

Date: 31/10/2025

To,

**National Stock Exchange of India Ltd**  
Exchange Plaza, Bandra Kurla Complex,  
Bandra (East), Mumbai- 400 051  
Tel No: (022) 26598100- 8114  
Fax No: (022) 26598120  
**Symbol: BLUECOAST**

**BSE Limited**  
Phiroze Jeejeebhoy Towers  
Dalal Street, Mumbai- 400 001  
Phones: 91-22-22721233/4  
Fax: 91-22-2272 3121  
**Scrip Code: 531495**

**Subject: - Disclosure of defaults on payment of interest / repayment of principal amount on loans from banks / financial institutions and unlisted debt securities.**

Dear Sir,

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Section V-B of SEBI circular no. **SEBI/HO/CFD/PoD2/CIR/P/0155** dated 11<sup>th</sup> November 2024, please find below statement for default on payment pertaining redemption of 0.01% Redeemable Preference Shares (RPS) issued to promoters (Body Corporate) of the Company: -

Disclosure for unlisted debt securities i.e. RPS*		(Rs. in Crore)
Sr. No.	Type of disclosure	Details
1.	Name of the Listed entity	Blue Coast Hotels Limited
2.	Date of making the disclosure	31/10/2025
3.	Type of instrument with ISIN	0.01% Redeemable Preference Shares ("RPS") ISIN: INE472B04015
4.	Number of holders of the security as on date of default	11
5.	Date of default	30 <sup>th</sup> October, 2025
6.	Current default amount ( <i>break-up of principal and interest in INR crore</i> )	10.37 ( <i>Principal Rs. 5.52 &amp; Dividend Rs. 4.85</i> )
7.	Details of the obligation (amount issued, tenure, coupon, secured/unsecured, redemption date etc.)	Amount – Rs. 5.52 Tenure– 30 years Coupon – NA Interest (Dividend due): Rs. 4.85 Rate of Dividend – 0.01% Unsecured Redemption Date–30.10.2032 (10.% redemption of the RPS every year commencing from the 21 <sup>st</sup> year, i.e., October 30, 2023, till October 30, 2032.)
8.	Total amount issued through debt securities (in INR crore)	NA

**Blue Coast Hotels Ltd.**

Corporate Office: 415-417, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110 001 | Tel.: +91 11 23358774-75 | E-mail : info@bluecoast.in, www.bluecoast.in  
Regd. Office : S-1, D-39, "N-66, Phase IV, Verna Industrial Estate Verna Goa - 403722 | CIN No.: L31200GA1992PLC003109

9.	Total financial indebtedness of the listed entity including short-term and long-term debt (in INR crore)	34.57
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**\*Note**

- In term of Section 48 and 55 of the Companies Act, 2013 shareholders of the Company through postal ballot result dated 20.09.2017 passed a resolution wherein they have extended tenure of redemption of 10% 41,50,000 Redeemable Cumulative Preference Shares (NCRPS) by a further period of 15 years subject to redemption of 10% every year from 21<sup>st</sup> year onwards i.e. with effect from 30<sup>th</sup> October, 2023 till 30<sup>th</sup> October, 2032.
- Pursuant to approval of Board of Directors, Shareholders and with the consent of Redeemable Preference Shareholders ("RPS"), the following variations in the rights of the existing Redeemable Preference Shares were made:-
  - a) On 28<sup>th</sup> September, 2024, the coupon rate on all outstanding RPS was reduced from 10% per annum to 0.01% per annum.
  - b) On November 14, 2024, conversion of 6,93,110, 0.01% RPS of Rs. 100 each (out of 20% defaulted of the 41,50,000 RPS, amounting Rs. 8.30 crore) into 0.01% Compulsorily Convertible Preference Shares (CCPS) of Rs. 100 each. Subsequently, at the same Board Meeting, the Board approved the conversion of 1,89,200 CCPS (out of the 6,93,110 CCPS) into 18,92,000 Equity Shares of Rs. 10 each, at a conversion ratio of 1 CCPS of Rs. 100 each for 10 Equity Shares of Rs. 10 each.
  - c) Further, on 16<sup>th</sup> May, 2025, 2,55,200 CCPS of Rs. 100/- has been converted into 25,52,000 equity shares of Rs. 10 each. The remaining balance of 2,48,710 CCPS of Rs. 100/- shall be converted within the prescribed time.

Kindly acknowledge the receipt.

Thanking you

For Blue Coast Hotels Limited.

**Kapila Kandel**  
Company Secretary &  
Compliance Officer



**Blue Coast Hotels Ltd.**

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