

October 05, 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 Records ₹1,800 Crore in Pre-Sales at Launch of Embassy Origins"

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 October 05, 2026, titled **"Embassy Developments Records ₹1,800 Crore in Pre-Sales at Launch of Embassy Origins"**.

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 known as Equinox India Developments Limited)

Vikas
Khandelwal

Digitally signed by
Vikas Khandelwal
Date: 2026.10.05
08:44:42 +05'30'

Vikas Khandelwal
Company Secretary

EMBASSY DEVELOPMENTS LIMITED

(Formerly Equinox India Developments Limited)

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Embassy Developments Records ₹1,800 Crore in Pre-Sales at Launch of Embassy Origins

- **Achieves 62% absorption with 477 homes booked across over 10 lakh sq. ft. within a week of launch**

Bengaluru, October 5, 2026

Embassy Developments Limited (NSE: EMBDL / BSE: 532832) ("EDL" or "the Company") today announced pre-sales of over **₹1,800 crore** at **Embassy Origins**, its 85-acre residential development in North Bengaluru. Within a week of its launch on September 16, 2026, the Company achieved **62%** absorption of launched units, with bookings for 477 homes spanning over 10 lakh sq. ft. of saleable area.

Located north of Yelahanka, Phase 1 of Embassy Origins comprises two RERA-registered projects. **Embassy Riverine** offers 217 villas (4, 4.5 and 5 BHK) across approximately 1.1 million sq. ft. of saleable area. **Embassy South Reserve** offers 855 apartments (Studio to 3.5 BHK) across approximately 1.5 million sq. ft. Together, the two projects offer approximately 2.6 million sq. ft. of saleable residential space. The development is well connected to North Bengaluru's business and lifestyle hubs and is approximately 20 minutes from Kempegowda International Airport.

Embassy Origins is anchored in EDL's '**Natural Intelligence**' philosophy, in which the site's own natural systems shape the masterplan. Designed and landscaped by Bengaluru-based Bhumiputra Architecture, led by Principal Architect Alok Shetty, the community is organized around water and air. A central riparian corridor of approximately 41 acres follows the site's natural slope and water systems, linking five interconnected lakes. Approximately 4,000 native trees across more than 100 species, raised in a dedicated on-site nursery, form a continuous green spine through the development.

Speaking on the milestone, **Reeza Sebastian, Chief Revenue Officer - Residential, Embassy Developments Limited**, said: *"Embassy Origins has seen one of the strongest launch responses in our history. Homebuyers are choosing a community where nature has shaped every planning decision, and that reinforces our conviction in design-led, nature-first development. This response gives us strong visibility on our FY27 pre-sales and cash flows, and we will build on this momentum with the next phase of Embassy Origins and our wider North Bengaluru pipeline."*

The launch builds on EDL's track record in North Bengaluru, including the sell-out of Embassy Greenshore and Embassy Verde Phase II. With all RERA approvals secured prior to launch, Phase 1 of Embassy Origins is well poised for accelerated execution.

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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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the effect of economic and political conditions in India and outside India, volatility in interest rates and in securities markets, new regulations and government policies, the general state of the Indian economy, and the management's ability to implement the company's strategy that might impact the Group's general business plans, its future financial condition and growth prospects. The information contained in this press release is only current as on the date hereof and is not indicative of future results. The Group is under no obligation to update these forward-looking statements or to inform the recipient of any changes or developments arising after the date of this press release. Moreover, both express or implied press release or warranty is made as to, and no reliance should be placed on, the accuracy,

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