

AQUILO HOUSE PTE. LTD.

38 Beach Road, #29-11 South Beach Tower Singapore 189767

July 2, 2025

National Stock Exchange of India Limited, Compliance Department, Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (East), Mumbai - 400051, Maharashtra, India E-mail: takeover@nse.co.in Scrip Symbol: AAVAS	BSE Limited, Compliance Department, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400001, Maharashtra, India E-mail: corp.relations@bseindia.com Scrip Code: 541988	Aavas Financiers Limited, Compliance Officer, 201-202, 2nd Floor, Southend Square, Mansarovar Industrial Area, Jaipur - 302020, India E-mail: saurabh.sharma2@aavas.in
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Dear Sir / Madam,

Subject: Disclosure under Regulation 29(2) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 in respect of acquisition of equity shares of Aavas Financiers Limited.

This is to inform you that **AQUILO HOUSE PTE. LTD.** ("**Aquilo**") has acquired 20,949,112 equity shares, representing ~26.47% of the share capital of Aavas Financiers Limited ("**Company**"), on June 30, 2025, from Lake District Holdings Limited, Partners Group ESCL Limited, and Partners Group Private Equity (Master Fund), LLC, pursuant to the terms of the following agreements: (a) share sale agreement dated August 10, 2024, entered into amongst Aquilo, the Company and Lake District Holdings Limited; (b) share sale agreement dated August 10, 2024, entered into amongst Aquilo, the Company and Partners Group ESCL Limited; and (c) share sale agreement dated August 10, 2024, entered into amongst Aquilo, the Company and Partners Group Private Equity (Master Fund), LLC, in each case, as amended from time to time.

In view of the above, please find attached the requisite disclosure under Regulation 29(2) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended.

Kindly take the intimation on record and acknowledge receipt of the same.

Thanking you,

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For **AQUILO HOUSE PTE. LTD.**

A handwritten signature in blue ink, appearing to be 'Jia Shen Marvin Choo', written above a horizontal line.

Name: Jia Shen Marvin Choo

Designation: Director

AQUILO HOUSE PTE. LTD.

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Disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

Details of the Acquisition

Name of the Target Company (TC)	Aavas Financiers Limited		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Aquila House Pte. Ltd.		
Whether the Acquirer belongs to Promoter/ Promoter group	No. Upon completion of the acquisition, the Acquirer has been re-classified as a Promoter.		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	National Stock Exchange of India Limited BSE Limited		
Details of the acquisition as follows	Number	% w.r.t. total share/voting capital wherever applicable (*)	% w.r.t. total diluted share/voting capital of the TC (**)
Before the acquisition under consideration, holding of acquirer along with PACs of:			
a) Shares carrying voting rights	17,808,116 Equity Shares of face value INR 10	22.50%	22.50%
b) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	-	-	-
c) Voting rights (VR) otherwise than by equity shares	-	-	-
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category)	-	-	-
e) Total (a+b+c+d)	17,808,116 Equity Shares of face value INR 10	22.50%	22.50%
Details of acquisition:			
a) Shares carrying voting rights acquired	20,949,112 Equity Shares of face value INR 10	26.47%	26.47%
b) VRs acquired otherwise than by equity shares.	-	-	-
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) acquired	-	-	-
d) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	-	-	-

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e) Total (a+b+c+/-d)	20,949,112 Equity Shares of face value INR 10	26.47%	26.47%
After the acquisition, holding of acquirer along with PACs of:			
a) Shares carrying voting rights	38,757,228 Equity Shares of face value INR 10	48.96%	48.96%
b) VRs otherwise than by equity shares	-	-	-
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) after acquisition	-	-	-
d) Shares in the nature of encumbrance (pledge/lien/ non-disposal undertaking/ others)	-	-	-
e) Total (a+b+c+d)	38,757,228 Equity Shares of face value INR 10	48.96%	48.96%
Mode of acquisition (e.g. open market / public issue / rights issue / preferential allotment / inter-se transfer/encumbrance, etc.)	Off-market acquisition pursuant to share sale agreements [#]		
Salient features of the securities acquired including time till redemption, ratio at which it can be converted into equity shares, etc.	N.A.		
Date of acquisition of/ date of receipt of intimation of allotment of shares / VR/ warrants/convertible securities/any other instrument that entitles the acquirer to receive shares in the TC.	June 30, 2025		
Equity share capital / total voting capital of the TC before the said acquisition	79,15,69,050 equity shares having a face value of INR 10 each		
Equity share capital/ total voting capital of the TC after the said acquisition	79,15,69,050 equity shares having a face value of INR 10 each		
Total diluted share/voting capital of the TC after the said acquisition	79,15,69,050 equity shares having a face value of INR 10 each		

[#] Acquirer has acquired 20,949,112 Equity Shares aggregating to 26.47% of the share capital of the Target Company pursuant to the following share sale agreements –

- (i) Share sale agreement dated August 10, 2024, with the Target Company and Lake District Holdings Limited (“**LDHL**”), one of the promoters of the Target Company, as amended from time to time, pursuant to which Aquilo House Pte. Ltd. (“**Acquirer**”) has acquired 12,346,641 Equity Shares from LDHL.
- (ii) Share sale agreement dated August 10, 2024, with the Target Company and Partners Group ESCL Limited (“**PGEL**”), one of the promoters of the Target Company, as amended from time to time, pursuant to which the Acquirer has acquired 5,978,718 Equity Shares from PGEL.
- (iii) Share sale agreement dated August 10, 2024, with the Target Company and Partners Group Private Equity (Master Fund), LLC (“**PGPE**”), a member of the promoter group of the Target Company, as amended from time to time, pursuant to which the Acquirer has acquired 2,623,753 Equity Shares from PGPE.

(*) Total share capital/ voting capital to be taken as per the latest filing done by the Company to the Stock Exchange under Clause 35 of the listing Agreement.

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*(**) Diluted share/voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities/warrants into equity shares of the TC.*

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Signature of the Acquirer / Authorised Signatory

AQUILO HOUSE PTE. LTD.

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Place: Singapore

Date: July 2, 2025