



Date: 29<sup>th</sup> November, 2024

<b>The General Manager, Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001</b>	<b>The Vice-President, Listing Department National Stock Exchange of India Limited “Exchange Plaza”, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051</b>
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sir/ Madam,

**Ref: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”)**

Pursuant to Regulation 30 of the Listing Regulations, we hereby inform that DB Contractors & Builders Private Limited (DBCPL), a wholly owned subsidiary of the Company and BD&P Hotels (India) Private limited, a subsidiary (75%) of the Company has issued corporate guarantee in favour of Tourism Finance Corporation of India Limited (“Lender”) in respect of term loan facility granted by the Lender to Marine Tower Properties LLP (“LLP”), an LLP in which the Company holds 100% economic interest through DBCPL, vide Corporate Guarantee deed executed on 29<sup>th</sup> November, 2024.

We enclose herewith the details as required under Regulation 30 of the Listing Regulations read with SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 in Annexure A.

Kindly take the same on your records.

Thanking you,

Yours faithfully,

**For Valor Estate Limited  
(Formerly known as D B Realty Limited)**

**Jignesh Shah  
Company Secretary**

<p>name of party for which such guarantees or indemnity or surety was given</p>	<p>Marine Tower Properties LLP (“LLP”), an LLP in which the Company holds 100% economic interest through DB Contractors &amp; Builders Private Limited (DBC BPL), a WOS of the Company.</p>
<p>whether the promoter/ promoter group/ group companies have any interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at “arm’s length”;</p>	<p>The Promoter/ Promoter group/ group companies have no interest in this transaction except to the extent of their shareholding in the Company and the entities involved in the transaction are WOS/subsidiary of the Company.</p> <p>The corporate guarantee has been provided in terms of Letter of Intent / loan sanction letter issued by Tourism Finance Corporation of India Limited (“Lender”) and is on arm’s length basis.</p>
<p>brief details of such guarantee or indemnity or becoming a surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee</p>	<p>i) DBC BPL has provided corporate guarantee to the extent of Rs. 55 crores in favour of Lender.</p> <p>ii) BD&amp;P Hotels (India) Private limited, a subsidiary (75%) of the Company has provided corporate guarantee to the extent of Rs. 35 crores in favour of the Lender and the balance guarantee to the extent of Rs. 20 crores shall be created by the said subsidiary post receipt of approval of the shareholders of the Company for which the postal ballot notice dated 27<sup>th</sup> November, 2024 has been dispatched to all the shareholders.</p>
<p>impact of such guarantees or indemnity or surety on listed entity</p>	<p>Corporate guarantees will require accounting treatment and disclosure in compliance with the provisions of Ind AS 109 and other applicable laws/regulations.</p>

**VALOR ESTATE LIMITED**

(Formerly known as D B Realty Limited)