

Date: March 31, 2021

To,

Listing Department,
National Stock Exchange of India Limited,
Exchange Plaza , Plot no. C/1, G Block,
Bandra-Kurla Complex
Bandra (E), Mumbai – 400051

Department of Corporate Services,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001.

NSE Scrip Symbol: LEMONTREE

BSE Scrip Code: 541233

Dear Sirs/Ma'am,

Subject: Disclosure under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

In terms of the provisions of Regulation 30 of the Securities and Exchange Board of India (Listing Obligation and Disclosures Requirements) Regulations, 2015 (“SEBI Listing Regulations”), we would like to inform that the Board of Lemon Tree Hotels Limited (“Company”) has approved acquisition of 70% shareholding of Hamstede Living Private Limited (herein after as “Hamstede”) on March 30, 2021 from other existing shareholders of the Hamstede subject to necessary formalities and execution of documentation in this regard. Consequent to acquisition, Hamstede shall become wholly owned subsidiary of the Company.

The Company had entered into a joint venture with Magnolia Grove Investment Ltd, an affiliate of Warburg Pincus (“Magnolia”) in the month of December’ 2018 in Hamstede to carry the business of student housing / co-living for working professionals. Hamstede which was initially incorporated as Wholly owned subsidiary of the Company, became a Subsidiary of Magnolia post joint venture with the following shareholding:

- Company – 30%
- Magnolia – 67.50%
- Mr. Patanjali Govind Keswani (along with its affiliate) – 2%
- Mr. Rahul Pandit-0.50%

The details required under Regulation 30 of the SEBI Listing Regulations read with SEBI Circular No. CIR/CFD/CMD/4/2015 dated September 9, 2015 are given in Annexure A to this letter.





Please take the above information on record and kindly acknowledge.

Thanking you,

For Lemon Tree Hotels Limited

A handwritten signature in black ink, appearing to read "Nikhil Sethi", is written over a horizontal line.

Nikhil Sethi
Group Company Secretary & GM Legal
and Compliance Officer

Annexure A

S. No.	PARTICULARS	DETAILS
1.	Name of the target Company, details in brief such as size, turnover etc.	Target Company is Hamstede Living Private Limited (Hamstede) which was incorporated in December, 2018, however Hamstede doesn't have any turnover from its business since incorporation.
2.	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".	<p>Transaction w.r.t acquisition of shares from Magnolia Grove Investment Ltd, an affiliate of Warburg Pincus (i.e. 67.50% of share capital of Hamstede) and Mr. Rahul Pandit (i.e. 0.50% of share capital of Hamstede) would not fall under Related Party Transaction.</p> <p>However, the transaction w.r.t acquisition of shares from Mr. Patanjali Govind Keswani (along with its affiliate) – (i.e. 2% of share capital of Hamstede) is a related party transaction, as Mr. Patanjali Govind Keswani is a Promoter as well as the Chairman and Managing Director of the Company.</p> <p>The transaction is at arm's length as the shares are being acquired from other non-related shareholders at the same price.</p>
3.	Industry to which the entity being acquired belongs	Hamstede main object is to construct, acquire, develop, operate and lease short and long-stay real estate projects, with a primary focus on student housing, co-living for working professionals/adults and multi-family users.
4.	Object and effects 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)	Due to near term challenges in the co-living business Magnolia and other shareholders intend to transfer their respective shareholding in Hamstede to the Company, as the Company being the Promoter of Hamstede.
5.	Brief details of any government or regulatory approvals required for the acquisition	No government or regulatory approvals are required for the acquisition except reporting to Reserve Bank of India for acquisition of shares from foreign entity.
6.	Indicative time period for completion of the acquisitions	30 days
7.	Nature of consideration – whether	Nature of consideration: Cash consideration.



	cash consideration, share swap and details of the same	For details see Column 8																				
8.	Cost of acquisition or price at which shares are acquired	The shares are being acquired at 1 paisa per share from other existing shareholders																				
9.	Percentage of shareholding / control acquired and/or number of shares acquired	<p>The details of Percentage of shareholding / control being acquired and/or number of shares being acquired are given herein below:</p> <table border="1"> <thead> <tr> <th>Name of the shareholders</th> <th>No of Equity Shares</th> <th>% of share holding</th> <th>Acquisition Amount</th> </tr> </thead> <tbody> <tr> <td>Magnolia Grove Investment Ltd</td> <td>1,99,12,500</td> <td>67.50</td> <td>1,99,125</td> </tr> <tr> <td>Mr. Patanjali Govind Keswani along with its affiliate</td> <td>5,90,000</td> <td>2.00</td> <td>5,900</td> </tr> <tr> <td>Mr. Rahul Pandit</td> <td>1,47,500</td> <td>0.50</td> <td>1,475</td> </tr> <tr> <td>Total</td> <td>2,06,50,000</td> <td>70.00</td> <td>2,06,500</td> </tr> </tbody> </table> <p>Post aforesaid acquisition Hamstede shall become Wholly Owned Subsidiary of the Company</p>	Name of the shareholders	No of Equity Shares	% of share holding	Acquisition Amount	Magnolia Grove Investment Ltd	1,99,12,500	67.50	1,99,125	Mr. Patanjali Govind Keswani along with its affiliate	5,90,000	2.00	5,900	Mr. Rahul Pandit	1,47,500	0.50	1,475	Total	2,06,50,000	70.00	2,06,500
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Mr. Rahul Pandit	1,47,500	0.50	1,475																			
Total	2,06,50,000	70.00	2,06,500																			
10.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last three years turnover, country in which the acquired entity has presence and any other significant information (in brief)	<p>Hamstede has been incorporated in Delhi, India on December 6, 2018 and its main object is to construct, acquire, develop, operate and lease short- and long-stay real estate projects, with a primary focus on student housing, co-living for working professionals/adults and multi-family users.</p> <p>Hamstede has NIL turnover from its business, since incorporation.</p>																				

