November 20, 2025

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal St, Kala Ghoda, Fort,
Mumbai – 400 001.

National Stock Exchange of India Ltd.
Exchange Plaza, 5th Floor,
Plot No. C/1, G Block,
Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051.

BSE Code No. 507880

NSE Code – VIPIND

Dear Sir/Madam,

Subject: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Sale of Non-Core Asset

Pursuant to Regulation 30 (4) read with Clause 5 of Para B of Part A of Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations') and in accordance with the Company's Policy on Disclosure of Material Events or Information, we hereby inform you that the Company has entered into binding agreement with Kemp & Company Ltd., forming part of the Promoter Group, for sale of its non-core asset i.e. 'VIP House' located at Prabhadevi, Mumbai. The said transaction is not a material-related party transaction for the Company as per the SEBI Listing Regulations or the Company's Policy on Related Party Transactions.

The brief details as required in the format prescribed under Regulation 30 (4) read with Clause 5 of Para B of Part A of Schedule III of the Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, are given at Annexure A. Kindly take the same on your record.

Thanking you,
Yours faithfully,
For **V.I.P. INDUSTRIES LIMITED**

Ashitosh Kamlesh Sheth

Digitally signed by Ashitosh Kamlesh Sheth
Date: 2025.11.20 17:55:55 +05'30'

Ashitosh Sheth
Company Secretary & Head – Legal
ACS No. 25997
Encl: As above

ANNEXURE

Disclosure under Regulation 30 (4) read with Clause 5 of Para B of Part A to Schedule III of the Listing Regulations

Sr. No.	Events / Information	Details of VIP House
(a)	Name of Parties with whom the agreement is entered	Kemp & Company Ltd.
(b)	Purpose of entering into the agreement	Sale of non-core asset of the Company i.e. VIP House, located at Prabhadevi, Mumbai.
(c)	Size of Agreement	INR 40.71 crores
(d)	Shareholding, if any in the entity with whom the agreement is executed	The Company holds 1909 equity shares of INR 10/- each in Kemp & Company Ltd. amounting to 1.77% of total shareholding of Kemp & Company Limited.
(e)	Significant terms of 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.	The sale is taking place for INR 40.71 crores on an “as is where is basis” and is subject to receipt of shareholders’ approval by Kemp & Company Limited.
(f)	Whether the parties are related to Promoter/Promoter Group/Group Companies in any manner. If yes, nature of relationship	Kemp & Company Ltd. is part of the Promoter Group of the Company.
(g)	Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”	The transaction is a related party transaction although not a material related party transaction. Yes, the transaction is being carried out at arm’s length.
(h)	In case of issuance of shares to the parties, details of issue price, class of shares issued;	Not Applicable
(j)	In case of loan agreement, 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 /	Not Applicable

VIP INDUSTRIES LIMITED

Registered Office: DGP House, 5th Floor, 88C, Old Prabhadevi Road, Mumbai 400 025. INDIA.
TEL: +91 (22) 66539000 **FAX:** +91 (22) 66539089, EMAIL: corpcomm@vipbags.com WEB: www.vipbags.com
CIN - L25200MH1968PLC013914

Sr. No.	Events / Information	Details of VIP House
	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;	
(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.	Not applicable
(k)	In case of rescission, amendment or alteration, 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 and reasons for amendment or alteration and impact thereof (including impact on management or control and on the restriction or liability quantified earlier); v. reasons for rescission and impact thereof (including impact on management or control and on the restriction or liability quantified earlier).	Not Applicable

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