

**Date:** December 16, 2025

<b>Listing Manager,</b> <b>National Stock Exchange of India Limited</b> Exchange Plaza, 5 <sup>th</sup> Floor Plot No. C-1, Block G, Bandra Kurla Complex, Bandra (E) Mumbai – 400051, India Symbol: PARKHOTELS ISIN No.: INE988S01028	<b>BSE Limited</b> <b>Corporate Relationship Department</b> 1 <sup>st</sup> Floor, New Trading Ring Rotunda Building, Phiroze Jeejeebhoy Towers, Dalal Street, Fort Mumbai – 400001, India Scrip Code: 544111 ISIN No.: INE988S01028
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**Subject: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations') - Acquisition**

Respected Sir/Ma'am,

In terms of Regulation 30 of SEBI Listing Regulations, we wish to inform that the **Apeejay Surrendra Park Hotels Limited** ('Company'), has entered into a Share Purchase Agreement ("SPA") for 100% stake of THALI Hotels and Destinations Private Limited ("**THALI**") [including a direct acquisition of 75.39% stake and indirect acquisition of 24.61% stake through acquisition of Fishermans Grove Resorts Private Limited ("**FGRPL**")], 100% stake of Fishermans Grove Resorts Private Limited ("**FGRPL**") from its existing shareholders, for acquisition of "**Purity**", the lakefront property held by THALI and situated at east of Aryakara, Muhamma - 688525, Kerala along with the luxury houseboat, "**Discovery**" in the following manner:

1. THALI Hotels and Destinations Private Limited ("**THALI**") by acquiring 5,22,227 (Five Lakh Twenty-Two Thousand Two Hundred Twenty-Seven) equity shares constituting 75.39% of its paid-up share capital; and
2. Fishermans Grove Resorts Private Limited ("**FGRPL**") by acquiring 4,32,991 (Four Lakh Thirty-Two Thousand Nine Hundred Ninety-One) equity shares constituting 100% of its paid-up share capital,

Further, the Company has executed a Lease Deed and a Share Purchase Agreement with Cochin Residency Private Limited ("Lessor" / "**CRPL**"), owner of the hotel property known as "**The Malabar House**", situated at 1/268-269, Parade Road, Fort Kochi, Kochi, Kerala – 682001, constructed on freehold land measuring 19.63 Ares, together with all existing structures, furniture & fixtures, civil works, interior décor, easements, rights of way and appurtenances associated therewith ("Hotel Premises"), for acquisition of "**The Malabar House**" by acquiring at least 90.96% shareholding of CRPL [with an option to acquire upto 100% of its paid-up share capital consisting 11,06,066 (Eleven Lakhs Six Thousand Sixty-Six) equity shares of INR 10/- (Indian Rupees Ten) each fully paid-up, based on certain events].

Upon consummation of the aforesaid transactions with THALI and CRPL as per the terms of the transaction documents, the properties namely "**Purity**" and "**The Malabar House**" will be held by the Company, and consequently, the financial results of these properties will form part of the consolidated financial statements of the Company.

The disclosure as required under Schedule III of the SEBI Listing Regulations read with SEBI Master Circular no. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, are enclosed herewith as **Annexure A-1, A-2 and A-3**.

This is for your information on record.

Thanking you.

Yours sincerely,  
For **Apeejay Surrendra Park Hotels Limited**

**Shalini Keshan**  
**(Company Secretary and Compliance Officer)**  
Membership No.: ACS-014897

***Encl: As above***

### ANNEXURE A-1

S. No.	Particulars	Details
1.	Name of the target entity, details in brief such as size, turnover etc.	THALI Hotels and Destinations Private Limited (THALI)  The company has an authorised share capital of INR 1,00,00,000/- divided into 10,00,000 equity shares of INR 10/- each, and a paid-up share capital of INR 69,27,070/- comprising 6,92,707 fully paid-up equity shares.
2.	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 “arm’s length”	No
3.	Industry to which the entity being acquired belongs	Travel and Hospitality Industry
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)	For acquisition of “Purity”, the lakefront property held by THALI and situated at east of Aryakara, Muhamma - 688525, Kerala along with the luxury houseboat “Discovery”.
5.	Brief details of any governmental or regulatory approvals required for the acquisition	N.A.
6.	Indicative time period for completion of the acquisition	As may be agreed between the parties.
7.	Consideration - whether cash consideration or share swap or any other form and details of the same	Cash consideration
8.	Cost of acquisition and/or the price at which the shares are acquired	The cost of acquisition shall be the Final Sale Consideration determined in accordance with the Share Purchase Agreement, subject to closing adjustments, and the per-share price will be the Final Sale Consideration divided by the total number of Sale Shares of THALI being acquired.
9.	Percentage of shareholding / control acquired and / or number of shares acquired;	75.39% shareholding

S. No.	Particulars	Details
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);	<p>THALI operates within the boutique hospitality sector with offerings such as premium lakefront stays and luxury houseboat experiences.</p> <p><b>Line of Business:</b> Travel and Hospitality</p> <p><b>Date of Incorporation:</b> January 11, 2007</p> <p><b>Turnover of last 3 years (Rs. in Crores):</b>  2024-25: Rs. 2.46  2023-24: Rs. 2.56  2022-23: Rs. 1.70</p> <p><b>Country in which the acquired entity has presence:</b> India</p>

## ANNEXURE A-2

S. No.	Particulars	Details
1.	Name of the target entity, details in brief such as size, turnover etc.	Fishermans Grove Resorts Private Limited (FGRPL).  The company has an authorised share capital of INR 50,00,000/- divided into 5,00,000 equity shares of INR 10/- each and a paid-up capital of INR 43,29,910/- comprising 4,32,991 fully paid-up equity shares.
2.	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 “arm’s length”	No
3.	Industry to which the entity being acquired belongs	Travel and Hospitality Sector
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)	For acquisition of “Purity”, the lakefront property held by THALI and situated at east of Aryakara, Muhamma - 688525, Kerala along with the luxury houseboat “Discovery”.
5.	Brief details of any governmental or regulatory approvals required for the acquisition	N.A.
6.	Indicative time period for completion of the acquisition	As may be agreed between the parties.
7.	Consideration - whether cash consideration or share swap or any other form and details of the same	Cash consideration
8.	Cost of acquisition and/or the price at which the shares are acquired	The cost of acquisition shall be the Final Sale Consideration determined in accordance with the Share Purchase Agreement, subject to closing adjustments, and the per-share price will be the Final Sale Consideration divided by the fully diluted number of Equity Securities of FGRPL being acquired.
9.	Percentage of shareholding / control acquired and / or number of shares acquired;	100% shareholding

S. No.	Particulars	Details
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);	<p>FGRPL is engaged in the boutique hospitality and resort business in Kerala.</p> <p><b>Line of Business:</b> Travel and Hospitality</p> <p><b>Date of Incorporation:</b> March 18, 1998</p> <p><b>Turnover of last 3 years (Rs. in Crores):</b>  2024-25: Rs. 0.00  2023-24: Rs. 0.00  2022-23: Rs. 0.00</p> <p><b>Country in which the acquired entity has presence:</b> India</p>

### ANNEXURE A-3

S. No.	Particulars	Details
1.	Name of the target entity, details in brief such as size, turnover etc.	Cochin Residency Private Limited ("CRPL")  The company has an authorised share capital of INR 1,15,00,000/- divided into 11,15,000 equity shares of INR 10/- each and a paid-up share capital of INR 1,10,60,660/- comprising 11,06,066 fully paid-up equity shares.
2.	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 "arm's length"	No
3.	Industry to which the entity being acquired belongs	Travel and Hospitality Sector
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)	For acquisition of "The Malabar House," situated at 1/268-269, Parade Road, Fort Kochi, Kochi, Kerala – 682001, constructed on freehold land measuring 19.63 Ares, together with all existing structures, furniture & fixtures, civil works, interior décor, easements, rights of way and appurtenances associated therewith.
5.	Brief details of any governmental or regulatory approvals required for the acquisition	N.A.
6.	Indicative time period for completion of the acquisition	As may be agreed between the parties.
7.	Consideration - whether cash consideration or share swap or any other form and details of the same	Cash consideration
8.	Cost of acquisition and/or the price at which the shares are acquired	The cost of acquisition shall be the Final Sale Consideration determined in accordance with the Share Purchase Agreement, subject to closing adjustments; the per-share price will be the Final Sale Consideration divided by the fully diluted number of equity securities of CRPL being acquired.
9.	Percentage of shareholding / control acquired and / or number of shares acquired;	Atleast 90.96% shareholding of CRPL (with an option to acquire upto 100% shareholding, based



S. No.	Particulars	Details
		on certain event set out in accordance with the Share Purchase Agreement).
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);	<p>CRPL owns and operates “Malabar House,” a premium boutique hotel located in Kerala.</p> <p><b>Line of Business:</b> Travel and Hospitality</p> <p><b>Date of Incorporation:</b> November 17, 1994</p> <p><b>Turnover of last 3 years (Rs. in Crores):</b>  2024-25: Rs. 4.97  2023-24: Rs. 5.02  2022-23: Rs. 3.63</p> <p><b>Country in which the acquired entity has presence:</b> India</p>