September 22, 2026

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

Symbol: EMBDL
National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G,
Bandra Kurla Complex, Mumbai – 400 051

Sub: Press Release – "Embassy Developments Signs MoU for Sale of Entire Residential Tower at Embassy Terazza, Juhu to Mr. Dinesh Thakkar, Founder and CMD of Angel One Limited for ₹711 Crore"

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 September 22, 2026, titled ***"Embassy Developments Signs MoU for Sale of Entire Residential Tower at Embassy Terazza, Juhu to Mr. Dinesh Thakkar, Founder and CMD of Angel One Limited for ₹711 Crore".***

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: 2026.09.22 06:58:43 +05'30'

Vikas Khandelwal
Company Secretary

Embassy Developments Signs MoU for Sale of Entire Residential Tower at Embassy Terazza, Juhu to Mr. Dinesh Thakkar, Founder and CMD of Angel One Limited for ₹711 Crore

- **The deal is India's Largest Single Residential Unit Transaction**

Mumbai/Bengaluru – September 22, 2026

Embassy Developments Limited (NSE: EMBDL | BSE: 532832) ("EDL") today announced the signing of a Memorandum of Understanding (MoU) for the sale of an entire residential tower at its ultra-luxury development, Embassy Terazza, in Juhu to **Mr. Dinesh Thakkar, Founder, Chairman and Managing Director of Angel One Limited ("AOL")**.

The deal is the largest single residential unit transaction in the country. The residence comprises an entire G+7 storey tower with a RERA carpet area of **63,000 sq. ft.**, and a transaction value of approximately **₹711 crore.**

Located on Juhu Tara Road, one of Mumbai's most coveted residential addresses and home to leading business families, industrialists and celebrities, Embassy Terazza is an ultra-luxury low-density development spanning over 2+ acres with approximately 50 residences and has an estimated Gross Development Value (GDV) in excess **of ₹3,000 crore**. Design features include one residence per floor across the five towers, offering panoramic sea and city views, thoughtfully planned layouts, lush internal gardens, and curated wellness and lifestyle amenities. This project is being developed by Embassy Developments Limited under a development management ("DM") model.

Commenting on the development, **Jitendra Virwani, Chairman, Embassy Developments Limited**, said, *"Over the last three decades, Embassy has built a deep understanding of what today's homebuyers value most. We have brought that same philosophy to Mumbai, and in a relatively short period, it has resonated with some of the country's most discerning buyers. Mr. Dinesh Thakkar's acquisition of an entire tower at Embassy Terazza is a strong endorsement of that vision and the trust the Embassy brand has earned in Mumbai within 18 months of launching in the city."*

Dinesh Thakkar, Founder, Chairman and Managing Director, Angel One Limited added, *"Juhu has always had a special character that very few locations in Mumbai can match. When I started looking for a new home, my focus was on privacy, spaciousness, exceptional sea views and creating a luxurious, iconic sanctuary that would become our family home.*

'Angelus' is what we have named our new dream home, which is being crafted into reality by the Embassy Group. Embassy Terazza brings together all these aspirations in one project.

To turn this dream into reality, I placed my confidence in Embassy's ability to create an architectural marvel true to my vision, backed by the reputation they have built over the years.

For a home of this scale, trust in the developer matters as much as the residence itself. I very much look forward to seeing Angelus at Embassy Terazza take shape as a very special home for our family"

Joining Embassy Citadel in Worli and Embassy Serenity in Alibaug, Embassy Terazza further strengthens EDL's growing residential footprint across the Mumbai Metropolitan Region, alongside its ongoing projects, Embassy Park in Panvel and Embassy One in Thane.

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), the Company also has a presence in Chennai and Indore. EDL has a diversified residential portfolio with a well-balanced mix of developments across mid-income, premium, and luxury segments. Its portfolio of ready, ongoing, and future residential projects includes branded residences, uber-luxury apartments and villas, exclusive town-homes, condominiums, integrated townships, senior living communities, and contemporary homes. The Company 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 promoter, 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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