



Date: 30th December, 2024

The General Manager, Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Vice-President, Listing Department National Stock Exchange of India Limited “Exchange Plaza”, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sir/ Madam,

Ref: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”)

In continuation to our earlier disclosure dated 29th November, 2024 and pursuant to the approval of the shareholders of the Company with requisite majority on 28th December, 2024 by way of Postal Ballot conducted through e-voting, this is to inform that BD&P Hotels (India) Private limited, a subsidiary (75%) of the Company, has issued corporate guarantee totalling to Rs. 55 crores (including Corporate guarantee of Rs. 35 crores already provided and intimated vide aforesaid disclosure) in favour of Tourism Finance Corporation of India Limited (“Lender”) in respect of term loan facility of Rs. 55 crores granted by the Lender to Marine Tower Properties LLP, an LLP in which the Company holds 100% economic interest through DB Contractors & Builders Private Limited (wholly owned subsidiary of the Company), vide Deed of Guarantee executed on 30th December, 2024.

We enclose herewith the details as required under Regulation 30 of the Listing Regulations read with SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 in Annexure A.

Kindly take the same on your records.

Thanking you,

Yours faithfully,

**For Valor Estate Limited
(Formerly known as D B Realty Limited)**

**Jignesh Shah
Company Secretary**

Annexure A

<p>name of party for which such guarantees or indemnity or surety was given</p>	<p>Marine Tower Properties LLP (“LLP”), an LLP in which the Company holds 100% economic interest through DB Contractors & Builders Private Limited, a WOS of the Company.</p>
<p>whether the promoter/ promoter group/ group companies have any interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at “arm’s length”;</p>	<p>The Promoter/ Promoter group/ group companies have no interest in this transaction except to the extent of their shareholding in the Company and the entity involved in the transaction is subsidiary of the Company.</p> <p>The corporate guarantee has been provided in terms of Letter of Intent / loan sanction letter issued by Tourism Finance Corporation of India Limited (“Lender”) and is on arm’s length basis.</p>
<p>brief details of such guarantee or indemnity or becoming a surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee</p>	<p>BD&P Hotels (India) Private limited (BD&P Hotels), a subsidiary (75%) of the Company has provided corporate guarantee totalling to Rs.55 crores (including corporate guarantee of Rs. 35 crores already provided and intimated to the Stock Exchanges on 29th November, 2024) vide Deed of Guarantee executed on 30th December, 2024 in respect of term loan facility of Rs. 55 crores granted by the Lender to the LLP.</p>
<p>impact of such guarantees or indemnity or surety on listed entity</p>	<p>Corporate guarantee will require accounting treatment and disclosure in compliance with the provisions of Ind AS 109 and other applicable laws/regulations.</p>

VALOR ESTATE LIMITED

(Formerly known as D B Realty Limited)

Regd. Office: 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai-400 020 Tel: 91-22-49742706
 Correspondence Add.: 4th Floor, Wing 15, Gate No.2, Ten BKC, off. N. Dharmadhikari Marg, Kalanagar, Bandra (East), Mumbai – 400 051
 Website: www.dbrealty.co.in Email: info @dbg.co.in Tel: 91-22-35201670
 CIN: L70200MH2007PLC166818