

October 29, 2024

To
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai- 400 001
Scrip Code: 512008

Sub.: SEBI Approval for EMBERSTONE SM REIT.

Dear Sir/Ma'am,

In accordance with Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we are pleased to update our stakeholders on a major milestone achieved by EFC (I) Limited. Through its wholly-owned step-down subsidiary, EFC REIT Private Limited, EFC (I) Limited has established a Small & Medium Real Estate Investment Trust ("SM REIT") named "**EMBERSTONE SM REIT**" in terms of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 ("REIT Regulations").

On October 29, 2024, SEBI has granted registration to EMBERSTONE SM REIT (Registration No. IN/SM-REIT/24-25/0003) as a SM REIT and accordingly EMBERSTONE SM REIT shall be eligible to make an initial offer for units of its first scheme for an amount of up to INR 500 crores.

EMBERSTONE SM REIT plans to raise and deploy capital through the initial public offer process to acquire commercial properties, which will be managed and operated by EFC REIT Private Limited in terms of the REIT Regulations.

Please refer to the attached press release for a detailed overview of this development.

Kindly take the same on records.

Thanking You,
For EFC (I) Limited

Aman Gupta
Company Secretary

EFC (I) Limited

Regd. Office: 6th Floor, VB Capitol Building, Range Hill Road, Opp. Hotel Symphony, Bhoslenagar, Shivajinagar,
Pune-411007, Maharashtra | CIN: L74110PN1984PLC216407

Tel.: 020 3502 6526 | Email Id: compliance@efclimited.in | Website: www.efclimited.in

EFC (I) Limited's EMBERSTONE SM REIT Receives Securities and Exchange Board of India (SEBI) Registration, Set to Launch INR 500 Crore initial public offer

Pune, 29 October 2024: EFC (I) Limited, through its wholly-owned step-down subsidiary, EFC REIT Private Limited, has obtained SEBI registration for **EMBERSTONE SM REIT** as a Small & Medium Real Estate Investment Trust (“SM REIT”), in terms of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 (“REIT Regulations”).

On 29 October 2024, SEBI has granted registration to EMBERSTONE SM REIT (Registration No. IN/SM-REIT/24-25/0003) as a SM REIT and accordingly EMBERSTONE SM REIT shall be eligible to make an initial offer for units of its first scheme for an amount of up to INR 500 crores. As an investment manager of EMBERSTONE SM REIT, EFC REIT Private Limited will oversee investments raised through the initial offer and manage the acquisition and operation of commercial real estate assets in terms of the REIT Regulations.

EFC Group, a pioneer in the managed office space sector, is the only fully integrated real estate service provider of its kind in India. This development will significantly expand the EFC Group’s Assets Under Management (AUM) and its managed office space portfolio across the country, positioning the company for accelerated growth.

As India’s first SM REIT managed by a managed office space operator, EMBERSTONE SM REIT marks a transformative milestone in the Indian real estate investment landscape.

The launch of EMBERSTONE SM REIT underscores EFC Group's commitment to innovation and excellence in the real estate sector. With its pioneering approach and dedication to scalable, flexible office spaces, EFC Group is set to redefine the market and create long-term value for its investors, partners, and stakeholders across India.

The planned initial public offer of the first scheme of EMBERSTONE SM REIT will be a testament to EMBERSTONE SM REIT’s commitment to setting new standards and transforming the market for flexible, scalable office spaces.

For more information, please contact:

Mr. Aman Gupta, Compliance Officer at compliance@efclimited.in

EFC (I) Limited

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