

February 10, 2026

**Department of Corporate Services
BSE Limited,
Mumbai 400 001**

Through: BSE Listing Centre

Scrip Code: Equity - 533273
Debt - 976126, 976127, 976128

**The Listing Department
National Stock Exchange of India Limited,
Mumbai 400 051**

Through: NEAPS

Scrip Symbol: OBEROIRLTY

Sub: Signing of Hotel Management Agreement, Residences Branding and Marketing Agreement, and other related agreements with AMAN GROUP SARL by I-Ven Realty Limited, a joint venture of the Company

Dear Sirs,

- A. I-Ven Realty Limited (the “**SPV**”) is a joint venture of Oberoi Realty Limited (“**ORL**”), where ORL holds 39.13% ownership interest on a fully diluted basis. Another 39.13% ownership interest in the SPV is held by Mr. Vikas Oberoi (the promoter of ORL), and the balance 21.74% ownership interest is held by Alpha Wave Ventures II, LP, each on a fully diluted basis.
- B. The SPV holds leasehold rights in respect of land admeasuring 16,689.93 sq. mt. (approx. 4 Acres) situated at Dr. Annie Besant Road, Worli, Mumbai.
- C. As part of the development of the said land, the SPV plans to construct, *inter alia*, a hotel consisting of approx. 80 guest rooms, food and beverage outlets, and other allied facilities and amenities (“**Hotel**”), and approx.150,000-200,000 sq. ft. (carpet area) of residential real estate for sale along with allied facilities and amenities (“**Residences**”).
- D. We write to inform you that the SPV has today signed a Hotel Management Agreement, a Residences Branding and Marketing Agreement, and other related agreements with AMAN GROUP SARL, Switzerland (“**Aman**”).
- E. Pursuant to
 - (I) the Hotel Management Agreement (“**HMA**”), Aman will manage and operate the Hotel under the ‘Aman’ brand. The Hotel is expected to be operational by August 31, 2032 and will be managed and operated by Aman for an initial term of 25 years, with an automatic extension for a further period of 10 years unless chosen otherwise by Aman (“**Tenure**”).
 - (II) the Residences Branding and Marketing Agreement (“**RBMA**”), the Residences will be developed, marketed and sold using the licensed Aman marks, and managed and operated under the ‘Aman’ brand. RBMA has the same Tenure as that of HMA.



Kindly take the above on record and oblige.

The disclosure in the format prescribed vide SEBI Master circular no. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 is also annexed hereto.

Thanking you.

For Oberoi Realty Limited

Bhaskar Kshirsagar
Company Secretary

Encl: As above.

Annexure

Name of the entity(ies) with whom agreement is signed	AMAN GROUP SARL, Switzerland
Area of agreement	Mumbai
Domestic/ international	Domestic
Share exchange ratio / JV ratio	N.A.
Scope of business operation of agreement	<p><u>Hotel Management Agreement ("HMA")</u>, pursuant to which Aman will manage and operate the Hotel under the 'Aman' brand.</p> <p><u>Residences Branding and Marketing Agreement ("RBMA")</u>, pursuant to which the Residences will be developed, marketed and sold using the licensed Aman marks, and managed and operated under the 'Aman' brand.</p>
Details of consideration paid/received in agreement	Nil.
Significant terms and conditions of agreement	<p>The Hotel is expected to be operational by August 31, 2032 and will be managed and operated by Aman for an initial term of 25 years, with an automatic extension for a further period of 10 years unless chosen otherwise by Aman ("Tenure").</p> <p>RBMA has the same Tenure as that of HMA.</p>
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"	N.A.
Size of the entity	N.A.
Rationale and benefit expected	<p>The Aman Group is in the business of, and experienced in, owning, managing and operating, as well as planning, decorating, furnishing, equipping and promoting, hotels, residences and villas under the "Aman" and "Janu" brands.</p> <p>The SPV is expected to benefit from the association with Aman for its hospitality and residential development in terms of the agreements as stated above.</p>