Phone No.: 30767700

Nithyam Realty Private Limited

CIN: U70109MH2016PTC288546
Regd. Office: 1st Floor, Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400 013
Email ID: secretarial.department@piramal.com

Disclosures under Regulation 29(2) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)	Piramal Finance Limited (PFL)		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	The Acquirer is Nithaym Realty Private Limited. Please refer to **Annexure 1** for the details of Persons Acting in Concert (PAC) (which also includes the Acquirer).		
Whether the acquirer belongs to Promoter / Promoter group	Yes.		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited (BSE) and National Stock Exchange of India Limited (NSE)		
Details of the acquisition ~~/ disposal~~ as follows	Number	% w.r.t.total share/voting capital wherever applicable (*)	% w.r.t. total diluted share/voting capital of the TC (**)
Before the acquisition under consideration, holding of the Acquirer (along with PAC):			
a) Shares carrying voting rights	Refer Annexure 1 (Part A) for holding of Acquirer including PAC	Refer Annexure 1 (Part A) for holding of Acquirer including PAC	Refer Annexure 1 (Part A) for holding of Acquirer including PAC
b) Shares in the nature of encumbrance (pledge/ lien/ non- disposal undertaking/ others)	N.A.	N.A.	N.A.
c) Voting rights (VR) otherwise than by shares	N.A.	N.A.	N.A.
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the T C (specify holding in each category)	Refer Annexure 1 (Part A) for holding of Acquirer including PAC	Refer Annexure 1 (Part A) for holding of Acquirer including PAC	Refer Annexure 1 (Part A) for holding of Acquirer including PAC
e) Total (a+b+c+d)	Refer Annexure 1 (Part A) for holding of Acquirer including PAC	Refer Annexure 1 (Part A) for holding of Acquirer including PAC	Refer Annexure 1 (Part A) for holding of Acquirer including PAC

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Details of acquisition ~~/ sale~~			
a) Shares carrying voting rights acquired / sold	N.A.	N.A.	N.A.
b) VRs acquired /sold otherwise than by shares	N.A.	N.A.	N.A.
c) Warrants~~/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category)~~ acquired~~/sold~~	Refer Annexure 1 (Part B) for details of acquisition	Refer Annexure 1 (Part B) for details of acquisition	Refer Annexure 1 (Part B) for details of acquisition
d) Shares encumbered / invoked / released by the acquirer	N.A.	N.A.	N.A.
e) Total (a+b+c+/-d)	Refer Annexure 1 (Part B) for details of acquisition	Refer Annexure 1 (Part B) for details of acquisition	Refer Annexure 1 (Part B) for details of acquisition
After the acquisition ~~/ sale~~, holding of the Acquirer (along with PACs):			
a) Shares carrying voting rights acquired	Refer Annexure 1 (Part C) for holding of Acquirer including PAC	Refer Annexure 1 (Part C) for holding of Acquirer including PAC	Refer Annexure 1 (Part C) for holding of Acquirer including PAC
b) Shares encumbered with the acquirer	N.A.	N.A.	N.A.
c) VRs otherwise than by shares	N.A.	N.A.	N.A.
d) Warrants ~~/ convertible securities / any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category)~~ after acquisition	Refer Annexure 1 (Part C) for holding of Acquirer including PAC	Refer Annexure 1 (Part C) for holding of Acquirer including PAC	Refer Annexure 1 (Part C) for holding of Acquirer including PAC
e) Total (a+b+c+d)	Refer Annexure 1 (Part C) for holding of Acquirer including PAC	Refer Annexure 1 (Part C) for holding of Acquirer including PAC	Refer Annexure 1 (Part C) for holding of Acquirer including PAC

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Mode of acquisition ~~/ sale~~ (e.g. ~~open market / off-market / public issue / rights issue~~ / preferential allotment ~~/ inter-se transfer etc~~).	Preferential Allotment of 82,94,000 convertible warrants
Date of acquisition ~~/ sale of shares / VR or date of receipt of intimation of allotment of shares~~, whichever is applicable	October 05, 2026
Equity share capital / total voting capital of the TC before the said acquisition ~~/ sale~~	Equity Share Capital - 23,66,30,306 equity shares having face value of Rs. 2/- (Rupees Two only) Total Voting Capital - 23,61,46,178 equity shares having face value of Rs. 2/- (Rupees Two only)
Equity share capital/ total voting capital of the TC after the said acquisition ~~/ sale~~	Equity Share Capital - 23,66,30,306 equity shares having face value of Rs. 2/- (Rupees Two only) Total Voting Capital - 23,61,46,178 equity shares having face value of Rs. 2/- (Rupees Two only)
Total diluted share/voting capital of the TC after the said acquisition	Equity Share Capital – 24,49,24,306 equity shares having face value of Rs. 2/- (Rupees Two only) Total Voting Capital - 24,44,40,178 equity shares having face value of Rs. 2/- (Rupees Two only)

For Nithyam Realty Private Limited

Sunil Adukia
Authorised Signatory

Nithyam Realty Private Limited

Place: Mumbai
Date: 7th October, 2026

Note:

(*) Total share capital/ voting capital to be taken as per the latest filing done by the Company to the Stock Exchange under Regulation 31 of the Securities and Exchange Board of India(Listing Obligations and Disclosure Requirements) Regulations, 2015.

(**) Diluted share/voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities/warrants into equity shares of the TC.

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Annexure 1

Disclosure under Regulation 29(2) with respect to Piramal Finance Limited (Target Company), as of 05.10.2026

	Part A			Part B			Part C		
Shareholder	**Before the acquisition**			**Details of acquisition**			**After the acquisition**		
Acquirer & PAC	**No. of shares / voting rights**	**% w.r.t total share capital of TC**	**% w.r.t total share capital of TC (diluted basis)**	**No. of shares / voting rights**	**% w.r.t total share capital of TC**	**% w.r.t total share capital of TC (diluted basis)**	**No. of shares / voting rights**	**% w.r.t total share capital of TC**	**% w.r.t total share capital of TC (diluted basis)**
		(% of total voting rights)	**% of total voting rights (diluted basis)**		**(% of total voting rights)**	**% of total voting rights (diluted basis)**		**(% of total voting rights)**	**% of total voting rights (diluted basis)**
* Nithyam Realty Private Limited (Acquirer)	-	-	-	-	-	-	-	-	
Shares		-	-		-	-		-	
Convertible Warrants	Nil	Nil	Nil	82,94,000	NA	3.39	82,94,000	NA	3.39
		Nil	Nil		NA	3.39		NA	3.39
Mr. Ajay G. Piramal	**1,972	0.00	0.00	-	-	-	**1,972	0.00	0.00
		0.00	0.00		-	-		0.00	0.00
Dr. (Mrs.) Swati A. Piramal	2100	0.00	0.00	-	-	-	2100	0.00	0.00
		0.00	0.00		-	-		0.00	0.00
Mr. Anand A. Piramal	1,97,097	0.08	0.08	-	-	-	1,97,097	0.08	0.08
		0.08	0.08		-	-		0.08	0.08
Ms. Nandini Piramal	45,487	0.02	0.02	-	-	-	45,487	0.02	0.02
		0.02	0.02		-	-		0.02	0.02
Mrs. Lalita G. Piramal	1,234	0.00	0.00	-	-	-	1,234	0.00	0.00
		0.00	0.00		-	-		0.00	0.00
Mr. Peter DeYoung	1,08,000	0.05	0.05	-	-	-	1,08,000	0.05	0.04
		0.05	0.05		-	-		0.05	0.04
Ms. Anya Piramal DeYoung	48,000	0.02	0.02	-	-	-	48,000	0.02	0.02
		0.02	0.02		-	-		0.02	0.02
Master Dev Piramal DeYoung	48,000	0.02	0.02	-	-	-	48,000	0.02	0.02
		0.02	0.02		-	-		0.02	0.02
Mr. Ajay G. Piramal (Karta of Ajay G Piramal HUF)	6,507	0.00	0.00	-	-	-	6,507	0.00	0.00
		0.00	0.00		-	-		0.00	0.00
Mr. Ajay G. Piramal (Karta of Gopikishan Piramal HUF)	1,21,479	0.05	0.05	-	-	-	1,21,479	0.05	0.05
		0.05	0.05		-	-		0.05	0.05

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Semplice Corporate Solutions Private Limited (Formerly	28,70,490	1.21	1.21	-	-	-	28,70,490	1.21	1.17
AASAN Corporate Solutions Private Limited)		1.22	1.22		-	-		1.22	1.17
PRL Realtors	89,73,913	3.79	3.79	-	-	-	89,73,913	3.79	3.66
LLP		3.80	3.80		-	-		3.80	3.67
The Ajay G. Piramal Foundation (through its Trustee Mr. Ajay G Piramal and Dr.(Mrs.) Swati A. Piramal)	9,86,731	0.42	0.42	-	-	-	9,86,731	0.42	0.40
		0.42	0.42		-	-		0.42	0.40
The Sri Krishna Trust (through its Trustee Mr. Ajay G Piramal and Dr.(Mrs.) Swati A. Piramal)	2,27,11,655	9.60	9.60	-	-	-	2,27,11,655	9.60	9.27
		9.62	9.62		-	-		9.62	9.29
V3 Designs	97,01,000	4.10	4.10	-	-	-	97,01,000	4.10	3.96
LLP		4.11	4.11		-	-		4.11	3.97
Anutham Realty Private Limited	5,61,65,925	23.74	23.74	-	-	-	5,61,65,925	23.74	22.93
		23.78	23.78		-	-		23.78	22.98
Nandini Piramal Trust (through its Trustee Mr. Ajay G. Piramal, Dr.(Mrs.) Swati A. Piramal and Ms. Nandini Piramal)	1,22,740	0.05	0.05	-	-	-	1,22,740	0.05	0.05
		0.05	0.05		-	-		0.05	0.05
Anand Piramal Trust (through its Trustee Mr. Ajay G. Piramal, Dr.(Mrs.) Swati A. Piramal and Mr. Anand Piramal)	1,39,327	0.06	0.06	-	-	-	1,39,327	0.06	0.06
		0.06	0.06		-	-		0.06	0.06
Piramal Welfare Trust	23,84,148	1.01	1.01	-	-	-	23,84,148	1.01	0.97
		1.01	1.01		-	-		1.01	0.98

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Glider Buildcon Realtors Private Limited	-	-	-	-	-	-	-	-	-
IndiaVenture Advisors Private Limited	-	-	-	-	-	-	-	-	-
Kaivalya Education Foundation	-	-	-	-	-	-	-	-	-
Montane Ventures Private Limited	-	-	-	-	-	-	-	-	-
Piramal Corporate Services Private Limited	-	-	-	-	-	-	-	-	-
Nival Developers Private Limited	-	-	-	-	-	-	-	-	-
PCE Developers Private Limited	-	-	-	-	-	-	-	-	-
PDL Realty Private Limited	-	-	-	-	-	-	-	-	-
PEL Management Services Private Limited	-	-	-	-	-	-	-	-	-
Piramal Biotech Private Limited	-	-	-	-	-	-	-	-	-
Piramal Commercial Estates Private Limited	-	-	-	-	-	-	-	-	-
Piramal Corporate Tower Private Limited	-	-	-	-	-	-	-	-	-
Piramal Corporate & Management Services Private Limited	-	-	-	-	-	-	-	-	-
PEPL Developers Private Limited (Formerly Piramal Estates Private Limited)	-	-	-	-	-	-	-	-	-
Piramal Foundation for Education Leadership	-	-	-	-	-	-	-	-	-
Piramal Pharma Limited	-	-	-	-	-	-	-	-	-

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Piramal Glass Private Limited	-	-	-	-	-	-	-	-	-
Piramal Foundation	-	-	-	-	-	-	-	-	-
Piramal International Consultants Private Limited	-	-	-	-	-	-	-	-	-
Piramal Investment Advisory Services Private Limited	-	-	-	-	-	-	-	-	-
Piramal Metals Private Limited	-	-	-	-	-	-	-	-	-
PRPL Enterprises Private Limited	-	-	-	-	-	-	-	-	-
Piramal Retail Private Limited	-	-	-	-	-	-	-	-	-
Piramal Udgam Data Management Solutions	-	-	-	-	-	-	-	-	-
Piramal Realty & Developers Private Limited	-	-	-	-	-	-	-	-	-
Piramal Water Private Limited	-	-	-	-	-	-	-	-	-
Piramal Agastya Offices Private Limited	-	-	-	-	-	-	-	-	-
PRL Developers Private Limited	-	-	-	-	-	-	-	-	-
Piramal Real Estates Private Limited	-	-	-	-	-	-	-	-	-
PRL Properties LLP	-	-	-	-	-	-	-	-	-
Propiedades Realties Private Limited	-	-	-	-	-	-	-	-	-
The Piramal Art Foundation	-	-	-	-	-	-	-	-	-
The Sri Gopikrishna Trust	-	-	-	-	-	-	-	-	-
The Sri Govinda Trust	-	-	-	-	-	-	-	-	-
The Sri Hari Trust	-	-	-	-	-	-	-	-	-
Swati Piramal Trust	-	-	-	-	-	-	-	-	-
The Gulita Trust	-	-	-	-	-	-	-	-	-

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Piramal Trusteeship Services Private Limited	-	-	-	-	-	-	-	-	-
India Resurgence Asset Management Business Private Limited	-	-	-	-	-	-	-	-	-
Paladin Consultancy Private Limited	-	-	-	-	-	-	-	-	-
Topzone Mercantile Private Limited	-	-	-	-	-	-	-	-	-
Topzone Mercantile Private Limited	-	-	-	-	-	-	-	-	-
E & E Enterprises Limited (Formerly The Swastik Safe Deposit & Investments Private Limited)	-	-	-	-	-	-	-	-	-
Piramal Fund Management Limited	-	-	-	-	-	-	-	-	-
Shrikrishna Services Private Limited	-	-	-	-	-	-	-	-	-
AnsaPack (FC) Private Limited	-	-	-	-	-	-	-	-	-
Rich Printers Private Limited	-	-	-	-	-	-	-	-	-
Webteck Printpack Private Limited	-	-	-	-	-	-	-	-	-
Total									
Shares	**10,46,35,805**	**44.22**	**44.22**	-	-	-	**10,46,35,805**	**44.22**	**42.72**
		44.31	**44.31**		-			**44.31**	**42.81**
Convertible Warrants	**-**	**-**	-	**82,94,000**	**-**	**3.39**	**82,94,000**	-	**3.39**
		-	-		**-**	**3.39**		-	**3.39**

**Acquirer also forms part of PAC*

**Out of 1,972 equity shares 155 equity shares are held by Mr. Ajay G. Piramal in his capacity as the Administrator to the Estate of late Mr. K.S. Basu.