

Date: 13th February, 2026

To,
National Stock Exchange of India Ltd.
Address: Exchange Plaza" Plot no. C/1,
G Block, Bandra-Kurla Complex, Bandra (E),
Mumbai – 400 051.

NSE Scrip Symbol: UHTL

Subject: Disclosure for entering into Additional Legal Mortgage with Saraswat Co-operative Bank Limited under Regulation 30 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015.

Respected Sir/Madam,

In pursuance with Regulation 30 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015, **read with Circular SEBI/HO/CFD/CFD-PoD-2/CIR/P/2024/185 dated December 31, 2024 ('SEBI Circular') and Circular Ref No: NSE/CML/2025/02 dated 2nd January 2025.**

This is to inform that, the Company had executed a Legal Mortgage Deed with the Saraswat Co-operative Bank Limited dated 04th September, 2023 for availing additional cash credit facility of Rs. 5 Crore, which increased the total cash credit facility to Rs. 8 Crore, secured by the immovable property of the Company situated at Talegaon, Dindori, Nashik. Since the Company was not listed as on the date of execution, the same was not disclosed earlier and is being disclosed now for record.

Further, this is to inform that the Company has executed a **Additional Legal Mortgage Deed** with Saraswat Co-operative Bank Limited dated 13th February, 2026 for availing an additional Cash Credit facility and Term Loan of Rs. 15 Crore in aggregate, comprising of Cash Credit of Rs. 5 Crore, Term Loan of Rs. 6.30 Crore and another Term Loan of Rs. 3.70 Crore.

The said facilities are secured against collateral security in the form of equitable/legal mortgage of the proposed factory land of the Company situated at Gat No. 352/B/1, Gat No. 352/B/2, Gat No. 352/B/3 and Gat No. 352/B/4, Talegaon Dindori-Indore Road, Mauje Talegaon Dindori, Taluka Dindori, District Nashik – 422202, Maharashtra, India.

Further the details as per the requirements mentioned in Listing Regulations read with SEBI Circular No. CIR/CFD/CMD/4/2015 dated September 9, 2015 and SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July, 13, 2023 are annexed herewith under enclosure "Annexure-I".

Kindly acknowledge the receipt.
Yours faithfully,

For and on behalf of Board of Directors of,
UNITED HEAT TRANSFER LIMITED
(Formerly known as United Heat Transfer Private Limited)

Ms. Madhura Gaidhani
(Company Secretary & Compliance Officer)

Membership No.: A78000

Address: Plot No. F-131, M.I.D.C.,
Ambad, Nashik- 422010, Maharashtra,
India.

Encl: Annexure-I

Annexure - I

Disclosure under Regulation 30 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/CMD/4/2015 dated September 9, 2015 and SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July, 13, 2023

Sr. No.	Particulars	Descriptions
1	Name(s) of parties with whom the agreement is entered	Saraswat Co-operative Bank Limited
2	Purpose of entering into the agreement	To avail additional Cash Credit and Term Loan facility
3	Size of agreement	Total Loan Amount: Rs. 15 Crores (Rupees Fifteen Crores only), comprising: a) Cash Credit - Rs. 5 Crores/- b) Term Loan 8 - Rs. 6.30 Crores/- c) Term Loan 9 - Rs. 3.70 Crores/- along with interest thereon.
4	shareholding, if any, in the entity with whom the agreement is executed	Nil, except for shares to be held as per sanction terms (2.5% linkage, maximum 2500 shares).
5	Significant terms of the agreement	Repayment Schedule: a) Cash Credit: Repayable on demand subject to renewal every year b) Term Loan 8 - Rs. 6.30 Crores/- : Repayable in 84 months including 12 months moratorium period. c) Term Loan 9 - Rs. 3.70 Crores/- : Repayable in 84 months including 12 months moratorium period.
6	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	No
7	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	Not a related party transaction.
8	In case of issuance of shares to the parties, details of issue price, class of shares issued	No shares are issued
9	In case of loan agreements	
a)	Details of lender/ borrower	Saraswat Co-operative Bank Limited
b)	Nature of the loan	Cash Credit and Term loan facility

c)	Total amount of loan granted /taken	Total Loan Amount: Rs. 15 Crores (Rupees Fifteen Crores only), comprising: a) Cash Credit - Rs. 5 Crores/- b) Term Loan 8 - Rs. 6.30 Crores/- c) Term Loan 9 - Rs. 3.70 Crores/- along with interest thereon.
d)	Total amount outstanding	Total loan amount outstanding is Rs. 15 Crores Only.
e)	Date of execution of the loan agreement/ sanction letter	Additional Legal Mortgage Deed dated 13 th February, 2026
f)	Details of the security provided to the lenders /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	Collateral security in the form of equitable/legal mortgage of the proposed factory land of the Company situated at Gat No. 352/B/1, Gat No. 352/B/2, Gat No. 352/B/3 and Gat No. 352/B/4, Talegaon Dindori-Indore Road, Mauje Talegaon Dindori, Taluka Dindori, District Nashik - 422202, Maharashtra, India.
10.	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.	No

**For and on behalf of Board of Directors of,
 UNITED HEAT TRANSFER LIMITED**
 Formerly known as **United Heat Transfer Private Limited**

Ms. Madhura Gaidhani
 (Company Secretary & Compliance Officer)

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