November 17, 2026

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

Symbol: EMBDL
National Stock Exchange of India Limited
"Exchange Plaza", Bandra-Kurla Complex,
Bandra (East), MUMBAI- 400 051

Sub: Press Release – "Embassy Developments Unveils Embassy ONE Residences – an Exclusive Collection of 59 Ultra-Luxury Managed Residences"

Dear Sir/ Madam,

Pursuant to the provisions of Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015, kindly find enclosed herewith Press Release dated November 17, 2026, titled **"Embassy Developments Unveils Embassy ONE Residences – an Exclusive Collection of 59 Ultra-Luxury Managed Residences"**.

The said Press Release is also being made available on the Company's website at www.embassyindia.com.

We request you to kindly take the same on record.

Yours truly,
for Embassy Developments Limited
(formerly Equinox India Developments Limited)
Vikas Khandelwal
Digitally signed by Vikas Khandelwal
Date: 2026.11.17 11:48:32 +05'30'
Vikas Khandelwal
Company Secretary

Embassy Developments Unveils Embassy ONE Residences – an Exclusive Collection of 59 Ultra-Luxury Managed Residences

- *Receives Occupancy Certificate (OC) and all requisite approvals*
- *With a GDV of ~₹1,400 crore, the launch takes the company's cumulative GDV launched in FY27 to around ₹9,000 crore.*
- *Introduces Fifth Key, Embassy's signature luxury hospitality brand for select luxury residences*

***Bengaluru – November 17, 2026*:**

Embassy Developments Limited (NSE: EMBDL/BSE: 532832) today announced the launch of **Embassy ONE Residences**, a collection of 59 ultra-luxury homes that marks a further evolution of the company's residential offering, integrating luxury hospitality into the homeownership experience through dedicated services tailored to residents' lifestyles.

With a Gross Development Value (GDV) of **~₹1,400 crore**, the development is located at Mekhri Circle, at the intersection of Sadashivanagar, Jayamahal and Dollars Colony, among Bengaluru's most established and prestigious residential neighbourhoods.

Embassy ONE Residences is designed as an intimate enclave, with just two residences per floor and private lift lobbies for every home. Spanning approximately 4,500 sq. ft. to 15,000 sq. ft., the residences include three-, four- and five-bedroom apartments, duplexes and penthouses. The project offers bare-shell residences, giving homeowners the flexibility to customise their layouts and interiors to suit their individual preferences. Ceiling heights of 10 to 14 feet enhance the sense of scale, while landscaped spaces draw from Bengaluru's Garden City heritage.

Embassy ONE Residences marks the introduction of **Fifth Key**, Embassy's signature luxury hospitality offering developed specifically for its luxury residential portfolio. Building on Embassy's experience in residential community management, Fifth Key adds a personalised hospitality layer to established property management and maintenance services, with the scope of services tailored to each development. Residents have access to a dedicated Residence Manager as a single point of contact, supported by a concierge team. Services span arrival coordination, visitor management and housekeeping, as well as private chefs, wellness services, in-residence spa and salon treatments, personal training, gifting and other bespoke experiences.

Commenting on the launch, **Aditya Virwani, Managing Director, Embassy Developments Ltd.,** said, *"Embassy ONE Residences brings together a convergence of luxuries that rarely coexist: a commanding, storied address, grand private residences and views designed to endure – Palace Grounds on one side, protected defence greens on the other. However, the meaning of luxury is evolving too. Through Fifth Key, hospitality becomes increasingly intuitive and personal, shaped by how each household lives. We are building for India's new urban elite – people who have outgrown compromise and are looking for a lifestyle that has finally caught up with them. For them, luxury is turnkey, considered and complete. With the project having received OC and all requisite approvals, Embassy ONE Residences is the first expression of that ambition."*

Saarang Ganapathi, CEO, Embassy Services, added, *"With greater exposure to global hospitality, Indian consumers are seeking a more personalised experience at home. Fifth Key bridges that gap through a curated luxury hospitality offering that serves not just needs, but tastes – creating a life without friction. It will be available exclusively across Embassy's select luxury residential developments."*

The 30-storey Embassy ONE Residences forms part of Embassy ONE, Bengaluru's integrated luxury destination bringing together premium residences, Grade-A office spaces and a 5-star hotel within a single address.

For more information please contact:
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About Embassy Developments Limited

Embassy Developments Limited (formerly known as Equinox India Developments Limited) (EDL) is one of India's largest listed real estate developers, specialising in the development of residential and commercial projects across key urban markets. With a strategic focus on Bengaluru, the Mumbai Metropolitan Region (MMR), and the National Capital Region (NCR), and presence in Chennai and Indore. EDL has a diversified residential portfolio spanning mid-income to ultra-luxury segments, encompassing apartments, villas, branded residences, townships, town homes and senior living communities across ready, ongoing and future developments. EDL is listed on BSE Limited (BSE) and the National Stock Exchange of India Limited (NSE) and holds a long-term debt rating of IVR A (Stable) from Infomerics. EDL

benefits from the strong institutional foundation of its promotor, the Embassy Group, which brings over three decades of experience and a proven track record of delivering and managing more than 100 million sq. ft. across commercial, residential, hospitality, services, and education sectors in India. Further information is available at embassyindia.com

Disclaimer

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