Date: August 06, 2026

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 held on Thursday, August 06, 2026.

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, ('**SEBI LODR Regulations**') this is to infom that the Board of Directors of Ekamaya Properties Private Limited ("the Company") at their meeting held today, i.e. Thursday, August 06, 2026, have inter alia, considered and approved the Unaudited financial results of the Company for the quarter ended June 30, 2026.

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

a) Unaudited financial results of the Company for the quarter ended June 30, 2026, along with the Limited Review Report submitted by M/s. Singhi & Co., 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 ended June 30, 2026, as Enclosure 3.

This disclosure is also available on the website of the Company at www.ekamayaproperties.com

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

i. To take note of statement of investor grievances, if any, for the quarter ended June 30, 2026 in compliance with Regulation 13(3) of the SEBI (LODR) Regulations, 2015.

The Board Meeting commenced at 02:30 P.M. (IST) and concluded at 4:00 P.M. (IST).

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

Thanking you.

For Ekamaya Properties Private Limited

Ankit Agarwal

Digitally signed by Ankit Agarwal
Date: 2026.08.06 16:18:53 +05'30'

Ankit Agarwal
Director
DIN: 09199933
Address: Birla Aurora, Level 8, Dr. Annie Besant Road, Worli, Mumbai-400030.

Singhi & Co.
Chartered Accountants

B2 402B, Marathon Innova, 4th Floor
Ganpatrao Kadam Marg, Lower Parel
Mumbai – 400 013 (India)

T +91 (0) 22 6662 5537 / 55338
E mumbai@singhico.com
www.singhico.com

Independent Auditor's Review Report on the Unaudited Quarterly Financial Results for the quarter ended June 30, 2026 of the Ekamaya Properties Private Limited 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 June 30, 2026 (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 the presentation and disclosure requirements of 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 accordance with the requirements of Regulation 52 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

SINGHI & CO. ★ Chartered Accountants ★

Other Matters

5. The Statement includes the audited financial results of the Company for the quarter ended March 31, 2026 and for the financial year ended March 31, 2026 which was audited by the predecessor auditors' who expressed an unmodified opinion on those financial results vide their report dated April 27, 2026.

6. The figures for the corresponding quarters June 30, 2025, 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.

7. The figures for the quarter ended March 31, 2026, as reported in the Statement, represent the balancing figures between the audited figures in respect of the financial year ended March 31, 2026 and the published year-to-date figures up to the end of the third quarter of the said financial year. The year-to-date figures up to the end of the third quarter had been subjected to a limited review by the predecessor auditors' who expressed an unmodified conclusion on those financial results vide their report dated January 21, 2026.

Our Conclusion is not modified in respect of these matters.

For Singhi & Co.
Chartered Accountants
Firm's Registration No.: 302049E

SINGHI & CO. ★ Chartered Accountants ★

Ravi Kapoor
Partner
Membership No.: 040404
UDIN: 26040404VGCKTE8498

Place: Mumbai
Date: August 6, 2026

EKAMAYA PROPERTIES PRIVATE LIMITED
UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2026
CIN : U68100MH2024PTC426643 , Phone : +91 2262874100,
Website : www.ekamayaproperties.com Email : info@ekamayaproperties.com

(Rs. in Lakhs)

	Particulars	Quarter Ended			Year Ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
		(Unaudited)	(Audited) Refer Note 6	(Unaudited) Refer Note 7	(Audited)
1	**Income from Operations**				
	Revenue from Operations	-	-	-	-
2	Other Income	-	0.00	-	0.00
3	**Total Income (1 + 2)**	**-**	**0.00**	**-**	**0.00**
4	**Expenses**				
	(a) Employee benefits expense	156.05	85.11	-	188.13
	(b) Depreciation and amortisation expenses	5.64	1.91	-	1.91
	(c) Other expenses	389.80	1,839.45	465.17	2,590.96
	Total expenses (a to c)	**551.49**	**1,926.47**	**465.17**	**2,781.00**
5	**(Loss) before exceptional item and tax (3 - 4)**	**(551.49)**	**(1,926.47)**	**(465.17)**	**(2,781.00)**
6	**Exceptional item**				
	Impact of labour codes (refer note 3)	-	-	-	21.17
7	**(Loss) before tax (5 - 6)**	**(551.49)**	**(1,926.47)**	**(465.17)**	**(2,802.17)**
8	**Tax expenses**				
	Current Tax	-	48.53	-	48.53
	Deferred Tax	-	-	-	-
9	**Net (Loss) for the period / year (7 - 8)**	**(551.49)**	**(1,975.00)**	**(465.17)**	**(2,850.70)**
	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	-	-	-	-
10	**Total Other Comprehensive (Loss) for the period / year**	**-**	**-**	**-**	**-**
11	**Total Comprehensive (Loss) for the period / year (9 + 10)**	**(551.49)**	**(1,975.00)**	**(465.17)**	**(2,850.70)**
12	Paid-up equity share capital	1.00	1.00	1.00	1.00
	(Face Value : Rs. 10/- per share)				
13	Other Equity				(2,860.10)
	Earnings Per Share in Rs. (not annualised)				
	Basic earnings per share	(5,514.90)	(19,750.00)	(4,651.70)	(28,507.00)
	Diluted earnings per share	(5,514.90)	(19,750.00)	(4,651.70)	(28,507.00)

Notes :

1 The above unaudited financial results for the quarter ended June 30, 2026 have been reviewed and approved by the Board at its meeting held on August 6, 2026.

2 Birla Estates Private Limited incurred certain project-related costs on behalf of the Company for the period from February 15, 2024 to June 30, 2025, which were subsequently transferred to the Company. Interest on such costs was accrued at the rate of 22% per annum. The interest amount accrued was Rs. 440.76 lakhs for the quarter ended June 30, 2026, Rs. 419.38 lakhs for the quarter ended March 31, 2026, Nil for the quarter ended June 30, 2025, and Rs. 8,647.51 lakhs for the year ended March 31, 2026. The said interest has been inventorized and included as part of the project cost.

3 During the previous year, the Company had assessed the financial implications of new labour codes and recognised an incremental gratuity and leave liability of Rs. 21.17 lakhs for the year ended March 31, 2026. Considering that the impact arising out of enactment of the new legislation was an event of a non-recurring nature, the Company had presented this incremental amount as “Impact of Labour Codes” under “Exceptional Item” in the statement of profit and loss for the year ended March 31, 2026.

4 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.

5 Distribution Committee (DC) comprises of nominated members as per the investors right agreement. DC has power to decide the interest rate over the minimum interest rate stipulated in the agreement on Optionally Convertible Debentures . No meeting of DC was held during the quarter ended 30 June 2026. Accordingly, no additional interest has been accrued on Optionally Convertible Debentures other than the minimum coupon rate stipulated in the agreement from the date of issuance of the instrument till 30th June 2026.

6 The figures for the quarter ended March 31, 2026 are the balancing figures between audited figures in respect of the full financial year ended March 31, 2026 and the unaudited published year to date figures upto December 31, 2025 of respective year which were subjected to limited review.

7 The figures for corresponding quarter ended June 30, 2025 as reported in this unaudited financial results are based on management approved financial statements.

Contd.........2

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 year ended June 30, 2026

Sr. No.	Particulars	Quarter Ended			Year Ended
		30.06.2026	31.03.2026	30.06.2025	31.03.2026
		(Unaudited)	(Audited) (Refer Note 6)	(Unaudited) (Refer note 7)	(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)	(3,410.59)	(2,859.10)	(473.58)	(2,859.10)
(f)	Net (Loss) after tax (Rs in Lakhs)	(551.49)	(1,975.00)	(465.17)	(2,850.70)
(g)	Basic earnings per share	(5,514.90)	(19,750.00)	(4,651.70)	(28,507.00)
(h)	Diluted earnings per share	(5,514.90)	(19,750.00)	(4,651.70)	(28,507.00)
(i)	Current Ratio (in times) Current Assets / Current Liabilities	2.76	2.28	1.66	2.28
(j)	Long Term Debt to Working Capital (in times) (Long Term Borrowings (incl. Current Maturities)) / (Current Assets - Current Liabilities)	1.07	1.07	1.02	1.07
(k)	Inventory turnover (in times) (not annualized) Cost of goods sold / Average Inventory	-	-	-	-
(l)	Capital redemption reserve (Rs in Lakhs)	-	-	-	-
(m)	Outstanding Redemabale Preferance 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	0.35	0.42	0.60	0.42
(p)	Total Debts to Total Assets (in times) (Long term Borrowings + Short Term Borrowings + Current Maturities of Long Term Borrowings) / Total Assets	0.68	0.60	0.62	0.60
(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)	-	-	-	-

*Company has incurred loss during the quarter ended June 30, 2026 and has accumulated losses as on June 30, 2026, hence Debenture redemption reserve is not created.

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

Gaurav Jain

Gaurav Jain
Director
DIN No: 09199934

Place : Mumbai
Date: August 6, 2026

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

SINGHI & CO. Chartered Accountants

Ekamaya Properties Private Limited

Singhi & Co.
Chartered Accountants

B2 402B, Marathon Innova, 4th Floor
Ganpatrao Kadam Marg, Lower Parel
Mumbai – 400 013 (India)

T +91 (0) 22 6662 5537 / 55338
E mumbai@singhico.com
www.singhico.com

Independent Auditor's Report on the utilization of the funds raised through issue of listed, unsecured, rated, redeemable, Senior 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 engagement letter dated August 3, 2026 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, senior 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 initialed 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 June 30, 2026 and the underlying books and records of the Company.

SINGHI & CO. ★ Chartered Accountants ★

6. We have performed a limited review of the unaudited financial results of the Company as at and for the period ended June 30, 2026 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 August 6, 2026. 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:

    a. 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;

    b. Traced the receipts from issue of the 27,200, 8% rated, listed, unsecured, redeemable, senior Non-Convertible Debentures (NCDs) from the bank statements provided to us by the Management of the Company; and

    c. 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.

    d. The management has represented us for the quarter ended June 30, 2026 an amount of Rs. 1.23 crores received on redemption of mutual funds temporarily parked pending utilization from the issue proceeds. This amount was utilized for the project including initial working capital

SINGHI & CO. ★ Chartered Accountants ★

required for kick off and launch, Land purchase and any other cost incurred in relation thereto and we have not performed any procedures around the same.

f. 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 your 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 Singhi & Co.
Chartered Accountants
Firm's Registration No.: 302049E

SINGHI & CO. ★ Chartered Accountants ★

Ravi Kapoor
Partner
Membership No.: 040404
UDIN: 26040404FBLFLX6354

Place: Mumbai
Date: August 6, 2026

EKAMAYA PROPERTIES PVT. LTD.

A Wholly Owned Subsidiary of Birla Estates Pvt. Ltd.

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	Amount (In crores)
IFC	ICICI Bank - 777705706674	272.00
Less :- Funds utilised for the specified purpose during quarter ended September 30, 2025		192.00
Less :- Funds utilised for the specified purpose during quarter ended December 31, 2025		32.00
Less :- Funds utilised for the specified purpose during quarter ended March 31, 2026		46.77
Less :- Funds utilised for the specified purpose during quarter ended June 30, 2026		1.23
Balance amount remaining as on June 30, 2026)		-

B) Utilisation of received funds as stated above :

Nature of Transaction	Remarks	Bank Account no	Amount (In crores)
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	1.23
Total			**1.23**

Notes :

i) The proceeds from the NCD issue were temporarily invested in mutual funds and were redeemed during the quarter. The amount redeemed was utilised for the purposes specified in the Debenture Trust Deed.

ii) 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 June 30, 2026

For and on behalf of Ekamaya Properties Private Limited

Jain

Gaurav Jain
Director
DIN No: 09199934
August 6, 2026

SINGHI & CO. ★ Chartered Accountants ★

Ekamaya Properties Private Limited ★