July 23, 2026

BSE Limited, Phiroze Jeejeeboy Towers, Dalal Street, Mumbai – 400 001	National Stock Exchange of India Exchange Plaza, 5th Floor, Plot no. C/1, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051	Restaurant Brands Asia Limited Company Secretary and Compliance Officer, 2nd Floor, ABR Emerald, Plot No. D-8, Street No. 16, MIDC, Andheri (East), Mumbai – 400 093

Re: Disclosure of Creation of Pledge under SEBI (SAST) Regulations, 2011

(Restaurant Brands Asia Limited Scrip Code: BSE – RBA 543248 & NSE – RBA EQ)

We (Lenexis Foodworks Private Limited) hereby inform you that Lenexis Foodworks Private Limited has created pledge over an aggregate of 11,88,93,177 equity shares of Restaurant Brands Asia Limited. The creation of pledge is for bonafide purpose, i.e. raising of funds for acquisition transaction.

Please find enclosed herewith prescribed form under Regulation 31 of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 giving details of creation of pledge on the shares of Restaurant Brands Asia Limited.

Kindly acknowledge the receipt and take on your records.

Thanking You,
Yours faithfully,

For and on behalf of **Lenexis Foodworks Private Limited**

Name: Mr. Aayush Agrawal

Title: Authorised Signatory

Disclosure by the Promoter(s) to the stock exchanges and to the Target Company for encumbrance of shares / invocation of encumbrance/release of encumbrance, in terms of Regulation 31(1) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011	
Name of the Target Company	Restaurant Brands Asia Limited
Names of the stock exchanges where the shares of the target company are listed	National Stock Exchange of India Limited and BSE Limited
Date of Reporting	July 23, 2026
Name of the promoter or PAC on whose shares encumbrance has been created~~/released/invoked~~	Lenexis Foodworks Private Limited
Details of creation of encumbrance:	

Name of the Promoter(s) or PACs with him**	Promoter holding in the target company (1)		Promoter holding already encumbered (2)		Details of events pertaining to encumbrance (3)							Post event holding of encumbered shares {creation [(2)+(3)] / release [(2)-(3)] / invocation [(1)-(3)]]	
	Number	% of total share capital*	Number	% of total share capital	Type of event (creation / release / invocation)	Date of creation/ release/ invocation of encumbrance	Type of encumbrance (pledge/ lien/ non disposal undertaking/ others)	Reasons for encumbrance	Number	% of total share capital*	Name of the entity in whose favour shares encumbered	Number	% of total share capital
Lenexis Foodworks Private Limited	38,29,47,228[(1)]	47.80%	Nil	Nil	Creation	July 14, 2026	Pledge	For bonafide purpose, i.e. raising of funds for acquisition transaction	11,88,93,177	14.84%***	CTL Trusteeship Limited (on behalf of the debenture holders)	11,88,93,177	14.84%
Aayush Agrawal Trust	200	0.00%	Nil	Nil	-	-	-	-	-	-	-	-	-
Inspira Foodworks Private Limited (*formerly Inspira Realty 1 Private Limited*)	200	0.00%	Nil	Nil	-	-	-	-	-	-	-	-	-
Mr. Aayush Madhusudan Agrawal	200	0.00%	Nil	Nil	-	-	-	-	-	-	-	-	-
Inspira Agro Trading LLC	Nil	Nil	Nil	Nil	-	-	-	-	-	-	-	-	-

(1) Includes the 8,57,14,285 (eight crores fifty seven lakhs fourteen thousand two hundred and eighty five) share warrants allotted to Lenexis Foodworks Private Limited.

(***) 14.84% on a fully diluted basis and 16.71% on an as is basis,.

(**) The names of all the promoters, their shareholding in the target company and their pledged shareholding as on the reporting date should appear in the table irrespective of whether they are reporting on the date of event or not.

(*) Total share capital to be taken as per the latest filing done by the company to the Stock Exchange under Clause 35 of the listing Agreement. Diluted share / voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities / warrants into equity shares of the TC.

Disclosure of reasons for encumbrance

Name of listed company	Restaurant Brands Asia Limited
Name of the recognised stock exchanges where the shares of the company are listed	National Stock Exchange of India Limited and BSE Limited
Name of the promoter(s) / PACs whose shares have been encumbered	Lenexis Foodworks Private Limited (Promoter)
Total promoter shareholding in the listed company	No. of shares – 38,29,47,828(1) % of total share capital – 47.80%(2)
Encumbered shares as a % of promoter shareholding	31.05%(2)
Whether encumbered share is 50% or more of promoter shareholding	~~YES /~~ **NO**
Whether encumbered share is 20% or more of total share capital	~~YES /~~ **NO**

(1) Includes the 8,57,14,285 (eight crores fifty seven lakhs fourteen thousand two hundred and eighty five) share warrants allotted to Lenexis Foodworks Private Limited.
(2) On a fully diluted basis assuming conversion of all outstanding convertible securities including the warrants allotted to Lenexis Foodworks Private Limited.

Details of all the existing events/ agreements pertaining to encumbrance

		Encumbrance I (Date of creation of cumbrance: July 14, 2026)
Type of encumbrance (pledge, lien, negative lien, non-disposal undertaking etc. or any other covenant, transaction, condition or arrangement in the nature of encumbrance)		Pledge
No. and % of shares encumbered		No. of shares: 11,88,93,177 % of total share capital: 16.71% on an as is basis and 14.84% on a fully diluted basis.
Specific details about the encumbrance	Name of the entity in whose favour shares are encumbered (X)	CTL Trusteeship Limited (on behalf of the debenture holders)
	Whether the entity X is a scheduled commercial bank, public financial institution, NBFC or housing finance company? If No, provide the nature of the business of the entity.	~~YES /~~ NO CTL Trusteeship Limited is a SEBI-registered Debenture Trustee
	Names of all other entities in the agreement	Listed company and its group companies (if any): NA Other entities (if any) 1. Apart from CTL Trusteeship Limited ("**Pledgee**" / "**CTL**") as the common security trustee, acting on behalf of the debenture trustee(s) for the debenture holders as the pledgee and Lenexis Foodworks Private Limited ("**Pledgor**" / "**LFPL**") as the issuer of the debentures, no other entity is involved in the agreement relating to the creation of pledge.
	Whether the encumbrance is relating to any debt instruments viz. debenture, commercial paper, certificate of deposit etc.? If yes, provide details about the instrument, including credit rating	YES ~~/ NO~~ if yes, 1. Name of the issuer: Lenexis Foodworks Private Limited and Inspira Realty 2 Private Limited 2. Details of the debt instrument: (a) Secured, unrated, unlisted, redeemable, non-convertible debentures ("**LFPL Debentures**") aggregating up to INR 3373 crores issued / to be issued by LFPL, out of which LFPL Debentures aggregating to INR 2235 crores have been issued by LFPL. (b) Secured, unrated, unlisted, redeemable, non-convertible debentures ("**IR2PL Debentures**") aggregating up to INR 500 crores issued/ to be issued by Inspira Realty 2 Private Limited ("**IR2PL**"), out of which IR2PL Debentures aggregating to INR 250 crores have been issued by IR2PL. The LFPL Debentures and the IR2PL Debentures collectively are hereinafter referred to as the Debentures.
		3. Whether the debt instrument is listed on stock exchanges?: No
		4. Credit Rating of the debt instrument: The debentures are unrated

		5. ISIN of the instruments: (a) INE11BM07016 for LFPL Debentures aggregating to INR 1050 crores; (b) INE11BM07024 for LFPLM Debentures aggregating to INR 726 crores; (c) ISIN creation for LFPL Debentures aggregating to INR 460 crores is underway; (d) ISIN creation for IR2PL Debentures aggregating to INR 250 crores is underway.
Security Cover / Asset Cover	Value of shares on the date of event / agreement (A)	INR 844,49,82,363(1)
	Amount involved (against which shares have been encumbered) (B)	(a) LFPL Debentures aggregating up to INR 3373 crores along with the interest, make the whole amount, the additional return, the default interest, costs and expenses of the intermediaries and all costs, fees, stamp duties, indemnities, damages and expenses incurred in relation to or arising out of the transaction documents pertaining to such debentures out of which LFPL Debentures aggregating to INR 2235 crores have been issued by LFPL and subscribed by the respective debenture holders. (b) IR2PL Debentures aggregating up to INR 500 crores along with the interest, make the whole amount, the additional return, the default interest, costs and expenses of the intermediaries and all costs, fees, stamp duties, indemnities, damages and expenses incurred in relation to or arising out of the transaction documents pertaining to such debentures out of which IR2PL Debentures aggregating to INR 250 crores have been issued by IR2PL and subscribed by the respective debenture holders.
	Ratio of A / B	0.33 in relation to the aggregate of the LFPL Debentures and the IR2PL Debentures issued as of the date of this disclosure.
End use of money	Borrowed amount to be utilized for what purpose — ~~(a) Personal use by promoters and PACs~~ ~~(b) For the benefit of listed company~~ Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc. (a) Any other reason (please specify)	The proceeds of the issued debentures are utilised towards, inter-alia, raising of funds for acquiring shares of the listed company pursuant to: (i) Share purchase agreement dated January 20, 2026 executed by and between Lenexis Foodworks Private Limited ("**Acquirer 1**"), Aayush Agrawal Trust ("**Acquirer 2**"), Inspira Foodworks Private Limited ("**Acquirer 3**"), Mr. Aayush Madhusudan Agrawal ("**Acquirer 4**" and together with the Acquirer 1, Acquirer 2 and the Acquirer 3 referred to as "**Acquirers**"), Inspira Agro Trading LLC ("**IATL**"), QSR Asia Pte. Ltd. ("**Seller 1**") and F&B Asia Ventures (Singapore) Pte. Ltd. ("**Seller 2**" and together with the Seller 1 referred to as "**Sellers**") ("**SPA**"); (ii) Securities subscription agreement dated January 20, 2026 by and between the Acquirers and Restaurant Brands Asia Limited ("**Company**") ("**SSA**"); and (iii) Open offer triggered by the execution of the SPA and the SSA.

(1) Calculated on the basis of the volume weighted average price of the equity shares of the Company, as on the NSE website (https://www.nseindia.com/get-quote/equity/RBA/Restaurant-Brands-Asia-Limited) on July 14 2026, being the day of creation of pledge, i.e, INR 71.03 (Indian Rupees Seventy One and Three Paise)

For and on behalf of **Lenexis Foodworks Private Limited**

Name: Mr. Aayush Agrawal

Title: Authorised Signatory