EMERALD LEISURES LTD.

CLUB e EMERALD
Premier Leisure Club
"Where Dreams Come Alive"

CLUB EMERALD SPORTS COMPLEX
Regd. Off : Plot No. 366/15, Swastik Park, Near Mangal Anand / Sushrut Hospital, off E. Express Highway, Chembur, Mumbai, 400 071. India.
t : +91 22 2526 5800
m : +91 91678 88900.
e : info@clubemerald.in
w : www.clubemerald.in
CIN: L74900MH1948PLC006791

Date: 11.08.2026

To
BSE Limited
The Department of Corporate Services,
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400001

Scrip Code: 507265; Scrip Symbol: - EMERALL

Subject: Outcome of Board Meeting held on Tuesday, August 11, 2026

Dear Sir/Madam,

Pursuant to Regulation 30 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Board of Directors of the Company, at its meeting held today, i.e., **11th August, 2026**, has approved the allotment of the 100 **(One Hundred) Secured, Unlisted, Unrated, Redeemable, Non-Convertible Debentures ("NCDs")** of ₹10,00,000 each, aggregating to **₹10,00,00,000 (Rupees Ten Crores only)**.

The Board noted that pursuant to the approval accorded at its meeting held on **04th August, 2026**, the Company had already allotted **550 NCDs aggregating to ₹55 crores** under the First Tranche.

Accordingly, with the allotment of the aforesaid 100 NCDs, the **entire First Tranche comprising 650 NCDs aggregating to ₹65 crores stands fully allotted**.

The disclosure as required under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with the SEBI Circular(s), is enclosed as **Annexure-A**.

The aforesaid Board Meeting commenced at 02:00 P.M. and concluded at 2:20 P.M

You are requested to take this on your record.

Thanking You,

Yours Faithfully

For Emerald Leisures Limited

EMERALD LEISURES LIMITED MUMBAI

Kapil M Purohit
Company Secretary & Compliance Officer
ACS 65336

Kapil M Purohit
Digitally signed by Kapil M Purohit
Date: 2026.08.11 14:29:32 +05'30'

Annexure- A

Disclosure of information pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/CFDPoDP/CIR/2023/123 dated July 13, 2023.

Sr.No.	Particulars	Information
1.	Type of Securities	Secured, Unlisted, Redeemable Non-Convertible Debentures
2.	Type of Issue	Private Placement
3.	Size of Issue	1050 NCDs of Rs. 10,00,000/- each aggregating to Rs. 105 Crores (Rupees One Hundred and Five Crores Only) Tranche 1 – 650 Debentures @ 10,00,000 = 65 Crores **(On 04.08.2026 – 55.00 Crores & 11.08.2026 10.00 Crores)** Tranche 2 – 150 Debentures @10,00,000 = 15 Crores Tranche 3 – 250 Debentures @10,00,000 = 25 Crores
4.	Whether proposed to be listed? If Yes, Name of Stock Exchange	No
5.	Tenure of Instrument	36 months
6.	Date of Allotment	11th August, 2026 (Tranche 1 Balance allotment)
7.	Date of Maturity	Tranche 1 — 1st Repayment (50% @ Months 18) Tranche 1 — 2nd Repayment (50% @ Months 36)
8.	Coupon Interest offered	Coupon is 10 % p.a. payable monthly.
9.	Redemption Premium	6.0% p.a.p.q. redemption premium compounded quarterly and payable at the time of principal repayments.
10.	Schedule of payment of coupon/ interest and principal	Interest shall be payable on a monthly basis. Redemption Premium shall be payable on redemption
11.	Charge/security, if any, created over the assets	Mortgage/Hypothecation/pledge of the assets of the Company in favour of the Debenture Trustee by or pursuant to the Security Documents for securing the Debentures.
12.	Special right/interest/privileges attached to the instrument and charges thereof;	NA
13.	Delay in payment of interest/principal amount for a period of more than three months from the due date or default in payment of interest / principal	Default interest at 3% per annum over and above the relevant Cash Coupon, on the defaulted amounts, from such Due Dates till the payment of such overdue amounts.
14.	Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any	Not Applicable
15.	Details of redemption of debentures indicating the manner of redemption (whether out of profits or out of fresh issue)	The amounts in respect of the Redemption of Debenture are payable by the company in accordance with the DTD and the other Transaction Documents.
16.	Any cancellation or termination of proposal for issuance of securities including reasons thereof	NA

EMERALD LEISURES LIMITED
MUMBAI