

Ref. No.: SE/2023-24/129

June 29, 2023

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

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

Kind Attn: Sr. General Manager
DCS - Listing Department

Kind Attn: Head – Listing

Dear Sirs,

Sub: Intimation under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Investment in equity shares of Xanadu Realty Limited

With reference to the captioned subject, we would like to inform you that the Corporation has on June 28, 2023, acquired 612 equity shares of Xanadu Realty Limited (Xanadu) representing 5.46% of its paid-up equity share capital upon conversion of 938 compulsorily convertible debentures held by it in Xanadu.

The details required to be disclosed under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, are as below:

Particulars	Details
Name of the target entity, details in brief such as size, turnover etc.	Xanadu Realty Limited Aggregate revenue during FY 2021-22 - Rs. 143.90 crore Balance sheet size as on March 31, 2022 - Rs. 225.79 crore
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 “arms length”	This is not a related party transaction for the Corporation. The Corporation does not have any promoter.
Industry to which the entity being acquired belongs	Real Estate Marketing
Objects and effects of the 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)	Financial Investment
Brief details of any governmental or regulatory approvals required for the acquisition	Nil
Indicative time period for completion of the acquisition	June 28, 2023

Corporate Office: HDFC House, HT Parekh Marg, 165-166, Backbay Reclamation, Churchgate, Mumbai 400 020.

Tel.: 66316000, 22820282. Fax: 022-22046834, 22046758.

Regd. Office: Ramon House, HT Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020.
INDIA. Corporate Identity Number: L70100MH1977PLC019916

Nature of consideration - whether cash consideration or share swap and details of the same	Shares have been allotted to the Corporation by way of conversion of compulsorily convertible debentures.
The price at which the shares are being acquired	Rs. 4,08,501 per equity share aggregating to a total consideration of Rs. 25 crore.
Percentage of shareholding/ control invested and/ or number of shares acquired	The number of equity shares after conversion is 613 which represents 5.46% of the paid-up equity share capital.
Brief background about the entity being 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)	Xanadu is <i>inter alia</i> engaged in sales, marketing and project management consulting services for real estate. Xanadu advises and assists real estate developers in providing strategic sales related and go-to-market guidance, and marketing operations services to garner their business and assist them in the market launch in respect of their real estate projects. planning, visualization and quality delivery. The aggregate revenue of Xanadu Realty Limited for the last 3 financial years: FY 2019-20: Rs. 88.17 crore FY2020-21: Rs. 91.71 crore FY2021-22: Rs. 143.90 crore

You are requested to take note of the above and arrange to bring this to the notice of all concerned.

Thank you,

Yours faithfully,

For **Housing Development Finance Corporation Ltd.**

AJAY
GIRIDHARILAL
AGARWAL

Digitally signed by AJAY
GIRIDHARILAL AGARWAL
Date: 2023.06.29
19:14:16 +05'30'

Ajay Agarwal
Company Secretary