

SRL/SE/67/25-26

Date: 24th November, 2025

National Stock Exchange of India Ltd

Exchange Plaza, Plot no. C/1, G Block,
Bandra-Kurla Complex, Bandra (East),
Mumbai - 400 051

Symbol: SUNTECK

BSE Limited

Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai - 400 001

Scrip Code: 512179

Sub: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 ('SEBI Listing Regulations') - Intimation of incorporation of a wholly-owned subsidiary of the Company

Dear Sir/ Madam,

We wish to inform you that the Company has incorporated a wholly owned subsidiary viz. Ishitra Lifespace Private Limited (ILPL). The Certificate of Incorporation issued by the Ministry of Corporate Affairs, Central Registration Centre has been made available on the website of Ministry of Corporate Affairs, on 23rd November, 2025.

The details as required under SEBI Listing Regulations read with SEBI Master Circular dated 11th November, 2024 and SEBI Circular dated 31st December, 2024, are given in Annexure A to this letter.

This is for your information and records.

Yours sincerely,

For Sunteck Realty Limited

Rachana Hingarajia

Company Secretary

(ACS: 23202)

Encl: a/a

Annexure A

| Sr. No. | Requirement of Disclosures | Details |
|---------|--|---|
| i. | Name of the entity, date & country of incorporation, etc: | Name of the entity: Ishitra Lifespace Private Limited (ILPL) Date of Incorporation: 23 rd November, 2025 Country of Incorporation: India |
| ii. | Name of holding company of the incorporated company and relation with the listed entity: | The Company is the holding company of ILPL. ILPL is the wholly owned subsidiary of the Company. |
| iii. | 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 “arm’s length” | Not Applicable |
| iv. | Industry to which the entity being incorporated belongs; | Real Estate activities. |
| v. | Brief background about the entity incorporated in terms of products / line of business; | Construction, Real Estate and allied activities. |
| vi. | Brief details of any governmental or regulatory approvals required for the incorporation; | Not Applicable |
| vii. | Nature of consideration - whether cash consideration or share swap and details of the same; | Cash |
| viii. | Cost of subscription / price at which the shares are subscribed; | The Company has subscribed to 10,000 equity shares of the face value of ₹ 10 each aggregating to ₹ 1,00,000 |
| ix. | Percentage of shareholding / control by the listed entity and / or number of shares allotted. | 100% of the share capital of ILPL is held by the Company. |