



CIN: L55101WB1949PLC017981
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15th September 2024

The National Stock Exchange of India Limited Exchange Plaza, 5 th Floor Plot No. C/1, G Block Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 Code: EIHOTEL	BSE Limited Corporate Relationship Dept., 1 st Floor, New Trading Ring, Rotunda Building, Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400001 Code: 500840
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Sub: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015

Dear Sir/Madam,

In accordance with Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations), and the Company's Policy for the determination and disclosure of material events, the Company, in its Board Meeting held today, has approved an investment to develop a mixed use project in Pune comprising the following:

- Trident Hotel with approximately 175 keys (1.81 lacs sq. ft.).
- Commercial development with office space and food and beverage focused retail outlets (4.08 lacs sq. ft.)

Total cost of the project is estimated at Rs. 972 crores. Commercial operations are expected to commence in Q1 FY 2029-30.

Disclosure of information pursuant to Regulation 30 of the Listing Regulations and SEBI Circular no. SEBI/HO/CFD/PoD2/CIR/P/2023/120 dated 11th July 2023.

Particulars	Details
Name of the target entity, details in brief such as size, turnover etc.	Muttha Towers II Private Limited (Total assets: Rs. 175 cr. as on 31 st March 2024)
Whether the acquisition would fall within related party transaction(s) 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 "arm's length"	No, The promoter/ promoter group/ group companies do not have any interest in this transaction. The Company will become a shareholder in the Target Company.
Industry to which the entity being acquired belongs	Hospitality and Commercial Real Estate
Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)	Investment in the Target Company will enable the Company to expand its business operations.
Brief details of any governmental or regulatory approvals required for the acquisition	Not applicable
Indicative time period for completion of the	Within 90 days

acquisition	
Nature of consideration -whether cash consideration or share swap and details of the same	Cash consideration
Cost of acquisition and/or the price at which the shares are acquired	Total Equity investment by EIH Limited will be approx. Rs. 254 crores.
Percentage of shareholding / control acquired and / or number of shares acquired	51%
Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief)	The Target Company was incorporated in 2019 and owns a parcel of land admeasuring 1.70 acres.

The Board was concluded at 07:55 P.M.

The above may please be taken on record.

Thank you.

Yours faithfully,

For EIH Limited

Lalit Kumar Sharma
Company Secretary