

# **SPICE ISLANDS INDUSTRIES LIMITED**

**(Earlier known as Spice Islands Apparels Limited)**

Regd. Office: Unit No. 3043-3048, 3rd Floor, Bhandup Industrial Estate, Pannalal Silk Mills  
Compound, L.B.S. Marg, Bhandup (West), Mumbai – 400 078.  
Tel.: +91 (22) 6740 0800, 2282 3128 Fax: +91 (22) 22826167, Email-id: [sales@spiceislandsindia.Com](mailto:sales@spiceislandsindia.Com)  
CIN NO: L11040MH1988PLC050197

**Date: June 27, 2026**

**To,**  
**The Listing /Compliance Department,**  
BSE LTD. Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai — 400001

**BSE CODE: 526827**

**Subject: Disclosure under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Execution of Hotel Lease & Operating Agreement.**

**Ref.: Regulation 30 of SEBI (LODR) Regulations, 2015.**

**Dear Sir,**

Pursuant to Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), we wish to inform you that Spice Islands Industries Limited has entered into a Hotel Lease & Operating Agreement with Ladhu kara Charities (Also known as Seth Ladhukara Charity Trust) on June 25, 2026 for taking on lease and operating a hotel property known as "The Ocean Prime" situated at Survey No. 3915, Near Vegetable Market, Sidhanath Road, Dwarka, Devbhumi Dwarka, Gujarat – 361335.

The Agreement shall commence with effect from July 1, 2026 and shall remain valid for a period of 11 months and 29 days, ending on June 30, 2027, unless terminated earlier in accordance with the terms of the Agreement.

The details required under Schedule III of the SEBI Listing Regulations are enclosed herewith as Annexure – A.

This is for your information and records..

**For Spice Islands Industries Limited**

**(Arti Lalwani)**  
**Company Secretary and Compliance Officer**  
**Membership no. A59871**

**Place: Mumbai**

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## Annexure – A

### DISCLOSURE OF HOTEL MANAGEMENT AGREEMENT UNDER SCHEDULE III OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015.

Sr. no	Particulars	Details
1	Company executing the project	Spice Islands Industries Limited and Ladhu kara Charities (Also known as Seth Ladhukara Charity Trust)
2	Purpose	To take on lease and operate the hotel property known as "The Ocean Prime" situated at Dwarka, Gujarat, including the hotel premises along with furniture, fixtures, fittings, equipment and other assets forming part of the property.
3	Period for which the agreement is entered	The Agreement shall commence on July 1, 2026 and shall remain valid for 11 months and 29 days, ending on June 30, 2027, unless terminated earlier in accordance with its terms.
4	Rationale	The Agreement has been executed to expand the Company's hospitality business by leasing and operating a fully equipped hotel property, thereby strengthening its presence in the hospitality sector and creating additional revenue opportunities.
5	Whether the transaction would fall within Related Party Transactions If yes, whether the same is done at "arm's length.	No. The Agreement has been entered into with an unrelated party and does not constitute a Related Party Transaction.
6	Any other disclosure related to such agreements	The hotel property comprises 26 rooms along with restaurant facilities. The monthly lease rent is Rs. 3,00,000, subject to an annual escalation of 10%. A refundable security deposit of Rs. 50,00,000 is payable by the Company. The Company shall operate and manage the hotel in accordance with the terms of the Agreement.