

30th January, 2025

*National Stock Exchange of India Ltd.
Exchange Plaza, C-1, Block G,
Bandra Kurla Complex
Bandra (E), Mumbai – 400051*
Symbol -TEXINFRA

*BSE Limited
P. J. Towers,
Dalal Street,
Mumbai – 400001*
Scrip Code - 505400

Dear Sirs,

We are enclosing herewith a copy of Press Release issued by the Company for your information and record.

Thanking you,

Yours faithfully,
For Texmaco Infrastructure & Holdings Limited

Neha Singh
Company Secretary &
Compliance Officer

An adventz group company

📍 Registered Office:
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CIN : L70101WB1939PLC009800

JOINT PRESS RELEASE

Texmaco Infrastructure & Holdings Ltd (An Adventz Company), Hines, Conscient, and HDFC Capital Announce Strategic Partnership for a Landmark Development in Delhi NCR

A Residential-Led Mixed-Use Development Spanning Nearly 10 Acres in the Heart of Delhi

New Delhi, 30 January 2025 – Texmaco Infrastructure & Holdings Limited (TIHL, An Adventz Company), Hines, Conscient, and HDFC Capital have announced a strategic partnership to develop a premier residential-led mixed-use project on the site of the former Birla Cotton Mills in Kamla Nagar, Delhi. This landmark development, covering approximately 10 acres, will feature around 3 million square feet of modern condominium residences and premium retail spaces, setting new benchmarks in urban living and commercial infrastructure.

Akshay Poddar, Chairman of Texmaco Infrastructure & Holdings Limited, emphasized the significance of this partnership, stating, *“Texmaco has a century-long legacy of excellence and community development. This land parcel, owned by our Group for over 100 years, required the right development partners to realize its full potential. Hines and Conscient bring a unique combination of global expertise and deep local market knowledge, making this an ideal collaboration. Together, we are committed to delivering a world-class development that honours Delhi’s heritage while catering to the evolving aspirations of modern urban dwellers.”*

Vipul Roongta, Managing Director and CEO, HDFC Capital said, *“We are delighted to join hands with Hines and Conscient on this landmark project in Delhi which reaffirms our commitment and focus on delivering lasting value to both customers and communities. HDFC Capital remains dedicated to fostering long term partnerships with trusted real estate leaders to address the ever-growing demand for high quality housing in India. This collaboration is a clear reflection of that vision and marks a significant step towards meeting India’s growing demand for modern and sustainable living spaces.”*

Amit Diwan, Country Head of India, Hines, underlines the significance of this partnership, saying, *“We are delighted to partner with Adventz Group to enter the Delhi residential market. This is also our first joint investment with HDFC Capital. This project provides a platform for us to leverage our global development expertise to address the shortage of modern residential options in one of the city’s most sought-after location. The Project will also address the serious lack of Grade A retail spaces in the region. We are confident of creating a development that resonates with the aspirations of Delhi’s discerning homebuyers.”*

The importance of this strategic joint project was highlighted by **Rajesh Jain**, Managing Director, Conscient - *“It is with great pride that we announce our newest project in partnership with Hines. In the last nearly ten years we have built one of the best and most empowered teams in the country to develop and deliver quality projects. We are delighted to be part of this partnership with the Adventz group and HDFC Capital and look forward to building a great project right in the heart of Delhi. Together we all will deliver a benchmark in modern urban living that will help create a legacy in the same way as the Birla Cotton Mill had for nearly a hundred years.”*

About the Partners

Adventz is a diversified conglomerate comprising renowned companies, including Texmaco Rail & Engineering Limited, Texmaco Infrastructure & Holdings Limited, Zuari Industries Limited, Paradeep Phosphates Limited and Mangalore Chemicals & Fertilisers Limited. With a presence in key sectors such as fertilizers, engineering, infrastructure, real estate, and consumer durables, Adventz is a \$3 billion enterprise with a nationwide footprint, nine major manufacturing units, and a workforce of over 6,000 employees. Committed to nation-building, Adventz continues to play a pivotal role in India's economic growth. [Visit: www.adventz.com]

Hines is a leading global real estate investment manager. We own and operate \$93 billion¹ of assets across property types and on behalf of a diverse group of institutional and private wealth clients. Every day, our 5,000 employees in 31 countries draw on our 67-year history to build the world forward by investing in, developing, and managing some of the world's best real estate. To learn more, visit www.hines.com and follow @Hines on social media.

¹ Includes both the global Hines organization and RIA AUM as of June 30, 2024.

Conscient: Established in 1975, Conscient Infrastructure Pvt. Ltd. has delivered over 12,000 homes across Delhi-NCR, Dehradun, and Goa. Renowned for its commitment to quality, timely delivery, and customer satisfaction, Conscient has successfully developed over 12 million square feet of premium residential, commercial, and institutional spaces. [Visit: www.conscient.in]

HDFC Capital, a subsidiary of HDFC Bank Ltd, is the real estate private equity arm of HDFC Group. HDFC Capital is aligned with the Government of India's 'Housing for All' initiative and is focused on financing the development of homes in a sustainable manner. HDFC Capital also seeks to promote innovation and the adoption of new technologies within the real estate sector by investing in and partnering with technology companies.

HDFC Capital is the investment manager to four SEBI registered Category II Alternative Investment Funds. These funds combine to create a US\$ 4.2 billion platform targeting the development of affordable and mid-income housing in India. To learn more, visit www.hdfccapital.com.

For further information, please contact:

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