W.S. Industries (India) Limited

27th July, 2026

WSI/SECTL/SE/26-27/28

M/s. BSE Ltd. Phiroze Jeejeebhoy Towers, 25th Floor, Dalal Street, Mumbai – 400001 **Scrip Code: 504220**	M/s. National Stock Exchange of India Ltd. Regd Office: "Exchange Plaza" Bandra-Kurla Complex Bandra (East), Mumbai - 400051 **Symbol: WSI**

Dear Sir,

Sub: Outcome of the meeting of the Board of Directors held on 27th July, 2026.

Pursuant to Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), we wish to inform you that the Board of Directors of **W.S. Industries (India) Limited** ("the Company"), at its meeting held today, i.e., **Monday, 27th July, 2026**, inter-alia, considered and approved the proposal for the Company, in its capacity as **Developer**, to enter into a **Binding Tripartite Term Sheet** with **M/s. SIXP Realty Private Limited ("Landowner")** and **[Name of Marketing Co-Developer] ("Marketing Co-Developer")** for undertaking the development of a senior living / senior care residential project at Poonamalee, Outer Ring Road (ORR), Chennai, Tamil Nadu ("Project").

Pursuant to the aforesaid approval of the Board, the Binding Tripartite Term Sheet will be executed by the Company, the Landowner and the Marketing Co-Developer on or after 27th July, 2026.

Under the terms of the Binding Tripartite Term Sheet, the Company shall act as the **Developer** and shall be responsible for the end-to-end development and execution of the Project. The Project is proposed to be developed on approximately **4.00 acres of land, in phases**, with an indicative FSI / FAR of 3.25 and an indicative permissible built-up area of approximately 5,66,280 sq. ft., subject to applicable statutory approvals.

The Company, in its capacity as Developer, shall be entitled to a **Fixed Return equivalent to 7.5% of the Topline actually realised from the Project**, subject to the terms and conditions of the Binding Tripartite Term Sheet and the definitive agreement to be executed between the Parties.

The Board has also approved the proposal for the Company to **apply for, raise and arrange Working Capital facilities** required for the development and execution of the Project. The proposed Working Capital facilities are intended to be secured, inter-alia, against the **Project Land owned by the Landowner** and, where required by the concerned lender(s), the current assets and other assets of the Project, including receivables, inventory, stocks, book debts and other movable and/or current assets, whether existing or created/acquired out of or in connection with such Working Capital facilities, may also be offered as additional security, subject to applicable approvals and financing terms.

Registered Office: 3rd Floor, New No.48, Old No. 21, Savidhaanu Building, Casa Major Road, Egmore, Chennai - 600 008, Tamil Nadu, India
Contact : (91) - 89258 02400
CIN : L42909TN1961PLC004568
Dept E-mail : sectl@wsigroup.in
Website : wsindustries.in

The disclosures required under Regulation 30 of the SEBI LODR Regulations read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13th July, 2023, are enclosed herewith as Annexure – I.

The Board Meeting commenced at 17.35 Hrs and concluded at 17.45 Hrs.

You are requested to take the above information on record and acknowledge.

Thanking You,

Yours faithfully,

For **W.S. INDUSTRIES (INDIA) LIMITED**

BALAMURUGAN VETRIVEL
Digitally signed by BALAMURUGAN VETRIVEL
Date: 2026.07.27 18:20:44 +05'30'

V. Balamurugan
Company Secretary

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Annexure I

Disclosures under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13th July, 2023.

S. No	Particulars	Details
1.	Name(s) of parties with whom the agreement is entered	M/s. SIXP Realty Private Limited ("Landowner"), W.S. Industries (India) Limited ("Developer") and M/s. Bharathi & Associates Asset Building Private Limited ("Marketing Co-Developer").
2.	Purpose of entering into the agreement	To record the material commercial and operational terms mutually agreed between the Parties for undertaking the development of a senior living / senior care residential project at Poonamalee, Outer Ring Road (ORR), Chennai, Tamil Nadu.
3.	Nature of the agreement	Binding Tripartite Term Sheet for development of a senior living / senior care residential project.
4.	Date of execution of the agreement	On or after 27.07.2026
5.	Size of the agreement	• The Project is proposed to be developed on approximately 4.00 acres of land, in phases, with an indicative FSI / FAR of 3.25, and an indicative permissible built-up area of approximately 5,66,280 sq. ft., subject to applicable statutory approvals.
6.	Significant terms of the agreement	• The Company shall act as the Developer and shall be responsible for the end-to-end development and execution of the Project, in phases. • The Landowner shall provide the Project Land for development and shall make the same available as security / collateral for the Working Capital facilities proposed to be arranged for the Project, subject to the terms and conditions stipulated by the concerned lender(s) and execution of the requisite financing and security documents. • The Marketing Co-Developer shall undertake branding, marketing and sales activities and such other responsibilities as may be agreed between the Parties.
7.	Consideration / commercial arrangement	• The Company, in its capacity as Developer, shall be entitled to a Fixed Return equivalent to 7.5% of the Topline actually realised from the Project, subject to the terms and conditions of the Binding Tripartite Term Sheet and the definitive agreement to be executed between the Parties. • The Marketing Co-Developer shall be entitled to a Fixed Fee equivalent to 15% of the Topline, inclusive of the sales and marketing expenditure to be incurred by it.
8.	Working Capital / funding arrangement	• The Company shall be responsible for applying for, raising and arranging the Working Capital facilities required for the development and execution of the Project. • The proposed Working Capital facilities are intended to be secured, inter-alia, against the Project Land owned by the Landowner. Further, where required by the concerned lender(s), the current assets and other assets of the Project, including receivables,

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S. No	Particulars	Details
		inventory, stocks, book debts and other movable and/or current assets, whether existing or created/acquired out of or in connection with such Working Capital facilities, may also be offered as additional security by way of hypothecation, assignment, charge or other appropriate security interest. • The Working Capital facilities are proposed to be availed subject to sanction by the concerned lender(s) and applicable approvals.
9.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	No.
10.	Details of any other agreement entered into in relation to the transaction	The Binding Tripartite Term Sheet contemplates execution of a detailed Tripartite Joint Venture / Development Agreement or other definitive agreement between the Parties, setting out the detailed rights, obligations and responsibilities of the Parties, subject to satisfaction of the applicable conditions precedent.
11.	Whether the agreement is binding	Yes. The Term Sheet is legally binding and enforceable upon the Parties in accordance with its terms.
12.	Nature of relationship between the Company and the parties	The Company is the Developer; M/s. SIXP Realty Private Limited is the Landowner; and M/s. Bharathi & Associates Asset Building Private Limited is the Marketing Co-Developer.
13.	Details of any guarantee or indemnity	The Company has not undertaken any obligation towards the Landowner's Assured Return or any shortfall therein under the Binding Tripartite Term Sheet. Any guarantee, indemnity or other security obligation, if applicable, shall be as specifically set out in the definitive agreement and related financing documents, subject to applicable approvals.
14.	In case of termination or amendment of agreement, details of such termination or amendment	Not Applicable as on the date of this disclosure.
15.	Impact on financial, operational or other activities of the Company	The proposed arrangement is expected to enable the Company to expand its development activities into the senior living / senior care segment. The Company will undertake the development and execution of the Project and shall be entitled to a Fixed Return equivalent to 7.5% of the Topline actually realised from the Project. The Company will also be responsible for applying for, raising and arranging the Working Capital facilities required for the Project, which are proposed to be secured, inter-alia, against the Project Land owned by the Landowner and, where required, the current assets and other assets of the Project.

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