Phoenix™ Township LIMITED

CIN : L67190GA1993PLC001327

Date: 15th July 2025

To
Corporate Relations Department
BSE Limited
P. J. Towers, Dalal Street,
Fort, Mumbai-400 001

Company Scrip ID / Code: PHOENIXTN / 537839

Re: Outcome of the Board Meeting

Dear Sir,

The Board of Directors of Phoenix Township Limited, at its meeting held today i.e. on Tuesday, 15th July 2025, has considered and approved as follows:

1. Please refer to our communication dated October 25, 2024, w.r.t. to allotment of warrants, in terms of Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Board of Directors of the Company in their meeting held today i.e. Tuesday, July 15, 2025, inter-alia, considered and approved the allotment of equity shares on conversion of 14,09,380 warrants into 14,09,380 equity shares at an issue price of Rs. 143/- each (including a premium of Rs. 133/- each), to "Promoter and Non Promoters/Public Category", on preferential basis, upon receipt of balance amount from the allottees pursuant (being 75% of the issue price per warrant) to the exercise of their rights of conversion into equity shares in accordance with the provisions of SEBI (ICDR) Regulations, 2018 and list of allottees is enclosed as Annexure I.

   The new equity shares so allotted, shall rank pari-passu with the existing equity shares of the Company.

   It may be please note that 10,15,000 total warrants are outstanding for conversion and these warrant holders are entitled to get their warrants converted into equal number of Equity Shares of the Company by paying remaining 75% i.e., Rs. 107.25/- per warrant within 18 months from the date of warrant allotment.

   Disclosure under Regulation 30 of SEBI Listing Regulations read with SEBI circular SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 is enclosed as Annexure I to this letter.

   The Board meeting commenced at 03.00 P.M. and concluded at 5: 35 PM

Thanking you,

Yours faithfully,

For Phoenix Township Limited

SAMIT PRAFULLA HEDE
Digitally signed by SAMIT PRAFULLA HEDE
Date: 2025.07.15 17:38:57 +05'30'

Samit Hede
Managing Director
(DIN: 01411689)

PHOENIX TOWNSHIP LIMITED MUMBAI

Corp. Office : Hede House, 2nd Floor., 14, BEST Marg, Colaba, Mumbai - 400 001. Tel. : (91-22) - 6159 0900 2283 1312, 2283 1325, Fax : (91-22) - 2202 8212 customerservice@hbgindia.com

Phoenix Park Inn Resort, Sequeira Vado, Candolim, Goa - 403515 Tel. : (91-832) 6633 333 Fax : (91-832) 6633 222 ppi@sarovarhotals.com

Dr. Malbaro House, Rua Ismael Gracias, Post Office Box No. 181, Panaji, Goa - 403 101 Tel.: (91-832) - 2228 217 Fax : (91-832) - 6641 261 E-mail : hbggoa@yahoo.co.in

REGD. OFF. : Durga Bhavan, Hede Centre, Tonca, Panaji, Goa - 403 001 Tel. : (91-832) - 6842 724/6453 265 Fax :(91-832) - 2461 394

The names of the allottees of Equity Shares pursuant to conversion of warrants allotted on preferential basis to Promoter and Non-Promoter/ Public Category:

Annexure I

S. No	Name of allottees	No of warrants applied	No of warrant already converted into equity	No of warrant applied for conversion	No of equity shares allotted	Amount received being 75% of the issue price per warrant	No of warrants pending for conversion
1	Hede Consultancy Company Pvt. Ltd.	1480000	592000	444000	444000	47,619,000	Nil
2	Star Galaxy Trades Pvt. Ltd	1000000	700000	300000	300000	32,175,000	Nil
3	Glacier Trades Pvt. Ltd.	1000000	700000	300000	300000	32,175,000	Nil
4	Hede Navigation Private Limited	990000	693000	297000	297000	31,853,250	Nil
5	Shivang Garg	30000	15000	15000	15000	1,608,750	Nil
6	Meenaxi Kishore Bhatia	100000	46620	53380	53380	5,725,000	Nil

The details as required under Regulation 30 of SEBI Listing Regulations read with SEBI circular SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 are as under:

S. No.	Particulars	Disclosures
1.	Type of securities proposed to be Issued	Equity Shares pursuant to conversion of warrants
2.	Type of issuance	Preferential Allotment
	Total number of securities proposed to be issued or total amount for which the securities will be issued	Allotment of 14,09,380 Equity Shares at an issue price of Rs. 143/- each (including a premium of Rs. 133/- each), upon conversion for equal number of Warrants allotted at an issue price of Rs. 143/- each upon receipt of balance amount at the rate of Rs. 107.25 per warrant (being 75% of the issue price per warrant) aggregating to Rs. 15,11,56,005/
Additional information in case of preferential issue:		
4.	Name and number of the Investor(s)	As pet the list Enclosed as Annexure-I
5.	Post allotment of securities - outcome of the subscription,	

Name of the Allottee(s)	Pre-Issue Equity holding		No. of Shares allotted upon conversion of warrant	Post issue Equity Holding after exercise of Warrants	
	No. of shares	%		No. of shares	%
Shivang Garg	15000	0.08	15000	30000	0.15
Meenaxi Kishore Bhatia	46620	0.25	53380	100000	0.50
Glacier Trade Private Limited	910700	4.91	300000	1210700	6.07

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		Star Galaxy Trade Private Limited	912807	4.92	300000	1212807	6.08
		Hede Consultancy Private Limited	3278880	17.69	444000	3722880	18.66
		Hede Navigation Private Limited	4674307	25.21	297000	4971307	24.92
5.	issue price / allotted price (in case of convertibles),	Warrants had been allotted on October 25, 2024 carrying a right to subscribe to 1 Equity Share per warrant on receipt of amount at the rate of Rs. 35.75/- per warrant (being 25% of the issue price per warrant). Now, 14,09,380 Equity Shares have been allotted on receipt of balance amount at the rate of Rs. 107.25 per warrant (being 75% of the issue price per warrant)					
6.	In case of convertibles - intimation on conversion of securities or on lapse of the tenure of the instrument	Exercise of 14,09,380 warrants into 14,09,380 fully paid-up Equity Shares of Re.10/-each.					