

JHL/SJ/2026/70
October 5, 2026

National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051	BSE Limited, Corporate Relationship Department Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai - 400 001
Symbol: JUNIPER	Scrip Code: 544129

Sub.: Binding Memorandum of Understanding (MoU) signed between Juniper Hotels Limited (the "Company") and Imagicaaworld Entertainment Ltd (previously known as Adlabs Entertainment Limited) for acquisition of an operating Hotel, Novotel Imagicaa located in Khopoli strategically in close proximity to Mumbai, Maharashtra

Ref.: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") and with reference to our letter bearing reference no. **JHL/SJ/2026/68 dated September 16, 2026**, this is to inform you that the Company has entered into a **Binding Memorandum of Understanding ("MoU")** with **Imagicaaworld Entertainment Limited ("Seller")** in relation to the acquisition of the operating **Hotel Novotel Imagicaa, located at Khopoli, Maharashtra.**

The details as required under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular No. HO/49/14/14(7)2025 CFDPOD2/I/3762/2026 dated January 30, 2026, is enclosed as **Annexure A.**

This intimation is also being made available on the website of the Company at www.juniperhotels.com.

This is for your information, record and appropriate dissemination.

Thanking You,

For Juniper Hotels Limited

Sandeep Laxmikant Joshi
Digitally signed by Sandeep Laxmikant Joshi
Date: 2026.10.05 16:54:19 +05'30'

Sandeep L. Joshi
Company Secretary and Compliance Officer

Encl: Annexure A

Annexure A

BINDING MEMORANDUM OF UNDERSTANDING FOR THE ACQUISITION OF AN OPERATING HOTEL NOVOTEL IMAGICAA, SITUATED AT KHOPOLI, STRATEGICALLY IN CLOSE PROXIMITY TO MUMBAI, MAHARASHTRA

The details as per Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the additional disclosures as required under the SEBI Master Circular no. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, are as under:

Sr. No.	Particulars	Details
1	Name(s) of parties with whom the agreement is entered;	1. Juniper Hotels Limited and 2. Imagicaaworld Entertainment Limited (Previously known as Adlabs Entertainment Limited)
2	Purpose of entering into the agreement;	To acquire an operating hotel, Novotel Imagicaa, located at Khopoli strategically in close proximity to Mumbai, Maharashtra, at a total consideration of Rs. 2,48,00,00,000/- (Rupees Two Hundred Forty-Eight Crores Only), subject to tax deduction at source, stamp duty, transaction costs and other adjustments, if any and subject to the terms and conditions mentioned in the definitive documents. The property is spread across approximately 11 acres of land, with a built-up area of approximately 2,80,000 sq. ft., comprising 287 guest rooms, along with restaurants, banquet and meeting facilities, recreational amenities and other associated hotel infrastructure.
3	Shareholding, if any, in the entity with whom the agreement is executed;	Not Applicable
4	Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.;	The Board of Directors in its meeting held on September 16, 2026, have approved the Binding Memorandum of Understanding (MOU) to be entered with Imagicaaworld Entertainment Limited (previously known as Adlabs Entertainment Limited) ("Seller") for acquisition of operating hotel, Novotel Imagicaa, located in Khopoli strategically in close proximity to Mumbai, Maharashtra, at a total consideration of Rs. 2,48,00,00,000/- (Rupees Two Hundred Forty-Eight Crores Only), subject to tax deduction at source, stamp duty, transaction costs and other adjustments, if any and subject to the terms and conditions mentioned in the definitive documents. Today, i.e. October 5, 2026, the Company entered into a Binding Memorandum of Understanding ("MoU") with Imagicaaworld Entertainment Limited.

Sr. No.	Particulars	Details
		The Company is expected to execute the definitive documents shortly and will make further disclosures to the Stock Exchanges as and when the same is executed.
5	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship;	No. The Seller is not related to the promoter, promoter group or group companies of the Company.
6	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length";	No. The transaction does not fall within related-party transactions. The arm's-length disclosure is therefore not applicable.
7	In case of issuance of shares to the parties, details of issue price, class of shares issued;	The transaction does not involve any issuance of shares by the Company.
8	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
9	In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s)	Not Applicable.

**Sandeep
Laxmikant
Joshi**

Digitally signed by
Sandeep Laxmikant
Joshi
Date: 2026.10.05
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