April 09, 2026

To,
BSE Limited ("BSE")
Department of Corporate Services
P. J. Towers, Dalal Street,
Mumbai - 400001.

Dear Sir/Madam,

Scrip Code: 976433

Subject: Statement under Chapter VIII of Master Circular for issue and listing of Non-Convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper dated October 15, 2025 ("Master Circular"), for the half year ended March 31, 2026.

In terms of Chapter VIII - Clause 9 of the Master Circular, please find enclosed the statement containing details related to International Securities Identification Number (ISIN) in respect of the listed, privately placed debt securities issued by Vardhita Properties Private Limited for the half year ended March 31,2026.

Request you to kindly take the same on record and oblige.

For Vardhita Properties Private Limited

Kamal Ramani
Digitally signed by Kamal Ramani
Date: 2026.04.09 17:30:31 +05'30'

Kamal Ramani
Company Secretary and Compliance Officer
Membership No.: A59242
Address: Century Bhavan, Dr. Besant Road,
Worli, Mumbai – 400030.

Enclosure: as below.

Name of the Issuer	ISIN No.	Issuance Date	Maturity Date	Coupon Rate	Payment Frequency	Embedded option, if any	Amt. issued	Amt. outstanding
Vardhita Properties Private Limited	INE1DF208035	20th February 2025*	20th February, 2045	Coupon: Fixed rate of 8% p.a. IRR, payable on the Outstanding Nominal Value of the relevant Series of Debentures, subject to affirmative availability of sufficient Distributable Surplus as determined by the Distributions Committee in accordance with the terms of the transaction documents. Additional Coupon: Such rate, payable on the Outstanding Nominal Value of the relevant Series of Debentures, as determined by the Distributions Committee and subject to affirmative availability of sufficient Distributable Surplus as determined by the Distributions Committee, up to 14% p.a. IRR together with Early Redemption Premium.	(a) the date falling on the last Day of each Relevant Quarter and (b) each Redemption Date, subject to affirmative availability of sufficient Distributable Surplus as determined by the Distributions Committee.	Call option: Yes Put Option: NA	**2,80,22,00,000	2,80,22,00,000

**refers to date of allotment*
***refers to amount subscribed*

Capitalised terms used but not defined herein shall have the meanings ascribed to such terms under the debenture trust deed dated January 24, 2025, executed by and between the Issuer and Vistra ITCL (India) Limited (as the debenture trustee) ("Debenture Trust Deed").

For Vardhita Properties Private Limited

Kamal Ramani Digitally signed by Kamal Ramani Date: 2026.04.09 17:31:04 +05'30'

Kamal Ramani
Company Secretary and Compliance Officer
Membership No.: A59242
Address: Century Bhavan, Dr. Besant Road, Worli, Mumbai – 400030.