

Date: **May 27, 2025**

To
Corporate Relations Department
BSE Limited,
1st Floor, New Trading Wing,
Rotunda Building, P J Towers,
Dalal Street, Fort,
Mumbai - 400 001
Scrip Code : 503031

The Market Operations Department
National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Plot No C/1, G Block,
Bandra-Kurla Complex,
Bandra (E), Mumbai - 400 051.
Scrip Symbol: PENINLAND

Subject: Intimation of Investment by Peninsula Holdings and Investments Private Limited (PHIPL), Wholly Owned Subsidiary of the Company in M/s. Terranest Agri – Infratech LLP, ('the LLP').

Reference: Intimation under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("LODR Regulations").

Respected Sir / Madam,

Pursuant to sub-para 1 of Part A to Schedule III of Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we hereby intimate as under:

Pursuant to the Joint Venture Agreement (hereinafter referred to as "**JVA**") entered into by the Company on June 24, 2024, which was approved by the shareholders of the Company at the EOGM held on June 03, 2024, to form a Real Estate Platform along with the Real Estate 2.0 Residential Opportunities Fund, which is a scheme of Alpha Alternatives Special Situations Fund (hereinafter referred to as '**Alpha AIF**') and Delta Corp Limited (hereinafter referred to as "**Delta**"), the Company has through its Wholly Owned Subsidiary, Peninsula Holdings and Investments Private Limited (hereinafter referred to as '**PHIPL**') has invested into the capital of M/s. Terranest Agri – Infratech LLP, (hereinafter referred to as '**the LLP**') in terms of a Deed of Reconstitution of the said LLP executed on May 27, 2025, along with corresponding investments by Alpha AIF and Delta.

The details required under Regulation 30 of the SEBI Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD1/P/CIR/2023/123, dated July 13, 2023, are enclosed as **Annexure I**.

PENINSULA LAND LIMITED
1401, 14th Floor, Tower-B,
Peninsula Business Park,
Ganpatrao Kadam Marg,
Lower Parel, Mumbai 400 013,
India.

Phone : +91 22 6622 9300
Email : info@peninsula.co.in
URL : www.peninsula.co.in
CIN : L17120MH1871PLC000005



We request you to take this on record and to treat the same as compliance with the applicable provisions of the Listing Regulations.

Thanking you,

Yours faithfully,

For Peninsula Land Limited

Mr. Gangadharan Nalukettungal
Chief Financial Officer

Annexure I

Disclosure under sub-para (1) [i.e. Acquisition(s) (including agreement to acquire)] of Para A of Part A of Schedule III to the Regulation 30 of the SEBI Listing Regulations (to be read with the intimation letter dated 27th May 2025)

Sr No	Particulars	Details
1	Name of the target entity, details in brief such as size, turnover etc.;	<p>M/s. Terranest Agri – Infratech LLP ('the LLP'), an existing Limited Liability Partnership formed on December 10, 2024 and had acquired some land assets. It was reconstituted as an RE Platform Entity under the JVA by a Deed of Reconstitution executed on May 27, 2025 for the purpose of engaging in real estate development as envisaged in the JVA.</p> <p>As part of its initial contribution the said subsidiary, PHIPL, has invested into the LLP Fixed Capital of INR 29,420 towards its stake of 29.42% and additional current capital of Rs. 22,65,12,002/- and made commitments to infuse further funds as required for acquisition of additional land in the LLP for the project. At the time of acquisition, the LLP had no operations or revenues.</p> <p>The project of the reconstituted LLP is expected to commence over the ensuing few months and so the estimated turnover of the LLP for FY 2025-26 would be INR Nil</p>
2	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";	The acquisition is a related party transaction as it is effected by PHIPL which is a Wholly Owned Subsidiary of the Company and the same is done at arm's length.
3	Industry to which the entity being acquired belongs	Real Estate
4	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if	The object of the acquisition is the investment by the Company through PHIPL in terms of the JVA into an RE

PENINSULA LAND LIMITED

1401, 14th Floor, Tower-B,
Peninsula Business Park,
Ganpatrao Kadam Marg,
Lower Parel, Mumbai 400 013,
India.

Phone : +91 22 6622 9300
Email : info@peninsula.co.in
URL : www.peninsula.co.in
CIN : L17120MH1871PLC000005



	its business is outside the main line of business of the listed entity);	Platform Entity to carry out the business of Real Estate development along with Alpha AIF and Delta.
5	Brief details of any governmental or regulatory approvals required for the acquisition	Not applicable
6	Indicative time period for completion of the acquisition	Partly completed and expected to be concluded within the next 4-5 months.
7	Nature of consideration (cash consideration or share swap and details of the same)	Cash
8	Cost of acquisition or the price at which the shares/stake are acquired	As stated in Sr. No 1 above
9	Percentage of shareholding/control acquired and/or number of shares acquired	As stated in Sr. No 1 above
10	Brief background about the entity acquired in terms of products/ line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence, and any other significant information (in brief)	As stated in Sr. No 1 above

PENINSULA LAND LIMITED

1401, 14th Floor, Tower-B,
 Peninsula Business Park,
 Ganpatrao Kadam Marg,
 Lower Parel, Mumbai 400 013,
 India.

Phone : +91 22 6622 9300
 Email : info@peninsula.co.in
 URL : www.peninsula.co.in
 CIN : L17120MH1871PLC000005