

August 07, 2024

BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai- 400 001

National Stock Exchange of India Limited
Exchange Plaza,
Bandra-Kurla Complex, Bandra East,
Mumbai- 400051

Security code: 503100

Symbol: PHOENIXLTD

Dear Sirs/Madam,

Subject - Intimation under Regulation 30 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform that the Company's subsidiary namely i.e. Astrea Real Estate Developers Private Limited ('Astrea') has completed the acquisition of 100% equity share capital of Dhanalakshmi Engineering Private Limited ("DEPL"), Pulankinar Investment and Finance Private Limited ("PIFPL"), Coimbatore Sameera Investments Private Limited ("CSIPL"), Shanthi Chandran Enterprises Private Limited ("SCEPL"), Shanthi Chandran Investments Coimbatore Private Limited ("SCICPL") and Sheela Traders Private Limited ("STPL"), (collectively referred as "Target Entities") pursuant to Share Purchase Agreement(s) ('SPAs') dated August 07, 2024 executed by Astrea with Target Entities and its respective shareholders on the terms and conditions contained in the SPAs.

Accordingly, Target Entities, have become wholly owned subsidiaries of Astrea and step-down subsidiaries of the Company with effect from August 07, 2024.

The Target Entities are land owning companies and collectively hold 7.08 acres of land in Coimbatore. Astrea has acquired the said land of 7.08 acres and has also directly acquired 1.95 acres of land from certain individuals.

The details as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 are given in Annexure A to this letter.



Corp. Office: Shree Laxmi Woolen Mills Estate, 2nd Floor,
R.R. Hosiery, Off Dr. E. Moses Rd. Mahalaxmi, Mumbai - 400 011
Tel: (022) 3001 6600 Fax : (022) 3001 6601
CIN No. : L17100MH1905PLC000200

The aforesaid information is also being uploaded on the Company's website at <https://www.thephoenixmills.com/investors/FY2025/Exchange-Intimations>.

We request you to kindly take the same on record.

Thanking you,

Yours faithfully,

For The Phoenix Mills Limited

Gajendra Mewara
Company Secretary
Membership No. A22941

Annexure A

Acquisition (including agreement to acquire)

Sr. No.	Details of Events that need to be provided	Information of such events(s)																														
1.	Name of the target entity, details in brief such as size, turnover etc.	<table border="1" data-bbox="784 624 2175 1185"> <thead> <tr> <th data-bbox="790 628 1543 699">Name of the Target Entity</th> <th data-bbox="1550 628 1843 699">Number of Shares Acquired</th> <th colspan="2" data-bbox="1850 628 2168 699">Paid up Capital of the Target Entity</th> </tr> </thead> <tbody> <tr> <td data-bbox="790 703 1543 774">Dhanalakshmi Engineering Private Limited ("DEPL")</td> <td data-bbox="1550 703 1843 774">1000</td> <td colspan="2" data-bbox="1850 703 2168 774">1,00,000</td> </tr> <tr> <td data-bbox="790 778 1543 849">Pulankinar Investment and Finance Private Limited ("PIFPL")</td> <td data-bbox="1550 778 1843 849">10,000</td> <td colspan="2" data-bbox="1850 778 2168 849">1,00,000</td> </tr> <tr> <td data-bbox="790 853 1543 924">Coimbatore Sameera Investments Private Limited ("CSIPL")</td> <td data-bbox="1550 853 1843 924">10,000</td> <td colspan="2" data-bbox="1850 853 2168 924">1,00,000</td> </tr> <tr> <td data-bbox="790 928 1543 999">Shanthy Chandran Enterprises Private Limited ("SCEPL")</td> <td data-bbox="1550 928 1843 999">1000</td> <td colspan="2" data-bbox="1850 928 2168 999">1,00,000</td> </tr> <tr> <td data-bbox="790 1003 1543 1074">Shanthy Chandran Investments Coimbatore Private Limited ("SCICPL")</td> <td data-bbox="1550 1003 1843 1074">1000</td> <td colspan="2" data-bbox="1850 1003 2168 1074">1,00,000</td> </tr> <tr> <td data-bbox="790 1078 1543 1149">Sheela Traders Private Limited ("STPL")</td> <td data-bbox="1550 1078 1843 1149">1000</td> <td colspan="2" data-bbox="1850 1078 2168 1149">1,00,000</td> </tr> </tbody> </table> <p data-bbox="784 1230 2145 1265">(DEPL, PIFPL, CSIPL, SCEPL, SCICPL and STPL are collectively referred as "Target Entities")</p> <p data-bbox="784 1310 2152 1457">The Target Entities are land owning companies and collectively hold 7.08 acre of land in Coimbatore. Astrea has acquired the said land of 7.08 acre and has also directly acquired 1.95 acres of land from certain individuals. Thus, Astrea has in aggregate acquired a 9.03 acre land parcel in Coimbatore.</p>			Name of the Target Entity	Number of Shares Acquired	Paid up Capital of the Target Entity		Dhanalakshmi Engineering Private Limited ("DEPL")	1000	1,00,000		Pulankinar Investment and Finance Private Limited ("PIFPL")	10,000	1,00,000		Coimbatore Sameera Investments Private Limited ("CSIPL")	10,000	1,00,000		Shanthy Chandran Enterprises Private Limited ("SCEPL")	1000	1,00,000		Shanthy Chandran Investments Coimbatore Private Limited ("SCICPL")	1000	1,00,000		Sheela Traders Private Limited ("STPL")	1000	1,00,000	
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		Target Entities are land owning companies and have no operations.
2.	<p>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?</p> <p>If yes, nature of interest and details thereof and whether the same is done at “arms length”</p>	<p>The execution of Share Purchase Agreement(s) for acquisition of shares of Target Entities or direct acquisition of land parcel do not fall within the purview of related party transactions.</p> <p>The promoter/promoter group of the Company have no interest in the said acquisition.</p>
3.	Industry to which the entity being acquired belongs	Target Entities are land owning companies and have no operations.
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 said acquisition is in line with the Astrea’s main line of business i.e. acquisition of land for retail led mixed use development purposes, which will lead to expansion of Astrea’s/group’s business.
5.	Brief details of any governmental or regulatory approvals required for the acquisition	Not Applicable

6.	Indicative time period for completion of the acquisition	The acquisition of shares of the Target Entities has been completed on August 07, 2024.														
7.	Nature of consideration -whether cash consideration or share swap or any other form and details of the same	The consideration has been paid in cash.														
8.	Cost of acquisition and/or the price at which the shares are acquired	Astrea has paid Rs.370.17 crores towards the aggregate consideration.														
9.	Percentage of shareholding / control acquired and / or number of shares acquired	100% shares of all the Target Entities.														
10.	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)	<table border="1"> <thead> <tr> <th>Name of the Target Entity</th> <th>Date of Incorporation</th> </tr> </thead> <tbody> <tr> <td>Dhanalakshmi Engineering Private Limited ("DEPL")</td> <td>July 09, 1984</td> </tr> <tr> <td>Pulankinar Investment and Finance Private Limited ("PIFPL")</td> <td>May 16, 1983</td> </tr> <tr> <td>Coimbatore Sameera Investments Private Limited ("CSIPL")</td> <td>January 29, 1992</td> </tr> <tr> <td>Shanthi Chandran Enterprises Private Limited ("SCEPL")</td> <td>March 16, 1981</td> </tr> <tr> <td>Shanthi Chandran Investments Coimbatore Private Limited ("SCICPL")</td> <td>February 09, 1981</td> </tr> <tr> <td>Sheela Traders Private Limited ("STPL")</td> <td>March 16, 1981</td> </tr> </tbody> </table> <p>Target Entities are land-owning companies and have no operations.</p> <p>Market Presence of all the Target Entities: N.A</p>	Name of the Target Entity	Date of Incorporation	Dhanalakshmi Engineering Private Limited ("DEPL")	July 09, 1984	Pulankinar Investment and Finance Private Limited ("PIFPL")	May 16, 1983	Coimbatore Sameera Investments Private Limited ("CSIPL")	January 29, 1992	Shanthi Chandran Enterprises Private Limited ("SCEPL")	March 16, 1981	Shanthi Chandran Investments Coimbatore Private Limited ("SCICPL")	February 09, 1981	Sheela Traders Private Limited ("STPL")	March 16, 1981
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