

Magnum Ventures Limited

CIN: L21093DL1980PLC010492

Registered Office: Room No. 118, First Floor, MGM Commercial Complex, 4634/1, Plot No. 19, Ansari Road, Darya Ganj, New Delhi-110002, Phone: +91-11-42420015
E-mail: info@magnumventures.in Website: www.magnumventures.in

Date: 04th December, 2025

To,

Department of Corporate Services
BSE Limited
Phiroj Jeejeebhoy Tower,
Dalal Street, Fort Mumbai-400001

Department of Corporate Communications
National Stock Exchange India Limited
Exchange Plaza, Bandra-Kurla Complex
Bandra(E) Mumbai-400051

Ref: Scrip Code

BSE: 532896, 975493

NSE: MAGNUM

Sub: Intimation pursuant to Regulation 30 and 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015- Partial Redemption of Rated, Listed, Redeemable, Non-Convertible Debentures ("NCDs").

Dear Sir/ Madam,

This is with reference to the captioned subject and in continuation of our letter dated 25th November, 2025, wherein we had intimated the Record Date for partial redemption of the captioned NCDs.

The Company had earlier issued listed, rated, secured, redeemable, non-convertible debentures ("Existing Debentures") of a face value of INR 1,00,000 each, aggregating up to INR 150,00,00,000 (Rupees One Hundred and Fifty Crores), in dematerialised form, to NEO Special Credit Opportunities Fund ('the Debenture Holder') on a private placement basis, pursuant to the Debenture Trust Deed executed with Catalyst Trusteeship Limited ("Debenture Trustee"). Subsequently, under the same ISIN, the Company re-issued 3,000 NCDs amounting INR 30,00,00,000 (Rupees Thirty Crores) and 5,000 NCDs, amounting INR 50,00,00,000 (Rupees Fifty Crores), aggregating the total issue size to INR 230 Crores. The outstanding amount of NCDs prior to redemption stood at INR 211.45 Crores.

Security for the Existing Debentures

The Existing Debentures were secured, inter alia, by:

- First ranking pari-passu charge over the immovable properties of the Company, including the Paper Division and the Hotel Division;
- First ranking pari-passu charge over all movable assets of the Company (present and future), including tangible and intangible assets, receivables, cashflows, bank accounts, inventories, plant & machinery of the Paper Division and Hotel Division;
- Personal guarantees of Mr. Pardeep Kumar Jain, Mr. Abhay Jain, and Mr. Parv Jain;
- Pledge over 83,24,255 equity shares held by Mr. Parv Jain in the Company;
- Exclusive charge over the Debt Service Reserve Account (DSRA); and

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- f. Post-dated cheques issued/to be issued towards repayment obligations under the Existing Debentures.

Fresh Financing From TFCI

As intimated vide our letter dated 14th November, 2025, the Company has raised fresh debt of INR 150,00,00,000 (Rupees One Hundred and Fifty Crores) from Tourism Finance Corporation of India Limited ("TFCI") for the purpose of redeeming the Existing Debentures. The key terms include:

- MVL shall pay to TFCI interest on the principal amount of the loan outstanding from time to time at TFCI's MCLR (presently 12.10% p.a.) plus 0.90% p.a. i.e. currently 13.00% per annum. Such interest shall be payable monthly each year starting on the 15th day of the month after availing first disbursement.
- The loan shall be repaid in 48 quarterly instalments commencing from 15th April, 2026 to 15th January, 2038.

Partial Redemption of Existing Debentures

We hereby inform that on 04th December, 2025, the Company has utilised the funds received from TFCI and has redeemed the Existing Debentures to the extent of INR 150,00,00,000 in accordance with the agreed terms.

Post this redemption, the outstanding debenture amount now stands at INR 61.45 Crores.

Further, the security created over the assets of the Hotel Division of the Company, which secured the Existing Debentures, shall now be released to facilitate the creation of a new exclusive charge in favour of TFCI over the said assets, in line with the terms of the new financing facility.

Thanking You,

Yours Faithfully,

For Magnum Ventures Limited

Aaina Gupta
Company Secretary Cum Compliance Officer