

Date: **January 27, 2026**

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. Zenithvista Real Estate LLP, ('the LLP').

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

Respected Sir / Madam,

Pursuant to sub-para 1 of Part A to Schedule III of Regulation 30 of the 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**') subscribed to the capital of M/s. Zenithvista Real Estate LLP, (hereinafter referred to as '**the LLP**') in terms of a Deed of Reconstitution and Restatement of the said LLP executed on January 27, 2026 along with corresponding subscriptions by Alpha AIF and Delta. The LLP is set up as a RE Platform entity under the JVA to undertake a residential redevelopment project in Mumbai.

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

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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

Pooja Sutradhar
Company Secretary and Compliance Officer
A40807

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 Listing Regulations.

Sr No	Particulars	Details
1	Name of the target entity, details in brief such as size, turnover etc.;	<p>M/s. Zenithvista Real Estate LLP ('the LLP'), is a recently formed Limited Liability Partnership on June 07, 2025, and reconstituted and restated as an RE Platform Entity under the JVA by a Deed of Reconstitution and Restatement executed on January 27, 2026 for the purpose of undertaking a real estate redevelopment project in Mumbai, as envisaged in the JVA.</p> <p>As part of its initial contribution the said subsidiary, PHIPL, has committed an investment of INR 29,420 towards its stake of 29.42% in the fixed capital of the LLP and has also made commitments to infuse further funds as required for the project.</p> <p>At the time of acquisition, the LLP had no operations or revenues and the estimated turnover of the LLP for FY 2025-26 would be INR Nil.</p> <p>The project operations of the LLP and further investments are expected to be done over the ensuring few months.</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 would fall within related party transactions as the LLPs one of the designated partners is a director / promoter of the Company and Delta, a co-investor in the LLP belongs to the promoter group of the Company. The said transaction 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 its business is outside the main line of	The object of the acquisition is the investment by the Company through PHIPL in terms of the JVA into an RE Platform Entity to carry out the business

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	business of the listed entity);	of a real estate redevelopment project in Mumbai 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	Completed
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

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