February 24, 2026

Insight Mall Developers Private Limited: Rating reaffirmed

Summary of rating action

Instrument*	Previous rated amount (Rs. crore)	Current rated amount (Rs. crore)	Rating action
Long-term – Fund-based – Term loan	350.00	350.00	[ICRA]A+ (Stable); Reaffirmed
Total	**350.00**	**350.00**	

**Instrument details are provided in Annexure I*

Rationale

The rating reaffirmation for Insight Mall Developers Private Limited (IMDPL) factors in the healthy committed leasing of Phoenix Citadel, Indore with a leasable area of ~1 million square feet (msf) at 92% as of December 2025 (93% as of December 2024) and sustenance of healthy average trading occupancy levels for the mall operations at 91% in 9M FY2026 (91% in 9M FY2025), supported by healthy footfalls, which is expected to sustain in the medium term. Despite the likely increase in indebtedness (debt to be availed at IMDPL and to be up streamed to parent company Island Star Mall Developers Private Limited (ISMDPL) to fund the acquisition at ISMDPL level), the leverage as reflected by Total External Debt/Net Operating Income (NOI) is projected to remain comfortable below 5.0 times in the medium term. Moreover, given the healthy cash flow from operations, its coverage metrics are anticipated to remain comfortable.

IMDPL is a wholly-owned subsidiary of ISMDPL, a 58.33:41.67 joint venture (JV) of The Phoenix Mills Limited (PML) and Canada Pension Plan Investment Board (CPPIB). The PML Group is a leading owner, operator and developer of retail-led mixed-use destinations with projects across retail, hospitality, commercial offices, and residential asset segment, with strong brand strength and operational track record of over three decades. The promoter group, PML, with a demonstrated track record in real estate development lends exceptional financial flexibility to IMDPL. ICRA expects ISMDPL to extend timely extraordinary support to IMDPL, given its strategic importance and to protect its reputation from the consequence of a subsidiary's distress. The rating notes the favourable location of the mall at MR 10 Junction, in Indore. The location is close to key commercial and residential areas and supported by good road infrastructure, which is likely to augment healthy footfalls.

The rating is, however, exposed to geographical and asset concentration risks, which are inherent in companies with a single project. IMDPL's credit profile remains exposed to adverse macroeconomic and external conditions, which could impact the tenant's business risk profiles and occupancy levels. The debt coverage metrics would remain vulnerable to material changes in occupancy and interest rates.

The Stable outlook reflects ICRA's expectation that IMDPL will be able to sustain healthy occupancy levels and maintain comfortable debt protection metrics.

Key rating drivers and their description

Credit strengths

Healthy leasing and comfortable debt protection metrics – Commenced in December 2022, the mall has achieved a healthy committed leasing of 92% as of December 2025 (93% as of December 2024) and sustained healthy average trading occupancy levels of 91% in 9M FY2026 (91% in 9M FY2025), supported by healthy footfalls, which is expected to sustain in the medium term. Despite the likely increase in indebtedness (debt to be availed at IMDPL and to be up streamed to parent company ISMDPL to fund the acquisition at ISMDPL level), the leverage as reflected by Total External Debt/NOI is projected to remain comfortable below 5.0 times in the medium term. Moreover, given the healthy cash flow from operations, its coverage metrics are anticipated to remain comfortable.

Location-specific advantage and good connectivity – The mall has an operational retail leasable area of ~1.0 msf. The mall is in MR 10 Junction, in Indore, and in proximity to key commercial and residential areas, aided by good road infrastructure, which is likely to support healthy footfalls.

Strong sponsor profile lends exceptional financial flexibility – IMDPL is a wholly-owned subsidiary of ISMDPL, a 58.33:41.67 JV of PML and CPPIB. The PML Group is a leading owner, operator and developer of retail-led mixed-use destinations with projects across retail, hospitality, commercial offices and residential asset segment, with strong brand strength and operational track record of over three decades. The promoter group, PML, with a demonstrated track record in real estate development lends exceptional financial flexibility to IMDPL. PML and its subsidiaries have an operational retail portfolio of over 11 msf of retail space across 8 major cities of India and approx. 7 msf of retail space under development.

Credit challenges

Geographical and asset concentration risks – As IMDPL is a single project special purpose vehicle, it is exposed to geographical and asset concentration risks, which are inherent in companies with single projects.

Vulnerability to external factors and material changes in occupancy and interest rates – IMDPL’s credit profile remains exposed to adverse macroeconomic and external conditions, which could impact the tenant’s business risk profiles and occupancy levels. The debt coverage metrics would remain vulnerable to material changes in occupancy and interest rates.

Liquidity position: Adequate

The company’s liquidity position is adequate. With healthy leasing levels of the mall, its cash flows are expected to remain comfortable to meet the debt repayment obligations in FY2026 and FY2027. There are no major expansion plans in the near to medium term.

Rating sensitivities

Positive factors – ICRA could upgrade the rating if there is a significant improvement in earnings while sustaining high occupancy of the retail mall, resulting in improvement in debt protection metrics and liquidity position on a sustained basis. Further, improvement in the credit profile of the parent entity, ISMDPL, could lead to a positive rating action.

Negative factors – Pressure on the rating could be exerted with a material decline in occupancy or rent rates or a significant increase in indebtedness resulting in the weakening of debt protection metrics. Specific credit metric that could lead to a downgrade is Total External Debt/NOI greater than 5.5 times on a sustained basis. Any weakening of the credit profile of the parent entity, ISMDPL, could lead to a downgrade.

Analytical approach

Analytical approach	Comments
Applicable rating methodologies	Corporate Credit Rating Methodology Realty - Lease Rental Discounting (LRD)
Parent/Group support	**Parent company: Island Star Mall Developers Private Limited** ICRA expects ISMDPL to extend financial support to IMDPL, given its strategic importance and to protects its reputation from the consequence of a subsidiary's distress.
Consolidation/Standalone	Standalone

About the company

Insight Mall Developers Private Limited is a subsidiary of Island Star Mall Developers Private Limited. The company has developed a retail mall in Indore, Madhya Pradesh, namely Phoenix Citadel at a gross leasable area of 1.0 msf. The mall started operations in December 2022.

The Phoenix Mills Limited (PML) and Canada Pension Plan Investment Board (CPPIB) held 51% and 49% stake in Island Star Mall Developers Private Limited (ISMDPL) (parent of Insight Mall Developers Private Limited), respectively. On July 24, 2025, PML announced that it will buy a 49% stake in its JV firm ISMDPL from CPPIB for Rs. 5,449 crore as a part of its growth strategy. The payment will be executed in four tranches over a period of 3 years. Post completion of the transaction, PML will assume full ownership and sole control of ISMDPL. The transaction will be executed in four tranches of Rs. 1,257 crore, Rs. 1,370 crore, Rs. 1,358 crore, and Rs. 1,465 crore respectively. All the required approvals were received/completed during July-October 2025. The payment of the first tranche was completed in November 2025, post which the shareholding of PML in ISMDPL increased to 58.33% from 51.0%. The first tranche was funded by equity infusion from PML, top-up debt raised at ISMDPL subsidiaries and internal accruals. The second, third and fourth tranches are due for payment in November 2026, November 2027, and November 2028 respectively. The remaining tranches are expected to be funded through top-up debt and internal accruals.

Key financial indicators (audited)

IMDPL (Standalone)	FY2024	FY2025
Operating income	141.4	135.3
PAT	36.5	40.8
OPBDIT/OI	53.3%	49.0%
PAT/OI	25.8%	30.2%
Total outside liabilities/Tangible net worth (times)	0.3	0.3
Total debt/OPBDIT (times)	1.4	1.5
Interest coverage (times)	5.6	7.2

Source: Company, ICRA Research; All ratios as per ICRA's calculations; Amount in Rs. crore

PAT: Profit after tax; OPBDIT: Operating profit before depreciation, interest, taxes and amortisation

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

		Current (FY2026)		Chronology of rating history for the past 3 years							
				FY2026		FY2025		FY2024		FY2023	
Instrument	Type	Amount rated (Rs. crore)	Feb 24, 2026	Date	Rating	Date	Rating	Date	Rating	Date	Rating
Fund-based – Term loan	**Long term**	350.00	[ICRA]A+ (Stable)	Aug 04, 2025	[ICRA]A+ (Stable)	Jun 25, 2024	[ICRA]A (Stable)	-	-	-	-
				Apr 09, 2025	[ICRA]A+ (Stable)	-	-	-	-	-	-

Complexity level of the rated instruments

Instrument	Complexity indicator
Long-term – Fund-based – Term loan	Simple

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional or legal aspects. Details on the complexity levels of the instruments are available on ICRA’s website: Click here

Annexure I: Instrument details

ISIN	Instrument name	Date of issuance	Coupon rate	Maturity	Amount rated (Rs. crore)	Current rating and outlook
NA	**Term loans**	FY2024	NA	FY2034	350.00	[ICRA]A+ (Stable)

Source: Company

Please click here to view details of lender-wise facilities rated by ICRA

Annexure II: List of entities considered for consolidated analysis – Not Applicable

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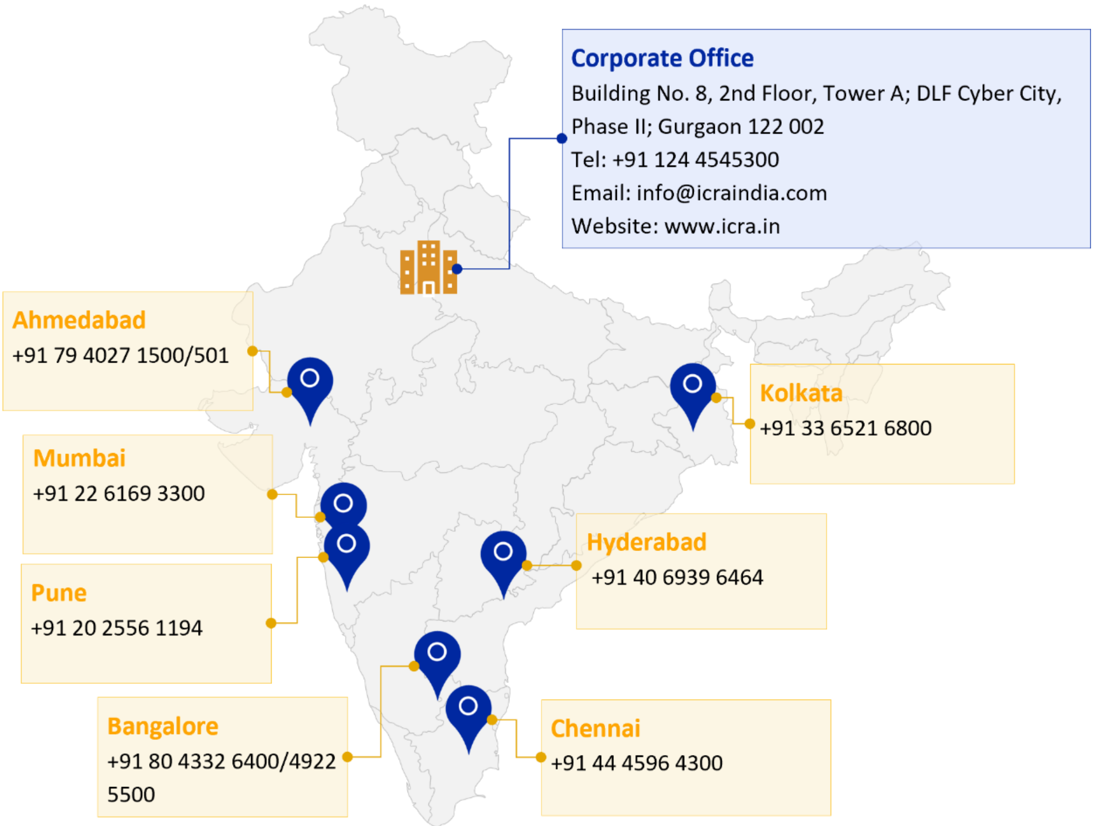

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