

October 8, 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

Dear Sirs,

Sub: Disclosure under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

We would like you to take note of our key operational updates for the quarter ended September 30, 2026 (Q2 FY27):

1. Pre-Sales:

- The Company achieved pre-sales of ~INR 3,225 crore in Q2FY27, compared to ~INR 868 crore in Q1FY27, representing growth of ~272% quarter on quarter.
- Pre-sales for H1FY27 stood at ~INR 4,093 crore, representing growth of ~574% over H1FY26 (~51% of FY27 pre-sale guidance of INR 8,000 crore met).

2. Collections:

- Collections in Q2FY27 stood at ~INR 546 crore, a 10% increase over previous quarter Q1FY27.
- Collections for H1FY27 stood at ~INR 1,041 crore, representing growth of ~53% over H1FY26 (~35% of FY27 collection guidance of INR 3,000 crore met).

3. Key Updates of the Quarter:

Launched 3 projects with INR 7,500 crore GDV in Q2FY27 (~39% of new project launches guidance for the FY27).

- Embassy Origins Riverine, Bengaluru: INR 2,500 crore GDV | ~INR 933 crore sold within two weeks of launch.
- Embassy Origins South Reserve, Bengaluru: INR 1,950 Cr GDV | ~INR 880 crore sold within two weeks of launch.
- Embassy Terraza, Juhu, Mumbai: INR 3,050 crore GDV | ~INR 758 crore sold on launch, including a ~INR 711 crore single home residential transaction, the largest in India to date.

4. Net Debt:

- As of 30-Sept-26, the Company's net institutional principal outstanding stood at ~INR 3,732 crore, after adjusting for cash and cash equivalents of ~INR 1,258 crore.

Performance Summary

(INR Cr.)	Q1 FY27	Q2FY27	QoQ Growth (%)	H1FY26	H1FY27	YoY Growth (%)
Pre-Sales	868	3,225	272%	607	4,093	574%
Collections	496	546	10%	681	1,041	53%

Aforesaid numbers are provisional and subject to limited review.

Kindly take the above information on record.

Thank you.

Yours faithfully,

For **Embassy Developments Limited**
(Formerly Equinox India Developments Limited)

Vikas
Khandelwal
Vikas Khandelwal
Company Secretary

Digitally signed by Vikas
Khandelwal
Date: 2026.10.08 14:05:20 +05'30'

EMBASSY DEVELOPMENTS LIMITED

(Formerly Equinox India Developments Limited)

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