27th July 2026

National Stock Exchange of India Ltd.
Exchange Plaza, 5th Floor
Bandra-Kurla Complex
Bandra (E), Mumbai 400 051
Scrip Code: 7EHPP46

Dear Sir/ Madam

Sub: Outcome of the Board Meeting - Compliance under Regulation 51(2) and 52 read with Part B of Schedule III of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 for the quarter ended 30th June 2026

Ref: Our intimation dated 15th July 2026

In terms of the provisions of Regulations 51(2) and 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), the Board of Directors of the Company at its meeting held today, has inter-alia, approved the Standalone Un-audited Financial Statements of the Company for the quarter ended 30th June 2026.

In this regard, the following documents are enclosed:

a) Standalone Un-Audited Financial Results as per Regulation 52 of the Listing Regulations;
b) Limited Review Report on the Standalone Un-audited Financial Results pursuant to Regulation 52 of the Listing Regulations;
c) Ratios in terms of Regulation 52(4) of the Listing Regulations;
d) Security Cover Certificate in terms of Regulation 54 of the Listing Regulations; and
e) Statement indicating utilisation of issue proceeds in terms of Regulations 52(7) and 52(7A) of the Listing Regulations.

The meeting of the Board of Directors commenced at 5.00 P.M. and concluded at 5:10 P.M.

Thanking You

For **EMERALD HAVEN PROPERTIES PRIVATE LIMITED**

SRINIVASAN SUDARSHAN
Digitally signed by SRINIVASAN SUDARSHAN
Date: 2026.07.27 17:18:01 +05'30'

S Sudarshan
Company Secretary
Encl.: a/a

INDIA

SRSV & ASSOCIATES

CHARTERED ACCOUNTANTS

'Madura', No.66, Bazullah Road,
T.Nagar, Chennai - 600 017.
Tel : 044 - 2834 4742

P. SANTHANAM
B.Com, FCA, FCS

R. SUBBURAMAN
B.Sc., FCA,

V. RAJESWARAN
B.Com, FCA,

G. CHELLA KRISHNA
M.Com, FCA, PGPM

INDEPENDENT AUDITOR'S LIMITED REVIEW REPORT ON THE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE 2026 AND YEAR TO DATE RESULTS FOR THE PERIOD 1st APRIL 2026 TO 30TH JUNE 2026

The Board of Directors,
Emerald Haven Properties Private Limited,
No. 123,124, 4th Floor, Ispahani Centre,
Nungambakkam High Road, Nungambakkam
Chennai-600034

We have reviewed the accompanying statement of unaudited financial results of M/s. Emerald Haven Properties Private Limited ("the Company") for the period ended 30th June 2026. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

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 financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

Our conclusion is not modified in respect of this matter.

For M/s SRSV & ASSOCIATES
Chartered Accountants
F.R.No. 015041S

Place: Chennai
Date 27.07.2026

SRSV & Associates
Chennai
FRN:015041S
Chartered Accountants

G CHELLA KRISHNA
Partner
Memb.No.210474
UDIN - 26210474NTXXWP8083

EMERALD HAVEN PROPERTIES PRIVATE LIMITED

Regd office: Ispahani Centre, 4th Floor, No 123, 124, Nungambakkam High Road, Nungambakkam, Chennai 600 034

Website : www.tvsemerald.com Tel : 044-24361261 Email : corpsec@tvsemerald.com

CIN : U68100TN2024PTC166589

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026

TVS Emerald

(Rs in Lakhs)

S.No.	Particulars	Quarter ended			Year ended
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
		(Unaudited)	(Unaudited) (Refer No 5)	(Unaudited)	(Audited)
1	**Income**				
	Revenue From Operations	-	-	-	-
	Other Income	11.06	12.11	5.81	28.35
	Total Income	**11.06**	**12.11**	**5.81**	**28.35**
2	**Expenses**				
	Other Expenses	434.65	34.72	4.59	65.63
	Total Expenses	**434.65**	**34.72**	**4.59**	**65.63**
3	**Profit/(Loss) before Exceptional items (1-2)**	**(423.59)**	**(22.61)**	**1.22**	**(37.28)**
4	Exceptional items - Gain / (Loss)	-	-	-	-
5	**Profit/(Loss) before tax (3+4)**	**(423.59)**	**(22.61)**	**1.22**	**(37.28)**
6	Income Tax Expense/ (Benefit)				
	Current tax	-	-	-	-
	Deferred tax	(106.61)	(5.69)	0.31	(9.38)
	Total Tax Expense/ (Benefit)	**(106.61)**	**(5.69)**	**0.31**	**(9.38)**
7	**Profit/(Loss) for the period (5-6)**	**(316.98)**	**(16.92)**	**0.91**	**(27.89)**
8	**Other comprehensive income (net of tax)**				
	(i) Item that will not be reclassified to Profit & Loss	-	-	-	-
	(ii) Item that will be reclassified to Profit & Loss	-	-	-	-
	Total Other Comprehensive Income	-	-	-	-
9	**Total comprehensive income/(loss) for the period (7+8)**	**(316.98)**	**(16.92)**	**0.91**	**(27.89)**
10	**Paid-up equity share capital (Face value of Rs.10/- each)**	0.50	0.50	0.50	0.50
11	Reserve excluding revaluation reserve	-	-	-	(34.32)
12	**Earnings Per Equity Share (EPS) (Face value of Rs.10/- each) (not annualised)**				
	(i) Basic Earnings per Share (Rs.)	(6,339.55)	(338.36)	18.25	(557.76)
	(ii) Diluted Earnings per Share (Rs.)	(6,339.55)	(338.36)	18.25	(557.76)

For Emerald Haven Properties Private Limited

SRIRAM SUBRAMANIAN IYER

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Date: 2026.07.27 17:16:32 +05'30'

EMERALD HAVEN PROPERTIES PRIVATE LIMITED CHENNAI 600 034

Place: Chennai
Date: 27th July, 2026

Sriram Subramanian Iyer
Director
DIN : 06967858

SRSV & Associates Chartered Accountants Chennai FRN.015041S

TVS

Notes:

1 The above financial results have been reviewed and approved by the Board of Directors of the Company at its meeting held on July 27, 2026 and subjected to limited review carried out by the statutory auditors of the Company

2 The above financial results of the Company have been prepared in accordance with Indian Accounting Standards ('Ind AS') notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016, prescribed under section 133 of the Companies Act 2013 ('the Act') read with relevant rules issued thereunder and other accounting principles generally accepted in India.

3 There is no separate reportable segment as per Ind AS 108 on 'Operating Segments' for the Company since the Company is primarily engaged in the business of Real Estate

4 As on June 30, 2026, there is no security cover requirement since the Company issued listed unsecured Non-Convertible Debentures The security cover certificate as per regulation 54(3) of the Securities and Exchange Board of India (Listing obligations and Disclosure Requirements) Regulations 2015 is attached

5 The figures for the quarter ended March 31,2026 are the balancing figures between audited figures in respect of the full financial year and unaudited year to date figures upto the end of third quarter of the preceding financial year which were subjected to limited review.

6 Figures of previous periods have been regrouped, wherever necessary, to make them comparable with the current period

7 Information as required by Regulation 52(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015:

Sl. No.	Description	Quarter ended (Unaudited)			Year ended (Audited)
		June 30, 2026	March 31, 2026	June 30, 2025	March 31, 2026
a	Net Worth (Rs. In lakhs)	(351.30)	(34.32)	(5.51)	(34.32)
b	Net Profit After Tax (Rs. In lakhs)	(316.98)	(16.92)	0.91	(27.89)
c	Basic Earnings Per Share (In Rs.) (not annualised)	(6,339.55)	(338.36)	18.25	(557.76)
d	Diluted Earnings Per Share (In Rs.) (not annualised)	(6,339.55)	(338.36)	18.25	(557.76)
e	Debt Equity Ratio (Times)	(156.81)	(1,514.32)	(8,425.11)	(1,514.32)
f	Total Debt to Total Assets (Times)	0.91	0.95	0.98	0.95
g	Debt service coverage ratio (DSCR) (Times)	(0.298)	(0.002)	0.000	(0.002)
h	Interest service coverage ratio (ISCR) (Times)	(0.298)	(0.016)	0.001	(0.007)
i	Outstanding redeemable preference shares:	Not Applicable			
	i. Quantity				
	ii. Value				
j	Capital redemption reserve/debenture redemption reserve	Not Applicable			
k	Long term debt to working capital (Times)	1.05	1.00	-	1.00
l	Bad debt to account receivable ratio (Times)	Not Applicable			
m	Current ratio (Times)	1.19	1.23	1.00	1.23
n	Current liability ratio (Times)	0.83	1.00	1.23	0.81
o	Debtors turnover (Times)	Not Applicable			
p	Inventory turnover (Times)	Not Applicable			
q	Operating margin (%)	Not Applicable			
r	Net profit margin (%)	Not Applicable			

Notes: Formula used for Calculation of Ratio and Financial Indicators are as below:

i. Debt-Equity Ratio = (Current Borrowing+ Non-current Borrowing)/ Shareholder's Equity (Total Equity)

ii. DSCR= EBITDA / (Finance Cost + Principal Payment obligations that are due during the period within one year)

iii. ISCR= EBITDA / Finance Cost

iv. EBITDA= Profit/(loss) before tax+ Finance cost+ Depreciation and amortisation expense

v. Current Ratio = Current Assets/ Current Liabilities

vi. Long Term Debt to Working Capital = Non-Current Borrowing/ (Current Assets- Current Liabilities)

vii. Bad Debts to Account Receivable Ratio= Bad Debts/ Average Trade Receivables

viii. Current Liability Ratio = Current Liabilities/ Total Liabilities

ix. Total Debts to Total Assets= (Current Borrowing+ Non-current Borrowing)/ Total Assets

x. Debtors Turnover = Revenue from Operations/ Average Trade Receivables

xi. Inventory Turnover= (Cost of Material Consumed+ Changes in inventories of finished goods and construction work-in-progress)/ Average Inventory

xii. Operating Margin (%) = (Earning before interest, taxes, depreciation, amortisation expenses, interest included in cost of sales and other income) / Revenue from operations

xiii. Net profit margin (%) = profit after tax/ net revenue from operation. The net profit ratio is not applicable since net revenue from operation for the period is NIL

For Emerald Haven Properties Private Limited

SRIRAM SUBRAMANIAN IYER

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Date: 2026.07.27 17:17:01 +05'30'

Sriram Subramanian Iyer
Director
DIN : 06967858

Place: Chennai
Date : 27th July 2026

SRSV & Associates Chennai FRN.015041S Chartered Accountants

EMERALD HAVEN PROPERTIES PRIVATE LIMITED CHENNAI 600 034

EMERALD HAVEN PROPERTIES PRIVATE LIMITED
Regd office. Ispahani Centre, 4th Floor, No 123, 124, Nungambakkam High Road, Nungambakkam, Chennai 600 034
Website : www.tvsemerald.com Tel : 044-24361261 Email : corpsec@tvsemerald.com
CIN : U68100TN2024PTC166589

TVS Emerald

Annexure 1 : Security Cover Certificate As Per Regulation 54(3) of the Securities and Exchange Board Of India (Listing Obligations and Disclosure Requirements) Regulation,2015 as on June 30,2026 (Rs. In Lakhs)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
		Exclusive Charge	Exclusive Charge	Pari-Passu Charge	Pari- Passu Charge	Pari- Passu Charge	Assets not offered as Security	Elimination (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
Particulars	Description of asset for which this certificate relate	Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Other assets on which there is pari-Passu charge (excluding items covered in column F)		Debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market value for pari passu charge assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable	Total Value(=K+L+M+ N)
		Book Value	Book Value	Yes/No	Book Value	Book Value						Relating to Column F		
ASSETS														
Property,Plant and Equipment														
Capital Work-in- Progress														
Right of Use Assets														
Goodwill														
Intangible Assets														
Intangible Assets under Development														
Investments														
Loans								Not Applicable						
Inventories														
Trade Receivables														
Cash and Cash Equivalents														
Bank Balances other than Cash and Cash Equivalents														
Others														
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LIABILITIES														
Debt securities to which this certificate pertains														
Other debt sharing pari-passu charge with above debt														
Other Debt (ECB+Sec)														
Subordinated debt														
Borrowings														
Bank (TL)								Not Applicable						
Debt Securities (PDI)														
Others (CP)														
Trade payables														
Lease Liabilities														
Provisions (Incl NPA)														
Others -Liabilities														
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cover on Book Value		-					-							
Cover on Market Value														
		Exclusive Security Cover			Pari-Passu Security Cover Ratio									

For Emerald Haven Properties Private Limited

SRIRAM SUBRAMANIAN IYER
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Date: 2026.07.27 17:17:20 +05'30'

Sriram Subramanian Iyer
Director
DIN : 06957856

Place : Chennai
Date: 27th July, 2026

SRSV & Associates ★ Chartered Accountants ★ Chennai FRN.015041S

EMERALD HAVEN PROPERTIES PRIVATE LIMITED CHENNAI 600 034

A. Statement of utilizatison of issue proceeds:

TVS Emerald

1. Name of the Issuer - Emerald Haven Properties Private Limited

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised (Rs in Lakhs)	Funds utilized (Rs in Lakhs)	Any deviation (Yes/ No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks if any
1	2	3	4	5	6	7	8	9	10
Emerald Haven Properties Private Limited	Not Applicable								

B. Statement of deviation/ variation in use of Issue proceeds:

Particulars	Remarks
Name of listed entity	Emerald Haven Properties Private Limited
Mode of fund raising	Not Applicable
Date of raising funds	
Amount raised	
Report filed for quarter ended	30th June 2026
Monitoring Agency	Not Applicable
Monitoring Agency Name, if applicable	
Is there a deviation/ variation in use of funds raised?	
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the	
If yes, Date of shareholder Approval	
Explanation for the deviation/ variation	
Comments of the audit committee after review	
Comments of the auditors, if any	

Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:

Original object	Modified object, if any	Original allocation	Modified allocation, if any	Funds utilized	Amount of deviation/ variation for the quarter according to applicable object (in Rs. Lakhs and in %)	Remarks, if any
Not Applicable						

Deviation could mean:

a) Deviation in the objects or purposes for which the funds have been raised.

b) Deviation in the amount of funds actually utilized as against what was originally disclosed.

c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc.

For Emerald Haven Properties Private Limited

PARAMESWARAN VISHAL ANAND

Digitally signed by PARAMESWARAN VISHAL ANAND
Date: 2026.07.27 17:17:40 +05'30'

Place : Chennai

Date : 27th July 2026

SRSV & Associates Chennai FRN:015041S Chartered Accountants

EMERALD HAVEN PROPERTIES PRIVATE LIMITED CHENNAI 600 034

P Vishal Anand

Chief Financial Officer