PURVA SAPPHIRE LAND PRIVATE LIMITED

Date: 30.10.2026

To,
The General Manager - DCS
Listing Operations- Corporate Services Dept.
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street,
Mumbai-400001

ISIN: INE0POA08014
Scrip Code: 975149

Dear Sir / Madam,

Sub: Intimation of reaffirmation of Credit Rating of Purva Sapphire Land Private Limited

Ref: Regulation 51(2) and 55 read with Part B of Schedule III of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

We write to inform you that the credit rating of the Company has been reviewed and re-affirmed by ICRA Limited for Non-Convertible Debentures as '[ICRA]BBB (Stable); Reaffirmed'.

The letter received from ICRA is available on the website of the Company and is attached herewith for your perusal

This is for your information and record.

Thanking You.
Yours sincerely
For **Purva Sapphire Land Private Limited**

SHIVANI S HIREMATH
Digitally signed by SHIVANI S HIREMATH
Date: 2026.10.30 10:46:38 +05'30'

Shivani S Hiremath
Company Secretary & Compliance Officer
M. No. A76492

ICRA/Purva Sapphire Land Private Limited/28102026/1

Date: October 28, 2026

Mr. Neeraj Gautam
CFO- Puravankara Group
Purva Sapphire Land Private Limited
130/1 Ulsoor Road,
Bangalore - 560 042

Dear Sir,

Re: ICRA's Credit Rating for below mentioned Instruments of Purva Sapphire Land Private Limited

As per the Rating Agreement/Statement of Work executed with ICRA Limited, ICRA's Rating Committee has taken the following rating actions for the mentioned instruments of your company.

Instrument	Rated Amount (Rs. crore)	Rating Action[1]	Financial Sector Regulator[#]
NCD	55.00	[ICRA]BBB (Stable); Reaffirmed	SEBI
Total	**55.00**		

[#]SEBI's grievance redressal/dispute resolution and SEBI investor protection mechanisms such as SCORES and ODR shall not be available for activities and instruments which fall under the regulatory purview of financial sector regulators other than SEBI.

The aforesaid rating(s) will become due for surveillance within one year from the date of rating communication letter. However, ICRA reserves the right to review and/or, revise the above rating(s) at any time based on new information becoming available, or the required information not being available, or other circumstances that ICRA believes could have an impact on the rating(s). Therefore, request the lenders and investors to visit ICRA website at www.icra.in for latest rating(s) of the company.

The rating(s) are specific to the terms and conditions of the instruments as indicated to us by you, and any change in the terms or size of the same would require a review of the rating(s) by us. In case there is any change in the terms and conditions or the size of the rated instrument, the same must be brought to our notice before the instrument is used by you. In the event such changes occur after the rating(s) have been assigned by us and their use has been confirmed by you, the rating(s) would be subject to our review, following which there could be a change in the rating(s) previously assigned. Notwithstanding the foregoing, any change in the over-all limit of the instrument from that specified in this letter, would constitute an enhancement that would not be covered by or under the said Rating Agreement.

The rating(s) assigned must be understood solely as an opinion and should not be treated, or cause to be treated, as recommendation to buy, sell, or hold the rated instrument availed/issued by your company.

[1] Complete definitions of the ratings assigned are available at www.icra.in.

You are also requested to forthwith inform us about any default or delay in repayment of interest or principal amount of the instrument rated, as above, or any other debt instruments/ borrowing and keep us informed of any other developments which may have a direct or indirect impact on the debt servicing capability of the company including any proposal for re-schedulement or postponement of the repayment programmes of the dues/ debts of the company with any lender(s) / investor(s), or occurrence of any significant development that could impact the ability of the company to raise funds such as restriction imposed by any authority from raising funds through issuance of debt securities through electronic bidding system. Further, you are requested to inform us immediately as and when the borrowing limit for the instrument rated, as above, or as prescribed by the regulatory authority(ies) is exceeded.

We look forward to your communication and assure you of our best services.

With kind regards,
Yours sincerely,
For ICRA Limited

SUPRIO BANERJEE

Digitally signed by SUPRIO BANERJEE
Date: 2026.10.28 13:04:37 +05'30'

Suprio Banerjee
Vice President &Co-Group Head
suprio.b@icraindia.com

Annexure

Details of Bank Limits Rated by ICRA (Rated on on Long-Term Scale)	Amount (Rs. crore)	Rating	Rating Assigned On
NCD (ISIN: INE0POA08014)	52.00	[ICRA]BBB (Stable)	October 26, 2026
Proposed NCD	3.00	[ICRA]BBB (Stable)	October 26, 2026
Total	**55.00**		

ICRA Limited
Registered Office: B-710, Statesman House, 148, Barakhamba Road, New Delhi 110001. Tel. +91-11-23357940-41
Building No. 8, 2nd floor, Tower A, DLF Cyber City, Phase II, Gurugram-122002
www.icra.in info@icraindia.com +91-93547-38909
+0124-4545300 CIN: L74999DL1991PLC042749
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