



Date: 01st August, 2025

To The Listing Department National Stock Exchange of India Limited Exchange Plaza, Bandra – Kurla Complex Bandra (East) <u>Mumbai – 400 051</u> Stock Code : INDOCO	To The Listing Department Bombay Stock Exchange Limited Floor 25, P. J. Towers, Dalal Street, <u>Mumbai – 400 001</u> Stock Code : 532612
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Dear Sir/Madam,

Subject: Sale and Lease Back of the movable properties of the Company

Pursuant to Regulation 30, Para B of Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that Company has entered into a Sale Agreement and Lease Agreement on 31st July, 2025 for sale and lease back of part of the Company's movable properties at its Waluj Facility located at B- 20 MIDC, Waluj, Aurangabad, Maharashtra - 431133 on the terms and conditions as mentioned therein. The sale of the aforesaid movable properties will not have any impact on the manufacturing or business of the Company, as the Company will continue to use the said movable properties on lease basis.

Details as required under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024 are enclosed as Annexure A.

Thanking you,
Yours faithfully,
For Indoco Remedies Limited



Ramanathan Hariharan
Company Secretary & Head- Legal

Annexure A

Sr. No.	Particulars	Details
1	Name(s) of parties with whom the agreement is entered	<p><u>Sale Agreement</u> The Sale Agreement is entered into between Indoco Remedies Ltd. ("Indoco") and OPC Asset Solution Pvt. Ltd ("OPC").</p> <p><u>Lease Agreement</u> The Lease Agreement is entered into between Indoco Remedies Ltd. ("Indoco") and OPC Asset Solution Pvt. Ltd ("OPC").</p>
2	Purpose of entering into the agreement	<p><u>Sale Agreement</u> Sale of part of the movable properties at its Waluj Facility located at B- 20 MIDC, Waluj, Aurangabad, Maharashtra – 431133.</p> <p><u>Lease Agreement</u> To lease back movable properties at its Waluj Facility located at B- 20 MIDC, Waluj, Aurangabad, Maharashtra – 431133.</p>
3	Size of agreement	<p><u>Sale Agreement</u> Total Consideration received for sale is Rs. 27.21 Crores (including GST).</p> <p><u>Lease Agreement</u> Tenure of Lease:- 01st August, 2025 to 31st July, 2035</p> <p>Lease Fees:- The total lease fees for the tenure of 10 years is Rs. 37.98 Crores (including taxes)</p> <p>Security Deposit:- Security Deposit to be paid for the security of aforesaid movable properties is Rs. 2.72 Crores</p>
4	Shareholding, if any, in the entity with whom the agreement is executed	<p><u>Sale Agreement</u> None</p> <p><u>Lease Agreement</u> None</p>

5	Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure	<u>Sale Agreement</u> None <u>Lease Agreement</u> None
6	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship;	<u>Sale Agreement</u> No <u>Lease Agreement</u> No
7	Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”	<u>Sale Agreement</u> No <u>Lease Agreement</u> No
8	In case of issuance of shares to the parties, details of issue price, class of shares issued	<u>Sale Agreement</u> Not Applicable <u>Lease Agreement</u> Not Applicable
9	In case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis	<u>Sale Agreement</u> Not Applicable <u>Lease Agreement</u> Not Applicable
10	Any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc	<u>Sale Agreement</u> No potential conflict of interest is arising out of the Agreement. <u>Lease Agreement</u> No potential conflict of interest is arising out of the Agreement.
11	In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): i. name of parties to the agreement; ii. nature of the agreement; iii. date of execution of the agreement; iv. details of amendment and impact thereof or reasons of termination and impact thereof.	<u>Sale Agreement</u> Not Applicable <u>Lease Agreement</u> Not Applicable

