

VYPAK PROPERTIES

October 10, 2025

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

Dear Sir/Madam,

Scrip Code: 976887

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 May 22, 2024 ("Master Circular"), for the half year ended September 30, 2025.

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 senior, unsecured, rated, redeemable, listed, privately placed non-convertible debentures issued by Vypak Properties Private Limited for the half year ended September 30, 2025.

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

For Vypak Properties Private Limited

Nilam Hetal Shah
Company Secretary and Compliance Officer
Membership No.: A20514

Enclosed.

VYPAK PROPERTIES PRIVATE LIMITED

Registered office: Birla Aurora, Level 8, Dr. Annie Besant Road, Worli, Mumbai-400030

CIN: U68100MH2024PTC424443

Email: be-vypak@adityabirla.com Tel.: +91 2262874100

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Name of the Issuer	ISIN No.	Issuance Date	Maturity Date	Coupon Rate	Payment Frequency	Embedded option, if any	Amt. issued	Amt. outstanding
Vypak Properties Private Limited	INE12O508023	3 rd July 2025*	3 rd July 2045	<p>Fixed Coupon: 8% (eight percent) per annum compounded on a quarterly basis subject to affirmative availability of sufficient Distributable Cash as determined by the Distributions Committee in accordance with the Transaction Documents.</p> <p>Additional Coupon: Additional returns in the form of redemption premium and additional coupon shall be payable by the Issuer basis the availability and determination of the Distributable Cash, and in the manner of distribution/allocation of Distributable Cash in accordance with the terms of the Transaction Documents.</p>	15 days from the end of quarter subject to affirmative availability of sufficient Distributable Cash as determined by the Distributions Committee	Call option: Yes Put Option: Yes	**1,48,00,00,000	1,48,00,00,000

**refers to date of allotment*

***refers to amount issued and subscribed*

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Capitalised terms used but not defined herein shall have the meanings ascribed to such terms under the debenture trust deed dated June 09, 2025, executed by and between the Issuer and Vistra ITCL (India) Limited (as the debenture trustee) (“Debenture Trust Deed”).

For Vypak Properties Private Limited

Nilam Hetal Shah

Company Secretary and Compliance Officer
Membership No.: A20514

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