

October 29, 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- 400051

Sub: Intimation under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Execution of Share Purchase Agreement for acquisition of balance equity stake in Embassy Columbia Pacific ASL Private Limited

Dear Sir,

Pursuant to Regulation 30 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), we wish to inform you that the Company has, executed a Share Purchase Agreement dated October 28, 2026 ("SPA") with CP Senior Housing (India) LLC, USA ("CP Senior"), for the acquisition of 1,12,44,599 (One Crore Twelve Lakh Forty-Four Thousand Five Hundred and Ninety-Nine) equity shares of face value INR 10/- (Indian Rupees Ten only) each, representing the entire 50% (fifty per cent) equity stake held by CP Senior in Embassy Columbia Pacific ASL Private Limited ("Embassy Columbia"), a joint venture of the Company in which the Company presently holds the remaining 50% (fifty per cent) equity stake, at an agreed consideration of INR 32,65,27,241/- (Indian Rupees Thirty-Two Crore Sixty-Five Lakh, Twenty-Seven Thousand, Two Hundred and Forty One only), arrived at on the basis of the enterprise value of Embassy Columbia, to be settled in cash.

Upon consummation of the proposed acquisition, which remains subject to the satisfaction of customary closing conditions and the occurrence of closing in terms of the SPA, Embassy Columbia will become a wholly owned subsidiary of the Company and the existing joint venture arrangement in relation to Embassy Columbia stand terminated. The acquisition is intended to consolidate the Company's interest in Embassy Columbia and strengthen its control over the entity and operational integration.

The details required to be disclosed under Regulation 30 of the SEBI LODR Regulations read with the SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, are set out in Annexure A enclosed herewith.

You are requested to take the above information on record.

Yours truly,

for Embassy Developments Limited

(formerly Equinox India Developments Limited)

Vikas

Khandelwal

Vikas Khandelwal

Company Secretary

Encl: as above

Digitally signed by Vikas
Khandelwal
Date: 2026.10.29 10:00:46
+05'30'

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

The information as required to be disclosed under Regulation 30 of the SEBI LODR Regulations read with the SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026

S. No.	Particulars	Information
a)	Name of the target entity, details in brief such as size, turnover etc.	Embassy Columbia Pacific ASL Private Limited ("Embassy Columbia") Embassy Columbia owns a project "Embassy Serene Amara", a premium senior living residential project spread across ~2.44 acres at Devanahalli, Bengaluru, featuring residences and amenities designed to cater to the lifestyle and care requirements of senior citizens.
b)	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length";	The acquisition is not a related party transaction, as CP Senior is not a related party of the Company.
c)	Industry to which the entity being acquired belongs	Construction and development of real estate and allied activities and services, with a focus on the senior living segment.
d)	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity);	Upon consummation of the proposed acquisition, which remains subject to the satisfaction of customary closing conditions and the occurrence of closing in terms of the SPA, Embassy Columbia will become a wholly owned subsidiary of the Company and the existing joint venture arrangement in relation to Embassy Columbia stand terminated. The acquisition is intended to consolidate the Company's interest in Embassy Columbia and strengthen its control over the entity and operational integration.
e)	Brief details of any governmental or regulatory approvals required for the acquisition	Not Applicable
f)	Indicative time for completion of the acquisition	Within the current quarter ending on December 31, 2026
g)	Consideration – whether cash consideration or share swap or any other form and details of the same;	INR 32,65,27,241/- (Indian Rupees Thirty-Two Crore Sixty-Five Lakh, Twenty-Seven Thousand, Two Hundred and

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S. No.	Particulars	Information								
		Forty-One only), arrived at on the basis of the enterprise value of Embassy Columbia, to be settled in cash.								
h)	Cost of acquisition and/or the price at which the shares are acquired	Acquisition of the remaining 50% shareholding of Embassy Columbia, i.e., 1,12,44,599 equity shares of face value of INR 10/- each ("Equity Shares"), by the Company from CP Senior Housing (India) LLC for ~INR 32.65 crore, arrived at on the basis of the enterprise value of Embassy Columbia.								
i)	Percentage of shareholding / control acquired and / or number of shares acquired	An aggregate of 1,12,44,599 Equity Shares, representing 50% of paid-up equity share capital of Embassy Columbia. Upon closing of the above acquisition, Embassy Columbia will become a wholly owned subsidiary of the Company and the existing joint venture arrangement in relation to Embassy Columbia stand terminated.								
j)	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);	Products/line of business acquired: Construction and development of real estate and allied activities and services, with a focus on the senior living segment. Date of incorporation: April 27, 2021 Country of Presence: India History of last 3 years turnover: <table><tr><th>Financial Year</th><th>Turnover (in INR cr)</th></tr><tr><td>2025-26</td><td>41.87</td></tr><tr><td>2024-25</td><td>Nil</td></tr><tr><td>2023-24</td><td>Nil</td></tr></table>	Financial Year	Turnover (in INR cr)	2025-26	41.87	2024-25	Nil	2023-24	Nil
Financial Year	Turnover (in INR cr)									
2025-26	41.87									
2024-25	Nil									
2023-24	Nil									

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