

June 9, 2026

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: 976127, 976128

Scrip Symbol: OBEROIRLTY

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

Sub: Investment in share capital of wholly owned subsidiary

Dear Sir,

1. We refer to our earlier letters dated February 4, 2026 and February 5, 2026 whereby we had informed that the bid submitted by the Company to the Railway Land Development Authority ("RLDA") for grant of lease for the development of approx. 45,371 sq. mt. (approx. 11 acres) of railway land in Bandra East, adjoining Western Express Highway, Mumbai for 99 years, had emerged as the highest.
2. Subsequent thereto, the Company had also paid an amount of Rs. 247.50 Crore to RLDA within 30 days of issue of letter of demand by RLDA.
3. In terms of the Bid document, the said project shall be undertaken and implemented by a special purpose vehicle ("SPV") which shall be a newly incorporated company under the Companies Act, 2013. The SPV shall exclusively carry out the project. The lease agreement in respect of the said land shall be executed by RLDA in favour of the said SPV.
4. In terms of the Bid documents the minimum paid-up and subscribed share capital of the SPV shall be an amount of Rs. 268.50 Crore.
5. Accordingly, Centerstage Realty Private Limited ("Centerstage") was incorporated on June 2, 2026 as a wholly owned subsidiary of the Company with an initial paid-up share capital of Rs. 1 Lakh, and is the identified SPV to undertake the project.
6. Also, to comply with requirement as specified in paragraph 4 above, the Company has on June 9, 2026 subscribed to further shares of Rs. 268.50 Crore of Centerstage on rights basis. The required disclosure with respect to the said acquisition as required under Para A(1) of Part A of Schedule III of the Listing Regulations and SEBI Master Circular HO/49/14/14(7)2025-CFD-POD2/II/3762/2026 dated January 30, 2026 read with Regulation 30(6) of the Listing Regulations, is provided in Annexure hereto.

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.	Name: Centerstage Realty Private Limited. Size, turnover: Not applicable, since newly incorporated.
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	Real estate construction - development.
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)	Kindly refer paragraph 6 of the covering letter.
e)	Brief details of any governmental or regulatory approvals required for the acquisition	Not applicable.
f)	Indicative time period for completion of the acquisition	Completed.
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	Acquisition of 26,85,00,000 equity shares of Rs. 10 each at par value, aggregating to Rs. 268.50 Crore on rights basis.
i)	Percentage of shareholding / control acquired and / or number of shares acquired	Percentage of shareholding/ control acquired: 100%. Number of shares acquired: 26,85,00,000 equity shares of Rs. 10 each at par value.
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)	Business: Kindly refer paragraphs 3 and 5 of the covering letter. Date of incorporation: June 2, 2026. History of last 3 years of turnover: Not applicable. Country of presence: India.