

Date: December 01, 2025

Corporate Relations Department
BSE Limited,
1st Floor, New Trading Wing,
Rotunda Building, P J Towers,
Dalal Street, Fort,
Mumbai - 400 001.

Listing Department
National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Plot No C/1, G Block,
Bandra-Kurla Complex,
Bandra (E), Mumbai - 400 051.

Ref: Peninsula Land Limited (Scrip Code: 503031, Scrip Symbol: PENINLAND)

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

Dear Sir/Madam,

This is pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015. We refer to the following:

- (1) 2,65,48,672 Unsecured, Unrated, Unlisted Optionally Convertible Debentures (**OCDs**) aggregating to Rs. 149,99,99,968/- issued and allotted by the company to Arsenio Strategies Private Limited and which were subsequently transferred to the present holders, viz., RE 2.0 Residential Opportunities Fund (**Investors**), pursuant to the terms of OCD Subscription Agreement on 24th June 2024 (**OCD Agreement**) in two tranches being:
 - (a) Tranche A comprising 1,99,11,504 OCDs of face value of Rs. 56.50 each aggregating to Rs.112,49,99,976/- (**Tranche A OCDs**)
 - (b) Tranche B comprising 66,37,168 OCDs of face value of Rs. 56.50 each aggregating to Rs. 37,49,99,992- (**Tranche B OCDs**)
- (2) Investment by the Company into the 56,24,99,988 unsecured, unrated, unlisted redeemable Non-Convertible Debentures (**NCDs**) aggregating to Rs. 112,49,99,976/- which were issued and allotted by Harborpeak Real Estate Private Limited (**HREPL**) to the Company, pursuant to the terms of NCD Subscription Agreement on 25th June 2024 (**NCD Agreement**) and the Escrow Agreement referred to therein.

In connection with the above referred OCDs issued by the Company, it is hereby informed that pursuant to the exercise of the option to redeem by the aforementioned Investors:

- (1) The Company has on 1st December 2025, initiated the process of redemption of the 1,99,11,504 Tranche A OCDs aggregating to Rs. 112,49,99,976/- in accordance with the terms of the OCD Agreement referred to hereinabove and has accordingly issued the notice for redemption of NCDs to HREPL in accordance with the NCD Agreement referred to hereinabove.

2/-...

PENINSULA LAND LIMITED
1401, 14th Floor, Tower-B,
Peninsula Business Park,
Ganpatrao Kadam Marg,
Lower Parel, Mumbai 400 013,
India.

Phone : +91 22 6622 9300
Fax : +91 22 6622 9302
Email : info@peninsula.co.in
URL : www.peninsula.co.in
CIN : L17120MH1871PLC000005



-2-

Consequently, in accordance with the terms of the said OCD / NCD / Escrow agreements all the obligations of the Company in respect of redemption of Tranche A OCDs stand fulfilled and discharged notwithstanding the completion of the related banking formalities.

- (2) The Company shall be required to complete the redemption of the 66,37,168 Tranche B OCDs aggregating to Rs. 37,49,99,992/- in accordance with the terms of the OCD Agreement referred to above, on or before 8th January 2026.

Please take the above intimation on record.

Thanking You,
Yours Truly,

For: PENINSULA LAND LIMITED

Pooja Sutradhar
Company Secretary and Compliance Officer
Membership Number A40807

PENINSULA LAND LIMITED
1401, 14th Floor, Tower-B,
Peninsula Business Park,
Ganpatrao Kadam Marg,
Lower Parel, Mumbai 400 013,
India.

Phone : +91 22 6622 9300
Fax : +91 22 6622 9302
Email : info@peninsula.co.in
URL : www.peninsula.co.in
CIN : L17120MH1871PLC000005

