

To,

The Deputy General Manager
Department of Corporate Services
The Bombay Stock Exchange Limited
P.J. Tower, Dalal Street
Mumbai- 400001

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

Dear Sir/Ma'am,

Pursuant to Regulation 29(1) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, I, Ajay Kapoor on behalf of **One Tree Hill Properties Private Limited**, hereby submit the disclosure regarding the acquisition of **2,37,50,000 Equity Shares (By way of warrants convertible into Equity)** of **Virtual Global Education Limited**.

As a result of this, my shareholding in the Company has **4.37%** of its total paid-up equity share capital.

Please find enclosed herewith the necessary disclosure in the prescribed format, for your kind perusal and records.

Thanking you.
Yours Faithfully.

For ONE TREE HILL PROPERTIES PRIVATE LIMITED

One Tree Hill Properties Pvt. Ltd.

Ajay Kapoor

Ajay Kapoor

Director

Director

DIN: 10961036

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

PART A- Details of Acquisition

Name of the Target Company (TC)	VIRTUAL GLOBAL EDUCATION LIMITED		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	One Tree Hill Properties Private Limited		
Whether the acquirer belongs to Promoter/Promoter group	No		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	Bombay Stock Exchange (BSE)		
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	-	-	-
b) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	-	-	-
c) Voting rights (VR) otherwise than by equity shares	-	-	-
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each	2,37,50,000		4.19
			-

category) e) Total (a+b+c+d)	2,37,50,000	-	4.19
Details of acquisition a) Shares carrying voting rights acquired	2,37,50,000	4.37	4.19
b) VRs acquired otherwise than by equity shares	-	-	-
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	(2,37,50,000)	-	(4.19)
d) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	-	-	-
e) Total (a+b+c+/-d)	Nil	4.37	Nil
After the acquisition, holding of acquirer along with PACs of: a) Shares carrying voting rights	2,37,50,000	4.37	4.19
b) VRs otherwise than by equity shares	-	-	-
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	-	-	-

d) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	-	-	-
e) Total (a+b+c+d)	2,37,50,000	4.37	4.19
Mode of acquisition (e.g. open market / public issue / rights issue / preferential allotment / inter-se transfer/encumbrance, etc.)	By way of Preferential allotment of warrants convertible to Equity		
Salient features of the securities acquired including time till redemption, ratio at which it can be converted into equity shares, etc.	Equity shares having face value of Rs. 1/- each Warrants had been allotted on 30/01/2026 carrying a right to subscribe to 1 Equity Share per warrant on receipt of amount at the rate of Rs. 1/- per warrant		
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.	30/01/2026		
Equity share capital / total voting capital of the TC before the said acquisition	Rs. 44,74,13,698/- divided into 44,74,13,698 Equity share of Rs. 1/- each		
Equity share capital/ total voting capital of the TC after the said acquisition	Rs. 54,24,13,698/-consisting of 54,24,13,698 Equity shares of Rs. 1/- each.		
Total diluted share/voting capital of the TC after the said Acquisition	Rs. 56,61,63,698/-consisting of 56,61,63,698 Equity shares of Rs. 1/- each.		

PART B: Name of the Target Company: Virtual Global Education 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
One Tree hill Properties Private Limited	No	

For One Tree Hill Properties Private Limited

One Tree Hill Properties Pvt. Ltd.

Ajay Kapoor

Director

DIN: 10961036

Ajay Kapoor

Director

Place: Kolkata

Date:30.01.2026