

EKAMAYA PROPERTIES PVT. LTD.

A Wholly Owned Subsidiary of Birla Estates Pvt. Ltd.

October 06, 2026

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

Dear Sir/Madam,

Scrip Code: 976886

Subject: Statement under Chapter VIII of Master Circular for issue and listing of Non-Convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper dated October 15, 2025 ("Master Circular"), for the half year ended September 30, 2026.

In terms of Chapter VIII - Clause 9 of the Master Circular, please find enclosed the statement containing details related to International Securities Identification Number (ISIN) in respect of the listed, privately placed debt securities issued by Ekamaya Properties Private Limited for the half year ended September 30, 2026.

Request you to kindly take the same on record and oblige.

For Ekamaya Properties Private Limited

Anusha Chandrashekhar
Digitally signed by
Anusha
Chandrashekhar
Date: 2026.10.06
17:38:53 +05'30'

Anusha Chandrashekhar
Company Secretary and Compliance Officer
Membership No. A27478
Address: Birla Aurora, Level 8,
Dr. Annie Besant Road, Worli,
Mumbai – 400030.

Enclosed: As below

EKAMAYA PROPERTIES PVT. LTD.

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Name of the Issuer	ISIN No.	Issuance Date	Maturity Date	Coupon Rate	Payment Frequency	Embedded option, if any	Amt. issued	Amt. outstanding
Ekamaya Properties Private Limited	INE18ZY08021	03 rd July, 2025*	03 rd July, 2045	Fixed Coupon: 8% (eight percent) per annum compounded on a quarterly basis, subject to affirmative availability of sufficient Distributable Cash as determined by the Distributions Committee in accordance with the Transaction Documents. Additional Coupon: Additional returns in the form of redemption premium and additional coupon shall be payable by the Issuer basis the availability and determination of the Distributable Cash, and in the manner of distribution / allocation of Distributable Cash in accordance with the terms of the Transaction Documents.	30 days from the end of the quarter subject to affirmative availability of sufficient Distributable Cash as determined by the Distributions Committee.	Call option: Yes Put Option: Yes	2,72,00,00,000**	2,72,00,00,000

* Refers to Date of Allotment

** Refers to amount issued and subscribed

Capitalised terms used but not defined herein shall have the meanings ascribed to such terms under the debenture trust deed dated June 09, 2025, executed by and between the Issuer and Vistra ITCL (India) Limited (as the Debenture Trustee) ("Debenture Trust Deed").

For **Ekamaya Properties Private Limited**

Anusha

Chandrashekh

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Digitally signed by
Anusha Chandrashekhar
Date: 2026.10.06
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Anusha Chandrashekhar

Company Secretary and Compliance Officer

Membership No. A27478

Address: Birla Aurora, Level 8,

Dr. Annie Besant Road, Worli, Mumbai – 400030.

EKAMAYA PROPERTIES PRIVATE LIMITED
Regd. Off.: Birla Aurora, Level 8, Dr. Annie Besant Road, Worli, Mumbai – 400 030
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CIN: U68100MH2024PTC426643

