on its website. A link to the same has been provided below for ready reference:

https://www.careratings.com/activities_and_regulators

Note: For facilities or instruments falling under the purview of FSRs other than Securities and Exchange Board of India (SEBI), the grievance / dispute redressal mechanisms and investor protection mechanisms provided by SEBI shall not be available.

Annexure-1: Details of instruments/facilities

Name of the Instrument	Name of the Regulator	Complexity Level	ISIN	Date of Issuance	Coupon Rate (%)	Maturity Date	Size of the Issue (₹ crore)	Rating Assigned and Rating Outlook
Debt-Non-convertible Debenture/Subordinate Debt	SEBI	Complex	INE290W08018	18-Sep-2017	13	17-Sep-2037	156.00	CARE A+; Stable
Fund-based - LT-Lease rental discounting/ Rent Receivables Financial	RBI	Simple	-	-	-	March 2040*	1491.50	CARE AA-; Stable

* Includes three term loans as follows:
1. Term loan of Rs. 301 Crore, repayable by March 2040
2. Term loan of Rs. 560 Crore, repayable by December 2027
3. Term loan of Rs. 630.50 Crore, repayable by August 2028

Annexure-2: Rating history for last three years

Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating History			
		Type	Amount Outstanding (₹ crore)	Rating	Date(s) and Rating(s) assigned in 2026-2027	Date(s) and Rating(s) assigned in 2025-2026	Date(s) and Rating(s) assigned in 2024-2025	Date(s) and Rating(s) assigned in 2023-2024
1	Fund-based - LT-Lease rental discounting/ Rent Receivables Financial	LT	1491.50	CARE AA-; Stable	-	1)CARE A+; Stable (16-Sep-25)	1)CARE A-; Positive (17-Sep-24)	1)CARE BBB+; Stable (22-Sep-23)
2	Non-fund-based - LT/ ST-BG/LC	LT/ST	-	-	-	1)Withdrawn (16-Sep-25)	1)CARE A-; Positive / CARE A2 (17-Sep-24)	1)CARE BBB+; Stable / CARE A3+ (22-Sep-23)
3	Debt-Non-convertible Debenture/Subordinate Debt	LT	156.00	CARE A+; Stable	-	1)CARE A; Stable (16-Sep-25)	1)CARE BBB+; Positive (17-Sep-24)	1)CARE BBB; Stable (22-Sep-23)

LT: Long term

Annexure-3: Detailed explanation of covenants of rated instruments/facilities: Not applicable

Annexure-4: Lender details

To view lender-wise details of bank facilities please click here

Note on complexity levels of rated instruments: CareEdge Ratings has classified instruments rated by it based on complexity. Investors/market intermediaries/regulators or others are welcome to write to care@careedge.in for clarifications.

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