

May 31, 2023

BSE Ltd.
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building, P J Towers,
Dalal Street, Fort, Mumbai – 400 001
corp.relations@bseindia.com

Name of the Company: Striton Properties Private Limited (“the Company”)

Security Code No.: 958871

ISIN: INE09BC08019

Sub.: Disclosure of reasons for delay in submission of financial results by the Company

Dear Sir(s)/Ma'am,

With reference to your letter dated May 29 2023 whereby the Exchange informed that the rated, listed, unsecured, redeemable, non-convertible debentures of face value of ₹1,00,000 (Indian Rupees One Lakh only) each aggregating ₹725,00,00,000 (Indian Rupees Seven Hundred and Twenty-Five Crore only), having ISIN INE09BC08019 ("**NCDs**") was transferred from Kairos Property Managers Private Limited (“KPMPL”) to Striton Properties Private Limited (“the Company”/ “SPPL”) pursuant to the Composite Scheme of Amalgamation and Arrangement and the same is available for trading under SPPL with effect from Wednesday, May 31, 2023.

Further, Pursuant to regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 (“Listing Regulation”) the Company is required to submit the Audited Financial Results for the quarter and financial year ended March 31, 2023 within 60 days from the close of the financial year i.e. within May 30, 2023.

A scheme of arrangement (“**Scheme**”) filed by, inter alios, Mars Hotels and Resorts Private Limited, Vrihis Properties Private Limited, KPMPL, the Company, Aerobode One Private Limited and Parthos Properties Private Limited (in accordance with Sections 230 to 232 and other applicable provisions of the Companies Act, 2013 and the rules framed there under including any statutory modifications or re-enactments, resulted in transfer of the hotel and development business of KPMPL to the Company, along with the transfer of assets and liabilities of the hotel and development business, including the said NCDs.

The Hon'ble National Company Law Tribunal, Mumbai Bench has, vide its order dated 24 April 2023, passed in C.P.(CAA)/196/MB/C-I/2022 connected with C.P.(CAA)/50/MB/C-I/2022, approved the Scheme, pursuant to which, we are in the process of implementation of the Scheme in its true form and complete effect.

Accordingly, the resources and manpower of the Company, are presently being utilised in relation to giving effect to the terms of the Scheme. The delay in submitting Financial Results by the Company to BSE can be attributed to Company's efforts to comply with LODR Regulations and making the financials ended March 31, 2023 reflecting the impact of the Scheme wherein the NCDs will be shown in the books of the Company.

Brookfield Properties

Therefore, despite the best efforts put in by the management, the Company could not close its financials within the stipulated timelines as laid down in Regulations 52(2) & 52(4) of Listing Regulations.

In view of the above, we would request you to kindly condone the delay by a period of 30 days in submission of the financial results of the Company for the quarter and financial year ended March 31, 2023. However, the Company will endeavor to file the same at the earliest.

Going forward, the Company will strive to ensure that the Company's Financials be closed within the timelines as stipulated in Listing Regulations.

Thanking you.

You are requested to take above information on record.

Thanking You.

Yours Faithfully,
For **STRITON PROPERTIES PRIVATE LIMITED**

(KANTILAL SUJANMAL SETHIA)
COMPANY SECRETARY
MEMBERSHIP NO-A6881