Phoenix™ Township
LIMITED

CIN : L67190GA1993PLC001327

**Date: 22nd October 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 Wednesday, 22nd October 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. Wednesday, 22nd October 2025, inter-alia, considered and approved the allotment of equity shares on conversion of 5,70,000 warrants into 5,70,000 equity shares at an issue price of Rs. 143/- each (including a premium of Rs. 133/- each), to "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 4,45,000 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: 2025.10.22 17:55:10 +05'30'

**Samit Hede**
**Managing Director**
**(DIN: 01411689)**


**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) - 6642 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 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 | NEERU NITIN SHAH | 20000 | 10000 | 10000 | 10000 | 1072500 | Nil |
| 2 | CHINTAN NITIN SHAH | 20000 | 10000 | 10000 | 10000 | 1072500 | Nil |
| 3 | ALKA TAPARIA | 100000 | 50000 | 50000 | 50000 | 5362500 | Nil |
| 4 | PRATIMA BAID | 100000 | 50000 | 50000 | 50000 | 5362500 | Nil |
| 5 | KHARAG SINGH DUDHORIA | 100000 | 50000 | 50000 | 50000 | 5362500 | Nil |
| 6 | NISHITH ATULBHAI SHAH | 50000 | 0 | 50000 | 50000 | 5362500 | Nil |
| 7 | SVI CONSOLIDATED PRIVATE LIMITED | 100000 | 50000 | 50000 | 50000 | 5362500 | Nil |
| 8 | M/S BLACK HAWK PROPERTIES PRIVATE LIMITED | 300000 | 0 | 300000 | 300000 | 32175000 | Nil |

**The details as required under Regulation 30 of SEBI Listing Regulations read with SEBI circular SEBI/HO/CFD/PoD2/CIR/P/0155 November 11, 2024 are as under:**

<table>
<tr><th>S. No.</th><th>Particulars</th><th colspan="6">Disclosures</th></tr>
<tr><td>1.</td><td>Type of securities proposed to be Issued</td><td colspan="6">Equity Shares pursuant to conversion of warrants</td></tr>
<tr><td>2.</td><td>Type of issuance</td><td colspan="6">Preferential Allotment</td></tr>
<tr><td></td><td>Total number of securities proposed to be issued or total amount for which the securities will be issued</td><td colspan="6">Allotment of 5,70,000 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. 8,15,10,000/</td></tr>
<tr><td colspan="8">Additional information in case of preferential issue:</td></tr>
<tr><td>4.</td><td>Name and number of the Investor(s)</td><td colspan="6">As pet the list Enclosed as Annexure-I</td></tr>
<tr><td rowspan="3">5.</td><td rowspan="3">Post allotment of securities - outcome of the subscription,</td><td rowspan="2">Name of the Allottee(s)</td><td colspan="2">Pre- Issue Equity holding</td><td rowspan="2">No. of Shares allotted upon conversion of warrant</td><td colspan="2">Post issue Equity Holding after exercise of Warrants</td></tr>
<tr><td>No. of shares</td><td>%</td><td>No. of shares</td><td>%</td></tr>
<tr><td></td><td></td><td></td><td></td><td></td><td></td></tr>
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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | NEERU NITIN SHAH | 10000 | 0.05 | 10000 | 20000 | 0.10 |
| | | CHINTAN NITIN SHAH | 10000 | 0.05 | 10000 | 20000 | 0.10 |
| | | ALKA TAPARIA | 50000 | 0.25 | 50000 | 100000 | 0.49 |
| | | PRATIMA BAID | 50000 | 0.25 | 50000 | 100000 | 0.49 |
| | | KHARAG SINGH DUDHORIA | 50000 | 0.25 | 50000 | 100000 | 0.49 |
| | | NISHITH ATULBHAI SHAH | 0 | 0.00 | 50000 | 50000 | 0.24 |
| | | SVI CONSOLIDATED PRIVATE LIMITED | 50000 | 0.25 | 50000 | 100000 | 0.49 |
| | | M/S BLACK HAWK PROPERTIES PRIVATE LIMITED | 0 | 0.00 | 300000 | 300000 | 1.46 |
| 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).<br><br>Now, 5,70,000 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 5,70,000 warrants into 5,70,000 fully paid-up Equity Shares of Re.10/-each. | | | | | |