

Ref: AL/SE/0219/02

Date: 11/02/2019

National Stock Exchange of India Limited  
Exchange Plaza, 5<sup>th</sup> Floor,  
Plot No. C/1, G Block,  
Bandra- Kurla Complex,  
Bandra (East),  
Mumbai - 400051.  
Fax No. 2659 8237 / 38

Corporate Relationship Department  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
2<sup>nd</sup> Floor, Dalal Street,  
Mumbai – 400 001  
Fax No. 2272 3121/ 2037

**Re.: - Arshiya Limited ("the Company") – NSE Scrip Name: ARSHIYA  
BSE Scrip Code: 506074**

**Sub: Disclosure of Material information in terms of Regulation 30 of the  
SEBI (Listing Obligation and Disclosure Requirement) Regulations,  
2015**

The Company is pleased to inform that Arshiya Northern FTWZ Limited ("ANFL"), a wholly owned subsidiary of the Company, has executed a non-binding term sheet with Ascendas Property Fund Trustee Pte Ltd ("APFT"/"Investor"), whereby APFT, in its capacity as the Trustee-Manager of Ascendas India Trust, has agreed, subject to (i) the completion of due diligence, (ii) negotiation and agreement on the definitive documentation and (iii) fulfilment of the transaction conditions precedent, to acquire a warehouse (Leasable area : Approximately 1,90,000 square feet) owned by ANFL at its Free Trade & Warehousing Zone ("FTWZ") located at Khurja, Uttar Pradesh ("Khurja FTWZ"). The indicative gross consideration for the transaction is Rs. 106 crores, of which a sum of Rs. 23 crores will be received upfront and the balance sum of Rs. 83 crores will be received in tranches, in next few quarters, upon achievement of certain performance milestones.



**Arshiya Limited**

Further, Arshiya Industrial & Distribution Hub Limited ("AIDHL"), another wholly owned subsidiary of the Company, has also executed a non-binding term sheet with APFT (in its capacity as Trustee-Manager of Ascendas India Trust), whereby APFT has agreed, subject to (i) the completion of due diligence, (ii) fulfilment of the transaction conditions precedent and (iii) negotiation and agreement on the definitive documentation, to acquire a Domestic warehouse (Leasable area : Approximately 120,000 square feet) owned by AIDHL at its Domestic Tariff Area located at Khurja, Uttar Pradesh ("Khurja DTA"). The indicative gross consideration is Rs. 16 crores.

Post- acquisition, the warehouses will be leased back by the Investor to the Arshiya Group under an operating lease arrangement for a fixed term and subject to payment of pre-agreed rentals by the Arshiya Group to the Investor

The intended objective of the aforesaid transaction is to achieve an asset light model going forward.

The transaction terms also cover the financing and acquisition of the future development in the Khurja FTWZ (indicatively 4.0 million square feet) and the Khurja DTA (indicatively 1.7 million square feet)

Please take the aforesaid information on your record and acknowledge.

Thanking you.

Yours faithfully,

**FOR ARSHIYA LIMITED**



Savita Dalal

**Company Secretary & Compliance Officer**

