

EKAMAYA PROPERTIES

Date: October 16, 2025

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

Scrip Code: 976886

Dear Sir/ Madam,

Sub: Outcome of Board Meeting dated Thursday, October 16, 2025

Pursuant to the provisions of Chapter V, Regulation 51 (2) read with Schedule III Part B of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform that the Board of Directors of Ekamaya Properties Private Limited ("the Company") at their meeting held today, i.e. Thursday, October 16, 2025 have inter alia, considered and approved the Unaudited financial results of the Company for the quarter/half year ended September 30, 2025.

In relation to the above, we are pleased to enclose herewith the following:

- a. Unaudited financial results of the Company for the quarter/ half year ended September 30, 2025, along with the limited review report submitted by M/s. S R B C & Co. LLP, Statutory Auditors of the Company, pursuant to Regulation 52 of SEBI LODR Regulations. The Limited Review report is submitted with unmodified opinion(s) (free from any qualifications). as **Enclosure 1**.
- b. Disclosure as per Regulation 52(4) of the SEBI LODR Regulations as **Enclosure 2**.
- c. A statement indicating the utilisation of the issue proceeds of Non-Convertible Debentures as per Regulation 52(7) and 52(7A) of the Listing Regulations for the quarter /half year ended September 30, 2025 as **Enclosure 3**.

This disclosure is also available on the website of the Company at <https://ekamayaproperties.com/>

EKAMAYA PROPERTIES PRIVATE LIMITED

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

CIN: U68100MH2024PTC426643

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

EKAMAYA PROPERTIES

Further, the Board has also considered and approved the following:

- i. Approved amendment to Articles of Association (“AOA”) of the Company pursuant to the provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the terms of the Transaction Documents.
- ii. Approved convening of Extra-Ordinary General Meeting (“EGM”) of the Company to obtain consent of shareholders for alteration of AOA.
- iii. Took note of Statement of Investor Grievance for the quarter ended 31st March, 2025, in compliance with Regulation 13(3) of SEBI (LODR) Regulations.

The Board Meeting commenced at 04:00 P.M. (IST) and concluded at 05:00 P.M. (IST).

Request you to kindly take note of the above and oblige.

Thanking you,

For Ekamaya Properties Private Limited

Tapasya Nandkumar Patil

Company Secretary and Compliance Officer

Membership No.: A76809

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Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Financial Results of the Company Pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**Review Report to
The Board of Directors
Ekamaya Properties Private Limited**

1. We have reviewed the accompanying statement of unaudited financial results of Ekamaya Properties Private Limited (the "Company") for the quarter ended September 30, 2025 and year to date from April 01, 2025 to September 30, 2025 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. The figures for the corresponding quarters June 30, 2025, September 30, 2024 and period ended from April 01, 2024 to September 30, 2024, as reported in these unaudited financial results have been approved by the Company's Board of Directors, but have not been subjected to a review.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm registration number: 324982E/E300003**per Ravi Bansal**
Partner
Membership No.: 049365
UDIN: 25049365BMOBAE8047Mumbai
October 16, 2025

Ekamaya Properties Private Limited
UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED 30TH SEPTEMBER, 2025
CIN : U68100MH2024PTC426643 , Phone : +91 2262874100,
Website : www.ekamayaproperties.com Email : info@ekamayaproperties.com

(Rs. in Lakhs)						
Particulars	Quarter Ended			Six months ended		Year Ended
	30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1 Income from Operations						
Revenue from Operations	-	-	-	-	-	-
2 Other Income	-	-	-	-	-	-
3 Total Income (1 + 2)	-	-	-			-
4 Expenses						
(a) Employee benefits expense	54.55	-	-	54.55	-	-
(b) Other expenses	138.13	465.17	1.18	603.30	1.18	9.41
Total expenses (a+b)	192.68	465.17	1.18	657.85	1.18	9.41
5 (Loss) before tax (3 - 4)	(192.68)	(465.17)	(1.18)	(657.85)	(1.18)	(9.41)
6 Tax expenses						
Current Tax	-	-	-	-	-	-
Deferred Tax	-	-	-	-	-	-
7 Net (Loss) for the period (5 - 6)	(192.68)	(465.17)	(1.18)	(657.85)	(1.18)	(9.41)
Other comprehensive income						
(i) Items that will not be reclassified to profit or loss	-	-	-	-	-	-
(ii) Income tax on above	-	-	-	-	-	-
(iii) Items that will be reclassified to profit or loss	-	-	-	-	-	-
(iv) Income tax on above	-	-	-	-	-	-
8 Total Other Comprehensive (Loss) for the period	-	-	-	-	-	-
9 Total Comprehensive (Loss) for the period (7 + 8)	(192.68)	(465.17)	(1.18)	(657.85)	(1.18)	(9.41)
10 Paid-up equity share capital	1.00	1.00	1.00	1.00	1.00	1.00
(Face Value : Rs. 10/- per share)						
11 Other Equity						(9.41)
Earnings Per Share in Rs. (not annualised)						
Basic earnings per share	(1,926.80)	(4,651.70)	(11.80)	(6,578.50)	(11.80)	(94.10)
Diluted earnings per share	(1,926.80)	(4,651.70)	(11.80)	(6,578.50)	(11.80)	(94.10)

Notes :

- The above unaudited financial results for the quarter and six months ended September 30, 2025 have been reviewed and approved by the Board at its meeting held on October 16, 2025.
- The Company is incorporated on June 6, 2024.
- The figures for corresponding quarter ended June 30, 2025, September 30, 2024 and period ended from June 6, 2024 to September 30, 2024 as reported in these unaudited financial results, are based on management approved financial statements.
- Birla Estates Private Limited has incurred certain project-related costs for the period from February 15, 2024 to June 30, 2025 on behalf of the Company, which have been subsequently transferred to the Company. Interest on such costs has been accrued at the rate of 22% per annum till September 30, 2025, amounting to Rs 7829.09 lakhs. The said interest has been inventorized as part of project cost.
- The chief operating Decision Maker reviews the operations of the Company as real estate development and related activities, which is considered to be the only reportable segment by the management. Hence, there are no additional disclosures to be provided under Ind-AS 108 - Segment information with respect to single reportable segment, other than those already provided in these financial results. The Company is domiciled in India.

Contd.....2



Statement of Asset and Liabilities

		(Rs in lakhs)	
I	ASSETS	As at 30.09.2025	As at 31.03.2025
		(Unaudited)	(Audited)
	NON CURRENT ASSETS		
(a)	Capital Work in Progress	839.74	13.31
(b)	Financial assets		
	(i) Other financial assets	19.12	0.10
(c)	Advance tax (Net of provision)	0.95	0.95
	SUB-TOTAL	859.81	14.36
	CURRENT ASSETS		
(a)	Inventories	87,433.61	70,068.99
(b)	Financial assets		
	(i) Cash and cash equivalents	62.18	1,033.62
	(ii) Investments	6,690.11	-
(c)	Other current assets	415.38	174.46
	SUB-TOTAL	94,601.28	71,277.07
	TOTAL	95,461.09	71,291.43
II	EQUITY AND LIABILITIES		
	EQUITY		
(a)	Equity share capital	1.00	1.00
(b)	Other equity	(667.26)	(9.41)
	SUB-TOTAL	(666.26)	(8.41)
	LIABILITIES		
	NON CURRENT LIABILITIES		
(a)	Financial liabilities		
	(i) Borrowings	61,818.18	24,497.18
(b)	Provisions	2.01	-
		61,820.19	24,497.18
	CURRENT LIABILITIES		
(a)	Financial liabilities		
	(i) Borrowings	-	6,323.50
	(ii) Trade payables		
	1) Total outstanding dues to micro enterprises and small enterprises	55.71	57.66
	2) Total outstanding dues of trade payables other than micro enterprises and small enterprises	25,920.62	40,164.91
	(iii) Other Financial liabilities	8,199.57	153.93
(b)	Other current liabilities	130.49	102.66
(c)	Provisions	0.77	-
	SUB-TOTAL	34,307.16	46,802.66
	TOTAL	95,461.09	71,291.43



SIGNED FOR IDENTIFICATION
BY
SRBC & CO LLP
MUMBAI

	Six months ended	
	Sep 30, 2025 (Unaudited)	Sep 30, 2024 (Unaudited)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net (Loss) before tax	(657.85)	(1.18)
Working capital adjustment		
Decrease / (increase) in inventories	(10,550.98)	(63,951.30)
Decrease / (increase) in other financial asset	(16.25)	(0.10)
Decrease / (increase) in other assets	(240.92)	(78.15)
(Decrease) / increase in trade payables	(14,246.24)	40,001.18
(Decrease) / increase in other current liabilities	27.83	627.24
(Decrease) / increase in other financial liabilities	2.25	-
(Decrease) / increase in provisions	2.78	-
	(25,021.53)	(23,401.13)
NET CASH FLOW USED IN OPERATING ACTIVITIES - (A)	(25,679.38)	(23,402.31)
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of property, plant and equipment, including Capital work in progress	(826.43)	-
Investment in fixed deposit	(2.77)	-
(Purchase) / Sale of investment (net)	(6,599.60)	-
NET CASH FLOW USED IN INVESTING ACTIVITIES - (B)	(7,428.80)	-
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Proceeds from long term borrowings	61,818.18	23,353.13
(Repayment) / Proceeds from short term borrowings	(6,323.50)	49.97
(Repayment) of long term borrowings	(23,370.00)	-
Interest paid	12.06	-
Proceeds from issue of share capital	-	1.00
NET CASH FLOW GENERATED FROM FINANCING ACTIVITIES - (C)	32,136.74	23,404.10
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS - (A+B+C)	(971.44)	1.79
Cash and cash equivalents at the beginning of the period	1,033.62	-
Cash and cash equivalents at the end of the period	62.18	1.79



Additional information pursuant to Regulation 52(4) and Regulation 54(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended for the quarter and six months ended 30th September, 2025

Sr. No.	Particulars	Quarter Ended			Six months ended		Year Ended
		30.09.2025	30.06.2025	30.09.2024	30.09.2025	30.09.2024	31.03.2025
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
(a)	Debt-Equity ratio (in times) Debt/Net Worth [Debt is Long Term Borrowing (current and non-current portion)]	-	-	-	-	-	-
(b)	Debt Service Coverage Ratio (in times) Earnings before interest, Depreciation and Tax (EBITDA) / Interest Expense on long term & short term borrowings for the period + Scheduled Principal repayment of long term borrowings	-	-	-	-	-	-
(c)	Interest Service Coverage Ratio (in times) Earnings before interest and Tax (EBIT) / Interest Expense for the period	-	-	-	-	-	-
(d)	Debenture redemption reserve (Rs in Lakhs)	-	-	-	-	-	-
(e)	Net Worth (Rs in Lakhs)	(666.26)	(473.58)	(0.18)	(666.26)	(0.18)	(8.41)
(f)	Net profit after tax (Rs in Lakhs)	(192.68)	(465.17)	(1.18)	(657.85)	(1.18)	(9.41)
(g)	Basic earnings per share	(1,926.80)	(4,651.70)	(11.80)	(6,578.50)	(11.80)	(94.10)
(h)	Diluted earnings per share	(1,926.80)	(4,651.70)	(11.80)	(6,578.50)	(11.80)	(94.10)
(i)	Current Ratio (in times) Current Assets / Current Liabilities	2.76	1.66	1.58	2.76	1.58	1.52
(j)	Long Term Debt to Working Capital (in times) (Long Term Borrowings (incl. Current Maturities)) / (Current Assets - Current Liabilities)	1.03	1.02	1.00	1.03	1.00	1.00
(k)	Inventory turnover (in times) (not annualized) Cost of goods sold / Average Inventory	-	-	-	-	-	-
(l)	Capital redemption reserve (Rs in Lakhs)	-	-	-	-	-	-
(m)	Outstanding Redemable Preference Share	-	-	-	-	-	-
(n)	Bad debts to Accounts Receivable Ratio (%) (not annualized) Bad debts / Average Accounts Receivable	-	-	-	-	-	-
(o)	Current Liability Ratio (in times) Current Liabilities / Total Liabilities	0.36	0.60	0.63	0.36	0.63	0.66
(p)	Total Debts to Total Assets (in times) (Long term Borrowings + Short Term Borrowings + Current Maturities of Long Term Borrowings) / Total Assets	0.65	0.62	0.37	0.65	0.37	0.43
(q)	Debtors turnover (in times) (not annualized) Revenue / Average Accounts Receivable	-	-	-	-	-	-
(r)	Operating Margin (%) - Operating Profit / Revenue	-	-	-	-	-	-
(s)	Net Profit Margin (%) - Net Profit / Revenue	-	-	-	-	-	-
(t)	Asset coverage ratio on Secured Redeemable Non Convertible debentures (NCDs) (in times) (Assets pledged for secured NCDs / Outstanding balance of secured NCDs)	-	-	-	-	-	-

For and on behalf of Board of Directors of
Ekamaya Properties Private Limited


Keyur Shah
Director
DIN No: 00332145

Place : Mumbai
Date : October 16, 2025

The financial results of the Company would be available for perusal on the Company's website viz. www.ekamayaproperties.com and also on website of BSE Ltd. viz. www.bseindia.com



Independent Auditor's Report on the utilization of the funds raised through issue of listed, unsecured, rated, redeemable, Non-Convertible Debentures (NCDs), as required by the Clause 56 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

The Board of Directors
Ekamaya Properties private Limited
Level 8, Birla Aurora, Dr. Annie Besant Road,
Worli, Worli Colony,
Mumbai-400030

1. This Report is issued in accordance with the terms of our service scope letter dated September 26, 2025 and master engagement agreement September 26, 2025 with Ekamaya Properties Private Limited (hereinafter the "Company").
2. The accompanying Statement contains details of manner of the utilization of funds raised through issue of 27,200 , listed, unsecured, rated, redeemable, Non-Convertible Debentures (NCDs) of face value of Rs. 1,00,000 each on July 03, 2025 (the "Statement") by the Company, to be submitted to the Debenture Trustee, as required by the Clause 56 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, which we have initialled for identification purposes only.

Management's Responsibility for the Statement

3. The preparation of the accompanying Statement is the responsibility of the Management of the Company. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the Statement, and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management is also responsible for ensuring that the Company complies with the requirements of the Debenture Trustee Agreement, Clause 56 of the Regulation and for providing all relevant information to the Securities and Exchange Board of India..

Auditor's Responsibility

5. Pursuant to the requirements of the Clause 56 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, it is our responsibility to provide limited assurance and conclude as to whether the Statement is in agreement with the unaudited financial results of the company as at and for the period ended September 30, 2025 and the underlying books and records of the Company.
6. We have performed a limited review of the unaudited financial results of the Company as at and for the period ended September 30, 2025 prepared by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and issued an unmodified conclusion dated October 16, 2025. Our review of those financial results was conducted in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India ("ICAI").
7. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.



9. Our scope of work did not involve us performing audit tests for the purposes of expressing an opinion on the fairness or accuracy of any of the financial information or the financial results of the Company taken as a whole. We have not performed an audit, the objective of which would be the expression of an opinion on the financial results, specified elements, accounts or items thereof, for the purpose of this report. Accordingly, we do not express such opinion.
10. A limited assurance engagement involves performing procedures to obtain sufficient appropriate evidence on the Reporting criteria mention in paragraph 5 above. The procedures performed vary in nature and timing from, and are less extent than for, a reasonable assurance. Consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Accordingly, our procedures included the following in relation to the Statement:
- Obtained and read Placement Memorandum in relation to the issue of NCD's and verified the purpose for which NCD's are issued by the Company;
 - Traced the receipts from issue of the 27,200, 8% rated, listed, unsecured, redeemable, Non-Convertible Debentures (NCDs) from the bank statements provided to us by the Management of the Company; and
 - Traced the utilisation of the funds from the bank statements and books of account and other underlying records maintained and provided to us by the Management of the Company.
 - The management has represented us that they have utilized INR 9.07 crores out of issue proceeds towards the project including initial working capital required for kick off and launch, Land purchase and any other cost incurred in relation thereto and we have not performed any procedures on same.
 - Management has represented that the unutilised balance of INR 80 crores as on September 30, 2025 has been temporarily invested in mutual funds, pending utilisation for the intended purpose.
 - Performed necessary inquiries with the management and obtained necessary representations from the management.

Conclusion

11. Based on procedures performed by us, as referred to in paragraph 10 above and according to the information and explanations received and management representations obtained, nothing has come to our attention that causes us to believe that funds have not been utilised for the purpose other than those stated in placement memorandum.

Restriction on Use

12. The certificate is addressed to and provided to the Board of Directors of the Company solely for the purpose of enabling it to comply with its obligations under the Clause 56 of the Regulation and should not be used by any other person or any other purpose . Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come without our prior consent in writing.

For S R B C & C O L L P

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003

**per Ravi Bansal**
PartnerMembership Number: 049365
UDIN: 25049365BMOBAD2857Mumbai
October 16, 2025

EKAMAYA PROPERTIES

Statement containing details of receipt and utilisation of funds raised through issue of Listed, Unsecured, Rated, Redeemable, Principal Protected, Non-Convertible debentures (NCDs) on July 3, 2025.

A) Receipt of the funds raised through issuance of NCD's:

Particulars	Bank Account no	Date of Receipt	Amount (In crores)
IFC	ICICI Bank - 777705706674	03-Jul-25	272.00
Total			272.00

B) Utilisation of received funds as stated above :

Name of Party	Nature of Transaction	Remarks	Bank Account no	Date of payment	Amount (In INR Crores)
Birla Estates Private Limited	Payment	Repayment of any amounts infused by the Birla Estates Private Limited (Sponsor) in excess of Sponsor's agreed Economic Interest towards the Project.	57500000142239	08-Jul-25	182.93
	Transfer Company's Own current account	Towards the Project including initial working capital required for kick-off and launch, land purchase and any other costs incurred in relation thereto	772205000597	05-Aug-25	9.07
Total					192.00

C) Utilized Balance has been temporarily invested in mutual funds, pending utilisation for the intended purpose (A)-(B)

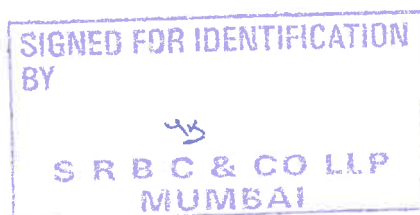
80.00

Notes :

The above information has been extracted from unaudited books of account, bank statement and other relevant records and documents maintained by the Management of the Company for the period ended September 30, 2025

For and on behalf of Ekamaya Properties Private Limited

Mr. Keyur Shah
Authorized Signatory
October 16, 2025



EKAMAYA PROPERTIES PRIVATE LIMITED

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

CIN: U68100MH2024PTC426643

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