

To,

(1) **National Stock Exchange of India Limited**

Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (East), Mumbai, 400051

(2) **BSE Limited**

Pheroze Jeejeebhoy Towers, Dalal Street, Mumbai, Maharashtra, 400001

(3) **Ventive Hospitality Limited**

Tech Park One, 2nd Floor, Tower D, 191 Yerwada, Pune 411006, Maharashtra, India

Sub: Disclosure under Regulation 29(1) read with Regulation 29(4) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 (the SEBI SAST Regulations) in relation to pledge of equity shares of Ventive Hospitality Limited.

Dear Sir / Ma'am,

This letter sets out the disclosure being made by Catalyst Trusteeship Limited, in its capacity as the onshore security agent (**Security Agent**) for the benefit of Barclays Bank PLC, Deutsche Bank AG, London Branch, The Hongkong and Shanghai Banking Corporation Limited and JPMorgan Chase Bank, N.A., London Branch (the **Lenders**), pursuant to Regulation 29(1) read with Regulation 29(4) of the SEBI SAST Regulations in respect of the pledge over the equity shares of Ventive Hospitality Limited (**Target Company**) held by BRE Asia ICC Holdings Ltd (**Mauritian Share Holder**) and BREP Asia III India Holding Co VI Pte. Ltd (**Singapore Share Holder**). The Mauritian Share Holder and the Singapore Share Holder are collectively referred to as the **Share Holders**.

As on the date of this letter, the Mauritian Share Holder owns 52,104,896 equity shares in the Target Company, aggregating to approximately 22.31% of the total share capital of the Target Company, and the Singapore Share Holder owns 23,465,150 equity shares in the Target Company, aggregating to approximately 10.05% of the total share capital of the Target Company. Collectively, the Share Holders hold 75,570,046 equity shares in the Target Company, aggregating to approximately 32.36% of the total share capital of the Target Company.

Please see enclosed the disclosure by the Security Agent in the prescribed format under Regulation 29(1) read with Regulation 29(4) of the SEBI SAST Regulations in relation to the above.

We request you to kindly take the above on record and disseminate the same.

For Catalyst Trusteeship Limited

Authorised Signatory

Name: Deesha Srikanth

Designation: Senior Vice President

Place: Mumbai

Disclosures under Regulation 29(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Part-A- Details of the Acquisition

Name of the Target Company (TC)	Ventive Hospitality Limited		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Catalyst Trusteeship Limited, in its capacity as the onshore security agent (Security Agent) for the benefit of Barclays Bank PLC, Deutsche Bank AG, London Branch, The Hongkong and Shanghai Banking Corporation Limited and JPMorgan Chase Bank, N.A., London Branch (the Lenders)		
Whether the acquirer belongs to Promoter / Promoter group	No.		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited and the National Stock Exchange of India Limited.		
Details of the acquisition 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 acquirer along with PACs of:			
a) Shares carrying voting rights	NIL	NIL	NIL
b) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	NIL	NIL	NIL
c) Voting rights (VR) otherwise than by shares	NIL	NIL	NIL
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)	NIL	NIL	NIL
e) Total (a+b+c+d)	NIL	NIL	NIL
Details of acquisition			
a) Shares carrying voting rights acquired	NIL	NIL	NIL

b) VRs acquired otherwise than by equity shares	NIL	NIL	NIL
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	NIL	NIL	NIL
d) Shares in the nature of encumbrance (pledge/ lien/ non disposal undertaking/others)	75,570,046	32.36%	32.36%
e) Total (a+b+c+d)	75,570,046	32.36%	32.36%
After the acquisition, holding of acquirer along with PACs of:			
a) Shares carrying voting rights	NIL	NIL	NIL
b) VRs otherwise than by equity shares	NIL	NIL	NIL
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) after acquisition	NIL	NIL	NIL
d) Shares in the nature of encumbrance (pledge/ lien/ non disposal undertaking/others)	75,570,046	32.36%	32.36%
e) Total (a+b+c+d)	75,570,046	32.36%	32.36%
Mode of acquisition (e.g. open market / public issue / rights issue / preferential allotment / inter se transfer / encumbrance, etc.)	By way of pledge of equity shares of the Target Company in favour of Catalyst Trusteeship Limited		
Salient features of the securities acquired including time till redemption, ratio at which it can be converted into equity shares, etc.	Pledge over 75,570,046 equity shares of the Target Company by BRE Asia ICC Holdings Ltd and BREP Asia III India Holding Co VI Pte. Ltd in favour of Catalyst Trusteeship Limited, in its capacity as the onshore security agent for the benefit the Lenders		
Date of acquisition of / date of receipt of intimation of allotment of shares / VR/ warrants/convertible securities/any other instrument that entitles the acquirer to receive shares in the TC.	Date of creation of pledge: 16 January 2026		

Equity share capital / total voting capital of the TC before the said acquisition	INR 23,35,41,608 comprising 23,35,41,608 equity shares of INR 1 each (as per the shareholding pattern for quarter ended September 2025)
Equity share capital/ total voting capital of the TC after the said acquisition	INR 23,35,41,608 comprising 23,35,41,608 equity shares of INR 1 each (as per the shareholding pattern for quarter ended September 2025)
Total diluted share/voting capital of the TC after the said acquisition	INR 23,35,41,608 comprising 23,35,41,608 equity shares of INR 1 each (as per the shareholding pattern for quarter ended September 2025)

NOTE:

This disclosure is being made by Catalyst Trusteeship Limited, in its capacity as the onshore security agent (**Security Agent**) for the benefit of Barclays Bank PLC, Deutsche Bank AG, London Branch, The Hongkong and Shanghai Banking Corporation Limited and JPMorgan Chase Bank, N.A., London Branch (the **Lenders**), pursuant to Regulation 29(1) read with Regulation 29(4) of the SEBI SAST Regulations in respect of the pledge over the equity shares of Ventive Hospitality Limited (**Target Company**) held by BRE Asia ICC Holdings Ltd (**Mauritian Share Holder**) and BREP Asia III India Holding Co VI Pte. Ltd (**Singapore Share Holder**). The Mauritian Share Holder and the Singapore Share Holder are collectively referred to as the **Share Holders**.

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For Catalyst Trusteeship Limited

Authorised Signatory

Name: Deesha Srikanth

Designation: Senior Vice President

Place: Mumbai

Part-B***

Name of the Target Company: Ventive Hospitality Limited

Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Whether the acquirer belongs to Promoter/ Promoter group	PAN of the acquirer and/ or PACs
Catalyst Trusteeship Limited	No	AAACCG4147R

(*) Total share capital/ voting capital to be taken as per the latest filing done by the company to the Stock Exchange under Clause 35 of the listing Agreement.

(**) 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.

(***) Part-B shall be disclosed to the Stock Exchanges but shall not be disseminated.

For Catalyst Trusteeship Limited

Authorised Signatory

Name: Deesha Srikanth

Designation: Senior Vice President

Place: Mumbai