

**Date: January 30, 2025**

**Scrip Code – 532832**  
**BSE Limited**  
Phiroze Jeejeebhoy Towers,  
Dalal Street,  
MUMBAI – 400 001

**EMBDL/EQ**  
**National Stock Exchange of India Limited**  
“Exchange Plaza”, Bandra-Kurla Complex,  
Bandra (East),  
MUMBAI – 400 051

**Sub: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015, as amended ("SEBI LODR Regulations") – Issuance of Corporate Guarantee**

Dear Sir(s),

Pursuant to regulation 30 and other applicable provisions of the SEBI LODR Regulations, as amended, we wish to inform that Equinox India Developments Limited (the “Company”) has agreed to provide a corporate guarantee in relation to the listed, secured Non-convertible Debenture(s), being issued /to be issued by Lucina Land Development Limited, a wholly owned subsidiary of the Company, in one or more tranches/ series aggregating upto INR 950 crores.

The detailed disclosure, as required under Regulation 30 of the SEBI LODR Regulations read with SEBI Circulars dated November 11, 2024 and December 31, 2024 are enclosed as **Annexure-A**.

This is for your information and records.

Yours sincerely,  
for **Equinox India Developments Limited**  
*(formerly Indiabulls Real Estate Limited)*

**Chandra Shekher Joshi**  
**Company Secretary**

**Annexure-A**

**Disclosures in terms of Regulation 30 of the SEBI LODR Regulations read with SEBI Circulars dated November 11, 2024 and December 31, 2024:**

<b>Particulars</b>	<b>Details</b>
Name of party for which such guarantees or indemnity or surety was given	Lucina Land Development Limited, a wholly owned subsidiary of the Company (" <b>LLDL</b> ").
Whether the promoter/ promoter group/ group companies have any interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at "arm's length"	None of Promoters/ Promoter Group has any interest in this transaction.
Brief details of such guarantee or indemnity or becoming a surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee	Corporate guarantee in favour of IDBI Trusteeship Services Limited or (" <b>Debenture Trustee</b> "), towards the due and punctual payment and discharge of the other debenture obligations in respect of listed Non-convertible Debenture(s), being issued /to be issued by LLDL, in one or more tranches/ series, aggregating upto INR 950 crores.
Impact of such guarantees or indemnity or surety on listed entity	The corporate guarantee being provided is a contingent liability for the Company. This guarantee has been provided on behalf of a 100% subsidiary of the Company which is part of the consolidated group.  At this point, there is no impact of this guarantee on the Company.