

Date: 05<sup>th</sup> March, 2026

<b>The General Manager, Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001</b>	<b>The Vice-President, Listing Department National Stock Exchange of India Limited “Exchange Plaza”, Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051</b>
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sir/Madam,

**Sub: Outcome of the Board Meeting held on 05<sup>th</sup> March, 2026**

Pursuant to Regulations 30 of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, we hereby inform you that the Board of Directors in its meeting held today i.e. Thursday, 05<sup>th</sup> March, 2026, has considered and approved the following;

- a) To seek approval of the shareholders on certain material related party transactions including to acquire shares of Bamboo Hotel and Global Centre (Delhi) Private Limited (“Bamboo Hotel”) (along with assignment of loan granted to Bamboo Hotels) from Advent Hotels International Limited (“Advent Hotels”/“Seller”). The details as required for acquisition of Bamboo Hotel shares as per the SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11<sup>th</sup> November, 2024, are enclosed in **Annexure I**.
- b) To issue Corporate Guarantee towards term loan to be availed by DB View Infracon Private Limited, a wholly owned subsidiary of the Company (“DB View”) and to avail corporate guarantee to be extended by DB View for the term loan to be availed by the Company. The details as required for the above Corporate Guarantees as per the SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11<sup>th</sup> November, 2024, are enclosed in **Annexure II(a) and Annexure II(b)**.

We request you to take the same on record.

Thanking You,

Yours faithfully,

**For Valor Estate Limited  
(Formerly known as D B Realty Limited)**

**Jignesh Shah  
Company Secretary**

Encl: As above

**VALOR ESTATE LIMITED  
(Formerly known as D B Realty Limited)**

Regd. Office: 7<sup>th</sup> Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai-400 020 Tel: 91-22-4747 8686

Website: www.dbrealty.co.in Email: info @dbg.co.in

CIN: L70200MH2007PLC166818

**Annexure I:**

<p>Name of the target entity, details in brief such as size, turnover, etc</p>	<p><b>Name of the Company:</b> Bamboo Hotel and Global Centre (Delhi) Private Limited (“Bamboo Hotel”)</p> <p><b>Capital Details</b></p> <p><b>Authorised Capital:</b> Rs. 5,00,00,000/-</p> <p><b>Paid Up Capital:</b> Rs. 2,02,00,000/-</p> <p><b>Turnover:</b> Nil as on 31<sup>st</sup> March, 2025</p>
<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? If yes, nature of interest and details thereof and whether the same is done at “arm’s length</p>	<p>Yes. Acquisition of shares from Advent Hotels International Limited (“Advent Hotels”/”Seller”) would fall within the related party transaction. The Seller is the Resulting Company pursuant to the Order for demerger passed by NCLT, Mumbai and the Promoter/Promoter Group of the Company and Seller are common. The proposed transaction of acquisition of shares is at arm’s length basis as per the Valuation Report provided by the Independent Registered Valuer.</p>
<p>Industry to which the entity being acquired belongs</p>	<p>Hotel &amp; Hospitality Business</p>
<p>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);</p>	<p>The proposed transaction is necessary as it places non-controlling stake in a long gestation project, funding intensive asset with the Company positioned to fund it, manage completion and stabilization and optimizes value extraction. It is subject to the approval of shareholders and detailed rationale/objective will also be mentioned in the Notice to be dispatched to the shareholders in due course of time. The proposed transaction is also subject to the approval of shareholders of Seller and existing Lender/s of Bamboo Hotel.</p>
<p>Brief details of any governmental or regulatory approvals required for the acquisition</p>	<p>Not Applicable</p>
<p>Indicative time period for completion of the acquisition</p>	<p>Within a period of 60 days unless the time period mutually extended by the parties</p>
<p>Consideration - whether cash consideration or share swap or any other form and details of the same;</p>	<p>The consideration payable by the Company shall be settled/adjusted against the existing outstanding receivables due from the Seller</p>
<p>Cost of acquisition and/or the price at which</p>	<p>9,89,800 equity shares of Class A of Bamboo Hotel for a consideration of approx. Rs. 6,028.54/- per</p>

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the shares are acquired	equity share (thus aggregating to approx. Rs. 596.70 Crores) along with such rights, entitlements and interest on such shares from Advent Hotels. In addition to this, it is proposed to execute deed of assignment by the Company with the Seller to takeover existing outstanding loans aggregating to approx. Rs. 1058.89 crores granted by Advent Hotels to Bamboo Hotel. The Consideration receivable shall be settled/adjusted against the existing outstanding receivables from Advent Hotels.
Percentage of shareholding / control acquired and / or number of shares acquired	Post above acquisition, the Company will hold 49% shares in Bamboo Hotel and it will become an Associate company of the Company
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);	Bamboo Hotels was incorporated on 14 <sup>th</sup> August, 2008 and is in the business of hospitality. The turnover of Bamboo Hotels of last 3 years is NIL.

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**Annexure II (a):**

Sr. No.	Particulars	Details				
1	Name of party for which such guarantees <del>or indemnity or surety</del> was given	DB View Infracon Private Limited, a wholly owned subsidiary of the Company ("DB View") ("Borrower")				
2	Whether the promoter/ promoter group/ group companies have any interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at "arm's length";	<p>The Promoter/ Promoter group/ group companies have no interest in this transaction.</p> <p>In terms with requirement of Lender, the Company is providing corporate guarantee in favour of Lender/Trustee if appointed by the Lender in addition to other security/ies. The transaction is on an arm's length basis.</p>				
3	brief details of such guarantee <del>or indemnity or becoming a surety</del> viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee	<p>The Company is issuing below corporate guarantee to secure the term loan to be availed by DB View.</p> <table border="1" data-bbox="808 869 1419 1079"> <thead> <tr> <th data-bbox="808 869 1114 974">Name of the Lender/Bank</th> <th data-bbox="1114 869 1419 974">Amount of facility (in Crores)</th> </tr> </thead> <tbody> <tr> <td data-bbox="808 974 1114 1079">Capri Global Private Limited</td> <td data-bbox="1114 974 1419 1079">Upto Rs. 110 crores</td> </tr> </tbody> </table>	Name of the Lender/Bank	Amount of facility (in Crores)	Capri Global Private Limited	Upto Rs. 110 crores
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Capri Global Private Limited	Upto Rs. 110 crores					
4	impact of such guarantees or indemnity or surety on listed entity	Corporate guarantee will require accounting treatment and disclosure in compliance with the provisions of Ind AS 109 and other applicable laws/regulations.				

**Annexure II (b):**

Sr. No.	Particulars	Details				
1	Name of party for which such guarantees <del>or indemnity or surety</del> was given	Valor Estate Limited (“The Company”) (“Borrower”)				
2	Whether the promoter/ promoter group/ group companies have any interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at “arm’s length”;	<p>The Promoter/ Promoter group/ group companies have no interest in this transaction.</p> <p>In terms with requirement of Lender, DB View Infracon Private Limited, a wholly owned subsidiary of the Company (“DB View”) is providing corporate guarantee in favour of Lender/Trustee if appointed by the Lender in addition to other security/ies. The transaction is on an arm’s length basis.</p>				
3	brief details of such guarantee <del>or indemnity or becoming a surety</del> viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee	<p>DB View is issuing below corporate guarantee to secure the term loan to be availed by the Company.</p> <table border="1" data-bbox="808 911 1419 1121"> <thead> <tr> <th data-bbox="808 911 1114 1010">Name of the Bank/Trustee</th> <th data-bbox="1114 911 1419 1010">Amount of facility (in Crores)</th> </tr> </thead> <tbody> <tr> <td data-bbox="808 1010 1114 1121">Capri Global Private Limited</td> <td data-bbox="1114 1010 1419 1121">Upto Rs. 110 crores</td> </tr> </tbody> </table>	Name of the Bank/Trustee	Amount of facility (in Crores)	Capri Global Private Limited	Upto Rs. 110 crores
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