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Date: 08th May, 2025

The Manager BSE Limited P. J. Towers, Dalal Street Mumbai-400001 (BSE Scrip Code: 523796)	The Manager, National Stock Exchange of India Limited, Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai- 400051. (NSE Symbol: VHLTD)
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Dear Sir/ Madam,

Unit: Viceroy Hotels Limited

Sub: Intimation of signing an Operating Agreement with “Marriott Hotels India Private Limited”

Ref: Disclosure Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 [“Listing Regulations”] read with SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024.

With reference to the subject cited, we would like to inform you that **Viceroy Hotels Limited (“VHL”)** has entered into an Operating Agreement with **Marriott Hotels India Private Limited (“MHIPL”)** on **08-May-2025**, along with other ancillary agreements related to the operations of the hotel property situated at Madhapur Hyderabad, Telangana admeasuring approximately 7000 square yards.

The execution of these agreements is aimed at enhancing the operational management and service standards of the hotel in alignment with global hospitality practices under the “Courtyard by Marriott” brand.

The required details as per SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024 are attached as Annexure to this intimation.

Thanking you.

Yours faithfully,

For Viceroy Hotels Limited

C. Siva Kumar Reddy
Company Secretary and Compliance Officer Mem
No.: ACS 72022

VICEROY HOTELS LIMITED

CIN: L55101TG1965PLC001048

Regd. Off: 8-2-120/112/88 & 89, Aparna Crest, 3rd Floor, Road No. 2
Banjara Hills, Hyderabad – 500 034, Telangana; Ph: 040 40204383
Website: www.viceroyhotels.in Email: secretarial@viceroyhotels.in

Disclosure by Viceroy Hotels Limited under Reg. 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Sr. No.	Particulars	Details
1.	name(s) of parties with whom the agreement is entered	Marriott Hotels India Private Limited (“MHIPL”)
2.	purpose of entering into the agreement	To govern the operations and management of VHL’s hotel property in partnership with MHIPL
3.	shareholding, if any, in the entity with whom the agreement is executed	None
4.	significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc	<p>a) MHIPL be operator of the Hotel to be constructed on Hotel Owned Property situated at Madhapur Hyderabad, Telangana admeasuring approximately 7000 square yards.</p> <p>b) The term of this Agreement begins on 08.05.2025 and ends on the last day of the 30th full Fiscal Year after the end of the Fiscal Year in which the Opening Date occurs.</p> <p>c) The Proposed Hotel will have approximately 200 guest rooms.</p> <p>d) The hotel will operate under the brand “Courtyard by Marriott”</p>
5.	whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	No, MHIPL is not related to promoter/promoter group/ group companies in any manner.
6.	whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length	Not Applicable.
7.	in case of issuance of shares to the parties, details of issue price, class of shares issued	Not Applicable.
8.	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.	The land on which the Hotel will be constructed, belongs to the relatives of the Director for which shareholder’s approval under sec. 188 of Companies Act, 2013 was granted at the Extra-Ordinary General Meeting held on 16-Apr-2025.

For Viceroy Hotels Limited

C. Siva Kumar Reddy
Company Secretary and Compliance Officer
Mem No.: ACS 72022

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