

7/Govt/SE/2026-27/0055
8th October, 2026

National Stock Exchange of India Limited
Exchange Plaza, 5th Floor,
Plot No. C/1, G Block, Bandra-Kurla
Complex, Bandra (East),
Mumbai 400 051
Trading Symbol: PAKKA

BSE Limited
Department of Corporate Service
Phiroze Jeejeebhoy Towers
25th Floor, Dalal Street
Mumbai - 400 001
Scrip Code: 516030

Subject: Disclosure pursuant to Regulation 30 and other applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Allotment of the Tranche 3 of unlisted, secured, unrated, redeemable non-convertible debentures (“NCDs”) of face value of INR 1,00,000, on a private placement basis, aggregating up to INR 50 Crores (Indian Rupees Fifty Crores Only) against the total issue of INR 540 Crores approved by the Board of Directors of the Company in their meeting held on 26th May, 2026.

Dear Sir/Madam,

Pursuant to Regulation 30 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”), we wish to inform that the Fund Raising Committee of the Board of Directors of Pakka Limited (“Company”) at its meeting held on 8th October, 2026, has inter alia considered and approved the following:

1. Allotment of Secured Non-Convertible Debentures

Allotment of the second tranche of non-convertible debentures (“NCDs”), on a private placement basis, aggregating up to INR 50 Crores (Indian Rupees Three Hundred Seventy Five Crores Only), divided in to 3000 (Three Thousands) unlisted, junior, secured, unrated, redeemable non-convertible debentures of face value of INR 1,00,000 (Indian Rupees One Lakh) each, aggregating up to INR 30 crores (Indian Rupees Thirty Crores) and 2000 (Two Thousands) unlisted, senior, secured, unrated, redeemable non-convertible debentures of face value of INR 1,00,000 (Indian Rupees One Lakh) each, aggregating up to INR 20 crores (Indian Rupees Twenty Crores).

Details as required under Regulation 30 read with Schedule III of the Listing Regulations and the SEBI Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, with respect to the issuance of Secured Non-Convertible Debentures, are enclosed as **Annexure I**.

The meeting of the Fund Raising Committee of the Board of Directors commenced at 04:00 p.m. and concluded at 04:40 p.m. This is for your information and record.

Kindly take the above information on record. The information in the above notice is also available on the website of the Company <https://www.pakka.com>.

Kindly bring it to the notice of all concerned.

Thanking you,

Yours faithfully,
for Pakka Limited

VED
KRISHNA

Digitally signed
by VED KRISHNA
Date: 2026.10.08
16:46:03 +05'30'

Ved Krishna
Managing Director
DIN: 00182260

Encl.: as above

Disclosure in terms of Regulation 30 read with Schedule III of the Listing Regulations and the SEBI Circular No. HO/49/14/14(7)2025-CFD-POD2/II/3762/2026 dated January 30, 2026, with respect to the issuance of Secured Non-Convertible Debentures

Sr. No.	Particulars	Details
1.	Type of securities proposed to be issued (viz. equity shares, convertibles, etc.)	Unlisted, secured, redeemable, non-convertible debentures (“NCDs”)
2.	Type of issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.)	Private placement to eligible investors in terms of the provisions of section 42, 71, 179, 180(1)(a), 180(1)(c) and all other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Prospectus and Allotment of Securities) Rules 2014 and the Companies (Share Capital and Debentures) Rules, 2014
3.	Total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately)	Allotment of the third tranche of non-convertible debentures (“NCDs”), on a private placement basis, aggregating INR 50 Crores (Indian Rupees Fifty Crores Only), divided in to 3000 (Three Thousands) unlisted, junior, secured, unrated, redeemable non-convertible debentures of face value of INR 1,00,000 (Indian Rupees One Lakh) each, aggregating up to INR 30 crores (Indian Rupees Thirty Crores) and 2000 (Two Thousands) unlisted, senior, secured, unrated, redeemable non-convertible debentures of face value of INR 1,00,000 (Indian Rupees Twenty Crores) each, aggregating up to INR 20 crores (Indian Rupees One Hundred Fifty Crores to the allottees as per list placed in Annexure II .
4.	Size of the issue	Tranche 3 of INR 50 crores out of total issue size of INR 540 crores (Indian Rupees Five Hundred Forty Crores)
5.	Whether proposed to be listed? If yes, name of the stock exchange(s)	No (Unlisted)

6.	Tenure of the instrument	Junior Series – up to 31.05.2035 Senior Series – up to 30.06.2033 (as specifically defined in the Debenture Documents)
7.	Date of allotment and date of maturity	Date of allotment – Allotment shall be made within 3 days of receipt of funds in respective tranche Date of maturity – Junior Series – up to 31.05.2035 Senior Series – up to 30.06.2033 (as specifically defined in the Debenture Documents)
8.	Particulars of coupon / interest offered	Junior Series – 19.40% per annum Senior Series – 11.50% per annum (as specifically defined in the Debenture Documents)
9.	Schedule of payment of principal	Junior Series – up to 31.05.2035 Senior Series – up to 30.06.2033 (as specifically defined in the Debenture Documents)
10.	Charge/ security, if any, created over the assets	The Debenture Obligations shall be secured by way of Security Interest over the following (“ Security ”) to be created in favor of the Security Trustee (for the benefit of the Debenture Holders) in a form and manner satisfactory to the Security Trustee: (a) mortgage and charge on all assets comprised in the New Project, including but not limited to: (i) all immovable assets, both present and future; (ii) all movable fixed assets and moveable non-current assets, including but not limited to plant and machinery, machine spares, tools and accessories, furniture, fixtures, vehicle and other non-current assets, both

		present and future and intangible assets, including but not limited to its Clearances, goodwill and uncalled capital, both present and future; (collectively, the “New Project Assets”) (b) mortgage and charge on all assets comprised in the Project, including but not limited to: (i) all immovable assets, both present and future, including the Project Property; (ii) all movable fixed assets and moveable non-current assets, including but not limited to plant and machinery, machine spares, tools and accessories, furniture, fixtures, vehicle and other non-current assets, both present and future and intangible assets, including but not limited to its Clearances, goodwill and uncalled capital, both present and future; (collectively, the “Project Assets”) (c) charge over all current assets of the Issuer (present and future), including but not limited to all receivables (including amounts receivable as subsidies from any Governmental Authority), accounts and investments of the Issuer; (d) a charge on all insurance contracts obtained by the Issuer, including any proceeds received thereunder; (e) pledge over the Pledged Securities (Issuer); and
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		(f) pledge over the Pledged Securities (Yash Agro Products Limited). (as specifically defined in the Debenture Documents)
11.	Special right/ interest/ privileges attached to the instrument and changes thereof	As per Debenture Documents
12.	Delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal	As per Debenture Documents
13.	Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and / or the assets along with its comments thereon, if any	As per Debenture Documents
14.	Details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures	As per Debenture Documents
15.	Any cancellation or termination of proposal for issuance of securities including reasons thereof	Not Applicable

List of Allottees

Sr. No.	Series	¹ Name of the Allottees	Number of Debentures of the face value of INR 1,00,000 each allotted	Amount Received (INR Crores) in
1.	Pakka Limited Junior Series A Debentures	Neo Special Credit Opportunities Fund II	3000	30.00
TOTAL JUNIOR SERIES (A)			3000	30.00
1.	Pakka Limited Senior Series A Debentures	Neo Special Credit Opportunities Fund II	2000	20.00
TOTAL SENIOR SERIES (B)			2000	20.00
GRAND TOTAL (A + B)			5000	50.00

¹ The proposed allottees are SEBI-registered Category II Alternative Investment Funds (Non-Promoters), having registered office at 903, B-Wing, 9th Floor, Marathon, Futurex, Mafatlal Mills Compound, N. M. Joshi Marg, Lower Parel, Mumbai - 400013 and are managed by its Investment Manager, Neo Alternative Asset Managers Private Limited (formerly known as Neo Asset Management Private Limited)