

July 29, 2025

To,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai- 400 001.
Scrip Code: 512008

Subject: Acquisition of Compulsory Convertible Debentures.

Dear Sir/Ma'am,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that EFC Limited, a material unlisted wholly owned subsidiary of the Company, has allotted 150 fully paid-up 0.001% Compulsorily Convertible Debentures (CCDs) of face value ₹10,00,000 (Rupees Ten Lakh only) each, at par, to the EFC (I) Limited ("the Company"), against the conversion of an existing unsecured loan to EFC Limited.

The details, as required under the Regulation 30(6) read with Schedule III Part A Para A (1) of the SEBI Listing Regulations read with the SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11 November, 2024 are attached as Annexure – A.

Kindly take the same on record.

Thanking You,
For EFC (I) Limited

Aman Gupta
Company Secretary

EFC (I) Limited

Sr. no	Particulars	Details
1.	Name of the target entity, details in brief such as size, turnover etc.;	Name: EFC Limited Authorised Share Capital: Rs. 4,00,00,000 (Rupees Four Crores) divided into 4,50,000 Equity shares of Rs. 10 each and 3,55,000 8% Cumulative Preference Shares of Rs. 100 each. Paid-Up Share Capital: Rs. 6,25,000 (Rupees Six Lakh Fifty Thousand) divided into 62,500 Equity shares of Rs. 10 each. Turnover FY 2024-25: Rs. 3,52,71,52,787/-
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";	EFC Limited is related party of the Company being wholly-owned subsidiary of the Company. None of promoter/ promoter group/ group companies have any other interest in EFC Limited apart from expressly stated above. The Conversion of existing unsecured loan into Compulsorily Convertible Debentures (CCDs) of EFC Limited will be at arm length i.e. at a face value of Rs. 10,00,000 per CCD.
3.	industry to which the entity being acquired belongs;	Managed Office and Co-working Space.
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 business of the listed entity);	EFC Limited is wholly owned subsidiary of the Company. This is a conversion of existing unsecured loan to CCDs.
5.	brief details of any governmental or regulatory approvals required for the acquisition;	Not Applicable
6.	indicative time period for completion of the acquisition;	The CCDs are being subscribed by the company, pursuant to conversion of existing unsecured loan given to EFC Limited.
7.	consideration - whether cash consideration or share swap or any other form and details of the same;	Conversion of an existing Unsecured Loan amounting to Rs. 15,00,00,000 (Rupees Fifteen Crore Only) into CCDs.
8.	Cost of acquisition and/or the price at which the shares are acquired	Rs. 15,00,00,000/- (Rupees Fifteen Crore only).

EFC (I) Limited

		150 fully paid 0.001% Compulsorily Convertible Debentures at Face Value of INR 10,00,000/- each.
9.	percentage of shareholding / control acquired and / or number of shares acquired;	100% of the paid-up share capital is held by EFC (I) Limited.
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>Brief Background: EFC Limited is a fast-growing managed workspace company offering workspace as a service to enterprises and startups. EFC Limited provides occupiers with flexibility, speed, security, and a world-class, contemporary workplace experience, all while enhancing asset value.</p> <p>EFC Limited is engaged in the business of Rental / Leasing of Office Spaces / Infrastructure, being highest revenue grossing vertical of the Company.</p> <p>Date of Incorporation: February 19, 2014 Last 3 Years Turnover: FY 2024-25 – Rs. 352,71,52,787 FY 2023-24 – Rs. 227,71,80,876 FY 2022-23 – Rs. 119,17,56,817</p> <p>Presence and Incorporation: India</p>

EFC (I) Limited

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