

Date: December 17, 2021

Listing Department

BSE Limited

Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai - 400 001

BSE Script Code: 539289

Listing Department

National Stock Exchange of India Limited

Bandra Kurla Complex
Bandra East
Mumbai – 400 051

NSE Symbol: AURUM

Dear Sir/Madam,

Sub: Intimation under Regulation 30 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 (“LODR Regulations”)

Pursuant to Regulation 30 of the LODR Regulations, kindly note that the Board of Directors of Aurum PropTech Limited ("the Company") at its meeting held today i.e. December 17, 2021, has approved the acquisition to effectively hold 51% of the share capital of Monk Tech Labs Pte. Ltd., Singapore ('TheHouseMonk'), a SaaS platform Company focused on Rental Management in Real Estate, for an aggregate cash consideration of USD 2,000,000 (US Dollar Two Million only).

The details required under Regulation 30 of the LODR Regulations read with the SEBI Circular No. CIR/CFD/CMD/4/2015 dated September 9, 2015, are enclosed as Annexure A.

You are requested to take the above on record.

Thanking you.
Yours faithfully,

For **Aurum PropTech Limited**

Khushbu Rakhecha
Compliance Officer

Annexure - A

Details as required under Regulation 30 of the LODR Regulations read with SEBI Circular No. CIR/CFD/CMD/4/2015 dated September 9, 2015, are mentioned below:

Sr. no.	Particulars	Details
1.	Name of the target entity, details in brief such as a. size b. turnover	Monk Tech Labs Pte. Ltd. ('TheHouseMonk') Issued Share Capital: USD 100 Paid up Share Capital: USD 100 Turnover as on September 30, 2021: USD 1,02,448.58
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 "arms length".	This transaction does not fall within related party transactions. None of the promoter/ promoter group/ group companies have any interest in TheHouseMonk. N.A.
3.	Industry to which the entity being acquired belongs.	Information Technology Industry.
4.	Objects 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).	The investment is in line with Aurum PropTech's strategy to create an integrated digital and technology ecosystem focused on complete value chain of Real Estate.
5.	Brief details of any governmental or regulatory approvals required for the acquisition.	This investment is within the limits as prescribed under Section 186 of the Companies Act, 2013, and has been approved by the Board of Directors in its meeting held on December 17, 2021. No other government or regulatory approvals are required.

6.	Indicative time period for completion of the acquisition.	By December, 2023						
7.	Nature of consideration - whether cash consideration or share swap and details of the same.	Cash.						
8.	Cost of acquisition or the price at which the shares are acquired.	<p>51% of the share capital of TheHouseMonk would be acquired in two tranches for a total consideration of USD 2,000,000 (US Dollar Two Million only) in the below manner:</p> <p>a. For USD 1,000,000 (US Dollar One Million only) - 40% shares</p> <p>b. For USD 1,000,000 (US Dollar One Million only) - Fully Convertible Debentures, which shall be converted to shares on such terms as have been pre-agreed between the parties.</p>						
9.	Percentage of shareholding / control acquired and / or number of shares acquired.	Acquisition of shares, to effectively hold 51% of share capital (on a fully diluted basis), shall be done in two tranches by subscribing to 40% Share Capital as well as Fully Convertible Debentures, which shall be converted to shares on the terms as have been pre-agreed between the parties.						
10.	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).	<p>TheHouseMonk is a private company limited by shares incorporated on August 26, 2019 in Singapore. It helps property managers and landlords monetize, maintain and manage their rental portfolio. The company achieves this by bringing owners, managers and tenants of rental properties onto the same technology platform and allows them to collaborate for all use cases. Turnover details:</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Approx. Revenue</th> </tr> </thead> <tbody> <tr> <td>FY 2019-20</td> <td>USD 71,881.49</td> </tr> <tr> <td>FY 2020-21</td> <td>USD 1,44,184.36</td> </tr> </tbody> </table>	Year	Approx. Revenue	FY 2019-20	USD 71,881.49	FY 2020-21	USD 1,44,184.36
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MEDIA RELEASE

AURUM PROPTech APPROVES USD 5 MILLION INFUSION IN THEHOUSEMONK, A RENTAL MANAGEMENT PLATFORM

.....CONTINUES WITH ITS INORGANIC GROWTH STRATEGY

Mumbai, December 17, 2021: Aurum PropTech Ltd has approved a mix of debt and equity infusion of USD 5 million in Monk Tech Labs Pte Ltd ('TheHouseMonk'), a B2B SaaS company focussed on rental real estate industry at its board meeting held on Friday.

TheHouseMonk plans to deploy these funds to fuel its expansion into Europe and US, as well as consolidate its position in Asia, which serves as its core market today. It also plans to hire aggressively into its tech team to build advanced AI/ML (artificial intelligence/machine learning) capabilities, and to strengthen its overall product portfolio.

"Over the past few months, we have been on an inorganic growth spree and TheHouseMonk is another addition to our list of products and services enabling the creation of entire PropTech value chain. We find TheHouseMonk as a great fit for enhancing efficiency in the residential rental business. It provides a compelling proposition for property owners and managers to monetize, maintain and manage their rental portfolio through its technology platform," said **Ashish Deora, Founder and Chief Executive Officer of Aurum Ventures.**

"We are very excited to partner with Aurum PropTech as we continue building the de facto platform for the rental real estate industry. Adoption of technology has increased significantly due to the pandemic as landlords, property managers and tenants are looking for digital solutions to manage their relationship and our platform is perfectly positioned to serve this growing need in the market," said **Ajay Kumar, Co-Founder and CEO of TheHouseMonk.**

Fuelled by the Millennial and Gen Z behavioural pattern and growth of IT-ITES, industry Rental Housing is booming especially in India. It has created a huge market for organised and new-age Coliving and student housing players who are looking to scale up. Real Estate Private Equity companies are making large investments in buying single family rental properties, while Coliving and student housing operators have raised significant capital from venture capital firms recently. TheHouseMonk's software solutions is an ideal platform for these players to organise and scale up their businesses.

In July 2021, Aurum PropTech had approved the acquisition of 51% stake in Pune-based software technology firm K2V2 followed by 49% stake in Mumbai based asset management company Integrow Asset Management Pvt. Ltd in October 2021.

MEDIA RELEASE

About Aurum PropTech:

Aurum PropTech Limited (www.aurumproptech.in) is a listed company with BSE Limited (Scrip code: 539289) and National Stock Exchange of India Limited (Scrip code: AURUM). It aims to bring transparency, trust and digital transformation in real estate sector by creating an Integrated PropTech Ecosystem covering Customer Digital Journey, Property and Asset Management, Development, Investment and Financing of Assets.

About Aurum Ventures:

Aurum Ventures (www.aurumventures.in) is a new age Real Estate Group with end-to-end capabilities from Acquisition, Design, Execution, Project Management, Sales, Property Management, Sales, Leasing and Hospitality. It is bringing digital transformation to real estate sector by creating PropTech Ecosystem.

About TheHouseMonk:

In 2019, Ajay Kumar and Balaji Varadharajan launched TheHouseMonk ([TheHouseMonk - Property Management Software for Rental Real Estate](#)) after successfully exiting their previous venture, Cozee Homes, which was a home rental marketplace focussed on India. Building a B2C business in the home rental industry gave them many insights, which led them to launch TheHouseMonk.

Key Contact:

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