Date: 21.10.2026

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 Wednesday, October 21, 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. Wednesday, October 21, 2026, have inter alia, considered and approved the Unaudited financial results of the Company for quarter and half year ended September 30, 2026.

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

a) Unaudited financial results of the Company for quarter and half year ended September 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 SEBI LODR Regulations for the quarter and half year ended September 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 September 30, 2026 in compliance with Regulation 13(3) of the SEBI LODR Regulations.

The Board Meeting commenced at 11:30 A.M. (IST) and concluded at 12:45 P.M. (IST).

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

Thanking you.

For Ekamaya Properties Private Limited

Anusha Chandrashekhar

Digitally signed by Anusha Chandrashekhar
Date: 2026.10.21 12:51:53 +05'30'

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

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
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Independent Auditor's Review Report on the Unaudited Financial Results of Ekamaya Properties Private Limited for the quarter and half year ended September 30, 2026, 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 and half year ended September 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 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 comparative financial results of the Company as stated in the Statement for the quarter and half year ended September 30, 2025 prepared in accordance with the Indian Accounting Standards were reviewed by the predecessor auditors' who expressed an unmodified conclusion on those financial results vide their report dated October 16, 2025.

   Our Conclusion is not modified in respect of these matters.

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





Ravi Kapoor
Partner
Membership No.: 040404
UDIN: 26040404ZUJMLQ4002

Place: Mumbai
Date: October 21, 2026

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

(Rs. in Lakhs)

	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2026	30.06.2026	30.09.2025	30.09.2026	30.09.2025	31.03.2026
		(Unaudited) Refer Note 2	(Unaudited)	(Unaudited) Refer Note 2	(Unaudited)	(Unaudited)	(Audited)
1	**Income from Operations**						
	Revenue from Operations	-	-	-	-	-	-
2	Other Income	-	-	-	-	-	0.00
3	**Total Income (1 + 2)**	-	-	-	-	-	**0.00**
4	**Expenses**						
	(a) Employee benefits expense	135.49	156.05	54.55	291.54	54.55	188.13
	(b) Depreciation and amortisation expenses	6.77	5.64	-	12.41	-	1.91
	(c) Other expenses	200.82	389.80	138.13	590.62	603.30	2,590.96
	Total expenses (a to c)	**343.08**	**551.49**	**192.68**	**894.57**	**657.85**	**2,781.00**
5	**(Loss) before exceptional item and tax (3 - 4)**	**(343.08)**	**(551.49)**	**(192.68)**	**(894.57)**	**(657.85)**	**(2,781.00)**
6	**Exceptional item**						
	Impact of labour codes (refer note 4)	-	-	-	-	-	21.17
7	**(Loss) before tax (5 - 6)**	**(343.08)**	**(551.49)**	**(192.68)**	**(894.57)**	**(657.85)**	**(2,802.17)**
8	**Tax expenses**						
	Current Tax	-	-	-	-	-	48.53
	Deferred Tax	-	-	-	-	-	-
9	**Net (Loss) for the period / year (7 - 8)**	**(343.08)**	**(551.49)**	**(192.68)**	**(894.57)**	**(657.85)**	**(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)**	**(343.08)**	**(551.49)**	**(192.68)**	**(894.57)**	**(657.85)**	**(2,850.70)**
12	Paid-up equity share capital (Face Value : Rs. 10/- per share)	1.00	1.00	1.00	1.00	1.00	1.00
13	Other Equity						(2,860.10)
	Earnings Per Share in Rs. (not annualised)						
	Basic earnings per share	(3,430.80)	(5,514.90)	(1,926.80)	(8,945.70)	(6,578.50)	(28,507.00)
	Diluted earnings per share	(3,430.80)	(5,514.90)	(1,926.80)	(8,945.70)	(6,578.50)	(28,507.00)

Notes :

1 The above un-audited financial results for the quarter and half year ended September 30, 2026 have been reviewed and approved by the Board at its meeting held on October 21, 2026 and subjected to limited review by statutory auditors pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The financial results of the Company have been prepared in accordance with Indian Accounting Standards prescribed under Section 133 of the Companies Act. 2013 read with the Companies (Indian Accounting Standards) Rules 2015, as amended from time to time and other recognised accounting practices generally accepted in India.

2 The figures for the current quarter ended September 30, 2026 are the balancing figures derived from the figures for the half year ended September 30, 2026 and the figures for the first quarter of the current financial year, which were subjected to limited review by the statutory auditors. Similarly, the figures for the corresponding quarter ended September 30, 2025 are the balancing figures derived from the reviewed figures for the corresponding half year and the management approved figures for the first quarter of the previous financial year.

3 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 Nil for the quarter ended September 30, 2026, Rs. 440.76 lakhs for the quarter ended June 30, 2026 and half year ended September 30, 2026. Interest expense recognised amounted to Rs. 7,829.09 lakhs as at September 30, 2025 and Rs. 8,647.51 lakhs as at March 31, 2026. The said interest has been inventorized and included as part of the project cost.

4 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.

5 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.

6 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 period ended 30 September 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 September 2026.

7 Disclosure in terms of Regulation 52(4) of the SEBI Listing Regulations for the quarter and half year ended September 30, 2026 is attached as per Annexure 1.

Contd.....2

Ekamaya Properties Private Limited

SINGHI & CO. Chartered Accountants

Contd.....2

Statement of Assets and Liabilities

(Rs in lakhs)

S. No.	Particulars	As at 30.09.2026 (Unaudited)	As at 31.03.2026 (Audited)
I	**ASSETS**		
	NON CURRENT ASSETS		
(a)	Property, plant and equipment	121.06	117.18
(b)	Capital work in progress	1,241.24	1,222.40
(c)	Financial assets		
	(i) Other financial assets	47.40	46.46
(d)	Advance tax (Net of provision)	121.30	6.18
	SUB-TOTAL	**1,531.00**	**1,392.22**
	CURRENT ASSETS		
(a)	Inventories	1,00,139.62	94,664.43
(b)	Financial assets		
	(i) Investments	3,308.28	329.07
	(ii) Cash and cash equivalents	1,929.02	7,085.10
	(iii) Other financial assets	-	20.51
(c)	Other current assets	7,517.18	328.74
	SUB-TOTAL	**1,12,894.10**	**1,02,427.85**
	TOTAL	**1,14,425.10**	**1,03,820.07**
II	**EQUITY AND LIABILITIES**		
	EQUITY		
(a)	Equity share capital	1.00	1.00
(b)	Other equity	(3,754.67)	(2,860.10)
	SUB-TOTAL	**(3,753.67)**	**(2,859.10)**
	LIABILITIES		
	NON CURRENT LIABILITIES		
(a)	Financial liabilities		
	(i) Borrowings	71,318.18	61,818.18
(b)	Provisions	17.87	7.39
		71,336.05	**61,825.57**
	CURRENT LIABILITIES		
(a)	Financial liabilities		
	(i) Trade payables		
	A) Total outstanding dues to micro enterprises and small enterprises	-	115.69
	B) Total outstanding dues of trade payables other than micro enterprises and small enterprises	15,322.38	25,931.48
	(ii) Other financial liabilities	14,354.30	11,904.02
(b)	Other current liabilities	17,107.16	6,842.65
(c)	Provisions	10.35	11.23
(d)	Current tax liabilities	48.53	48.53
	SUB-TOTAL	**46,842.72**	**44,853.60**
	TOTAL	**1,14,425.10**	**1,03,820.07**

Contd.....3

Ekamaya Properties Private Limited

SINGHI & CO. Chartered Accountants

Cash flow statement for the half year ended September 30, 2026

Contd.....3

(Rs in lakhs)

	Half Year Ended	
	Sep 30, 2026 (Unaudited)	**Sep 30, 2025 (Unaudited)**
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net (Loss) before tax	(894.57)	(657.85)
Add / (Less) :		
Depreciation on property, plant and equipment	12.41	-
	(882.16)	**(657.85)**
Working capital adjustment		
Decrease / (increase) in inventories	(2,256.19)	(10,550.98)
Decrease / (increase) in other financial asset	20.51	(16.25)
Decrease / (increase) in other assets	(7,188.44)	(240.92)
(Decrease) / increase in trade payables	(10,724.79)	(14,246.24)
(Decrease) / increase in other current liabilities	10,264.51	27.83
(Decrease) / increase in other financial liabilities	110.81	2.25
(Decrease) / increase in provisions	9.60	2.78
	(9,763.99)	**(25,021.53)**
Less: Direct Tax paid	(115.12)	-
NET CASH FLOW USED IN OPERATING ACTIVITIES - (A)	**(10,761.27)**	**(25,679.38)**
B. CASH FLOW FROM INVESTING ACTIVITIES :		
Purchase of property, plant and equipment, including Capital work in progress	(35.12)	(826.43)
Investment in fixed deposit	-	(2.77)
Purchase of investment	(8,299.59)	(6,599.60)
Sale of investment	5,434.91	-
Interest received (finance income)	12.94	-
NET CASH FLOW USED IN INVESTING ACTIVITIES - (B)	**(2,886.86)**	**(7,428.80)**
C. CASH FLOW FROM FINANCING ACTIVITIES :		
Repayment of long term borrowings	-	(23,370.00)
Proceeds from long term borrowings	9,500.00	61,818.18
Net proceeds / (Repayment) from short term borrowings	-	(6,323.50)
Interest paid	(1,007.95)	12.06
NET CASH FLOW GENERATED FROM FINANCING ACTIVITIES - (C)	**8,492.05**	**32,136.74**
NET DECREASE IN CASH AND CASH EQUIVALENTS - (A+B+C)	**(5,156.08)**	**(971.44)**
Cash and cash equivalents at the beginning of the period	7,085.10	1,033.62
Cash and cash equivalents at the end of the period	**1,929.02**	**62.18**
Reconciliation of cash and cash equivalents as per the cash flow statement		
Cash and cash equivalents as per the above comprise of the following		
Cash and cash equivalents	**1,929.02**	**62.18**
Balance as per cash flow statement	**1,929.02**	**62.18**

Ekamaya Properties Private Limited

Contd.....4

SINGHI & CO. Chartered Accountants

Contd.....4

Annexure 1

Disclosures in terms of Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the quarter and half year ended September 30, 2026

Sr. No.	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2026 (Unaudited) Refer Note 2	30.06.2026 (Unaudited)	30.09.2025 (Unaudited) Refer Note 2	30.09.2026 (Unaudited)	30.09.2025 (Unaudited)	31.03.2026 (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)	(3,753.67)	(3,410.59)	(666.26)	(3,753.67)	(666.26)	(2,859.10)
(f)	Net (Loss) after tax (Rs in Lakhs)	(343.08)	(551.49)	(192.68)	(894.57)	(657.85)	(2,850.70)
(g)	Basic earnings per share	(3,430.80)	(5,514.90)	(1,926.80)	(8,945.70)	(6,578.50)	(28,507.00)
(h)	Diluted earnings per share	(3,430.80)	(5,514.90)	(1,926.80)	(8,945.70)	(6,578.50)	(28,507.00)
(i)	Current Ratio (in times) Current Assets / Current Liabilities	2.41	2.76	2.76	2.41	2.76	2.28
(j)	Long Term Debt to Working Capital (in times) (Long Term Borrowings (incl. Current Maturities)) / (Current Assets - Current Liabilities)	1.08	1.07	1.03	1.08	1.03	1.07
(k)	Inventory turnover (in times) (not annualized) Cost of goods sold / Average Inventory	-	-	-	-	-	-
(l)	Capital redemption reserve (Rs in Lakhs)	-	-	-	-	-	-
(m)	Outstanding Redeemable 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	0.40	0.35	0.36	0.40	0.36	0.42
(p)	Total Debts to Total Assets (in times) (Long term Borrowings + Short Term Borrowings + Current Maturities of Long Term Borrowings) / Total Assets	0.62	0.68	0.65	0.62	0.65	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 and half year ended September 30, 2026 and has accumulated losses as on September 30, 2026, hence Debenture Redemption Reserve has not been created.

SINGHI & CO. Chartered Accountants

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

Keyur Shah
Director
DIN No: 00332145

Ekamaya Properties Private Limited

Place : Mumbai
Date: October 21, 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

EKAMAYA PROPERTIES PVT. LTD.

A Wholly Owned Subsidiary of Birla Estates Pvt. Ltd.

Date: October 21, 2026

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

Scrip Code: 976886

Dear Sir/Madam,

Subject: Statement indicating utilization of the issue proceeds and a Statement disclosing material deviation or variation, if any, in the use of proceeds of listed non-convertible securities pursuant to Regulation 52(7) and Regulation 52(7A) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read with SEBI Master Circular dated July 11, 2025 ("SEBI Master Circular") (as amended from time to time), for the quarter ended September 30, 2026.

In terms of Regulation 52(7) and Regulation 52(7A) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, read along with the captioned SEBI Master Circular, this is to inform that there was no fresh issue of listed non-convertible debentures, and no funds were kept unutilized, during / for the quarter ended September 30, 2026; hence, the statement indicating utilization and deviation or variation in the use of proceeds of NCDs is not applicable to the Company for the said quarter.

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

Thanking you.

For Ekamaya Properties Private Limited

KEYUR SANAT SHAH

Digitally signed by KEYUR SANAT SHAH
Date: 2026.10.21 12:51:09 +05'30'

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Keyur Shah
Director
DIN: 00332145
Address: Birla Aurora, Level 8,
Dr. Annie Besant Road, Worli,
Mumbai – 400030.