ANAND RATHI
Private Wealth. uncomplicated

Ref No: 77/2026-27

Date: 19th November, 2026

To,

The Manager,
Listing Department,
The National Stock Exchange of India Ltd.,
Exchange Plaza, 5th Floor, Plot C/1, G Block,
Bandra - Kurla Complex, Bandra (E),
Mumbai - 400 051. Tel No.: 2659 8235
Fax No.: 26598237/ 26598238
Trading Symbol: ANANDRATHI

The Manager
Listing Department,
BSE Limited
Phiroze Jeejeebhoy Tower,
Dalal Street, Mumbai - 400 001.
Tel no.: 22721233
Fax No.: 22723719/ 22723121/ 22722037
Scrip Code: 543415

Dear Sir/Madam,

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

In compliance with the disclosure requirement under Regulation 30 of the (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time ("Listing Regulations"), we hereby inform you that Company has acquired 4,500 (Four Thousand Five Hundred) Unsecured, Unrated and Unlisted Optionally Convertible Debentures ("OCDs") of face value of Rs 1,00,000 (Rupees One Lakh only) each, on a private placement basis aggregating to Rs. 45.00 crore.

The details required to be disclosed as per Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, are attached as Annexure – A.

This is for your information and records.

Thanking You,

For Anand Rathi Wealth Limited

PRAVIN RAJENDRAPRASAD JOGANI
Digitally signed by PRAVIN RAJENDRAPRASAD JOGANI
Date: 2026.11.19 18:19:44 +05'30'

Pravin Jogani
Company Secretary & Compliance Officer
ICSI Membership No.: A25413
Enclosure: As above.

Annexure A

Details required to be disclosed under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Master Circular No. SEBI/HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026

Sr. No.	Particulars	Description
1.	Name of the target entity, details in brief such as size, turnover, etc.	Anand Rathi Towers Limited ("ARTL") (formerly known as Anand Rathi Home Finance Limited) is a public limited company duly incorporated under the Companies Act, 2013, having Corporate Identification Number ('CIN') U68100MH2022PLC392036 and registered office at Express Zone, A Wing, 10th Floor, Western Express Highway, Goregaon (East), Mumbai, Maharashtra – 400063. Paid-up equity share capital of ARTL is Rs. 21,10,60,000/- Total Income for FY 2025-26: Rs. 1,20,84,455.07
2.	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"	Anand Rathi Towers Limited is group Company and hence fall within the category of related party. Promoters/ Promoter Group/ Group Companies of the Company would be deemed to be interested to the extent of their Direct/Indirect shareholding in the ARTL. This transaction is in accordance with applicable provisions of the Companies Act, 2013, other relevant regulatory guidelines and on an Arm's Length basis.
3.	Industry to which the entity being acquired belongs	Financial activities and Real Estate Industry
4.	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)	The present investment by the Company would be utilised by ARTL for business purposes, including meeting working capital requirements and acquiring, purchasing, constructing, developing or taking possession of immovable properties, whether presently or in the future.
5.	Brief details of any governmental or regulatory approvals required for the acquisition	Not Applicable.

<table>
<tr><td>6.</td><td>Indicative time period for completion of the acquisition</td><td>The OCDs of ARTL would be subscribed today, 19th November 2026.

The OCDs shall be optionally convertible, wholly or partly, at the option of the respective Debenture Holder, upon maturity or upon exercise of the applicable Call Option or Put Option, in accordance with the terms and conditions of issue of OCDs and would carry a coupon rate of 7.5% per annum.</td></tr>
<tr><td>7.</td><td>Nature of consideration - whether cash consideration or share swap or any other form and details of the same</td><td>Cash consideration, through banking channels.</td></tr>
<tr><td>8.</td><td>Cost of acquisition and/or the price at which the shares are acquired</td><td>4,500 number of Unsecured, Unrated and Unlisted Optionally Convertible Debentures (“OCD”) at face value of Rs. 1,00,000 (Rupees One Lakh only) each aggregating to Rs. 45,00,00,000/- (Rupees Forty Five Crores Only).</td></tr>
<tr><td>9.</td><td>Percentage of shareholding / control acquired and / or number of shares acquired</td><td>No immediate change in shareholding pursuant to allotment of aforementioned OCDs.

Presently the company does not holds shares in ARTL.

Post conversation of OCDs into equity shares the shareholding will be changed as per the conversion ratio.</td></tr>
<tr><td>10.</td><td>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)</td><td>
<table>
<tr><th>Particulars</th><th>Details</th></tr>
<tr><td>Brief Background about the entity</td><td>Anand Rathi Towers Limited is engaged in Financial activities and Real Estate business</td></tr>
<tr><td>Line of Business</td><td>Financial activities and Real Estate Industry</td></tr>
<tr><td>Date of Incorporation</td><td>13 October 2022</td></tr>
<tr><td>Total Income (Last Three Financial Years)</td><td>FY2023-24: Nil
FY2024-25: Rs. 1,68,012.00
FY2025-26: Rs. 1,20,84,455.07</td></tr>
<tr><td>Country of Operations</td><td>India</td></tr>
<tr><td>Other Significant Information</td><td>Paid-up equity share capital of ARTL is Rs. 21,10,60,000/-</td></tr>
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