

Date: 07th July, 2026

To,
National Stock Exchange of India Ltd.
Address: Exchange Plaza'' Plot no. C/1,
G Block, Bandra-Kurla Complex, Bandra (E),
Mumbai - 400 051.

NSE Scrip Symbol: UHTL

Subject: Disclosure for entering into Additional Legal Mortgage with Saraswat Co-operative Bank Limited under Regulation 30 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015.

Respected Sir/Madam,

In pursuance with Regulation 30 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, **SEBI HO/49/14/14(7)2025-CFD-POD2/1/3762/2026 dated January 30, 2026**, this is to inform you that the Company has executed Additional Legal Mortgage with Saraswat Co-operative Bank Limited, in connection with the Working capital loan facility of Rs. 2.47 Crore (Rupees Two Crore Forty-seven Lakhs only) under emergency credit Line Guarantee scheme -5.0

The said facility is additionally secured by way of second charge for mortgage of Company's land and building situated at Gat No. 352/B/1-4, Talegaon, Taluka Dindori, District Nashik, Maharashtra plus ongoing construction thereon Gat No 352/B/1, ongoing road - Gat No 352/B/2 existing road , Gat No 352/B/3 as more particularly described in schedule A of Additional Legal Mortgage.

This is in addition to the Deed of Hypothecation of Movable dated June 24, 2026 executed for the same Working Capital Loan Facility, whereby the Company's current assets, including stock, book debts, plant and machinery situated at Plot No. F-131, MIDC, Ambad, Nashik - 422010 and Gat No. 352/B/1-4, Talegaon, Taluka Dindori, District Nashik - 422004, Maharashtra, have been hypothecated in favour of the Bank pursuant to the sanction letter dated June 11, 2026, the execution of which has already been intimated to the Exchange vide acknowledgement No. 2026/Jun/394895/15434 dated 25th June, 2026.

Further the details as per the requirements mentioned in Listing Regulations read with **SEBI HO/49/14/14(7)2025-CFD-POD2/I/3762/2026** dated **January 30, 2026**, are annexed herewith under enclosure "Annexure-I".

Kindly acknowledge the receipt.

Yours faithfully,
For and on behalf of Board of Directors of,
UNITED HEAT TRANSFER LIMITED
(Formerly known as United Heat Transfer Private Limited)

Ms. Madhura Gaidhani
(Company Secretary & Compliance Officer)

Membership No.: A78000

Address: Plot No. F-131, M.I.D.C.,
Ambad, Nashik- 422010, Maharashtra,
India.

Encl: Annexure-I

Annexure - I

Disclosure under Regulation 30 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026

Sr. No.	Particulars	Descriptions
1	Name(s) of parties with whom the agreement is entered	Saraswat Co-operative Bank Limited
2	Purpose of entering into the agreement	To avail Working capital Term loan facility from Saraswat Co-operative Bank Limited under emergency credit Line Guarantee scheme -5.0
3	Size of agreement	The working capital term loan facility of Rs. 2.47 Crore (Rupees Two Crore Forty-seven Lakhs only).
4	shareholding, if any, in the entity with whom the agreement is executed	<p>Currently Company is holding 2,500 shares of the Saraswat Co-operative Bank Limited additionally company is subscribing for further 5,00,000 (Five Lakh) Equity shares at Face value of Rs. 10/- (Indian Rupees Ten each) Thus total shareholding in the Saraswat Co-operative Bank Limited will be 5,02,500 equity shares .</p> <p>As informed by Saraswat Co-operative Bank Limited, borrower members are required to maintain share capital linkage with the Bank and, in terms of the RBI Master Circular on Prudential Norms on Capital Adequacy for Primary (Urban) Co-operative Banks dated April 1, 2025, a share-linkage of up to 2.5% of secured borrowings is permitted.</p>
5	Significant terms of the agreement	<p>Applicable Rate of Interest : - Interest shall be payable at the rate of PLR- 6.60% i.e. subject to minimum 9.00% p.a.</p> <ul style="list-style-type: none"> • Tenure : working capital Term loan facility shall be repayable in 60 months including with 12 months of moratorium period • Security: Primary security Movable Assets , Current assets i)stock ii) Book debts iii) Fixed assets Plant and machinery

		<u>Additional Security -</u> Second charge for mortgage of Company's land an building situated at Gat No. 352/B/1-4, Talegaon, Taluka Dindori, District Nashik, Maharashtra plus ongoing construction thereon Gat No 352/B/1, ongoing road - Gat No 352/B/2 existing road , Gat No 352/B/3 as more particularly described in schedule A of Additional Legal Mortgage.
6	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	No
7	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length	Not a related party transaction.
8	In case of issuance of shares to the parties, details of issue price, class of shares issued	No shares are issued as disclosure is for obtaining of working capital term loan facility from bank.
9	In case of loan agreements	
a)	Details of lender/ borrower	Saraswat Co-operative Bank Limited
b)	Nature of the loan	Working Capital Term loan facility, under - Eemergency Credit Line Guarantee scheme - 5.0
c)	Total amount of loan granted /taken	Working Capital loan facility of Rs. 2.47 Crore (Rupees Two Crore Forty-seven Lakhs only) under Eemergency Credit Line Guarantee scheme -5.0
d)	Total amount outstanding	Amount outstanding towards working capital term loan is Rs. 2.47 Crore (Rupees Two Crore Forty-seven Lakhs only).
e)	Date of execution of the loan agreement/ sanction letter	Date of registration of Additional Legal Mortgage 03 rd July, 2026 Date of execution and receipt of final registered certified copy by the Company via e-mail: 07th July, 2026.

f)	<p>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</p>	<p>•Additional Security: Industrial Non-agricultural land bearing Gut no. 352/B/4 totally admeasuring about 43,300 sq. mtrs. Plot area) together with the construction of 5660.16 sq. mtrs. (Built up area) (Building B Factory building) + proposed construction thereon. Gut no. 352/B/1 totally admeasuring about 1560.00 Sq.Mtrs for 12 mtrs. Proposed Road. Gut No. 352/B/2 totally admeasuring about 2140 .00 Sq Mtrs for 12 Mtrs Existing Road. Gut no. 352/B/3 totally admeasuring about 5000.00 Sq. mtrs. Open Space, out of totally admeasuring about 1,03,800.00 sq. mtrs. (i. e. 10 H. 38R.) situated at Village: Talegaon Dindori, Taluka: Dindori, District Nashik. More particularly prescribed under schedule A of Additional Legal Mortgage.</p>
10.	<p>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.</p>	<p>No</p>

**For and on behalf of Board of Directors of,
 UNITED HEAT TRANSFER LIMITED**
 (Formerly known as **United Heat Transfer Private Limited**)

Ms. Madhura Gaidhani
 (Company Secretary & Compliance Officer)
Membership No.: A78000
Address: Plot No. F-131, M.I.D.C.,
 Ambad, Nashik- 422010, Maharashtra,
 India.