

Ref: AL/SE/0218/01

Date: 03/02/2018

National Stock Exchange of India Limited
Exchange Plaza, 5th Floor,
Plot No. C/1, G Block,
Bandra- Kurla Complex,
Bandra (East),
Mumbai - 400051.
Fax No. 2659 8237 / 38

Corporate Relationship Department
Bombay Stock Exchange Limited
Phiroze Jeejeebhoy Towers,
2nd Floor, Dalal Street,
Mumbai - 400 001
Fax No. 2272 3121/ 2037

Re.: - Arshiya Limited ("the Company") - NSE Scrip Name: ARSHIYA
- BSE Scrip Code: 506074

Sub: Disclosure of Material information in terms of Regulation 30 of the SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015

Dear Sir/Madam,

In continuation to our letter dated 23rd November, 2017, we are pleased to inform that today i.e. 3rd February, 2018, the transaction for the monetisation of six warehouses ("Warehouses") spread over an area of approximately 0.8 million square feet situated at the Free Trade and Warehousing Zone at Panvel, near Mumbai ("Arshiya FTWZ") has been concluded with Ascendas Property Fund (India) Pte. Limited ("Ascendas" part of the Ascendas-Singbridge Group (Asia's leading sustainable urban and business space solutions provider).

Accordingly, out of the total consideration of INR 534.00 crore the Company has received INR 434.00 Crore on transaction closing date i.e. 3rd February, 2018 and a deferred payment of INR 100.00 crore shall be received over four years from transaction closing based on certain performance milestones.



Arshiya Limited

As part of the transaction, the Company has concluded the sale of a special purpose vehicle ("SPV"), an Arshiya Group entity which holds the status of a co-developer at the Arshiya FTWZ, as per the Share Purchase Agreement ("SPA") with Ascendas. On transaction closing, the SPV has acquired long-term leasehold rights in the Warehouses from the Company and the same are leased back under an operating lease arrangement to Arshiya Lifestyle Limited ("ALL"), a wholly owned subsidiary of the Company, in consideration of pre-agreed rentals. ALL would operate and manage the warehouses retaining the surplus income from rentals and Value added services post payment of pre agreed rentals.

The transaction also covers the terms for construction funding and forward sale of future development of approximately 2.8 million square feet within the Arshiya FTWZ. The Company already possesses the requisite Land and Infrastructure for the future development.

The transaction will help the Arshiya group implement an asset light model.

Please take the aforesaid information on your record and acknowledge.

Thanking you.

Yours faithfully,

For ARSHIYA LIMITED



Savita Dalal

Company Secretary & Compliance Officer

