



Date: September 05, 2025

The General Manager, Capital Market (Listing), National Stock Exchange of India Ltd Exchange Plaza, BKC Bandra-Kurla Complex, Bandra (East), Mumbai-400 051 Symbol: RUBYMILLS	Dy. General Manager Marketing Operations (Listing) BSE Limited P. J. Towers, 25 th Floor, Dalal Street, Fort, Mumbai-400 001 Code: 503169
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Dear Sir/Madam,

Subject : Disclosure under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") - Execution of Loan Agreement

Pursuant to Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform that The Ruby Mills Limited ("Ruby") has entered into a Loan Agreement supplemented with a subscription agreement with Jambavati Project Realty Two LLP ("Borrower") as a financial investor, without involvement in the LLP's day-to-day management.

Additionally, Ruby has been admitted as a "New Partner"/"Investing Partner" in Jambavati Project Realty LLP.

The details required under Regulation 30 and SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, are attached as "Annexure A". Please take note of this information.

Kindly take the above on record.

Thanking you,
For The Ruby Mills Limited

Anuradha Tendulkar
Company Secretary and Compliance Officer

THE RUBY MILLS LIMITED

Registered Office Ruby House, J K Sawant Marg, Dadar West, Mumbai 400028, India | CIN L17120MH1917PLC000447

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'Annexure- A'

Sr. No.	Details of Events that need to be provided	Information of such events(s)
a.	name(s) of parties with whom the agreement is entered	Jambavati Project Realty Two LLP ('Jambavati')
b.	purpose of entering into the agreement	Ruby has entered into the agreement with Jambavati to invest in LLP which will entitle Ruby of 19.99% share in the LLP
c.	size of agreement;	Under the agreement, The Ruby Mills Limited shall contribute a fixed capital of ₹20,000 and a current capital of ₹1,64,80,000 to Jambavati Project Realty Two LLP. In consideration of this contribution, Ruby Mills Limited shall be entitled to 19.99% share in the profits of the LLP.
d.	shareholding, if any, in the entity with whom the agreement is executed	19.99% interest in Jambavati
e.	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.	Ruby Mills Limited shall have the following rights: To appoint one partner in Jambavati at any time. Further Ruby Mills Limited shall not be involved in the day-to-day management of Jambavati.
f.	whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship.	No
g.	whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	No
h.	in case of issuance of shares to the parties, details of issue price, class of shares issued	NA
i.	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	<ul style="list-style-type: none"> • Lender: The Ruby Mills Limited • Borrower: Jambavati Project Realty Two LLP • Nature of Loan: Term Loan • Amount of Loan Granted: ₹13,75,00,000 • Total Amount Outstanding: ₹13,75,00,000 • Date of Execution: September 03, 2025 • Security: Partly secured by way of equitable mortgage of land on which the project is being developed

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	or borrowed from a party become material on a cumulative basis;	
j.	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	<u>(we may insert other relevant details)</u>
k.	In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): i. Name of parties to the agreement; ii. Nature of the agreement; iii. date of execution of the agreement; iv. details of amendment and impact thereof or reasons of termination and impact thereof	Not Applicable