

1. Business in details:

Binny Limited has largely transitioned from its historical roots in textiles into a company primarily focused on **real estate development**.

The core of Binny's current business is the development of its vast land holdings in Chennai.

Perambur:

JOINT DEVELOPMENT AGREEMENT (JDA) WITH M/S SPR CONSTRUCTION PVT. LTD.

The Company has commenced the development of the world-class integrated township on a Joint Development Model during 2014-2015. The Joint Development Agreement (JDA) has been signed with leading Chennai-based real estate developers, SPR Group, for development on its mainland area of 63.89 acres at Perambur, Chennai. The mixed-use development is the first-of-its-kind township located in a prime location and is based on the concept of building a destination "Where Business Meets Life". Planned around combining professional workspaces and living spaces into one gated arena, it includes a separate residential development, an organized wholesale center, along with a Retail Mall, School, Convention Center and Entertainment Area. The joint venture between Binny Ltd. and SPR Group believes it can utilize the opportunity presented by the current physical and social infrastructure bottlenecks faced in Sowcarpet (South India's largest wholesale market) located at just 3 kms from the Project Site. The Site has easy road access on all four sides, and is the only private land of this scale in close proximity to the city's wholesale markets. The development of the wholesale center on the site will prove to be an extension/ alternative to the Sowcarpet market and is expected to become a trading hub not only for the Chennai city, but also the entire South India, given its proximity to Chennai Port.

Valasaravakkam

JOINT DEVELOPMENT AGREEMENT (JDA) WITH M/S OSIAN CONSTRUCTION PVT.LTD

In respect of one of the land parcels of 12.43 acres land at Valasaravakkam taken over by the Company from M/s Mohan Breweries and Distilleries Limited (MBDL) under the Scheme of Settlement, the Company proposes to enter into a Joint Development Agreement ("JDA") with M/s. Osian Construction Private Limited, Chennai for developing the same into a residential complex. The revenue from the project is estimated at Rs.1486 crores of which the Company's share works out about Rs. 693 crores.

For the above JDA the draft Term Sheet was already approved by the Board of Directors at its meeting held on 01st September, 2025. Now the draft JDA as per the approved Term sheet has been prepared and the same has been approved by the Board at the Board meeting held on 04.12.2025 subject to the approval of the shareholders under Sec 180 of the Companies Act 2013.

The valuation report obtained from an Independent Registered Valuer supports the consideration and confirms the market value, expected revenue from the project and the share of the Company's revenue.