

November 14, 2025

BSE Limited
Corporate Relationship Department
1st Floor, New Trading Ring,
Rotunda Building, P. J. Towers,
Dalal Street, Fort,
Mumbai – 400 001.
Scrip Code: 500850

National Stock Exchange of India Limited
Exchange Plaza
Bandra Kurla Complex
Bandra (E)
Mumbai 400 051
Scrip Code: INDHOTEL

Sub: Disclosures under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI Listing Regulations) – Agreement to Acquire

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Schedule III of the SEBI Listing Regulations, we wish to inform you that following the approval of the Board of Directors, a duly constituted Committee of the Board, has today approved and the Company has executed a Share Subscription cum Purchase Agreement and a Shareholders' Agreement to acquire ~51% equity stake for ~ ₹ 240 crores in Sparsh Infratech Private Limited, a company that owns and operates a health and wellness resort by the name 'Atmantan' at Mulshi, Maharashtra.

The brief details are attached herewith as Annexure A.

You are requested to kindly take the same on record.

Yours sincerely,

BEEJAL DESAI (F3320)
Executive Vice President
Corporate Affairs & Company Secretary (Group)

THE INDIAN HOTELS COMPANY LIMITED

CIN L74999MH1902PLC000183

Corp Office: 10th Floor, Express Towers, Barrister Rajni Patel Marg, Nariman Point, Mumbai 400 021, Maharashtra, India
Regd Office: Mandlik House, Mandlik Road, Mumbai 400 001, Maharashtra, India

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Annexure A

Sr. No.	Particulars	Details
1.	Name of the target entity, details in brief such as size, turnover etc.	Sparsh Infratech Private Limited Owns and operates a health and wellness resort by the name 'Atmantan' at Mulshi, Maharashtra. <u>Details for Financial Year 2024-25</u> <ul style="list-style-type: none"> – Turnover: ₹ 76.7 crores – EBITDA: 37.2 crores – EBIT: ₹ 29.4 crores
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 "arms' length".	No The acquisition would not fall within related party transactions. The Promoter / Promoter Group / group companies do not have any interest in the entity being acquired.
3.	The industry to which the entity being acquired belongs.	Hospitality
4.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity).	The transaction (subject to fulfillment of certain condition precedents) marks IHCL's foray into the integrated Wellness Segment
5.	Brief details of any governmental or regulatory approvals required for the acquisition.	NA
6.	Indicative time period for completion of the acquisition.	December 31, 2025 or such other date as may be agreed
7.	Nature of consideration (whether cash consideration or share swap and details of the same).	Cash

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8.	Cost of acquisition and/or the price at which the shares are acquired.	<p>The Company has entered into Share Subscription cum Purchase Agreement, and Shareholders Agreement to acquire ~51% shareholding in Sparsh Infratech Private Limited, subject to fulfilment of certain conditions precedent.</p> <p>Depending upon debt, cash and other agreed adjustments on the closing date, investment from IHCL is expected to be ~ ₹ 240 crores. The enterprise value of the target company for the transaction is ~ ₹ 415 crores.</p>								
9.	Percentage of shareholding / control acquired and / or number of shares acquired.	The Company to acquire ~51% shareholding in Sparsh Infratech Private Limited subject to fulfilment of certain conditions precedent.								
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).	<p>Sparsh Infratech Private Limited, established in 2007, is a private limited company having its registered office in Pune, Maharashtra, India. It is engaged in the business of owning and operating a luxury health and wellness centre providing integrated preventive healthcare, lifestyle management, hospitality services and therapeutic services and having a dedicated Wellness Block.</p> <table><tr><th>Year</th><th>Turnover (in Rs Cr)</th></tr><tr><td>FY 2025</td><td>76.7</td></tr><tr><td>FY 2024</td><td>64.7</td></tr><tr><td>FY 2023</td><td>49.7</td></tr></table> <p>Country in which the acquired entity has presence: India</p>	Year	Turnover (in Rs Cr)	FY 2025	76.7	FY 2024	64.7	FY 2023	49.7
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FY 2025	76.7									
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