

Date: **17.11.2025**

To,

The General Manager, Listing Operations Department of Corporate Services BSE Limited P. J. Towers, Dalal Street, Fort, Mumbai- 400 001 Stock Code: 532891	The Manager, Listing Department, National Stock Exchange of India Limited, Exchange Plaza, 5th Floor, Plot No. C/1, G Block, Bandra-Kurla Complex, Bandra (E), Mumbai- 400 051 Stock Code: PURVA
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Dear Sir / Madam,

Sub: Press Release

Ref: Regulation 30 read with Schedule III of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

A copy of the Press Release titled "Puravankara signs Agreement to Lease with IKEA for retail space at Purva Zentech Park, Bengaluru" is enclosed herewith and the contents are self-explanatory.

This is for your information and records.

Thank you,
Yours sincerely,
For **Puravankara Limited**

(Sudip Chatterjee)
Company Secretary & Compliance Officer
Membership No.: F11373

Encl: as above

For Immediate Release**November 17, 2025****Puravankara signs Agreement to Lease with IKEA for retail space at Purva Zentech Park, Bengaluru**

Bengaluru: Puravankara Limited (NSE: PURVA | BSE: 532891), one of India's most trusted and admired real estate developers, today announced the signing of an Agreement to Lease (ATL) with IKEA India for leasing of two floors of retail space at the Purva Zentech Park, located on Kanakapura Road, Bengaluru.

Purva Zentech Park is a mixed-use commercial development with approximately 9.6 lakh square feet of leasable and saleable area. Typical floor plates are approximately 50,000 square feet, with modular units ranging from 4,500 to 5,000 square feet available for lease or sale. Strategically located within a five-minute walk from both the Konankunte Metro Station and Forum Mall, the project is a sustainable, Indian Green Building Council (IGBC) Gold development, designed to accommodate large-format tenants as well as mid-sized occupiers. The development is currently under construction and is slated for completion by early 2026.

IKEA will occupy the first and second floors of the development, which are designated for retail use. The space is expected to be handed over next year in Q1 of calendar year 2026, with operations scheduled to commence thereafter. Colliers' office services team was the advisor on this transaction.

Rajat Rastogi, CEO- West & Commercial Assets, Puravankara Limited, added, *"We are excited to onboard IKEA at Purva Zentech Park. Their decision to occupy retail space of more than 1.2 lakh square feet of leasable area across two floors is a strong endorsement of the project's strategic location, smart design, and adaptable retail layout. With Bengaluru's leasing activity showing consistent growth, especially in the southern corridor, we are confident the project will become a vibrant hub for both business and lifestyle. IKEA's presence marks a significant beginning and will play a key role in shaping the project's appeal and tenant mix."*

Puravankara currently has a commercial development pipeline of 3.2 million square feet, of which nearly 2 million square feet is expected to receive occupancy certificates within this financial year. Projects including Purva Zentech and Purva Aerocity in Bengaluru are expected to generate a surplus of Rs 1,870 crore, making a significant value creation opportunity for the company. With this development, Puravankara continues to strengthen its commercial real estate portfolio and deepen its presence in South Bengaluru's high-growth corridor.

About Puravankara Group

The Puravankara Group is one of India's most trusted realty majors, headquartered in Bengaluru with a pan-India presence. Over the past five decades, the company has established three distinct and successful residential brands – Puravankara, Provident Housing Limited (PHL), and Purva Land - catering to the entire spectrum of housing and plotted development needs. Besides these residential brands, Starworth Infrastructure and Construction Limited (SICL), a wholly-owned subsidiary of Puravankara, focuses on technology-enabled construction solutions. The group has also forayed into developing Grade-A commercial real estate, with a ~3 million-square-foot presence, and is rapidly expanding its footprint. Additionally, the interior design arm, Purva Streaks, caters to customers looking for an integrated interior design solution.

As of September 30, 2025, Puravankara has completed 93 projects totalling ~55 million sq ft across nine cities—Bengaluru, Chennai, Hyderabad, Coimbatore, Mangaluru, Kochi, Mumbai, Pune, and Goa. The company's total land bank is ~32 msft, and ongoing projects add up to ~34msft.

For further information, please contact:

Abhinav Kanchan	9741773269	Abhinav.k@puravankara.com
Avinash Bhat	9986646059	Avinash.bhat@puravankara.com
Nikunj Joshi	9901124273	Nikunj.j@puravankara.com