



PHYSICSWALLAH LIMITED

Date: January 18, 2026

National Stock Exchange of India Limited

Exchange Plaza, C-1, Block G,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400 051 India

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001 India

Scrip Code: 544609

Symbol: PWL

Sub: Intimation under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”) – Acquisition of Land by Penpencil Edu Services Private Limited, a Wholly Owned Subsidiary of Physicswallah Limited (“the Company”)

Dear Sir/Madam,

This is in continuation of our earlier intimation dated December 08, 2025, wherein the Company had informed the Stock Exchanges about the fund infusion of approximately INR 400 crore in Penpencil Edu Services Private Limited (“Penpencil”), a wholly owned subsidiary of the Company, to support its future expansion plans and strategic investments aimed at driving growth.

Further, vide our intimation dated December 23, 2025, the Company had disclosed that, as part of the aforesaid expansion plan, Penpencil had acquired land to support its future business expansion. In continuation thereof, and Pursuant to Regulation 30 read with Schedule III of the SEBI Listing Regulations, we would like to inform you that Penpencil, has executed a Sale Deed dated January 17, 2026 for the acquisition of land admeasuring area 1.16 Acres, situated at Village - Tupudana, District Ranchi, in furtherance of its approved expansion strategy.

Further, in continuation of and in furtherance of the aforesaid fund infusion and expansion plans, Penpencil may, from time to time, acquire additional parcels of land from the funds infused by the Company, as part of its strategic investments.

The detailed disclosure as required under Regulation 30 read with Schedule III of the SEBI Listing Regulations and SEBI circular SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, is enclosed herewith as **Annexure -1**.

This disclosure will also be hosted on the Company's website viz. <https://www.pw.live/investor-relations>

Request you to kindly take the same on record.

Thank you.

Yours sincerely,
For Physicswallah Limited

Ajinkya Jain
Group General Counsel, Company Secretary & Compliance Officer
Membership No.: A33261



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Annexure - 1

Sl.	Particular	Details
1.	name(s) of parties with whom the agreement is entered	1. Shri Sudhir Kumar Tiwary (Seller) 2. Penpencil Edu Services Private Limited (Buyer)
2.	purpose of entering into the agreement	To acquire piece and parcel of land measuring area 1.16 Acres to support future expansion of business.
3.	size of agreement	The transaction value is INR 38,00,00,000 (Indian Rupees Thirty Eight Crore Only) (excluding transfer and other applicable charges and duties).
4.	shareholding, if any, in the entity with whom the agreement is executed	Not Applicable
5.	significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	To acquire piece and parcel of land admeasuring area 1.16 Acres situated at village – Tupudana P.S. Hatia now Dhurwa, Thana No. 267, District Ranchi, free from all encumbrances, charges, mortgages, attachments, lispendens, demand, liens and trust of whatsoever nature at a consideration of INR 38,00,00,000 (Indian Rupees Thirty Eight Crore Only) (excluding transfer and other applicable charges and duties) by way of execution of Sale Deed dated January 17, 2026 between the parties as mentioned in point No. 1.
6.	whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	Not Applicable
7.	whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length	Not Applicable
8.	in case of issuance of shares to the parties, details of issue price, class of shares issued	Not Applicable
9.	in case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis	Not Applicable



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10	any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc	Not Applicable
11	in case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s)	Not Applicable