

Date: 31st March, 2026

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

Dear Sir/ Madam,

Ref: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 30 of the SEBI (LODR) Regulations, 2015 read with Part A of Schedule III thereto and the SEBI Master Circular dated 30th January 2026, we wish to inform you that MIG (Bandra) Realtors Private Limited (“MIG”), a wholly owned subsidiary of Valor Estate Limited (the “Company”), has entered into transaction document/s on 30th March 2026, after business hours, with Adani Goodhomes Private Limited for acquisition of entire equity share capital of Radius Estates and Developers Private Limited (“Radius Estates”/ “Target company”), subject to the terms and conditions set out therein.

Upon completion of the aforesaid acquisition, Radius Estates shall become a wholly owned subsidiary of MIG and, consequently, an indirect wholly owned subsidiary of the Company. The consummation of the acquisition is, inter alia, subject to the completion of agreed conditions, including the release of the pledged shares by the existing lender/charge holder, and the completion of transfer formalities in accordance with the definitive transaction documents.

The details as required under Regulation 30 of the SEBI (LODR) Regulations, 2015, read with SEBI Master Circular HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated 30th January, 2026, are enclosed as Annexure.

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: 7th 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

<p>Name of the target entity, details in brief such as size, turnover, etc</p>	<p>Name of the Company: Radius Estates and Developers Private Limited (“Radius Estates”)</p> <p>Capital Details</p> <p>Authorised Capital: ₹ 3,500 crore</p> <p>Paid Up Capital: ₹ Rs 22.055 crore</p> <p>Turnover: ₹157.55 crore as on 31st 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>The proposed acquisition does not constitute a related party transaction. The promoter / promoter group / group companies of the Company do not have any interest in the Target company.</p>
<p>Industry to which the entity being acquired belongs</p>	<p>Real estate development</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 acquisition is in line with the Company’s real estate business and is intended to consolidate ownership and control over Radius Estates and its underlying project interests.</p>
<p>Brief details of any governmental or regulatory approvals required for the acquisition</p>	<p>No separate governmental or regulatory approval is presently required specifically for the acquisition of shares, other than compliance with applicable contractual, corporate and statutory requirements. The transfer of shares is, however, subject to the release of the pledged shares by the existing lender/charge holder and fulfilment of conditions stipulated in the transaction documents.</p>
<p>Indicative time period for completion of the acquisition</p>	<p>The acquisition is proposed to be completed upon fulfilment of conditions precedent and completion conditions set out in the transaction documents. The indicative outer timeline is up to December 2027, subject to the release of pledged shares and the completion of agreed milestones.</p>
<p>Consideration - whether cash consideration or share swap or any other form and details of the same;</p>	<p>Cash Consideration</p>
<p>Cost of acquisition and/or the price at which the shares are acquired</p>	<p>Aggregate consideration of ₹383 crore</p>
<p>Percentage of shareholding / control acquired and / or number of shares acquired</p>	<p>MIG will acquire 100% of the equity share capital of Radius Estates. Upon completion, Radius Estates will</p>

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	become a wholly owned subsidiary of MIG and an indirect wholly owned subsidiary 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);	<p>Radius Estates was incorporated on 19th July, 2014 and is engaged in the business of real estate development.</p> <p>Turnover history:</p> <ul style="list-style-type: none">• FY 2024-25 – Rs.157.55 crore• FY 2023-24- Rs. 0.31 crore• FY 2022-23- Rs. Nil <p>Country of presence: India.</p>

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