EMBASSY

September 19, 2026

Scrip Code: 532832	**Symbol: EMBDL**
BSE Limited	**National Stock Exchange of India Limited**
Phiroze Jeejeebhoy Towers,	Exchange Plaza, C-1, Block G,
Dalal Street, Mumbai – 400 001	Bandra Kurla Complex, Mumbai – 400 051

Sub: Outcome of the meeting of Board's constituted committee of Embassy Developments Limited (the "Company")

Ref: Disclosure under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("SEBI LODR Regulations")

Dear Sir/Madam,

In furtherance to the intimation dated September 16, 2026 and pursuant to Regulation 30 read with Schedule III and other applicable provisions of the SEBI LODR Regulations, please be informed that the Board's constituted committee of Embassy Developments Limited (the "**Company**") has, at its meeting held today i.e. September 19, 2026, (which commenced at 03:00 p.m. and concluded at 04:00 p.m.), *inter-alia*, discussed and approved raising of funds upto INR 160 crores, through the issuance of upto 16,000 Non-Convertible Debentures of face value INR 1,00,000/- each of the Company ("**NCDs**" or "**Debentures**"), on a private placement basis, in one or more tranches, part of tranches and/or series, and from time to time on such terms, as may be agreed and approved by the Board or Board's constituted committee, in compliance applicable provisions of the Companies Act, 2013 (the **"Act"**), read with applicable Rules framed thereunder and other applicable laws.

The information required to be disclosed pursuant to Regulation 30 of the SEBI LODR Regulations, read with SEBI master circular dated January 30, 2026, is provided in Annexure A, enclosed herewith. The aforesaid approval is in the nature of an enabling authorisation to facilitate the issuance of Debentures, in one or more tranches, as and when required. The requisite disclosures in respect thereof shall be made in accordance with the applicable provisions of the SEBI LODR Regulations and other applicable laws at the time of issuance of such Debentures, including the amount, purpose and other material terms thereof, as may be applicable.

Please take the above information on record.

Yours truly,
For Embassy Developments Limited
(Formerly Equinox India Developments Limited)

Vikas Khandelwal
Digitally signed by Vikas Khandelwal
Date: 2026.09.19 16:17:48 +05'30'

Vikas Khandelwal
Company Secretary

EMBASSY

Annexure A

Details as required to be disclosed under Regulation 30 of the SEBI LODR Regulations, read with SEBI Circulars dated January 30, 2026

S. No.	Particulars	Information
1	type of securities proposed to be issued (viz. equity shares, convertibles etc.)	Rated, Unlisted, Secured, Redeemable, Taxable, Non-Convertible Debenture having a face value of INR 1,00,000/- each ("NCDs")
2	type of issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.)	Private Placement
3	total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately);	Upto16,000 NCDs aggregating upto INR 160 crores.
In case of issuance of debt securities or other non-convertible securities the listed entity shall disclose following additional details to the stock exchange(s):		
4	size of the issue	Upto INR 160 crores
5	whether proposed to be listed? If yes, name of the stock exchange(s);	Not proposed to be listed at any stock exchange
6	tenure of the instrument - date of allotment and date of maturity	As may be decided by Board's constituted committee and mutually agreed upon, from time to time, between the relevant parties.
7	coupon/interest offered, schedule of payment of coupon/interest and principal	As may be decided by Board's constituted committee and mutually agreed upon, from time to time, between the relevant parties.
8	charge/security, if any, created over the assets	Shall be secured by a charge on the identified assets of the Company and/or its subsidiaries, as may be mutually agreed upon, from time to time, between the relevant parties.
9	special right/interest/privileges attached to the instrument and changes thereof	Not applicable
10	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	Not applicable

11	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
12	details of redemption of ~~preference shares indicating the manner of redemption (whether out of profits or out of fresh issue)~~ and debentures.	As may be decided by Board's constituted committee and mutually agreed upon, from time to time, between the relevant parties.
13	any cancellation or termination of proposal for issuance of securities including reasons thereof	Not applicable