



June 4, 2026

To,
The General Manager
BSE Limited
P.J. Towers, Dalal Street,
Mumbai – 400 001

Scrip Code – 544514

Dear Sir/Ma'am,

Sub.: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform that the Company has entered into a registered lease arrangement on June 3, 2026 for commercial premises situated at Bayad, District Arvalli, Gujarat, for the purpose of establishing a new supermarket under the brand name “City Square Mart”.

The said leasing arrangement forms part of the Company's ongoing business expansion and retail growth strategy.

The details as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, are enclosed herewith as ‘Annexure A’.

We request you to take the above information on record.

Thanking you,

Yours Faithfully,
For Jay Ambe Supermarkets Limited

Jignesh Amratbhai Patel
Managing Director
DIN: 08049321

JAY AMBE SUPERMARKETS LIMITED

CIN: L74999GJ2020PLC118385

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GST No. : 24AAFJ0184Q1Z8

Disclosure of Information pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/49/14/14(7)2025-CFDPOD2/I/3762/2026 dated January 30, 2026:

Sr. No.	Disclosure Requirement	Details
1.	Details of the counterparties (including name and relationship with the listed entity)	The Lease Deed has been executed with four independent individual property owners namely: 1. Pinakinbhai Ramanbhai Patel 2. Manishbhai Jagdishbhai Patel 3. Ushaben Chandreshbhai Patel 4. Rajubhai Manoharbhai Rajput
2.	Purpose of entering into the agreement	The Company has entered into this Lease Deed for the purpose of leasing commercial retail space at Shreeji Madhuram Complex, Bayad, District Arvalli, Gujarat, to establish and operate a supermarket under its brand "City Square Mart". This forms an integral part of the Company's planned retail business expansion strategy aimed at increasing its geographical presence and revenue base in the Gujarat region.
3.	Shareholding, if any, in the entity with whom the agreement is executed	The counterparties to this agreement are four individual natural persons acting as property owners/lessors. They are not corporate entities. Accordingly, the question of shareholding in the counterparty does not arise. Further, none of the aforementioned lessors hold any shares in Jay Ambe Supermarkets Limited, to the best of the Company's knowledge.
4.	Significant terms of the agreement (in brief)	The Company has leased Unit Nos. 1-8 and 51-58, Ground Floor, Block "A", Shreeji Madhuram Complex, Bayad, Arvalli, Gujarat - 383325, admeasuring approximately 4,000 Sq. Ft.
5.	Extent and the nature of impact on management or control of the listed entity	The execution of this Lease Deed is purely a commercial/operational arrangement for the purpose of expanding the Company's retail business. This agreement does not in any manner affect, alter, or restrict the management, governance, or control structure of Jay Ambe Supermarkets Limited.
6.	Details and quantification of the restriction or liability imposed upon the listed entity;	Not Applicable
7.	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	None of the four Lessors are related to the Promoter, Promoter Group, or any Group Companies of Jay Ambe Supermarkets Limited in any manner.



8.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”;	This transaction does not constitute a Related Party Transaction under Section 2(76) of the Companies Act, 2013 or Regulation 2(1)(zb) of the SEBI (LODR) Regulations, 2015. The terms have been negotiated on a purely arm's length and commercial basis.
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.;	N.A.
11.	In case of rescission, amendment or alteration, 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 and reasons for amendment or alteration and impact thereof (including impact on management or control and on the restriction or liability quantified earlier); v. reasons for rescission and impact thereof (including impact on management or control and on the restriction or liability quantified earlier).	Not Applicable