

August 12, 2026

|                                                                                 |                                                                                                                                                                       |                                                                                                                                                                                                      |
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| BSE Limited,<br>Phiroze Jeejeeboy Towers,<br>Dalal Street,<br>Mumbai – 400 001. | National Stock Exchange of India,<br>Exchange Plaza, 5 <sup>th</sup> Floor,<br>Plot no. C/1, G Block,<br>Bandra Kurla Complex,<br>Bandra (East),<br>Mumbai – 400 051. | Restaurant Brands Asia Limited,<br>Company Secretary and<br>Compliance Officer,<br>2 <sup>nd</sup> Floor, ABR Emerald, Plot No.<br>D-8, Street No. 16, MIDC,<br>Andheri (East),<br>Mumbai – 400 093. |
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**Re: Revised Disclosure of Creation of Pledge under SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011**

**(Restaurant Brands Asia Limited – BSE Scrip Code: 543248 and NSE Symbol: RBA EQ)**

Dear Sir/Madam,

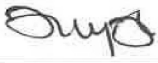
With reference to your email dated July 29, 2026, raising a query on the disclosure submitted under Regulation 31(1) and 31(2) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 (“**SAST Regulations**”) in respect of Restaurant Brands Asia Limited dated July 23, 2026, wherein it was observed that only the name of the Trustee had been disclosed under the details of the entity in whose favour the shares are encumbered, while the names of the lenders were not mentioned.

Accordingly, we are submitting the revised disclosure incorporating the details of both the Security Trustee and the Debenture Holders (lenders), in compliance with the requirements of the SAST Regulations.

This is for your information and 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 <sup>(1)</sup>                             |                                                      |                                                                      |                                                                         |              |                           |                                                                                                                                                                                                                                                                                                                       |                                                                                                         |                          |
| Name of the promoter or PAC on whose shares encumbrance has been created/ <del>released</del> / <del>invoked</del>                                                                                                                                                                                      |                             |                                            |        |                                         | 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 <sup>(2)</sup> | 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%***                 | The non-convertible debentures are transferable instruments being held by CTL Trusteeship Limited on behalf the debenture holders i.e. 360 ONE Income Opportunities Fund - Series 3, 360 ONE Income Opportunities Fund - Series 5, 360 ONE Income Opportunities Fund - Series 7, 360 ONE Prime Ltd. & other investors | 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) Date of reporting of the pledge transaction. This revised disclosure is being made on August 12, 2026 pursuant to a query raised by the BSE on July 29, 2026.

(2) 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 <sup>(1)</sup><br>% of total share capital – 47.80% <sup>(2)</sup> |
| Encumbered shares as a % of promoter shareholding                                 | 31.05% <sup>(2)</sup>                                                                           |
| Whether encumbered share is 50% or more of promoter shareholding                  | <del>YES</del> / <b>NO</b>                                                                      |
| Whether encumbered share is 20% or more of total share capital                    | <del>YES</del> / <b>NO</b>                                                                      |

(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.

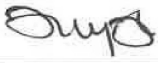
Details of all the existing events/ agreements pertaining to encumbrance

|                                                                                                                                                                            |                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                            |                                                                                                                                                                                                  | 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<br>% 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.                     | <del>YES</del> / <b>NO</b><br>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<br>Other entities (if any)<br>1. Apart from CTL Trusteeship Limited (“ <b>Pledgee</b> ” / “ <b>CTL</b> ”) 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 (“ <b>Pledgor</b> ” / “ <b>LFPL</b> ”) 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 | <del>YES</del> / <del>NO</del><br>if yes,<br>1. Name of the issuer: Lenexis Foodworks Private Limited and Inspira Realty 2 Private Limited<br>2. Details of the debt instrument: (a) Secured, unrated, unlisted, redeemable, non-convertible debentures (“ <b>LFPL Debentures</b> ”) 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.<br>(b) Secured, unrated, unlisted, redeemable, non-convertible debentures (“ <b>IR2PL Debentures</b> ”) aggregating up to INR 500 crores issued/ to be issued by Inspira Realty 2 Private Limited (“ <b>IR2PL</b> ”), out of which IR2PL Debentures aggregating to INR 250 crores have been issued by IR2PL.<br>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:<br>(a) INE11BM07016 for LFPL Debentures aggregating to INR 1050 crores;<br>(b) INE11BM07024 for LFPLM Debentures aggregating to INR 726 crores;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                              |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              |                                                                                                                                                                                                                                                                                                                                                  | (c) ISIN creation for LFPL Debentures aggregating to INR 460 crores is underway;<br>(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 <sup>(1)</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                              | 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.<br>(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 —<br><del>(a) Personal use by promoters and PACs</del><br><del>(b) For the benefit of listed company</del><br>Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc.<br>(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:<br><br>(i) Share purchase agreement dated January 20, 2026 executed by and between Lenexis Foodworks Private Limited (“ <b>Acquirer 1</b> ”), Aayush Agrawal Trust (“ <b>Acquirer 2</b> ”), Inspira Foodworks Private Limited (“ <b>Acquirer 3</b> ”), Mr. Aayush Madhusudan Agrawal (“ <b>Acquirer 4</b> ” and together with the Acquirer 1, Acquirer 2 and the Acquirer 3 referred to as “ <b>Acquirers</b> ”), Inspira Agro Trading LLC (“ <b>IATL</b> ”), QSR Asia Pte. Ltd. (“ <b>Seller 1</b> ”) and F&B Asia Ventures (Singapore) Pte. Ltd. (“ <b>Seller 2</b> ” and together with the Seller 1 referred to as “ <b>Sellers</b> ”) (“ <b>SPA</b> ”);<br>(ii) Securities subscription agreement dated January 20, 2026 by and between the Acquirers and Restaurant Brands Asia Limited (“ <b>Company</b> ”) (“ <b>SSA</b> ”); and<br>(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

