Press Release

Lucina Land Development Limited

December 02, 2025

Ratings

Instrument / Facility	Amount (Rs. crore)	Current Ratings	Previous Ratings	Rating Action	Complexity Indicator
Long Term Facilities – Non-Convertible Debentures (NCDs)	360.00 (Enhanced from Rs. 110.00 crore)	IVR A- (CE)*/ Stable (IVR Single A Minus (Credit Enhancement); Stable Outlook)	IVR A- (CE)*/ Stable (IVR Single A Minus (Credit Enhancement); Stable Outlook)	Rating Reaffirmed	Complex
Long Term Facilities – Proposed Non-Convertible Debentures (NCDs)	590.00 (Reduced from Rs. 840.00 crore)	IVR A- (CE)*/ Stable (IVR Single A Minus (Credit Enhancement); Stable Outlook)	IVR A- (CE)*/ Stable (IVR Single A Minus (Credit Enhancement); Stable Outlook)	Rating Reaffirmed	Complex
Total	**950.00 (Rupees Nine Hundred and Fifty Crores only)**				

** Credit Enhancement (CE) rating is based on an unconditional and irrevocable Corporate Guarantee of a parent company Embassy Developments Limited (EDL) (Erstwhile, Equinox India Developments Limited) rated IVR A-/ Stable vide PR dated September 9, 2025. Further, along with EDL, Corporate Guarantee is also given by other group companies i.e. Sion Eden Developers Private Limited, Citra Properties Limited, RGE Constructions and Development Private Limited and Diana Infrastructure Limited.*

**The proposed NCDs of Rs. 590.00 crore shall be issued on private placement basis in one or more tranches.

		Current Ratings	Previous Ratings
Unsupported Rating#	Non-Convertible Debentures (NCDs)	IVR BB+/ Stable (IVR Double B Plus with Stable Outlook)	IVR BB-/ Stable (IVR Double B Minus with Stable Outlook)

#Unsupported rating does not factor in the explicit credit enhancement.

Details of Facilities/Instruments are in Annexure 1. Facility wise lender details are at Annexure 2. Detailed explanation of covenants is at Annexure 3.

Detailed Rationale

Infomerics Ratings has reaffirmed its ratings for the NCDs of Rs 950 crore. The reaffirmation continues to factor in the unconditional and irrevocable Corporate Guarantee of parent company Embassy Developments Limited (EDL) (Erstwhile, Equinox India Developments Limited) rated IVR A-/ Stable vide PR dated September 09, 2025.

The rating continues to derive strength with experienced promoters, availability of huge land bank, strong cash flow position at EDL level and strategic location of the project with all necessary approvals. The ratings are however constrained by cyclicality in real estate sector, highly regulated nature of real estate industry and high dependence on customer advances.

The Stable Outlook reflects the visibility of revenues for FY26, which will be supported by the Panvel Park project, expected to be fully sold out over the next 12 months. Further, revenue momentum in FY27–FY28 is anticipated to be driven by the planned launches across key markets, including the Chennai (Project Residency), Bangalore (Project Embassy Eden), and Gurgaon (Project One09 new launch) projects.

Key Rating Sensitivities:

Upward Factors

- Completion of project within projected cost.
- Timely sale of flats and adequate cash flow generation.

Downward Factors

- Inadequate and untimely cash flows to the ESCROW account to meet the debt obligations for the projects.
- Changes in regulatory requirement resulting in adverse impact on LLDL or the guarantors
- Deterioration in risk profile of Guarantor.

Adequacy of Credit Enhancement Structure:

For assigning the rating, Infomerics has assessed the attributes of the Corporate Guarantee issued by parent company EDL and other group companies i.e. Sion Eden Developers Private Limited, Citra Properties Limited, RGE Constructions Development Private Limited and Diana Infrastructure Limited in favor of the said instrument. The guarantee is legally enforceable, irrevocable, unconditional and covers the entire amount and tenor of the rated instrument. The support from Corporate Guarantor results in an enhancement in the rating of the said instrument to IVR A- (CE)/ Stable (IVR A Minus (Credit Enhancement) / Stable outlook) against the unsupported rating of IVR BB+/ Stable (IVR Double B Minus/ Stable outlook).

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Transaction structure:

In case of imminent shortfall in the relevant Escrow account during the validity period of this guarantee, the guarantor shall transfer the required funds to the relevant Escrow account on or prior to T-1 to ensure repayment of debenture obligations.

If (3) three days prior to the due date on which any amount is due and payable by the issuer under or in connection with any Debenture documents, the funds available in the Escrow Account (NCD Servicing) are not sufficient for repayment of Debenture obligations, it shall be recognized as an "Event of Default"

Upon occurrence of Event of Default, the Debenture Trustee shall have the right to invoke the Guarantee to the extent of obligations guaranteed by the Guarantors immediately and, in any case, not later than T-2 days by giving a Demand Notice to the Guarantors. It is hereby clarified that the Due Date of payment is T.

List of Key Rating Drivers with Detailed Description

Key Rating Strengths

- **Corporate Guarantee from EDL with experienced promoters**
  EDL (rated IVR A-/ Stable vide PR dated Sept 09, 2025) has extended unconditional & irrevocable Corporate Guarantee for the proposed NCDs amounting to Rs. 840.00 crore to be issued by LLDL, as well as for the Rs.110cr tranche of NCDs placed. The company raised further Rs. 250.cr tranche of NCDs on 17 October 2025 from the proposed NCDs. EDL is one of the leading business conglomerates in the country with business interests across sectors like real estate, infrastructure & construction leasing etc. Further, Infomerics believes that in case of any pressure on cash flows, LLDL being wholly owned subsidiary of EDL will continue to receive timely need-based financial support from its Corporate Guarantors, mainly EDL, apart from Sion Eden Developers Private Limited, Citra Properties Limited, RGE Constructions and Development Private Limited and Diana Infrastructure Limited.

- **Terms of the proposed escrow account, DSRA, ISRA and guarantee structure support timely debt service**

  There is an escrow sweep mechanism proposed whereby the cash flows from the five guarantors/ mortgagors would be used to service the debt obligations of the NCD issue. There is also Debt Service Reserve Account (DSRA) proposed to be set up to be funded to the extent of one quarter of principal repayment, as well as Interest Service Reserve Account (ISRA) to be funded for two months of interest payment. If the DSRA is not adequately funded by 7 days prior to the quarter end, the debenture trustee has to issue a notice to the guarantors, and the guarantors have to fund the account by 3 days prior to the quarter end.

  Additionally, the trustee will check for availability of adequate funds in the escrow account at T-3 days, where T is the due date for payment. Upon occurrence of Event of Default, the Debenture Trustee shall have the right to invoke the Guarantee not later than T-2 days by giving a Demand Notice to the Guarantors. In case of imminent shortfall in the relevant Escrow account during the validity period of this guarantee, the guarantor must transfer the required funds by T-1 to ensure debenture repayment.
  Infomerics will recognize the T Day as the due date for payment in this case.

- **Availability of huge land bank with the group**

  EDL through acquisitions and government allotments has created a sizeable land bank of 3,125 acres spread across Maharashtra, NCR and Chennai. This land bank is sufficient for proposed development over the next 5-7 years. From the above land bank, the company possesses 1,688 acres of SEZ land in Nashik and Raigad, Maharashtra. With its focus on core markets of Mumbai and NCR, this portion of land bank would tend to complement the current business strategy.

- **Strong cash flow position at EDL level**

  The parent company EDL is projected to have sufficient cash flow cover to service its debt obligations as evidenced by the healthy above unity cash flow coverage ratio of the projects throughout the projections. The expected improvement in cash flow coverage is driven by steady execution of projects with expected improvement in sales velocity along with an increase in per sq. ft. sales price. Considering the ongoing projects (including the OC received projects), the sold receivables are adequate to cover ~60% of the balance construction costs, which lends comfort. Total Gross development value (GDV) of on-going projects is Rs. 53,100 crores as on September 30, 2025. Out of which Total GDV for FY2026 new launches is approx. Rs.28,000 Crore, which includes 10 residential and 3 commercial launches with GDV potential of Rs.23,300 Crore and ~ Rs.4500 Crore respectively. Projected Free Cashflow Cover of EDL for FY2026 is 4.53x which is expected to improve over the projected period and on an overall basis, projected cash flow appears to be adequate.

- **Strategic location of the project with all necessary approvals**

  LLDL is developing the Indiabulls Greens & Park project at Panvel, a rapidly expanding micro-market within the MMR region that offers strong social and civic infrastructure along with seamless connectivity to Kamothe, Kharghar and Taloja. Beyond Panvel, the company's broader project pipeline also benefits from favourable geographical positioning. The One09 project in Gurgaon is strategically located in a prominent commercial corridor of NCR, with OC received for Phase 1 and for Phase expected in next 2 months. The upcoming Project Residency in Chennai is yet to be launched but is positioned in a fast-growing residential–industrial belt supported by strong economic drivers. Similarly, Project Embassy Eden in Bangalore is slated for launch post-receipt of RERA approval, with an expected completion timeline of four years from the anticipated approval date (December 2025). These diversified locations collectively enhance LLDL's geographic spread, project visibility, and long-term growth prospects.

Key Rating Weaknesses

- **Cyclicality in real estate sector**

  The real estate sector in India is cyclical with demand and prices in the sector moving in tandem with economic booms and slowdowns, which results in volatility in the cash flows of developers. During periods of recession, there is piling up of inventory on account of low demand, leading to significant price drops and reduced cash flows. These factors contribute to liquidity stress for real estate developers, posing challenges for the completion of on-going projects.

- **Highly regulated nature of real estate industry**
  The real estate sector is highly regulated with developers having to adhere to municipal rules as well as from various other government departments. Changes in regulations or the non-adherence to existing regulations can lead to delays in project execution. The central law RERA has provided the basic framework of consumer protection in real estate transactions: raising disclosure requirements of builders, bridging existing information asymmetry between buyers and builders, and ring-fencing the money paid upfront by buyers.

- **High dependence on customer advances**
  Primarily, the company depends on advances received from its customers and external borrowings to fund its operations. With the strategy to reduce the total debt to zero, EDL'S future operations would depend largely on the advances received from the customers. Any unexpected deviations from the customer receivables would result in delay in company's commitments and have a contagion effect on its financials.

Analytical Approach:

Credit Enhancement: LLDL is a 100% subsidiary of EDL and Credit Enhancement (CE) rating is based on an unconditional and irrevocable Corporate Guarantee of a parent company -EDL rated IVR A-/ Stable vide PR dated September 09, 2025. Further, along with EDL, Corporate Guarantee is also given by other group companies i.e. Sion Eden Developers Private Limited, Citra Properties Limited, RGE Constructions and Development Private Limited and Diana Infrastructure Limited.

Unsupported: Standalone approach

Applicable Criteria:

Rating Methodology for Real Estate Companies.

[Financial Ratios & Interpretation (Non-Financial Sector).](#)

[Criteria for assigning Rating outlook.](#)

[Policy on Default Recognition](#)

[Complexity Level of Rated Instruments/Facilities](#)

[Rating Methodology for Structure Debt Transaction (Non-Securitisation Transaction)](#)

[Parent and Group Support](#)

Liquidity – Adequate

The Company's cash flows are expected to rise with an increase in the number of sold flats. Further, EDL has provided an undertaking for financial support in case of cost overrun and for cash flow mismatches during the construction and there is also Corporate Guarantee provided by EDL.

About the Company

LLDL was incorporated on July 25, 2006, as Lucina Land Development Private Limited and is engaged in development of real estate project & other related ancillary activities. The Company is involved in developing following projects - 'Indiabulls Greens & Park' located at Panvel, Project One09 in Gurgaon, Project Embassy Eden at Bangalore and Project Embassy Residency at Chennai.

About the Corporate guarantor:

EDL incorporated on 04th April, 2006, is engaged in real estate development, directly as well as through various subsidiaries as well as associate companies. The main focus of EDL is construction and development of properties, project management, investment advisory and construction services. It is a holding company domiciled in India and has 174 subsidiaries as on financial year ended March 31, 2024.

Financials (Standalone):

(Rs. crore)

For the year ended/ As on*	31-03-2024	31-03-2025
	Audited	Audited
Total Operating Income	25.17	9.95
EBITDA	-43.96	-30.62
PAT	-47.01	-166.39
Total Debt	1203.17	1258.32
Tangible Net Worth	-937.12	-1053.33
EBITDA Margin (%)	-174.65	-307.74
PAT Margin (%)	-177.20	-1036.05
Overall Gearing Ratio (x)	-1.28	-1.19
Interest Coverage (x)	-1465.33	-145.81

* *Classification as per Infomerics' standards.*

Financials of Guarantor/Parent: Embassy Developments Limited

(Rs. crore)

For the year ended/ As on*	31-03-2024	31-03-2025
	Audited	Audited
Total Operating Income	1,188.11	2,179.93
EBITDA	37.53	300.95
PAT	-517.40	193.64
Total Debt	7,748.56	4,526.46
Tangible Net Worth	-925.77	6,719.16
EBITDA Margin (%)	3.16	13.81
PAT Margin (%)	-42.50	7.60
Overall Gearing Ratio (x)	-8.37	0.67
Interest Coverage (x)	0.07	0.65

Status of non-cooperation with previous CRA: Nil

Any other information: Nil

Rating History for last three years:

Sr. No.	Name of Security/ Facilities	Current Ratings (2025-2026)			Rating History for the past 3 years		
		Type (Long Term/Short Term)	Amount outstanding (Rs. Crore)	Rating	Date(s) & Rating(s) assigned in 2024-2025	Date(s) & Rating(s) assigned in 2023-2024	Date(s) & Rating(s) assigned in in 2022-2023
						(October 11, 2023)	

Sr. No.	Name of Security/ Facilities	Current Ratings (2025-2026)			Rating History for the past 3 years		
		Type (Long Term/Short Term)	Amount outstanding (Rs. Crore)	Rating	Date(s) & Rating(s) assigned in 2024-2025	Date(s) & Rating(s) assigned in 2023-2024	Date(s) & Rating(s) assigned in in 2022-2023
1. `	NCDs	Long Term	360.00	IVR A- (CE)*/ Stable	IVR A- (CE)*/ Stable (March 10, 2025) Provisional IVR A- (CE)*/ Stable (December 03, 2024)	--	--
2.	Proposed NCDs	Long Term	590.00	IVR A- (CE)*/ Stable	IVR A- (CE)*/ Stable (March 10, 2025) Provisional IVR A- (CE)*/ Stable (December 03, 2024)	--	--
3.	NCDs	Long Term				Withdrawn	
4.	NCDs	Long Term/Short Term					**(January 30,2023)** IVR A+/ IVR A1+ (CE)/ Credit watch with Developing Implications **(October 31, 2022)** IVR A+/ IVR A1+ (CE)/

Sr. No.	Name of Security/ Facilities	Current Ratings (2025-2026)			Rating History for the past 3 years		
		Type (Long Term/Short Term)	Amount outstanding (Rs. Crore)	Rating	Date(s) & Rating(s) assigned in 2024-2025	Date(s) & Rating(s) assigned in 2023-2024	Date(s) & Rating(s) assigned in in 2022-2023
							Credit watch with Developing Implications **(July 28,2022)** IVR AA-/ IVR A1+ (CE)/ Credit watch with Developing Implications
5.	Proposed NCDs	Long Term Short Term					**(July 28,2022)** Withdrawn

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About Infomerics:

Infomerics Valuation And Rating Ltd (Infomerics) [Formerly Infomerics Valuation and Rating Pvt. Ltd] was founded in the year 1986 by a team of highly experienced finance professionals for research and risk evaluation. Infomerics commenced its activities as External Credit Assessment Institution after obtaining registration from Securities Exchange Board of India (SEBI) and accreditation from Reserve Bank of India (RBI).

Adhering to best international practices and maintaining high degree of ethics, the team of analysts at Infomerics deliver quality credit ratings. Infomerics evaluates wide range of debt instruments which helps corporates access to financial markets and provides investors credit ratings backed by in-depth research. The transparent, robust, and credible ratings have gained the confidence of investors and the banks.

Infomerics has a pan India presence with Head Office in Delhi and Corporate Office at Mumbai, with branches in major cities and representatives in several locations.

Infomerics also has international presence with credit rating operations in Nepal through its JV subsidiary.

For more information and definition of ratings please visit www.infomerics.com.

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Annexure 1: Instrument/Facility Details

Name of Facility	ISIN	Date of Issuance	Coupon Rate/ IRR	Maturity Date	Size of Facility (Rs. Crore)	Rating Assigned/ Outlook
NCD-I	INE0JZO07024	January 30, 2025	13.50%	January 30, 2029	110.00	IVR A- (CE)*/ Stable
NCD-II	INE0JZO07032	October 17, 2025	13.50%	January 30, 2029	250.00	IVR A- (CE)*/ Stable
Long Term-Proposed NCDs	--	--	--	--	590.00	IVR A- (CE)*/ Stable

**Based on an unconditional and irrevocable Corporate Guarantee of a parent company EDL and other group companies i.e. Sion Eden Developers Private Limited, Citra Properties Limited, RGE Constructions and Development Private Limited and Diana Infrastructure Limited.*

Synopsis of Term Sheet

Issuer	Lucina Land Development Limited
Amount (Rs. In Crore)	950.00
ISIN number	INE0JZO07024—Rs 110 crore

	INE0JZO07032—Rs 250 crore
Seniority	Senior, Secured, Non-Cumulative, Redeemable, Taxable, Rated, Listed Securities in the form of Non-Convertible Debentures (the "Debentures" or "NCDs")
Issue Size	INR950,00,00,000/- (Rupees Nine Hundred and Fifty Crores Only) by Issuance of 95,000 Senior, Secured, Non-Cumulative, Redeemable, Taxable, Rated, Listed Debentures of INR1,00,000/- (Rupees One Lakh Only) Face Value Each. The Issue shall do the Proposed Issuance in multiple Tranches strictly in adherence of the Utilization of the Issue of Proceeds stated herein under.

Annexure 2: Facility wise lender details: Not Applicable

Annexure 3: Detailed explanation of covenants of the rated facilities: The below covenants are for the entire Rs. 950 crore NCDs.

<table>
<tr><th colspan="2">Name of the Security</th><th colspan="2">Detailed Explanation</th></tr>
<tr><td></td><td>Financial Covenant</td><td colspan="2"></td></tr>
<tr><td>1.</td><td>Borrower level Financial Covenants</td><td colspan="2">• Minimum DSCR to be maintained of 1.75x and Average DSCR to be maintained of 1.5x basis the gross collections on an aggregate basis both from the Sold Units and Unsold Inventory
• Minimum Security cover of 2.00x to be maintained throughout the tenure of the NCDs asdefined below. Security cover shall be computed as ratio of (a) is to (b) below:
a) Market Value of the Security Area
b) Outstanding Amount minus balance in the NCD Servicing Account, Master Collections account, RERA accounts, DSRA, ISRA, Any permitted investments, etc.
Debenture Trustee shall appoint an Independent Valuer as per the requisite guidelines for submission of the Valuation Report on annual basis starting from 30th September,2025.</td></tr>
<tr><td>2.</td><td>Corporate Guarantee</td><td colspan="2">• Net Debt to Tangible Net worth of Corporate Guarantor 1 (Parent) shall be < 1.0</td></tr>
<tr><td></td><td>Non-financial Covenant</td><td colspan="2"></td></tr>
<tr><td rowspan="3">3.</td><td rowspan="3">Developer and Corporate Guarantor</td><td>Developer / Issuer /Company</td><td>Lucina Land Development Limited</td></tr>
<tr><td>Sponsor / Parent Company / Corporate Guarantor 1</td><td>Equinox India Developments Limited</td></tr>
<tr><td>Mortgagor 2/ Corporate Guarantor 2</td><td>Sion Eden Developers Private Limited</td></tr>
</table>

Name of the Security		Detailed Explanation	
		Mortgagor 3 /Corporate Guarantor 3	Citra Properties Limited
		Mortgagor 4 /Corporate Guarantor 4	RGE Constructions and Development Private Limited
4.	**Listing & Rating**	Proposed on the Wholesale Debt Market (WDM) segment of BSE Limited (BSE) Minimum Credit rating of IVR A- (CE)/Stable from Infomerics Valuation and Rating Pvt. Ltd.	
5.	**Rating related Covenants & Downgrade of Rating of the Instrument**	In case the Rating of the Instrument is downgraded, the Coupon will be stepped up by 25 bps for each notch of such downgrade and such revised coupon shall be applicable for the period such downgrade continues. The coupon would be reduced by 25 basis points for each notch of subsequent upgrade such that the coupon shal not at any time be less than the coupon rate on the deemed date of allotment In case the Rating of the Instrument and/ or the rating of the Guarantor is downgraded by 3 notches from the respective outstanding rating at the Deemed Date of Allotment, then the investors will have an option to ask for Accelerated Redemption of the Debentures. In case the Debenture Holders exercise this right, then Issue shall have to pay the outstanding amount along with accrued interest within 120 days from such notice.	
6.	**Information Covenants**	Issuer shall provide the following information to the Debenture Trustee 1. Quarterly Sales report and Collection report within 30 days from end of each quarter 2. Weekly Bank Statement of Project Master Collection Account and NCD Servicing Account 3. Monthly Details of the Conditional NOC for Sale taken from the Debenture Trustee within 3 working days from the end of each month. 4. Details of Permitted Project Expenditure made in each quarter within 60 days from end of each quarter 5. Audited financials within 180 days from end of each financial year 6. Unaudited/ Provisional financials (including Cash Flow Statement) within 60 days from end of each quarter 7. List of all Litigations within 7 days from the end of each half year	

Name of the Security		Detailed Explanation
7.	**Negative Covenants**	• Issuer cannot avail any further financial indebtedness on the Issuer Company throughout the tenor, without prior approval from Debenture Trustee. The Debenture Trustee shall seek approval of 51.00% Debenture Holders prior to issuance of such NOC for further indebtedness by the Issuer. • Restrictions on any dividends/share-buyback/capital reduction or any other form of cash out from the Issuer if any Event of Default has occurred and is continuing • Restrictions on payment of intercompany debt either from the Parent or any group company of the Guarantor if any Event of Default has occurred and is continuing • Any ICD/Loan from promoter company to be subordinated to NCDs and will not have right to call EOD. • Change of Control of the Issuer not permitted without prior approval of Debenture • Trustee • Sponsor shall provide a Non Disposal Undertaking (NDU) for their shareholding Net Debt to Tangible Net worth of Corporate Guarantor shall be < 1.0

Annexure 4: List of companies considered for consolidated/Combined analysis:
Not Applicable

Note on complexity levels of the rated instrument: Infomerics has classified instruments rated by it on the basis of complexity and a note thereon is available at www.infomerics.com.