



FOCE INDIA LIMITED

(Authorized Distributors for India of FOCE Watches)
(Formerly known as Heighten Trading Company Private Limited)
CIN : U33100MH2001PLC130385

Date: 21.02.2026

To,
National Stock Exchange of India Limited Exchange
Plaza Block G, C 1, Bandra Kurla Complex,
G Block BKC, Bandra East, Mumbai,
Maharashtra 400051

Symbol: FOCE

Subject: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Leave and License Agreement.

Dear Sir/Madam,

Pursuant to provisions of Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby inform you that FOCE Realty Solutions Private Limited, a Wholly Owned Subsidiary of Foce India Limited ("the Company"), has entered into an agreement on 20th February, 2026 with CENTAI Technologies Private Limited for a Leave and License Agreement. Total area of 5698 square feet comprising of 2914 square feet carpet area on ground floor and 2784 square feet carpet area on first floor has been rented out in the building known as "Palai Tower" situated at Swami Vivekananda Road near Piramal Nagar Housing Society, Mahendra Gardens, Piramal Nagar, Goregaon West, Mumbai-400104 for a period of 5 years effective 07th February, 2026.

The requisite disclosure as per SEBI Circular No. SEBI HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated 30th January, 2026, is enclosed as Annexure-A to this letter.

Please take the same on your record and acknowledge the receipt of the same.

Thanking You,
Yours faithfully,
For Foce India Limited

Ankit Pandit
Company Secretary & Compliance Officer

Registered Office: 4, Kingston, Shastri Nagar, Lokhandwala Complex, Andheri (W), Mumbai – 400 053
Email Id: office@foceindia.com; **Phone No:** 02226349544
Website: www.foceindia.com



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Annexure A

Disclosure of information pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. SEBI HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated 30th January, 2026.

Sr. No	Details of events that need to be provided	Details								
1.	Name of Company with whom agreement/ JV is signed	CENTAI Technologies Private Limited								
2.	Area of Agreement	Leave and License Agreement Leasing of commercial property owned by the wholly owned subsidiary								
3.	Domestic or International	Domestic								
4.	Share Exchange Ratio/ JV Ratio	N.A								
5.	Scope of Business Operation of Agreement:	FOCE Realty Solutions Private Limited, a Wholly Owned Subsidiary of the Foce India Limited (“the Company”), has entered into a Leave and License agreement on 20th February, 2026 with CENTAI Technologies Private Limited. CENTAI Technologies Private Limited will operate a diagnostic center, retail pharmacy and other health-tech services.								
6.	Details of consideration paid/ received in agreement / JV	As per the Leave and License Agreement, CENTAI Technologies Private Limited will pay monthly license Fee as below: <table border="1"><thead><tr><th>Sr. No</th><th>License period</th><th>Per month License Fees (in Rupees)</th><th>Total Rent payable for the Licensed Period</th></tr></thead><tbody><tr><td>1.</td><td>07th February, 2026 to 22nd April, 2026(Rent Free Fit – Out period)</td><td>NIL</td><td>NIL</td></tr></tbody></table>	Sr. No	License period	Per month License Fees (in Rupees)	Total Rent payable for the Licensed Period	1.	07 th February, 2026 to 22 nd April, 2026(Rent Free Fit – Out period)	NIL	NIL
Sr. No	License period	Per month License Fees (in Rupees)	Total Rent payable for the Licensed Period							
1.	07 th February, 2026 to 22 nd April, 2026(Rent Free Fit – Out period)	NIL	NIL							

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		2.	23 rd April, 2026 to 06 th February, 2027	Rs.20,00,000/-	Rs.1,90,68,493/-
		3.	07 th February, 2027 to 06 th February, 2028	Rs.21,00,000/-	Rs.2,52,00,000/-
		4.	07 th February, 2028 to 06 th February, 2029	Rs.22,05,000/-	Rs.2,64,60,000/-
		5.	07 th February, 2029 to 06 th February, 2030	Rs. 23,15,250/-	Rs.2,77,83,000/-
		6.	07 th February, 2030 to 06 th February, 2031	Rs.24,31,013/-	Rs.2,91,72,156/-
7.	significant terms and conditions of agreement / IV -in brief;	As per the Leave and License Agreement, total area of 5698 square feet comprising of 2914 square feet carpet area on ground floor and 2784 square feet carpet area on first floor has been rented out in the building known as “Palai Tower” situated at Swami Vivekananda Road near Piramal Nagar Housing Society, Mahendra Gardens, Piramal Nagar, Goregaon West, Mumbai-400104. The License Period would be for 5(Five Years) commencing from 7 th February, 2026 and ending on 6 th February, 2031. The License has paid interest free security deposit of Rs. 1,20,00,000/- (Rupees One Crore Twenty lakhs Only).			
8.	Whether the acquisition would fall within related party transactions 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			

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9.	Size of the entity(ies);	Not Applicable
10.	Rationale and benefit expected.	Same as mentioned in point No. 5 & 7