

SCHLOSS BANGALORE LIMITED

(formerly known as Schloss Bangalore Private Limited)

Registered Office: The Leela Palace, Diplomatic Enclave, Africa Avenue, Netaji Nagar New Delhi South Delhi 110023
Tel No. +91 (11) 39331234 Email Id: cs@theleela.com CIN: U55209DL2019PLC347492 website:www.theleela.com

Ref No.: THELEELA/2025-26/004

Date: June 03, 2025

To
Sr. General Manager
Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street Mumbai – 400001
Scrip Code- 544408
ISIN - INE0AQ201015

To
Sr. General Manager
Listing Department
National Stock Exchange of India Limited Exchange Plaza,
C-1, Block G
Bandra Kurla Complex, Bandra (E),
Mumbai – 400 051
Symbol- THELEELA
ISIN - INE0AQ201015

Dear Sir/Madam,

Subject: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“LODR Regulations”).

Further to our intimation dated June 3, 2025 (Ref No.: THELEELA/2025-26/003) with respect to the approval and allotment of the Plot (i.e., lease of commercial plot bearing plot no. C-80 in G-Block, Bandra Kurla Complex, Mumbai) to the Consortium, we wish to update certain additional details, which updates are included under paragraph 7 (*Broad commercial consideration or size of the order(s)/contract(s)*) of **Annexure A**.

An updated and consolidated version of **Annexure A** from the previous disclosure, with revised paragraph 7, is reproduced below for reference.

Capitalized terms used herein but not defined shall have the meanings ascribed to them in the earlier intimation dated June 3, 2025 (Ref No.: THELEELA/2025-26/003).

We request you to take the above on record. Further, the same be treated as compliance under the applicable provisions of the LODR Regulations.

Thanking You,

For Schloss Bangalore Limited

Jyoti Maheshwari
Company Secretary and Compliance Officer
Membership No.: A24469

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Annexure A

Sr. No.	Particulars	Details
1.	Name of the entity awarding the order(s)/contract(s)	Mumbai Metropolitan Region Development Authority
2.	Significant terms and conditions of order(s)/contract(s) awarded, in brief	Lease of Commercial Plot bearing Plot No. 80 in 'G' Block, Bandra-Kurla Complex, Mumbai has been allotted to the Consortium for a period of 80 years. The Plot area is 8,411.88 sqm and the permissible built-up area is 33,647.52 sqm. The total lease premium payable is INR 1302,15,90,240/- (Indian Rupees One Thousand Three Hundred Two Crores Fifteen Lakhs Ninety Thousand Two Hundred Forty only) wherein 25% of the total lease premium is payable within 2 months of the offer of allotment and the remaining 75% within ten months thereafter. The Plot area mentioned above is subject to actual demarcation of the site and may vary as per site condition. The possession of the aforesaid Plot shall be handed over after the payment of the total lease premium.
3.	Whether order(s) / contract(s) have been awarded by domestic/ international entity	Domestic Entity
4.	Nature of order(s)/contract(s)	Allotment of Lease of Plot for Commercial Use
5.	Whether domestic or international	Domestic
6.	Time period if any, associated with the order(s)/contract(s)	80 years for the lease
7.	Broad commercial consideration or size of the order(s)/contract(s)	<p>(i) The Plot admeasuring 8,411.88 sqm has been awarded and allotted to the Consortium. The Consortium consists of the Company (together with its wholly owned subsidiary Schloss Chanakya Private Limited) which is the lead member of the Consortium and will hold 50.0% stake in the Consortium. The other member of the Consortium is Arliga Ecospace Business Park Private Limited (affiliate of Brookfield Asset Management Ltd.), which will hold 50.0% stake along with its affiliates.</p> <p>(ii) The total lease premium payable is INR 1302,15,90,240/- (Indian Rupees One Thousand Three Hundred Two Crores Fifteen Lakhs Ninety Thousand Two Hundred Forty only).</p> <p>(iii) The permissible built-up area is 33,647.52 sqm (4.0x of the plot area). The Plot can secure grant of additional built-up area from MMRDA as per the Government of Maharashtra Notification dated July 19, 2024. MMRDA in its 159th meeting held on March 28, 2025, extended the last date of this scheme up to July 18, 2026. The Consortium intends to secure additional built-up area of 33,647.52 sqm from MMRDA.</p> <p>(iv) The Consortium intends to develop a mixed-use project, comprising (a) a 250 key luxury palace hotel with amenities and the Arq Club, and (b) commercial tower of approx. 700,000 sq feet (in chargeable area terms) on this Plot. The development is subject to design and planning, and actual areas may vary.</p>
8.	Whether the promoter/ promoter group / group companies have any interest in the entity that awarded the order(s)/contract(s)? If yes, nature of interest and details thereof;	No

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9.	Whether the order(s)/contract(s) would fall within related party transactions? If yes, whether the same No is done at “arm’s length	No
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For Schloss Bangalore Limited

Jyoti Maheshwari

Company Secretary and Compliance Officer

Membership No.: A24469