



July 14, 2025

Department of Corporate Services
BSE Limited,
Mumbai 400 001

The Listing Department
National Stock Exchange of India Limited,
Mumbai 400 051

Through: BSE Listing Centre

Through: NEAPS

Scrip Code: Equity - 533273
Debt - 976126, 976127, 976128

Scrip Symbol: OBEROIRLT

Sub: Issue of Letter of Intent in respect of Hotel Horizon Private Limited (under CIRP)

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

Dear Sir,

We write to inform you that the resolution plan submitted by the consortium of Oberoi Realty Limited, Shree Naman Developers Private Limited and JM Financial Properties and Holdings Limited (collectively, the "**Consortium**") in the corporate insolvency resolution process ("**CIRP**") of Hotel Horizon Private Limited ("**HHPL**"), has been approved by the Committee of Creditors ("**CoC**") of HHPL on July 14, 2025, and the Resolution Professional (acting under the instructions of and authorization from the CoC) has issued a Letter of Intent dated July 14, 2025 ("**LOI**") declaring the selection of the Consortium as the Successful Resolution Applicant.

The resolution plan provides for payment of an amount of Rs. 919 Crore (and any additional amounts which may become payable to be in compliance with applicable laws) to various creditors in full and final settlement of their outstanding claim against HHPL (including the unpaid CIRP costs) on the Payment Date (being a date not later than 45 days from the date on which the resolution plan is approved by Hon'ble National Company Law Tribunal ("**NCLT**")).

HHPL holds land admeasuring ~7500 sq. mtr. overlooking the Arabian sea and situated at Juhu, Mumbai.

The resolution plan shall be implemented through either the Consortium or a special purpose vehicle ("**SPV**") to be incorporated by the Consortium.

The resolution plan shall be implemented as per the terms of the resolution plan, LOI and the order of the NCLT, Mumbai Bench, approving the resolution plan. The resolution plan contains necessary provisions for receipt of approvals from any other regulatory authority/ courts / tribunals, as the case may be, under the applicable laws in relation to the implementation of the resolution plan.

The details as required under Regulation 30, read with Part A of Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and SEBI Master circular no. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 in respect of the above is annexed herewith.

Kindly take the above on record and oblige.

Thanking you.

For **Oberoi Realty Limited**

Bhaskar Kshirsagar
Company Secretary

Annexure

S. No.	Particulars	Details									
a)	Name of the target entity, details in brief such as size, turnover etc.	<p>Name: Hotel Horizon Private Limited.</p> <p>Size, turnover:</p> <p style="text-align: right;">(Rs. in Crore)</p> <table border="1"> <tr> <td>Particulars ^</td><td>FY15</td><td>FY14</td></tr> <tr> <td>Net worth</td><td>78.51</td><td>78.49</td></tr> <tr> <td>Turnover</td><td>0.46</td><td>0.29</td></tr> </table> <p>^ As per the latest available regulatory filings.</p>	Particulars ^	FY15	FY14	Net worth	78.51	78.49	Turnover	0.46	0.29
Particulars ^	FY15	FY14									
Net worth	78.51	78.49									
Turnover	0.46	0.29									
b)	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"	Not applicable.									
c)	Industry to which the entity being acquired belongs	Ownership of retail cum hospitality asset.									
d)	Objects and impact 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 proposed acquisition is in furtherance to the main business activity of the Company.									
e)	Brief details of any governmental or regulatory approvals required for the acquisition	The implementation of the resolution plan is subject to the terms of the LOI and the receipt of necessary approvals from the Hon'ble National Company Law Tribunal, Mumbai Bench, and/ or any other regulatory authority/ courts / tribunals, as the case may be, under applicable laws.									
f)	Indicative time period for completion of the acquisition	Cannot be specified.									
g)	Consideration - whether cash consideration or share swap or any other form and details of the same	Cash.									
h)	Cost of acquisition and/or the price at which the shares are acquired	The Consortium/ SPV will subscribe to Rs. 1 Crore of fresh shares of HHPL for a 100% ownership of HHPL.									
i)	percentage of shareholding / control acquired and / or number of shares acquired	The resolution plan, upon its implementation, will result in holding of 100% shareholding and control of HHPL by the Consortium/ SPV.									
j)	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>Business: HHPL is developing a retail cum hotel building at Juhu, Mumbai.</p> <p>Date of incorporation of HHPL: December 6, 2004.</p> <p>History of last 3 years of turnover of HHPL: Not available.</p> <p>Country of presence for HHPL: India.</p>									