PURAVANKARA

Date: **18.11.2026**

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**

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 launches Purva Cityspire in Kochi with ₹2,000 crore GDV"** 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
Digitally signed by SUDIP CHATTERJEE
Date: 2026.11.18 10:57:04 +05'30'

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

Encl: as above

PURAVANKARA

Press Release

18 November 2026

Puravankara launches Purva Cityspire in Kochi with ₹2,000 crore GDV

Kochi: Puravankara Limited (NSE: PURVA | BSE: 532891), one of India's most trusted and admired real estate developers, has launched Purva Cityspire, part of its ~ 18-acre integrated township, Purva City, in Edappally, Kochi. The estimated gross development value (GDV) of the project is ₹2,000 crore. Purva Cityspire combines a well-connected location, thoughtfully designed homes, and extensive landscaping. Over 50% of the development is planned as open spaces, including ground-level and podium-level landscapes for recreation, relaxation and community activities.

The launch comes amid steady appreciation in Kochi's residential property values, supported by expanding employment opportunities, improving infrastructure and growing demand for quality housing.

The development comprises 1,056 premium 2 and 3-bedroom residences across six towers rising up to 33 floors. Homes range from 1,271 sq. ft. to 1,895 sq. ft., with prices starting at ₹1.44 crore.

Commenting on the launch, Mallanna Sasalu, CEO – South, Puravankara Limited, said, "*Kochi remains a key market for Puravankara, driven by its expanding economic base, improving infrastructure and growing demand for quality homes. Edappally has emerged as a preferred residential destination, with excellent connectivity to major employment hubs, including Kakkanad. Its appeal is further strengthened by Metro connectivity, major highways and access to established retail, educational and healthcare facilities. According to a recent Cushman & Wakefield report, residential property values in off-CBD locations such as Edappally have appreciated by approximately 11% year-on-year, reflecting market strength. NRIs, who account for an estimated 20–30% of Kochi's residential demand, continue to be an important buyer segment, further underscoring the city's appeal as a long-term residential investment destination.*"

With Purva Cityspire, we are creating an integrated residential community that responds to evolving buyer preferences. Our focus is on three aspects of everyday living: comfort at home, generous open spaces and lifestyle amenities that serve different generations. We believe the combination of a well-connected location, quality development and thoughtful design will create lasting value for residents."

Purva Cityspire offers access to the Edappally Metro Station, NH-66 and NH-544, as well as Lulu Mall and the Infopark and SmartCity employment hubs in Kakkanad. Educational and healthcare institutions in the wider area include Cochin University of Science and Technology, Aster Medcity and Amrita Hospital.

The project offers more than 40 lifestyle amenities catering to all age groups. Twin clubhouses spanning over 42,700 sq ft feature wellness, recreation and entertainment facilities. Distinctive amenities include a private bowling alley, a golf simulator, an observation cum stargazing deck and an elevated work-from-home zone with an outdoor deck.

The residences are designed to be open on three sides, maximising natural light and cross-ventilation. With just six residences per floor, the design combines high-rise living with privacy, comfort and a greater sense of space.

Purva Cityspire is registered in three phases with the Kerala Real Estate Regulatory Authority. Phase 1 (K-RERA/PRJ/ERN/173/2026) has a proposed completion date of 31 July 2031; Phase 2 (K-RERA/PRJ/ERN/175/2026), 31 July 2032; and Phase 3 (K-RERA/PRJ/ERN/174/2026), 30 June 2033.

About Puravankara Limited

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 catered to the full spectrum of housing and plotted development needs. The group has also forayed into developing Grade A commercial real estate and is rapidly expanding its footprint. Additionally, its interior design arm, Purva Streaks, serves customers seeking an integrated interior design solution.

As of September 30, 2026, Puravankara has completed 98 projects totalling approximately 60 msft across nine cities: Bengaluru, Chennai, Hyderabad, Coimbatore, Mangaluru, Kochi, Mumbai, Pune, and Goa. The company's total land bank is approximately 46 msft, and ongoing projects total 33.61 msft.

For more information, please contact:

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