



18th February 2026

The Company Secretary
Arvind SmartSpaces Limited
24, Government Servant's Society,
Near Municipal Market, off. C.G. Road,
Navrangpura, Ahmedabad, Gujarat – 380009

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

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

Scrip Code: 539301
Kind Attn: Sr. General Manager
DCS - Listing Department

Symbol - ARVSMART
Kind Attn: Head – Listing

Dear Sir,

Sub: Disclosure under Regulation 29(2) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Please find enclosed the disclosure under Regulation 29(2) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, in respect of the change in shareholding arising from the disposal of shares held by HDFC Capital Affordable Real Estate Fund – 1 (HCARE-1) in Arvind SmartSpaces Limited.

Vistra ITCL (India) Limited, in its capacity as the trustee for HCARE-1, is making this disclosure under the aforesaid regulations.

Thank you.

Yours faithfully,
For **Vistra ITCL (India) Limited**

Name of authorised signatory: Sameer Bharat Sheth

Encl.: A/a.

Format for disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)	Arvind Smartspaces Limited		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	HDFC Capital Affordable Real Estate Fund-1, a Category II alternative investment fund registered with SEBI (through its trustee, Vistra (ITCL) India Limited		
Whether the acquirer belongs to Promoter/Promoter group	No		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited National Stock Exchange of India Limited		
Details of the disposal 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 disposal under consideration, holding of :			
a) Shares carrying voting rights	40,32,200	8.79%	8.50%
b) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	-	-	-
c) Voting rights (VR) otherwise than by shares	-	-	-
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the T C (specify holding in each category)	-	-	-
e) Total (a+b+c+d)	40,32,200	8.79%	8.50%
Details of acquisition/sale			
a) Shares carrying voting rights acquired/sold	23,00,000	5.01%	4.85%
b) VRs acquired /sold otherwise than by 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/sold	-	-	-
d) Shares encumbered / invoked/released by the acquirer	-	-	-
e) Total (a+b+c+/-d)	23,00,000	5.01%	4.85%

After the acquisition/sale, holding of:			
a) Shares carrying voting rights	17,32,200	3.78%	3.65%
b) Shares encumbered with the acquirer	-	-	-
c) VRs otherwise than by 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) after acquisition	-	-	-
e) Total (a+b+c+d)	17,32,200	3.78%	3.65%
Mode of acquisition/ sale (e.g. open market / off-market / public issue / rights issue / preferential allotment / inter-se transfer etc).	Open Market		
Date of acquisition/ sale of shares / VR or date of receipt of intimation of allotment of shares, whichever is applicable	February 17, 2026		
Equity share capital / total voting capital of the TC before the said acquisition/ sale	Rs. 45,86,69,790/- paid up capital (4,58,66,979 equity shares of Face Value of Rs. 10 each)		
Equity share capital/ total voting capital of the TC after the said acquisition/ sale	Rs. 45,86,69,790/- paid up capital (4,58,66,979 equity shares of Face Value of Rs. 10 each)		
Total diluted share/voting capital of the TC after the said acquisition/ sale	Rs. 47,46,19,790/- paid up capital (4,74,61,979 equity shares of Face Value of Rs. 10 each)		

(*) 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.

(**) 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.

Signature of the Seller / Authorised Signatory

Place: Mumbai

Date: 18 February 2026
