SYSTEMATIX GROUP®
Investments Redefined

August 21, 2026

To,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400 001
Script Code: 501295

To**,**
National Stock Exchange of India Limited,
Exchange Plaza, Plot No.C-1, G Block,
Bandra-Kurla Complex,
Bandra (East), Mumbai 400 051
Script Name: IITL

Dear Sir/Madam,

Sub: Submission of Dispatch Advertisement for buyback of 16,66,667 (Sixteen Lacs Sixty Six Thousand Six Hundred and Sixty Seven Only) fully paid-up Equity Shares of the face value of INR 10 each ("Equity Shares") of Industrial Investment Trust Limited (the "Company") at a price of INR INR 150/- (Indian Rupees One Hundred And Fifty Only) per Equity Share payable in 'cash' on proportionate basis ("Buyback").

Referring to the captioned subject and the Buyback, a copy of Dispatch Advertisement dated August 20, 2026 (the **"Dispatch Advertisement"**) released today i.e., August 21, 2026 is in compliance with the SEBI observations received vide email dated November 11, 2025 and all other applicable provisions of the Securities and Exchange Board of India (Buy-back of Securities) Regulations 2018 in the following newspapers:

Financial Express	English Daily – All editions
Jansatta	Hindi Daily – All editions
Lakshadeep	Mumbai Edition

We are enclosing herewith a copy of the Dispatch Advertisement for your kind perusal and request you to take this Offer Opening Advertisement on your records and disseminate the same on your website at the earliest. We also confirm that copy of the Offer Opening Advertisement is already filed with SEBI.

Thanking You,

Yours truly,
For Systematix Corporate Services Limited

Amit Kumar
Director, Investment Banking

Encl: as above.

CC: Industrial Investment Trust Limited

Systematix Corporate Services Limited
Registered Office: 206 - 207, Bansi Trade Centre, 581/5, M. G. Road, Indore - 452 001. Tel: +91-0731-4068253
Corporate Office : The Capital, A-Wing, No. 603 - 606, 6th Floor, Bandra Kurla Complex, Bandra (East), Mumbai -400051.
Tel: +91-22-6619 8000 / 4035 8000 Fax: +91-22-6619 8029 /40358029
CIN: L91990MP1985PLC002969 Website: www.systematixgroup.in Email: secretarial@systematixgroup.in

SEBI Merchant Banking Registration No. : INM000004224

EMPOWERING INVESTORS
A SEBI Initiative

OFFER OPENING ADVERTISEMENT FOR THE BUYBACK OF EQUITY SHARES ON A PROPORTIONATE BASIS THROUGH THE TENDER OFFER ROUTE UNDER THE SECURITIES AND EXCHANGE BOARD OF INDIA (BUY-BACK OF SECURITIES) REGULATIONS, 2018, AS AMENDED, FOR THE ATTENTION OF EQUITY SHAREHOLDERS/BENEFICIAL OWNER OF EQUITY SHARES OF INDUSTRIAL INVESTMENT TRUST LIMITED ("COMPANY")

IITL GROUP

INDUSTRIAL INVESTMENT TRUST LIMITED

Registered Office: Office No. 101A, The Capital, G-Block, Plot No.C-70, Bandra Kurla Complex, Bandra (East), Mumbai, Maharashtra, 400051
Corporate Office: 1001-1006, Narain Manzil, 10th Floor, 23, Barakhamba Road, New Delhi, Delhi, 110001
Corporate Identification Number (CIN): L65990MH1933PLC001998
Tel No.: 022-4325 0100.
Email: cumi_banerjee@iitlgroup.com; **Website:** www.iitlgroup.com
Contact Person: Mrs. Cumi Banerjee, CEO (Secretarial, Legal and Admin) & Company Secretary & Compliance Officer

OFFER TO BUYBACK UP TO 16,66,667 (SIXTEEN LAKHS SIXTY SIX THOUSAND SIX HUNDRED AND SIXTY SEVEN) FULLY PAID-UP EQUITY SHARES OF THE COMPANY OF FACE VALUE OF INR 10 (INDIAN RUPEES TEN ONLY) EACH, REPRESENTING 7.39% OF THE EQUITY SHARES IN THE EXISTING TOTAL PAID-UP EQUITY CAPITAL OF THE COMPANY FROM ALL ELIGIBLE SHAREHOLDERS (EQUITY SHAREHOLDERS AS ON THE RECORD DATE, BEING TUESDAY, AUGUST 18, 2026) ON A PROPORTIONATE BASIS, THROUGH THE 'TENDER OFFER' PROCESS, AT A PRICE OF INR 150/- (INDIAN RUPEES ONE HUNDRED AND FIFTY ONLY) PER EQUITY SHARE, PAYABLE IN CASH, FOR AN AGGREGATE MAXIMUM AMOUNT NOT EXCEEDING INR 25,00,00,050/- (INDIAN RUPEES TWENTY-FIVE CRORE AND FIFTY ONLY) EXCLUDING THE TRANSACTION COSTS (THE "BUYBACK").

1. This offer opening advertisement (**"Offer Opening Advertisement"**) is being issued by Industrial Investment Trust Limited (the **"Company"**), to the Equity Shareholder(s) / Beneficial Owner(s) holding Equity Shares as on the Record Date (i.e., Tuesday, August 18, 2026) (**"Eligible Shareholders"**), for buyback of up to 16,66,667 (Sixteen Lakhs Sixty Six Thousand Six Hundred and Sixty Seven) Equity Shares from the Eligible Shareholders on a proportionate basis, through the "tender offer" route in accordance with the Securities and Exchange Board of India (Buy-Back of Securities) Regulations, 2018, as amended (**"SEBI Buyback Regulations"**) at a price of INR 150/- (Indian Rupees One Hundred and Fifty Only) per Equity Share, payable in cash, for an aggregate maximum amount not exceeding INR 25,00,00,050/- (Indian Rupees Twenty-Five Crore and Fifty Only) excluding any expenses incurred or to be incurred for the buyback viz. brokerage, costs, fees, turnover charges, taxes such as buyback tax, securities transaction tax and goods and services tax (if any), stamp duty, advisors fees, filing fees, printing and dispatch expenses and other incidental and related expenses and charges (**"Transaction Costs"**).
2. This Offer Opening Advertisement should be read in continuation of and in conjunction with (a) the public announcement which was published in all editions of Financial Express (English), Jansatta (Hindi) and the Mumbai edition of Mumbai Lakshadeep on August 07, 2026 (**"Public Announcement"**); and (b) the Letter of Offer dated August 19, 2026 along with form of acceptance cum acknowledgement (**"Tender Form"**) and Share Transfer Form (Form SH-4) (**"Letter of Offer"**). This Offer Opening Advertisement is being published in all the newspapers where the Public Announcement was published.
3. In terms of the Regulation 8(i) of the SEBI Buyback Regulations the Company within the two working days from the Record date i.e., Tuesday, August 18, 2026 (**"Record Date"**) has submitted the Letter of Offer to SEBI on August 20, 2026.
4. **BUYBACK ENTITLEMENT***

CATEGORY OF ELIGIBLE SHAREHOLDERS	BUYBACK ENTITLEMENT
RESERVED CATEGORY FOR SMALL SHAREHOLDERS	228 EQUITY SHARES FOR EVERY 455 EQUITY SHARES HELD ON THE RECORD DATE
GENERAL CATEGORY FOR ALL OTHER ELIGIBLE SHAREHOLDERS	97 EQUITY SHARES FOR EVERY 739 EQUITY SHARES HELD ON THE RECORD DATE

***The above ratio of Buyback is approximate and provides an indicative Buyback Entitlement. Any computation of entitled Equity Shares using the above ratio may provide a slightly different number due to rounding off. The actual Buyback Entitlement for Reserved Category for Small Shareholders is 50.109940770 % and General Category for all other eligible Shareholders is 13.125842390%. For further information on ratio of Buyback as per the Buyback Entitlement in each category, please refer paragraph 20.5 on page no. 38 of the Letter of Offer.**

ELIGIBLE SHAREHOLDERS CAN ALSO CHECK THEIR ENTITLEMENT ON THE WEBSITE OF THE REGISTRAR TO THE BUYBACK BY FOLLOWING THE STEPS GIVEN BELOW:

1) Click on https://in.mpms.mufg.com/Offer/Default.aspx
2) Select the name of the Company - INDUSTRIAL INVESTMENT TRUST LIMITED - BUYBACK 2026
3) Select holding type - "Demat" or "Physical" or "PAN"
4) Based on the option selected above, enter your 'DPID CLID' or 'Folio Number' or 'PAN'
5) Click on submit button
6) Then click on 'View' button
7) The entitlement will be provided in the pre-filled 'FORM OF ACCEPTANCE-CUM ACKNOWLEDGEMENT'

5. The dispatch of the Letter of Offer to the Eligible Shareholders of the Company holding Equity Shares on the Record Date, has been completed on Thursday, August 20, 2026, through electronic mode to the shareholders whose e-mail ids are available with the Company/the depositories, and through speed post for all the remaining Eligible Shareholders on Thursday, August 20, 2026.
6. The Letter of Offer and the Tender Form are also available on the website of the (a) Company (www.iitlgroup.com); (b) Registrar (www.in.mpms.mufg.com) (c) the Manager to the Buyback (www.systematixgroup.in), (d) SEBI (www.sebi.gov.in), (e) National Stock Exchange of India Limited (**"NSE"**) (www.nseindia.com) and (f) BSE Limited (**"BSE"**) (www.bseindia.com). Further, in case of non-receipt of the Letter of Offer and the Tender Form:
   a) **In case the Eligible Shareholders hold Equity Shares in dematerialized form:** If any Eligible Shareholder who is holding Equity Shares in dematerialized form and has been sent the Letter of Offer through electronic means wishes to obtain a physical copy of the Letter of Offer, they may send a request in writing to the Company or Registrar at the address or email ID mentioned at the cover page of the Letter of Offer stating name, address, number of Equity Shares held on Record Date, client ID number, DP name/ ID, beneficiary account number. Upon receipt of such request, a physical copy of the Letter of Offer shall be provided to such Eligible Shareholder. An Eligible Shareholder may participate in the Buyback by downloading the Tender Form from the websites of the Company (www.iitlgroup.com), the Manager to the Buyback (www.systematixgroup.in) , the Registrar (www.in.mpms.mufg.com), SEBI (www.sebi.gov.in), NSE (www.nseindia.com) or BSE (www.bseindia.com) or by providing his/her/its application in writing on a plain paper, signed by all Eligible Shareholders (in case of joint holding), stating name and address of the Eligible Shareholder(s), number of Equity Shares held as on the Record Date, Client ID number, DP name, DP ID, beneficiary account number and number of Equity Shares tendered for the Buyback.
   b) **In case the Eligible Shareholders hold in physical form:** An Eligible Shareholder may participate in the Buyback by providing his/her/its application in writing on a plain paper signed by all Eligible Shareholders (in case of joint holding) stating name, address, folio number, number of Equity Shares held, Equity Share certificate number, number of Equity Shares tendered for the Buyback and the distinctive numbers thereof, enclosing the original Equity Share certificate(s), copy of Eligible Shareholder's PAN card(s) and executed share transfer form in favour of the Company. An Eligible Shareholder may participate in the Buyback by downloading the Tender Form from the websites of the Company (www.iitlgroup.com), the Manager to the Buyback (www.systematixgroup.in), the Registrar (www.in.mpms.mufg.com), SEBI (www.sebi.gov.in) , NSE (www.nseindia.com) or BSE (www.bseindia.com) and must ensure that the Tender Form, along with the TRS and requisite documents, reach the Registrar to the Buyback on or before the Buyback Closing Date i.e., Friday, August 28, 2026 by 5:00 pm (IST). If the signature(s) of the Eligible Shareholders provided in the plain paper application differs from the specimen signature(s) recorded with the registrar of the Company or are not in the same order (although attested), such Tender Forms are liable to be rejected under this Buyback.
7. The Buyback is open to all the Eligible Shareholders holding Equity Shares either in physical and/or in dematerialized form as on Record Date. The Company shall implement the Buyback using the "Mechanism for acquisition of shares through Stock Exchange pursuant to Tender-Offers under Takeovers, Buy Back and Delisting" notified by the SEBI vide circular CIR/CFD/POLICYCELL/1/2015 dated April 13, 2015 read with SEBI circular CFD/DCR2/CIR/P/2016/131 dated December 09, 2016, SEBI circular SEBI/HO/CFD/DCR-III/CIR/P/2021/615 dated August 13, 2021 and the SEBI Circular SEBI/HO/CFD/PoD-2/P/CIR/2023/35 dated March 08, 2023 including any further amendments or statutory modifications for the time being in force (**"SEBI Circulars"**), and in accordance with the procedure prescribed in the Companies Act, 2013 and the SEBI Buyback Regulations, and as may be determined by the Board of Directors, or the Buyback Committee, on such terms and conditions as may be permitted by law from time to time. The Buyback is open to all Eligible Shareholders/ beneficial owners holding Equity Shares either in physical and/or in dematerialized form as on Record Date. In this regard the Company has requested NSE to be the designated stock exchange for the purpose of this Buyback (**"Designated Stock Exchange"**) and to provide the separate acquisition window (**"Acquisition Window"**) to facilitate placing of sell orders by Eligible Shareholders who wish to tender Equity Shares in the Buyback. The details of the Acquisition Window will be specified by NSE from time to time. During the tendering period, the order for selling the Equity Shares will be placed in the Acquisition Window by Eligible Shareholders through their respective stock broker(s) (**"Seller Member(s)"**) during normal trading hours of the secondary market. The Seller Member can enter orders for Equity Shares held in dematerialized form and physical form. In the tendering process, the Company's Broker may also process the orders received from the Eligible Shareholders.

   For detailed process of tendering of Equity Shares by Eligible Shareholders, please refer to paragraph 21 (from page nos. 41 to 49) (Procedure for Tendering Shares and Settlement) of the Letter of Offer.
8. In the event the Seller Member(s) of any Eligible Shareholder is not registered with the Stock Exchanges as a trading member/ stock broker, then that Eligible Shareholder can approach any NSE/ BSE registered stock broker and can register themselves by using quick unique client code (**"UCC"**) facility through the NSE/ BSE registered stock broker (after submitting all details as may be required by such NSE/ BSE registered stock broker in compliance with applicable law). In case the Eligible Shareholders are unable to register using UCC facility through any other NSE/ BSE registered broker, Eligible Shareholders may approach Company's Broker i.e., Systematix Shares and Stocks (India) Limited to place their bids, subject to completion of KYC requirements as required by the Company's Broker.
9. The direct web link of the website of the Registrar to the Buyback for downloading the Letter of Offer, Tender Form and Share Transfer Form is https://in.mpms.mufg.com/Offer/Default.aspx
10. The Company is not required to deduct tax at source on payments made to resident Eligible Shareholders. Under the provisions of the Income Tax Act, 2025 the Company is required to deduct tax at source (**"TDS"**) on payments made to Non-Resident Shareholders (other than FIIs/ FPIs), if such payments are chargeable to tax in India, at the time of payment or credit (whichever is earlier), at the "rates in force"
11. The schedule of activities in relation to the Buyback are set out below:

Activity	Schedule of Activities	
	Day	Date
Date of Board Meeting approving the proposal for the Buyback	Wednesday	August 05, 2026
Date of Public Announcement for the Buyback	Thursday	August 06, 2026
Date of Publication of the Public Announcement for the Buyback	Friday	August 07, 2026
Record Date for determining the Eligible Shareholders and the Buyback Entitlement	Tuesday	August 18, 2026
Buyback Opening Date*	**Friday**	**August 21, 2026**
Buyback Closing Date*	**Friday**	**August 28, 2026**
Last date of receipt of completed Tender Forms and other specified documents including physical share certificates (if applicable) by the Registrar to the Buyback	Friday	August 28, 2026
Last date of verification of Tender Forms by Registrar to the Buyback	Tuesday	September 01, 2026
Last date of intimation to the Designated Stock Exchange regarding Acceptance/ non-acceptance of the tendered Equity Shares by the Registrar	Tuesday	September 01, 2026
Last date of completion of settlement by the Clearing Corporation/Stock Exchanges	Friday	September 04, 2026
Last date of dispatch of share certificate(s) by the Registrar to the Buyback / payment to Eligible Shareholders / unblocking/ return of unaccepted Demat Shares by the Stock Exchanges to Eligible Shareholders/Seller Broker	Friday	September 04, 2026
Last date of payment of consideration to Eligible Shareholders who participated in the Buyback	Friday	September 04, 2026
Last date of extinguishment of the Equity Shares bought Back	Wednesday	September 16, 2026

Note: Where last dates are mentioned for certain activities, such activities may take place on or before the respective last dates.

**The tendering period in respect of the Buyback Offer shall commence on Friday, August 21, 2026 and shall close on Friday, August 28, 2026. Shareholders are requested to note that Wednesday, August 26, 2026 shall not be considered as a Working Day for the purpose of the Buyback, being a holiday declared by SEBI. Accordingly, tendering of Equity Shares shall not be permitted on Wednesday, August 26, 2026.*

12. The non-receipt of the Letter of Offer by, or accidental omission to dispatch the Letter of Offer to any person who is eligible to receive the same to participate in the buyback, shall not invalidate the Buyback in any manner.
13. In terms of Regulation 24(i)(a) of the SEBI Buyback Regulations, the Board of Directors of the Company accepts responsibility for all the information contained in this Offer Opening Advertisement and confirms that this Offer Opening Advertisement contains true, factual and material information and does not contain any misleading information.
14. This Offer Opening Advertisement is expected to be available on SEBI's website at www.sebi.gov.in.
15. All capitalised terms used but not defined in this Offer Opening Advertisement shall have the meaning ascribed to such terms in the Letter of Offer.

MANAGER TO THE BUYBACK	REGISTRAR TO THE BUYBACK
SYSTEMATIX GROUP Investments Redefined **Systematix Corporate Services Limited** The Capital, A-Wing, 6th Floor, No. 603-606, Plot No. C-70, G-Block, Bandra-Kurla Complex (BKC), Bandra (East), Mumbai 400 051, Maharashtra, India **Tel. No.:** +91-22-6704 8000 **Contact Person:** Kuldeep Singh/Sagar Purandare **Email:** ecm@systematixgroup.in **Website:** www.systematixgroup.in **SEBI Registration Number:** INM000004224 **Validity Period:** Permanent Registration	MUFG MUFG Intime **MUFG Intime India Private Limited (Formerly Link Intime India Private Limited)** C-101, Embassy 247, 1st Floor, L B S Marg, Vikhroli (West), Mumbai 400 083 Maharashtra, India **Tel. No.:** +91 8108114949 **Contact Person:** Shanti Gopalkrishnan **Email:** industrialinvestment.buyback@in.mpms.mufg.com **Website:** www.in.mpms.mufg.com **SEBI Registration No.:** INR000004058 **Validity Period:** Permanent Registration

For and on behalf of the Board of Directors of Industrial Investment Trust Limited

Sd/- **Bipin Agarwal** **Managing Director** **DIN: 00001276**	**Sd/-** **Dr. Bidhubhusan Samal** **Chairman** **DIN: 00007256**	**Sd/-** **Cumi Banerjee** **CEO (Secretarial, Legal and Admin) & Company Secretary** **Membership No.: FCS6559**

Date: August 20, 2026
Place: Mumbai.

Kothari Group

GILLANDERS ARBUTHNOT AND COMPANY LIMITED

Registered Office: C-4, Gillander House, Netaji Subhas Road, Kolkata-700001
CIN: L51909WB1935PLC008194, **Website:** www.gillandersarbuthnot.com
Phone: 033-2230 2331, **Fax:** 033-2230 4185
E-mail: secretarial@gillandersarbuthnot.com

2ND REMINDER TO SHAREHOLDERS

Notice with respect to Special Window for Transfer and Dematerialization of Physical Securities

In continuation to our earlier intimation and in accordance with SEBI circular no. HO/38/13/11(2)2026-MIRSD-POD/I/3750/2026 dated January 30, 2026, shareholders of the Company are hereby informed that a special window has been opened from February 05, 2026 till February 04, 2027 for transfer and dematerialization of physical securities which were sold or purchased prior to April 01, 2019. The special window shall also be available for such transfer requests which were submitted earlier and were rejected/returned/not attended to due to deficiency in the documents/process/or otherwise.

Shareholders who wish to avail the opportunity are requested to contact our Registrar and Share Transfer Agent (RTA), M/s. Maheshwari Datamatics Private Limited at **contact@mdplcorporate.com**. Contact No. - 033 22482248 Unit: GILLANDERS 23, R.N. Mukherjee Road, Kolkata, West Bengal – 700001 or the Company at **secretarial@gillandersarbuthnot.com**.

The securities so transferred will be mandatorily credited to the transferee only in demat mode and shall be under lock-in for a period of one year from the date of registration of transfer. Such securities shall not be transferred/lien-marked/pledged during the said lock-in period.

The Company's website, **www.gillandersarbuthnot.com**, has been updated with the details regarding the opening of this special window and further updates if any, shall be uploaded therein.

For Gillanders Arbuthnot And Company Limited
Sd/-
Neha Singh
Company Secretary & Compliance Officer
(FCS 10596)

Place: Kolkata
Date: 20th August, 2026

SANATHNAGAR ENTERPRISES LIMITED

Regd. Off.: 412, Floor-4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400001
Corp. Off: One Lodha Place, near Lodha World Towers, Senapati Bapat Marg, Mumbai – 400 013
CIN L45200MH1995PLC093041 **Website**: www.sanathnagar.in
Email: investors.sel@lodhagroup.com **Tel.**: +91 22 6133 4400

Information regarding 79th Annual General Meeting to be held through Video Conference/Other Audio-Visual Means

Members may note that the **79th Annual General Meeting (AGM) of the Company will be held on Wednesday, September 30, 2026 at 11:30 a.m. (IST) through Video Conferencing ('VC') / Other Audio-Visual Means ('OAVM')** in compliance with all the applicable provisions of the Companies Act, 2013 ('Act') and the Rules made there under and the Securities and Exchange Board of India ('SEBI') (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') read with General Circular No. 03/2025 dated September 22, 2025 and various circulars issued in this regard by the Ministry of Corporate Affairs ("MCA") from time to time (herein after collectively referred to as "Circulars"), to transact the business that will be set forth in the Notice of the meeting.

In compliance with the above Circulars, electronic copies of the Notice of the AGM and Annual Report for the financial year 2025-26 will be sent to all the members whose email addresses are registered with the Company / Registrar and Share Transfer Agent / Depository Participant(s) ('DPs')/Depositories. The Notice of the 79th AGM and Annual Report will also be made available on the Company's website at www.sanathnagar.in, the Stock Exchange website i.e., BSE Limited at and on the website of CIL Securities Limited ('RTA') at https://www.cilsecurities.com. The physical copies of the Notice along with the Annual Report shall be sent to those Members who request for the same. Additionally, in accordance with Regulation 36 of the Listing Regulations, the Company is also sending a letter to shareholders whose e-mail addresses are not registered with Company/RTA/DP(s) providing the weblink of Company's website from where the Annual Report for FY 2025-26 can be accessed.

Manner of Registration / Updating the email addresses and bank account

Members who wish to register / update their email address and / or bank account mandate for receipt of dividend are requested to follow the below instructions:

For shares held in dematerialised form	Register / Update the details in your demat account as per the process advised by your respective DPs.
For shares held in physical form	Members may note that as per the provisions of the SEBI Circular No. SEBI/HO/MIRSD/MIRSD-PoD-1/P/CIR/2023/37 dated March 16, 2023 (being part of the SEBI Master Circular No. SEBI/HO/MIRSD/POD-1/P/CIR/2024/37 dated May 7, 2024), it is mandatory for all members holding shares in physical form to furnish PAN, Choice of Nomination, Contact details (Postal Address with PAN and Mobile Number), Bank a/c details and Specimen Signature for their corresponding folio numbers.Members may register / update the details in the prescribed form ISR-1 and other relevant forms with the RTA of the Company i.e., CIL Securities Limited which can be accessed from Company's website at www.sanathnagar.in or from the RTA's website at https://www.cilsecurities.com/In accordance with the above circulars, Members are requested to note that, in case dividend is declared by the Company, then in respect of physical folios wherein any of the above KYC details are not updated before the cut-off date as may be prescribed the Company, the said dividend will be held back by the Company. Further, Members are requested to note that the same will be released electronically only upon updating the KYC details.

Manner of casting vote through e-voting process

Members will have an opportunity to cast their votes remotely on the business as may be set forth in the Notice of the AGM through remote e-voting system ('Remote e-voting') as well as through e-voting system during the AGM. Detailed instructions for e-voting including remote e-voting will be provided in the Notice of the AGM to the members of the Company.

The above information is being issued for the information and benefit of all the members of the Company and is in compliance with the applicable Circulars.

The members may contact the Company's RTA at: https://www.cilsecurities.com/ Regd. Office: 214, Raghava Ratna Towers, Chirag Ali Lane, Abids, Hyderabad- 500 001. Telangana, India. Tel +91 - 040 – 69011111 Email: rta@cilsecurities.com, Website: https://www.cilsecurities.com/.

For Sanathnagar Enterprises Limited
Sd/-
Abhijeet Shinde
Company Secretary & Compliance Officer

Place: Mumbai
Date: August 20, 2026

VIBHOR STEEL TUBES LIMITED

(Formerly known as Vibhor Steel Tubes Private Limited)
Regd. Office: Plot No. 2, Industrial Development Colony, Delhi Road, Hisar, Haryana - 125005
CIN: L27109HR2003PLC035091, Ph: 01662-237359, 222710
Email: contact@vstlindia.com Website: www.vstlindia.com

NOTICE OF 23rd ANNUAL GENERAL MEETING, E -VOTING INFORMATION AND BOOK CLOSURE

Pursuant to the provisions of Section 108 of the Companies Act, 2013 and Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended, the notice is hereby given that:

1. The **23rd Annual General Meeting ('AGM')** of the Company will be held on **Wednesday, 16th September 2026** at 12.30 P.M. IST at Banquet Hall, Suncity Mall, Delhi Rd, Industrial Area, Hisar, Haryana-125001.
2. In compliance with the applicable SEBI and MCA circulars the Notice convening the AGM along with Annual Report for the year ended **31st March 2026** has been sent to all the members whose **e-mail address** are registered with the Company / Depository Participant(s) on. Further **a letter providing a weblink** for accessing the Notice of AGM and Annual Report including the exact path, has been sent to those members who have not registered their E-mail Address with the Company/Registrar and share transfer agent/Depositary Participant(s). The dispatch of Notice and Annual Report via **e-mail and a letter providing a weblink completed on 20th August 2026**. The aforementioned documents will also be available on the Company's website at https://www.vstlindia.com/annual-report.php, the website of the Stock Exchanges i.e, BSE Limited at www.bseindia.com and National Stock Exchange of India Limited www.nseindia.com and on the website of Central Depository Services (India) Limited (CDSL) at www.evotingindia.com.
3. Members holding shares as on the cut-off date i.e., **Wednesday 9th September 2026** may cast their vote electronically on the Ordinary/ Special businesses as set out in the Notice of the 23rd AGM through electronic voting system of Central Depository Services (India) Limited (CDSL) from a place other than venue of AGM ("remote E-Voting") and through poll papers at the AGM.
4. All the members are informed that:
   i. The Ordinary / Special businesses set out in the **Notice of 23rd AGM** may be transacted through voting by electronic means.
   ii. The remote e-voting shall commence on **Sunday, 13th September 2026 at 09.00 a.m.**
   iii. The remote e-voting shall end on **Tuesday, 15th September 2026 at 5.00 p.m.**
   iv. The cut-off date for determining the eligibility to vote by electronic means or at the AGM is **Wednesday, 9th September 2026.**
   v. Any person, who acquires shares of the Company and becomes member of the Company after dispatch of the Notice of the 23rd AGM and holding shares as of the cut-off date i.e. **Wednesday 9th September, 2026,** may obtain the login ID and password by sending a request at helpdesk.evoting@cdslindia.com or cs@vstlindia.com. However, if a person is already registered with CDSL for e-voting then the existing user ID and password can be used for casting vote.
   vi. Members may note that:
      a) The remote e-voting module shall be disabled by CDSL after the aforesaid date and time for voting and once the vote on a resolution is cast by the member, the member shall not be allowed to change it subsequently.
      b) The facility for voting through polling papers shall be made available at the AGM.
      c) The members who have cast their vote by remote e-voting facility may also attend the AGM but shall not be entitled to cast vote again. and
      d) A person whose name is recorded in the Register of Members and List of Beneficial Owners as on the cut-off date i.e. **Wednesday, 9th September 2026** only shall be entitled to avail the facility of remote e-voting as well as voting at the AGM through polling paper.
   vii. The Board of Directors of the Company have appointed **Mr. Ketan Ravindra Shirwadkar of M/s KRS AND CO. Practicing Company Secretaries, Thane, MH (Mem No. F13938 and COP No. 15386)** as scrutinizer to scrutinize the e-voting/ poll process in a fair and transparent manner.
   viii. The results of voting shall be announced by the Company on its website at www.vstlindia.com and also will be informed to the Stock Exchange viz, BSE Limited and National Stock Exchange of India Limited and shall also be uploaded on the CDSL e-voting portal.
   ix. In case of queries, members may refer to the Frequently Asked Questions (FAQs) for members and e-voting user manual for members at the Help Section of https://www.evotingindia.com or call on helpdesk no. 1800-21-09911 or contact Mr. Nitin Kunder (022-62343626) or Ms. Asawari Kalokhe (022-62343624) or Mr. Rakesh Dalvi (022-62343611), of Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013, Phone no. 1800-21-09911, Email ID: helpdesk.evoting@cdslindia.com who will address the grievances connected with the voting by electronic means. Members may also write on the e-mail ID of the Company cs@vstlindia.com.
5. 5.Pursuant to the provisions of Section 91 of the Companies Act, 2013 the Register of Members and the Share Transfer books of the Company will remain closed from **Thursday, 10th September, 2026 to Wednesday, 16th September, 2026 (both days inclusive)** for the purpose of the 23rd Annual General Meeting for the year ended 31st March, 2026.

A MEMBER ENTITLED TO ATTEND AND VOTE AT THE ANNUAL GENERAL MEETING OF THE COMPANY IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF / HERSELF AND THE PROXY NEED NOT BE A MEMBER

For Vibhor Steel Tubes Limited
Sd/-
Mr. Vijay Kaushik
Chairman
DIN: 02249672

Place: Hisar
Date: 20.08.2026

OFFER OPENING ADVERTISEMENT FOR THE BUYBACK OF EQUITY SHARES ON A PROPORTIONATE BASIS THROUGH THE TENDER OFFER ROUTE UNDER THE SECURITIES AND EXCHANGE BOARD OF INDIA (BUY-BACK OF SECURITIES) REGULATIONS, 2018, AS AMENDED, FOR THE ATTENTION OF EQUITY SHAREHOLDERS/BENEFICIAL OWNER OF EQUITY SHARES OF INDUSTRIAL INVESTMENT TRUST LIMITED ("COMPANY")

IITL GROUP

INDUSTRIAL INVESTMENT TRUST LIMITED

Registered Office: Office No. 101A, The Capital, G-Block, Plot No.C-70, Bandra Kurla Complex, Bandra (East), Mumbai, Maharashtra, 400051
Corporate Office: 1001-1006, Narain Manzil, 10th Floor, 23, Barakhamba Road, New Delhi, Delhi, 110001
Corporate Identification Number (CIN): L65990MH1933PLC001998
Tel No.: 022-4325 0100.
Email: cumi_banerjee@iitlgroup.com; **Website:** www.iitlgroup.com
Contact Person: Mrs. Cumi Banerjee, CEO (Secretarial, Legal and Admin) & Company Secretary & Compliance Officer

OFFER TO BUYBACK UP TO 16,66,667 (SIXTEEN LAKHS SIXTY SIX THOUSAND SIX HUNDRED AND SIXTY SEVEN) FULLY PAID-UP EQUITY SHARES OF THE COMPANY OF FACE VALUE OF INR 10 (INDIAN RUPEES TEN ONLY) EACH, REPRESENTING 7.39% OF THE EQUITY SHARES IN THE EXISTING TOTAL PAID-UP EQUITY CAPITAL OF THE COMPANY FROM ALL ELIGIBLE SHAREHOLDERS (EQUITY SHAREHOLDERS AS ON THE RECORD DATE, BEING TUESDAY, AUGUST 18, 2026) ON A PROPORTIONATE BASIS, THROUGH THE 'TENDER OFFER' PROCESS, AT A PRICE OF INR 150/- (INDIAN RUPEES ONE HUNDRED AND FIFTY ONLY) PER EQUITY SHARE, PAYABLE IN CASH, FOR AN AGGREGATE MAXIMUM AMOUNT NOT EXCEEDING INR 25,00,00,050/- (INDIAN RUPEES TWENTY-FIVE CRORE AND FIFTY ONLY) EXCLUDING THE TRANSACTION COSTS (THE "BUYBACK").

1. This offer opening advertisement (**"Offer Opening Advertisement"**) is being issued by Industrial Investment Trust Limited (the **"Company"**), to the Equity Shareholder(s) / Beneficial Owner(s) holding Equity Shares as on the Record Date (i.e., Tuesday, August 18, 2026) (**"Eligible Shareholders"**), for buyback of up to 16,66,667 (Sixteen Lakhs Sixty Six Thousand Six Hundred and Sixty Seven) Equity Shares from the Eligible Shareholders on a proportionate basis, through the "tender offer" route in accordance with the Securities and Exchange Board of India (Buy-Back of Securities) Regulations, 2018, as amended (**"SEBI Buyback Regulations"**) at a price of INR 150/- (Indian Rupees One Hundred and Fifty Only) per Equity Share, payable in cash, for an aggregate maximum amount not exceeding INR 25,00,00,050/- (Indian Rupees Twenty-Five Crore and Fifty Only) excluding any expenses incurred or to be incurred for the buyback viz. brokerage, costs, fees, turnover charges, taxes such as buyback tax, securities transaction tax and goods and services tax (if any), stamp duty, advisors fees, filing fees, printing and dispatch expenses and other incidental and related expenses and charges (**"Transaction Costs"**).
2. This Offer Opening Advertisement should be read in continuation of and in conjunction with (a) the public announcement which was published in all editions of Financial Express (English), Jansatta (Hindi) and the Mumbai edition of Mumbai Lakshadeep on August 07, 2026 (**"Public Announcement"**); and (b) the Letter of Offer dated August 19, 2026 along with form of acceptance cum acknowledgement (**"Tender Form"**) and Share Transfer Form (Form SH-4) (**"Letter of Offer"**). This Offer Opening Advertisement is being published in all the newspapers where the Public Announcement was published.
3. In terms of the Regulation 8(i) of the SEBI Buyback Regulations the Company within the two working days from the Record date i.e., Tuesday, August 18, 2026 (**"Record Date"**) has submitted the Letter of Offer to SEBI on August 20, 2026.
4.

BUYBACK ENTITLEMENT*	
CATEGORY OF ELIGIBLE SHAREHOLDERS	**BUYBACK ENTITLEMENT**
RESERVED CATEGORY FOR SMALL SHAREHOLDERS	228 EQUITY SHARES FOR EVERY 455 EQUITY SHARES HELD ON THE RECORD DATE
GENERAL CATEGORY FOR ALL OTHER ELIGIBLE SHAREHOLDERS	97 EQUITY SHARES FOR EVERY 739 EQUITY SHARES HELD ON THE RECORD DATE

***The above ratio of Buyback is approximate and provides an indicative Buyback Entitlement. Any computation of entitled Equity Shares using the above ratio may provide a slightly different number due to rounding off. The actual Buyback Entitlement for Reserved Category for Small Shareholders is 50.109940770 % and General Category for all other eligible Shareholders is 13.125842390%. For further information on ratio of Buyback as per the Buyback Entitlement in each category, please refer paragraph 20.5 on page no. 38 of the Letter of Offer.**

ELIGIBLE SHAREHOLDERS CAN ALSO CHECK THEIR ENTITLEMENT ON THE WEBSITE OF THE REGISTRAR TO THE BUYBACK BY FOLLOWING THE STEPS GIVEN BELOW:

1) Click on https://in.mpms.mufg.com/Offer/Default.aspx
2) Select the name of the Company - INDUSTRIAL INVESTMENT TRUST LIMITED - BUYBACK 2026
3) Select holding type - "Demat" or "Physical" or "PAN"
4) Based on the option selected above, enter your 'DPID CLID' or 'Folio Number' or 'PAN'
5) Click on submit button
6) Then click on 'View' button
7) The entitlement will be provided in the pre-filled 'FORM OF ACCEPTANCE-CUM ACKNOWLEDGEMENT'

5. The dispatch of the Letter of Offer to the Eligible Shareholders of the Company holding Equity Shares on the Record Date, has been completed on Thursday, August 20, 2026, through electronic mode to the shareholders whose e-mail ids are available with the Company/the depositories, and through speed post for all the remaining Eligible Shareholders on Thursday, August 20, 2026.
6. The Letter of Offer and the Tender Form are also available on the website of the (a) Company (www.iitlgroup.com); (b) Registrar (www.in.mpms.mufg.com) (c) the Manager to the Buyback (www.systematixgroup.in), (d) SEBI (www.sebi.gov.in), (e) National Stock Exchange of India Limited (**"NSE"**) (www.nseindia.com) and (f) BSE Limited (**"BSE"**) (www.bseindia.com). Further, in case of non-receipt of the Letter of Offer and the Tender Form:
   a) **In case the Eligible Shareholders hold Equity Shares in dematerialized form:** If any Eligible Shareholder who is holding Equity Shares in dematerialized form and has been sent the Letter of Offer through electronic means wishes to obtain a physical copy of the Letter of Offer, they may send a request in writing to the Company or Registrar at the address or email ID mentioned at the cover page of the Letter of Offer stating name, address, number of Equity Shares held on Record Date, client ID number, DP name/ ID, beneficiary account number. Upon receipt of such request, a physical copy of the Letter of Offer shall be provided to such Eligible Shareholder. An Eligible Shareholder may participate in the Buyback by downloading the Tender Form from the websites of the Company (www.iitlgroup.com), the Manager to the Buyback (www.systematixgroup.in) , the Registrar (www.in.mpms.mufg.com), SEBI (www.sebi.gov.in), NSE (www.nseindia.com) or BSE (www.bseindia.com) or by providing his/her/its application in writing on a plain paper, signed by all Eligible Shareholders (in case of joint holding), stating name and address of the Eligible Shareholder(s), number of Equity Shares held as on the Record Date, Client ID number, DP name, DP ID, beneficiary account number and number of Equity Shares tendered for the Buyback.
   b) **In case the Eligible Shareholders hold in physical form:** An Eligible Shareholder may participate in the Buyback by providing his/her/its application in writing on a plain paper signed by all Eligible Shareholders (in case of joint holding) stating name, address, folio number, number of Equity Shares held, Equity Share certificate number, number of Equity Shares tendered for the Buyback and the distinctive numbers thereof, enclosing the original Equity Share certificate(s), copy of Eligible Shareholder's PAN card(s) and executed share transfer form in favour of the Company. An Eligible Shareholder may participate in the Buyback by downloading the Tender Form from the websites of the Company (www.iitlgroup.com), the Manager to the Buyback (www.systematixgroup.in), the Registrar (www.in.mpms.mufg.com), SEBI (www.sebi.gov.in) , NSE (www.nseindia.com) or BSE (www.bseindia.com) and must ensure that the Tender Form, along with the TRS and requisite documents, reach the Registrar to the Buyback on or before the Buyback Closing Date i.e., Friday, August 28, 2026 by 5:00 pm (IST). If the signature(s) of the Eligible Shareholders provided in the plain paper application differs from the specimen signature(s) recorded with the registrar of the Company or are not in the same order (although attested), such Tender Forms are liable to be rejected under this Buyback.
7. The Buyback is open to all the Eligible Shareholders holding Equity Shares either in physical and/or in dematerialized form as on Record Date. The Company shall implement the Buyback using the "Mechanism for acquisition of shares through Stock Exchange pursuant to Tender-Offers under Takeovers, Buy Back and Delisting" notified by the SEBI vide circular CIR/CFD/POLICYCELL/1/2015 dated April 13, 2015 read with SEBI circular CFD/DCR2/CIR/P/2016/131 dated December 09, 2016, SEBI circular SEBI/HO/CFD/DCR-III/CIR/P/2021/615 dated August 13, 2021 and the SEBI Circular SEBI/HO/CFD/PoD-2/P/CIR/2023/35 dated March 08, 2023 including any further amendments or statutory modifications for the time being in force (**"SEBI Circulars"**), and in accordance with the procedure prescribed in the Companies Act, 2013 and the SEBI Buyback Regulations, and as may be determined by the Board of Directors, or the Buyback Committee, on such terms and conditions as may be permitted by law from time to time. The Buyback is open to all Eligible Shareholders/ beneficial owners holding Equity Shares either in physical and/or in dematerialized form as on Record Date. In this regard the Company has requested NSE to be the designated stock exchange for the purpose of this Buyback (**"Designated Stock Exchange"**) and to provide the separate acquisition window (**"Acquisition Window"**) to facilitate placing of sell orders by Eligible Shareholders who wish to tender Equity Shares in the Buyback. The details of the Acquisition Window will be specified by NSE from time to time. During the tendering period, the order for selling the Equity Shares will be placed in the Acquisition Window by Eligible Shareholders through their respective stock broker(s) (**"Seller Member(s)"**) during normal trading hours of the secondary market. The Seller Member can enter orders for Equity Shares held in dematerialized form and physical form. In the tendering process, the Company's Broker may also process the orders received from the Eligible Shareholders.

   For detailed process of tendering of Equity Shares by Eligible Shareholders, please refer to paragraph 21 (from page nos. 41 to 49) (Procedure for Tendering Shares and Settlement) of the Letter of Offer.
8. In the event the Seller Member(s) of any Eligible Shareholder is not registered with the Stock Exchanges as a trading member/ stock broker, then that Eligible Shareholder can approach any NSE/ BSE registered stock broker and can register themselves by using quick unique client code (**"UCC"**) facility through the NSE/ BSE registered stock broker (after submitting all details as may be required by such NSE/ BSE registered stock broker in compliance with applicable law). In case the Eligible Shareholders are unable to register using UCC facility through any other NSE/ BSE registered broker, Eligible Shareholders may approach Company's Broker i.e., Systematix Shares and Stocks (India) Limited to place their bids, subject to completion of KYC requirements as required by the Company's Broker.
9. The direct web link of the website of the Registrar to the Buyback for downloading the Letter of Offer, Tender Form and Share Transfer Form is https://in.mpms.mufg.com/Offer/Default.aspx
10. The Company is not required to deduct tax at source on payments made to resident Eligible Shareholders. Under the provisions of the Income Tax Act, 2025 the Company is required to deduct tax at source (**"TDS"**) on payments made to Non-Resident Shareholders (other than FIIs/ FPIs), if such payments are chargeable to tax in India, at the time of payment or credit (whichever is earlier), at the "rates in force"
11. The schedule of activities in relation to the Buyback are set out below:

Activity	Schedule of Activities	
	Day	Date
Date of Board Meeting approving the proposal for the Buyback	Wednesday	August 05, 2026
Date of Public Announcement for the Buyback	Thursday	August 06, 2026
Date of Publication of the Public Announcement for the Buyback	Friday	August 07, 2026
Record Date for determining the Eligible Shareholders and the Buyback Entitlement	Tuesday	August 18, 2026
Buyback Opening Date*	**Friday**	**August 21, 2026**
Buyback Closing Date*	**Friday**	**August 28, 2026**
Last date of receipt of completed Tender Forms and other specified documents including physical share certificates (if applicable) by the Registrar to the Buyback	Friday	August 28, 2026
Last date of verification of Tender Forms by Registrar to the Buyback	Tuesday	September 01, 2026
Last date of intimation to the Designated Stock Exchange regarding Acceptance/ non-acceptance of the tendered Equity Shares by the Registrar	Tuesday	September 01, 2026
Last date of completion of settlement by the Clearing Corporation/Stock Exchanges	Friday	September 04, 2026
Last date of dispatch of share certificate(s) by the Registrar to the Buyback / payment to Eligible Shareholders / unblocking/ return of unaccepted Demat Shares by the Stock Exchanges to Eligible Shareholders/Seller Broker	Friday	September 04, 2026
Last date of payment of consideration to Eligible Shareholders who participated in the Buyback	Friday	September 04, 2026
Last date of extinguishment of the Equity Shares bought Back	Wednesday	September 16, 2026

Note: Where last dates are mentioned for certain activities, such activities may take place on or before the respective last dates.

**The tendering period in respect of the Buyback Offer shall commence on Friday, August 21, 2026 and shall close on Friday, August 28, 2026. Shareholders are requested to note that Wednesday, August 26, 2026 shall not be considered as a Working Day for the purpose of the Buyback, being a holiday declared by SEBI. Accordingly, tendering of Equity Shares shall not be permitted on Wednesday, August 26, 2026.*

12. The non-receipt of the Letter of Offer by, or accidental omission to dispatch the Letter of Offer to any person who is eligible to receive the same to participate in the buyback, shall not invalidate the Buyback in any manner.
13. In terms of Regulation 24(i)(a) of the SEBI Buyback Regulations, the Board of Directors of the Company accepts responsibility for all the information contained in this Offer Opening Advertisement and confirms that this Offer Opening Advertisement contains true, factual and material information and does not contain any misleading information.
14. This Offer Opening Advertisement is expected to be available on SEBI's website at www.sebi.gov.in.
15. All capitalised terms used but not defined in this Offer Opening Advertisement shall have the meaning ascribed to such terms in the Letter of Offer.

MANAGER TO THE BUYBACK	REGISTRAR TO THE BUYBACK
SYSTEMATIX GROUP Investments Redefined **Systematix Corporate Services Limited** The Capital, A-Wing, 6th Floor, No. 603-606, Plot No. C-70, G-Block, Bandra-Kurla Complex (BKC), Bandra (East), Mumbai 400 051, Maharashtra, India **Tel. No.:** +91-22-6704 8000 **Contact Person:** Kuldeep Singh/Sagar Purandare **Email:** ecm@systematixgroup.in **Website:** www.systematixgroup.in **SEBI Registration Number:** INM000004224 **Validity Period:** Permanent Registration	MUFG MUFG Intime **MUFG Intime India Private Limited (Formerly Link Intime India Private Limited)** C-101, Embassy 247, 1st Floor, L B S Marg, Vikhroli (West), Mumbai 400 083 Maharashtra, India **Tel. No.:** +91 8108114949 **Contact Person**: Shanti Gopalkrishnan **Email:** industrialinvestment.buyback@in.mpms.mufg.com **Website:** www.in.mpms.mufg.com **SEBI Registration No.:** INR000004058 **Validity Period:** Permanent Registration

For and on behalf of the Board of Directors of Industrial Investment Trust Limited

Sd/- **Bipin Agarwal** **Managing Director** **DIN: 00001276**	**Sd/-** **Dr. Bidhubhusan Samal** **Chairman** **DIN: 00007256**	**Sd/-** **Cumi Banerjee** **CEO (Secretarial, Legal and Admin) & Company Secretary** **Membership No.: FCS6559**

Date: August 20, 2026
Place: Mumbai.