

Ref. No.: SE/2018-19/159

August 21, 2018

 BSE Limited  
 P. J. Towers  
 Dalal Street  
 Mumbai 400 001

 National Stock Exchange of India Limited  
 Exchange Plaza, Plot No. C/1, G Block  
 Bandra-Kurla Complex  
 Bandra (East), Mumbai 400 051

**Kind Attn:** Sr. General Manager  
 DCS - Listing Department

**Kind Attn:** Head – Listing

Dear Sirs,

**Sub: Intimation under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Acquisition**

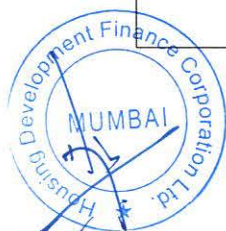
We wish to inform you that the Corporation has today entered into an agreement for acquiring 30,52,469 equity shares of Re 1 each of Good Host representing 25.01% of its share capital, from Manipal Integrated Services Private Limited. The details required to be disclosed under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, is as below:

Particulars	Details
Name of the target entity, details in brief such as size, turnover etc.	Name of the entity whose shares are being acquired: Good Host Spaces Private Limited (Good Host)  Good Host is, <i>inter alia</i> , engaged in the business of managing and operating student housing facilities and related services including (but not limited to) facility management services to the extent they relate to the student housing facilities on lease and license/ownership basis to educational/training institutions/students.  The turnover of Good Host for the financial year 2017-18 was ₹ 531 million.
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 "arms length"	The acquisition is not a related party transaction for the Corporation.  The Corporation is neither owned nor controlled, directly or indirectly, by any person, entity or government and does not owe allegiance to any promoter or promoter group.  The acquisition will be made at an arm's length basis.
Industry to which the entity being acquired belongs	Good Host is engaged in the business of provision of services with NIC Code 55901 i.e. management and operation of student housing facilities and related services.
Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of	Financial investment

**Corporate Office:** HDFC House, H T Parekh Marg, 165-166, Backbay Reclamation, Churchgate, Mumbai 400 020.  
 Tel.: 66316000, 22820282. Fax: 022-22046834, 22046758.

**Regd. Office:** Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020. INDIA.  
 Corporate Identity Number: L70100MH1977PLC019916


Brief details of any governmental or regulatory approvals required for the acquisition	No governmental or regulatory approvals are required for the acquisition.
Indicative time period for completion of the acquisition	The acquisition is expected to be completed by September 28, 2018 subject to fulfilment of certain conditions precedent.
Nature of consideration - whether cash consideration or share swap and details of the same	Cash
Cost of acquisition/ price at which the shares are being acquired	HDFC is acquiring 30,52,469 (Thirty lac Fifty Two thousand Four hundred Sixty Nine) equity shares of Good Host for a consideration of Rs. 69,50,00,000 (Rupees Sixty Nine crore Fifty lac only).
Percentage of shareholding/ control acquired and/ or number of shares acquired.	HDFC is acquiring 30,52,469 (Thirty lac Fifty Two thousand Four hundred Sixty Nine) equity shares of Good Host representing 25.01% of its share capital, from Manipal Integrated Services Private Limited.
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)	<p>Good Host was incorporated as a private limited company under the provisions of the Companies Act, 1956 and a certificate of incorporation was issued by the Registrar of Companies, Bangalore on April 8, 2005. The name of the company at the time of incorporation was Woodstock Ambience Private Limited having its registered office at Plot No.123/124, Manipal Country Road, Singasandra Post, Begur Hobli, Off Hosur Road, Bangalore, Karnataka, India, 560068. Subsequently, on January 9, 2018, the name of the company was changed to Good Host Spaces Private Limited and the company was issued a fresh certificate of incorporation with corporate identity number U74994KA2005PTC036023</p> <p>Good Host owns or operates/manages hostel facilities at the following locations in India:</p> <p><u>Jaipur</u>: The Company has been appointed by Manipal University, Jaipur (“<b>MUJ</b>”) as the exclusive authorised service provider for providing hostel facilities, facilities management services and other services and facilities to students and guests of MUJ and other students of Manipal Global Education Services Private Limited (“<b>MAGE</b>”) pursuant to a hostel services agreement. There are in total 2988 rooms at the Jaipur hostel buildings. The land on which the said buildings are located have been sub-leased to Good Host by MUJ.</p> <p><u>Udupi District, Karnataka</u>: The Company has been appointed by T.A. Pai Management Institute, Manipal (“<b>TAPMI</b>”) as the exclusive authorised service provider for providing hostel facilities, facilities management services and other services and facilities to students and guests of TAPMI pursuant to a hostel services agreement. There are in total 633 rooms at the hostel</p>



	<p>buildings located in the Udupi district of Karnataka. The land on which the said buildings are located have been sub-leased to Good Host by TAPMI.</p> <p>Good Host also owns land, and academic/ hostel facilities at 2 (two) locations in Basapura Village, Begur Hobli, Bommanahalli Zone, Bangalore South Taluk, Karnataka. Part of the land and the academic/ hostel blocks (including 581 (five hundred eighty one) hostel rooms in one location and 505 (five hundred five) hostel rooms in the second location) have been leased to MAGE pursuant to separate lease deeds.</p> <p>Turnover of Good Host during previous 3 financial years was as under:</p> <p>Financial Year 2015-16: ₹ 65 million Financial Year 2016-17: ₹ 86 million Financial Year 2017-18: ₹ 531 million</p>
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Please note that subsequent to the above mentioned acquisition, Good Host Spaces Private Limited would be an associate company of the Corporation.

You are requested to take note of the above and arrange to bring this to the notice of all concerned.

Thank you,

Yours faithfully,

For **Housing Development Finance Corporation Ltd.**

  
**Ajay Agarwal**  
Company Secretary

