

July 07, 2026

Scrip Code - 532832/EMBDL

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, MUMBAI - 400 001

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 June 30, 2026 (Q1 FY27):

1. Pre-Sales:

- The Company achieved pre-sales of ~INR 868 crore in Q1 FY27, compared to ~INR 198 crore in Q1 FY26, representing growth of ~338% year-on-year.
- Cumulatively of the ~4.3mn sq.ft. launched during FY26, ~2.5mn sq.ft. (~59%) has been sold as of June 30, 2026. Projects in Bengaluru continued to witness healthy absorption, with ~72% of launched inventory sold within six months of launch.

2. Collections:

- Collections in Q1 FY27 stood at ~INR 496 crore against ~INR 322 crore collected in similar period last fiscal year.

3. Net Debt:

- As of June 30, 2026, the Company's net institutional debt stood at ~INR 3,363 crore, after adjusting for cash and cash equivalents of ~INR 1,202 crore.

Performance Summary

(INR Cr.)	Q1 FY27	Q1 FY26	GROWTH
Pre-Sales	868	198	338%
Collections	496	322	54%

Thank you.

Yours faithfully,
For Embassy Developments Ltd.
(Formerly Equinox India Developments Limited)

Vikas Khandelwal
Company Secretary

Embassy Developments Limited
(Formerly Equinox India Developments Limited)

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