

PIND

HOSPITALITY LIMITED

To,
BSE Limited
P. J. Towers, Dalal Street,
Mumbai – 400001

Date: 31.10.2026

Scrip Code- 544966

Subject: Intimation under Regulation 30 of SEBI (LODR) Regulations, 2015 – Execution of Agreement to Lease for a New Resort Property.

Dear Sir/ Ma'am,

Pursuant to Regulation 30 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 read with Schedule III of the aforesaid regulation, we would like to inform that the Company has signed the agreement with Sh. Arvind Sharma for the lease of a commercial resort property admeasuring 00-80-16 Hectares.

The Company is evaluating various options and opportunities for expansion of its hospitality business, including Including revisiting the proposed Haveli project, while considering the proposed Shimla project. The aforesaid property is being considered as part of the Company's proposed expansion plans.

Furthermore, we confirm that the above transaction does not constitute a related party transaction, and the seller is not related to the Promoters, Promoter Group, Directors or any Key Managerial Personnel of the Company.

The details as required in terms of Regulation 30 read with Schedule III - Para A of Part A of the SEBI Listing Regulations read with the SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, is attached as Annexure – A.

We hereby request to take the above information on your records.

For and behalf of

Pind Hospitality Limited



Nimish Praveen Malhotra

Managing Director

DIN: 09203993

Encl: As above

Plot 5, Sairang Woods, Phase 2, Hinjewadi,
Pune - 411057

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www.pindhospitality.com

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Annexure-A

Details as per SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026 is given below:

S No.	Particulars	Details
1	Name(s) of parties with whom the agreement is entered	Lessor: Sh. Arvind Sharma. Lessee: Pind Hospitality Limited.
2	Purpose of entering into the agreement.	The Company has entered into an Agreement to Lease for taking on lease land admeasuring 00-80-16 hectares, situated at Revenue Village Dum-Ka-Dhank, Hadbast No. 367, and Revenue Village Jungal Patgar, Hadbast No. 363, P.O. Mundghat, Tehsil Shimla Rural, District Shimla, Himachal Pradesh – 171012, for setting up and operating an eco-friendly resort/cottages.
3	Shareholding, if any, in the entity with whom the agreement is executed	Not Applicable
4	Significant terms of the agreement (in brief)	The Company has entered into an Agreement to Lease for a period of 18 years. The monthly rent shall commence from the month of registration of the Lease Deed, subject to obtaining the requisite permissions and approvals. The initial monthly rent is ₹1,10,000 for the first year, with annual escalation as specified in the agreement. The Company has also paid a security deposit of ₹12,00,000, subject to the terms and conditions of the agreement.
5	Extent and the nature of impact on management or control of the listed entity	Not Applicable
6	Details and quantification of the restriction or liability imposed upon the listed entity	The Company shall be liable to pay the agreed monthly rent and comply with the terms and conditions of the agreement. The Company is also required to obtain the requisite statutory approvals and permissions, including permission under Section 118 of the Himachal Pradesh Tenancy and Land Reforms Act, 1972, before execution and registration of the Lease Deed.
7	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	Not related
8	Whether the transaction would fall within related party transactions If yes, whether the same is done at "arm's length"	No
9	In case of issuance of shares to the parties, details of issue price, class of shares issued	Not Applicable
10	Any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.	Not Applicable
11	In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): i. name of parties to the agreement; ii. nature of the agreement; iii. date of execution of the agreement; iv. details of amendment and impact thereof or reasons of termination and impact thereof.	Not Applicable

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