

May 06, 2025

The Secretary Listing Department, BSE Limited, 1 st Floor, Phiroze Jeejeebhoy Towers Dalal Street, Mumbai 400001 Scrip Code: 540975	The Manager, Listing Department, The National Stock Exchange of India Ltd Exchange Plaza, C-1, Block G Bandra Kurla Complex Bandra (East), Mumbai 400051 Scrip Symbol: ASTERDM
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Dear Sir/ Madam,

Sub: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Execution of Lease Agreement for New Hospital Facility

Pursuant to the aforementioned regulation, we would like to inform you that the Company has entered into a lease agreement on May 06, 2025, for a composite property located at Sarjapur Road, Bengaluru, Karnataka.

The leased premises will be utilized for setting up a new multi-specialty hospital with an estimated bed capacity of approximately 430 beds.

The details as required under Regulation 30 of SEBI LODR read with SEBI Circular No. SEBI/HO/CFD/PoD/CIR/P/0155 dated November 11, 2024 is enclosed herewith as **Annexure- I and Annexure II**

Kindly take the above said information on record.

Thank you,
For **Aster DM Healthcare Limited**

Hemish Purushottam
Company Secretary and Compliance Officer
M. No: A24331

Annexure - I

Details as required under SEBI Circular No. SEBI/HO/CFD/PoD/CIR/P/0155 dated November 11, 2024

S.no	Particulars	Details
1.	Name(s) of parties with whom the agreement is entered	ASTER DM HEALTHCARE has entered into a lease agreement with BREN Corporation and 5 other Landowners
2.	Purpose of entering into the agreement	Lease Agreement for a Built to Suit Multi Specialty Hospital
3.	Size of Agreement	<p>Term: 30 years from Lease Commencement date with a Lock-in period of 30 years from Lessor and 12 years for the Lessee.</p> <p>The Company shall be obliged to pay rent based on per sq. ft. of chargeable area plus applicable taxes.</p> <p>interest free refundable security deposit of INR 58.65 crores.</p> <p>Timeline – 300 Beds in FY 27; 130 Beds in FY 29</p>
4.	Shareholding, if any, in the entity with whom the agreement is executed	NIL
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 etc	Not applicable since this is lease agreement.
6.	Whether the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	No

7.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	No
8.	In case of issuance of shares to the parties, details of issue price, class of shares issued	Not applicable since this is a lease agreement.
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;	No loan has been granted
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	Agreement is being entered with a third party and there is no conflict of interest, and no nominee is on the board of Directors of the Company.
11.	In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): a) name of parties to the agreement;	Not Applicable since this is a New Agreement to Lease

	<p>b) nature of the agreement;</p> <p>c) date of execution of the agreement;</p> <p>d) details of amendment and impact thereof or reasons of termination and impact thereof.</p>	
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Annexure-II

S.no	Particulars	Details
1	Existing capacity	5128 (as on 31 st Dec 24)
2	Existing capacity utilization	Occupancy of 67% (as on 31 st Dec 24)
3	Proposed capacity addition	430 beds addition in 2 phases
4	Period within which the proposed capacity is to be added	300 beds in FY27 130 beds in FY29
5	Investment required & Mode of financing	480 Cr: Bank loans and Internal Accruals
6	Rationale	<p>Establishing a Comprehensive Multi Specialty Hospital in South-East Bangalore offers a strategic opportunity to address the growing healthcare needs of a rapidly expanding population, driven by urbanization and an increasing middle class with greater disposable income.</p> <p>Sarjapur is projected to become the next IT hub in Bangalore making it an ideal location for specialized Multi specialty hospital with comprehensive cancer care.</p> <p>This project is well-positioned to serve an essential market need while capitalizing on the location's proximity to already established IT corridors.</p>