

July 6, 2026

532832

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street, MUMBAI – 400 001

EMBDL

National Stock Exchange of India Limited

“Exchange Plaza”, Bandra-Kurla Complex,
Bandra (East), 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,

Pursuant to Regulation 30 read with Schedule III and other applicable provisions of the SEBI LODR Regulations and in furtherance to the intimation dated January 29, 2026, regarding issue of senior, secured, redeemable, unrated, unlisted non-convertible debentures having a face value of INR 1,00,000/- each (“**Debentures**” or “**NCDs**”), aggregating upto INR 400 crores, on a private placement basis, in one or more tranches, please be informed that the Board’s constituted committee of the Company, at its meeting held today, i.e. July 6, 2026 (which commenced at 08:10 p.m. and concluded at 09:20 p.m.), inter alia, discussed, considered and approved the raising of additional funds aggregating upto INR 1,170 crores through the issuance of additional number of Debentures on a private placement basis, in one or more tranches, part of tranches and/or series, thereby increasing the overall issue size from upto INR 400 crores to upto INR 1,570 crores.

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 actual issuance, if any, shall be undertaken based on the Company’s requirements, including for purposes such as refinancing of existing indebtedness, project construction, working capital requirements and/or other general corporate purposes. 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.

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.

Please take the above information on record.

Yours truly,

for Embassy Developments Limited

(formerly Equinox India Developments Limited)

Vikas Khandelwal
Company Secretary

EMBASSY DEVELOPMENTS LIMITED

(Formerly Equinox India Developments Limited)

E: ir@embassyindia.com W: www.embassyindia.com CIN: L45101HR2006PLC095409

Bengaluru Office:

Embassy One-Pinnacle, 14th Floor,
Bellary Road, Dena Bank Colony,
Bengaluru Karnataka - 560032
T: (080) 69354859

Mumbai Office:

One World Center, Tower 2A,
4th Floor, Senapati Bapat Marg,
Mumbai – 400013
T: (022) 65722233

Registered Office:

01-1001, WeWork,
Blue One Square, Udyog Vihar
Phase 4 Rd, Gurugram, Haryana-122016
T: (0124) 4609559

Annexure A

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

S. No.	Particulars	Information
a)	type of securities proposed to be issued (viz. equity shares, convertibles etc.)	Senior, secured, redeemable, unrated, unlisted non-convertible debentures having a face value of INR 1,00,000/- each (“ Debentures ”)
b)	type of issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.)	Private Placement
c)	total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately);	Additional issuance of Debentures on a private placement basis, in one or more tranches, part of tranches and/or series, thereby increasing the overall issue size from upto INR 400 crores to upto INR 1,570 crores (including the Debentures already issued and/or proposed to be issued by the Company).
g) 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):		
i.	size of the issue	Upto 1,570 crores
ii.	whether proposed to be listed? If yes, name of the stock exchange(s);	Not proposed to be listed at any stock exchange
iii.	tenure of the instrument - date of allotment and date of maturity	As may be decided by Board’s constituted committee
iv.	coupon/interest offered, schedule of payment of coupon/interest and principal	As may be decided by Board’s constituted committee
v.	charge/security, if any, created over the assets	Secured by a charge on the identified assets of the Company and/or its subsidiaries, in terms of the Debenture Trust Deed, which security package may

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		be modified and/or revised from time to time, as may be mutually agreed upon, from time to time, between the relevant parties.
vi.	special right/interest/privileges attached to the instrument and changes thereof	Not applicable
vii.	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
viii.	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
ix.	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 mutually agreed upon, from time to time, between the relevant parties.
x.	any cancellation or termination of proposal for issuance of securities including reasons thereof	Not applicable

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