

ROBUST HOTELS LIMITED

CIN: L55101TN2007PLC062085

Registered Office: No. 365, Anna Salai, Teynampet, Chennai – 600 018.

☎ 044 6100 1256 ✉ info_rhl@sarahotels.com 🌐 www.robusthotels.in

10th April, 2024

To

The Manager Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001	The Manager Listing Department National Stock Exchange of India Ltd. Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E), Mumbai-400 051
Type of Security: Equity shares Scrip Code : 543901	Type of Security: Equity shares NSE Symbol : RHL

Dear Sir,

Sub: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015 (“LODR”)

Please note that Robust Hotels Limited (“**the Company**”) has entered into a Loan Agreement with its group Company - M/s Novak Hotels Private Limited (“**Borrower**”) for providing a short term loan/advance to the extent of Rs. 175,00,00,000/- Crores (Rupees One Hundred and Seventy-Five Crores only) pursuant to the previous approvals obtained from the shareholders of the Company.

The objective of the aforesaid Loan Agreement is to enable the borrower to acquire Hotel – Hyatt Regency, Mumbai [owned by Asian Hotels (West) Limited (AHWL)].

Further, the detailed disclosure pursuant to the provisions of Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“LODR Regulations”) read with Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13th July, 2023, is enclosed as *Annexure-A*.

Kindly take the above on record.

With regards,

FOR ROBUST HOTELS LIMITED

Yasotha Benazir N
Company Secretary



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Annexure A

S.No	Particulars	Details
a.	Name(s) of parties with whom the agreement is entered	Novak Hotels Private Limited
b.	Purpose of entering into the agreement	To enable the borrower to acquire Hotel-Hyatt Regency, Mumbai
c.	Size of agreement	Rs. 175 Crores
d.	Shareholding, if any, in the entity with whom the agreement is executed	NIL
e.	Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure, etc.	<p>i. This Agreement shall be in force and effect unless terminated with the mutual consent of the Parties.</p> <p>ii. The Borrower shall repay to the Company the principal amount along with interest at such time as may be mutually agreed between the Parties, in one or more installments as may be mutually agreed between the Borrower and the Company and confirmed in writing.</p> <p>iii. The Company shall have the option to convert the outstanding amount of short-term advance/loan along with interest, if any, wholly or partially, into equity shares or any other securities at any time by giving advance notice to the Borrower, at a price as may be decided by and between the Parties in line with the applicable laws of the land.</p>
f.	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	Yes. Novak Hotels Private Limited is a wholly owned subsidiary of Asian Hotels (East) Limited which is a group company of Robust Hotels Limited (“the Company”).
g.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”	Yes. The transaction is at arm’s length basis and also in line with Section 186 of the Companies Act, 2013.



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h.	In case of issuance of shares to the parties, details of issue price, class of shares issued	Not Applicable
i.	In case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis	<ul style="list-style-type: none">• Lender: Robust Hotels Limited• Borrower: Novak Hotels Private Limited• Nature of Loan: Short term Advance/Loan• Amount of Loan: Rs. 175 Crores• Date of execution of agreement: 10th April, 2024• Effective date of Agreement: 12th January, 2024• Security provided, if any: NIL• Amount of loan outstanding as on date of disclosure: Rs. 127.18 Crores
j.	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.	NIL
k.	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

