THE PHOENIX MILLS LIMITED

Corp. Office: Shree Laxmi Woolen Mills Estate, 2nd Floor,
R.R. Hosiery, Off Dr. E. Moses Rd. Mahalaxmi, Mumbai - 400 011
Tel: (022) 3001 6600
CIN No : L17100MH1905PLC000200

August 10, 2026

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001

National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G,
Bandra Kurla Complex, Bandra (E)
Mumbai - 400 051

Security Code: 503100

Symbol: PHOENIXLTD

Dear Sir/Madam,

Subject - Intimation pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that Mindstone Mall Developers Private Limited **("Mindstone")**, a Subsidiary Company of the Company, has today allotted 3,50,81,328 equity shares of face value of Rs. 10/- each at a premium of Rs. 18.50/- for cash for an aggregate consideration of Rs. 99,98,17,848/- to the existing shareholders on right basis in the proportion of their existing shareholding.

Pursuant to the aforesaid subscription to equity shares of Mindstone on a rights basis by the Company and CPP Investment Board Private Holdings (4) Inc. ("**CPP Investment**") there is no change in the shareholding of the Company and CPP Investment in Mindstone and they continue to hold 51% and 49% stake respectively.

The details as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**Listing Regulations**") read with applicable SEBI Circular(s) are given in Annexure A to this letter

The aforesaid information is also being uploaded on the Company's website at https://www.thephoenixmills.com/investors/FY2027/Exchange-Intimations.

We request you to kindly take the same on record.

Thanking you.

Yours faithfully,
For **The Phoenix Mills Limited**

BHAVIK MANILAL GALA
Digitally signed by BHAVIK MANILAL GALA
Date: 2026.08.10 14:39:24 +05'30'

Bhavik Gala
Company Secretary
Membership No. F8671

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Annexure A

Acquisition (including agreement to acquire)

Sr. No.	**Details of Events that need to be provided**	**Information of such events**
1.	Name of the target entity, details in brief such as size, turnover etc.	Mindstone Mall Developers Private Limited **('Mindstone')** is an Indian Company incorporated on June 18, 2018. **Turnover:** Nil **Net Worth:** 568.14 Crores
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"	Mindstone is a subsidiary company of the Company and as such a Related Party of the Company. The investment by the Company in the proposed Rights Issue of Mindstone does not fall within the ambit of Related Party Transactions as per Listing Regulations. The promoter/promoter group of the Company do not have any interest in the proposed Transaction.
3.	Industry to which the entity being acquired belongs	Real Estate Development
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)	Investment in Proposed Rights Issue.
5.	Brief details of any governmental or	Not Applicable

	regulatory approvals required for the acquisition	
6.	Indicative time period for completion of the acquisition	The equity shares on Rights basis have been allotted by Mindstone to the Company and CPP Investment on August 10, 2026.
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	1,78,91,477 equity shares were allotted to the Company for cash at a price of Rs. 28.50/- per fully paid up equity share of face value of Rs. 10/- each (which includes premium of Rs. 18.50/- per fully paid up equity share of Rs. 10 each) aggregating to Rs. 50,99,07,094.50/-
9.	Percentage of shareholding / control acquired and / or number of shares acquired	Pursuant to the aforesaid subscription to equity shares of Mindstone on a rights basis by the Company and CPP Investment, there is no change in the shareholding of the Company and CPP Investment in Mindstone and they continue to hold 51% and 49% stake respectively.
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)	Mindstone is an Indian Company incorporated on June 18, 2018. The Phoenix Mills Limited is a promoter and holding company of Mindstone. Mindstone is engaged in the activities pertaining to operation, management and leasing of mall. Market Presence: India Turnover of Last Three years: *(Rs. in Crores)*

Particulars	FY-25-26	FY-24-25	FY-23-24
Turnover	Nil	Nil	Nil
PAT	-0.35	-3.38	-1.23
Net worth	568.14	568.47	57.19