November 03, 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 Posts Highest-Ever Quarterly Pre-Sales of ₹3,225 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 November 03, 2026, titled **"Embassy Developments Posts Highest-Ever Quarterly Pre-Sales of ₹3,225 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: 2026.11.03 19:39:44 +05'30'

Vikas Khandelwal
Company Secretary

Embassy Developments Posts Highest-Ever Quarterly Pre-Sales of ₹3,225 Crore

- *Q2 FY27 pre-sales reached ₹3,225 crore, up 272% QoQ; collections rose 10% QoQ to ₹546 crore*
- *H1 FY27 pre-sales stood at ₹4,093 crore, up 574% YoY and reaching 51% of FY27 pre-sales guidance*
- *Three project launches with a combined GDV of ₹8,397 crore during the quarter – an increase from the company's pre-launch estimate of ₹7,500 crore*
- *Embassy Riverine and Embassy South Reserve recorded combined sales of ₹1,813 crore within two weeks of launch; Embassy Terazza recorded ₹758 crore in launch sales, including a ₹711 crore single-home transaction, the largest single residential transaction in India to date*

***Mumbai/Bengaluru – November 3, 2026*:**

Embassy Developments Limited (NSE: EMBDL / BSE: 532832) ("EDL" or "the Company") today announced its results for the quarter ended September 30, 2026, recording its highest-ever quarterly pre-sales of ~₹3,225 crore in Q2 FY27, up ~272% quarter-on-quarter and ~689% year-on-year. H1 FY27 pre-sales reached ~₹4,093 crore, up ~574% year-on-year and equivalent to ~51% of the Company's ₹8,000 crore FY27 pre-sales guidance.

Collections rose 10% quarter-on-quarter to ~₹546 crore, up ~52% from ₹359 crore in the corresponding period last year. H1 collections grew ~53% year-on-year to ~₹1,041 crore, representing ~35% of the ₹3,000 crore FY27 guidance.

During the quarter, EDL launched three projects with a combined Gross Development Value (GDV) of ₹8,397 crore during the quarter – an increase from the company's pre-launch estimate of ₹7,500 crore, which reflects the premium pricing the Embassy brand commands. In North Bengaluru, Embassy Origins, comprising Embassy Riverine and Embassy South Reserve, recorded combined sales of ~₹1,813 crore within two weeks of its launch. Embassy Riverine, with a GDV of ₹ 3,155 crore, recorded sales of ~₹933 crore, while Embassy South Reserve, with a GDV of ₹ 1,957 crore, recorded ~₹880 crore.

In Mumbai, Embassy Terazza, Juhu, recorded ~₹758 crore in sales on launch against an estimated GDV of ₹3,285 crore. This included a ~₹711 crore sale for a single residence comprising an entire residential tower, which is India's **largest single-home residential** transaction.

With its FY27 launch pipeline of ₹19,400 crore GDV, the Company is on track to achieve its FY27 pre-sales guidance of ₹8,000 crore, comprising ₹6,000 crore from owned developments and ₹2,000 crore from development management projects.

Aditya Virwani, Managing Director, Embassy Developments Limited, said, *"The numbers are testament to the strong response to our residential portfolio and the acceptance of the Embassy brand across markets and segments. From Embassy Origins in Bengaluru to the landmark transaction at Embassy Terazza in Mumbai, we are seeing this play out across distinct residential offerings. With a substantial launch pipeline ahead, our focus is on sustaining this momentum and translating it into collections and project execution."*

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). EDL benefits from the strong institutional foundation of its promotor, 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

This press release is for informational purpose only and does not constitute a prospectus, offering memorandum or an offer, or a solicitation of any offer, to purchase or sell any securities of **Embassy Developments Limited** ("**Company**") or its existing or future subsidiaries (collectively, the "Group") in any jurisdiction. Any offer or solicitation will be made only by means of definitive offering documents and in accordance with the terms of applicable securities and other laws. This press release should not be considered as a recommendation or advice to any person or investor to invest or subscribe for or purchase any securities of the Group or its existing or future subsidiaries (collectively, the **"Group"**) and should not be used as a basis for any investment decision. Recipients of this press release should conduct their own independent investigation and diligence, and/or consult their legal, tax, financial or other professional advisors as they deem fit. This press release contains certain forward-looking statements based on current expectations, projections and assumptions and are subject to risks and uncertainties that could cause actual results, performances or events to differ materially from the results contemplated by the relevant forward-looking statement. These risks and uncertainties include 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, fairness or completeness of the information presented or contained in this press release. Neither the Group nor any of its directors, officer, employees, advisers or representatives accept any liability whatsoever for any loss howsoever arising from any information presented or contained in this press release. Furthermore, no person is authorized to give any information or make any press release which is not contained in, or is inconsistent with, this press release. Any such extraneous or inconsistent information or press release, if given or made, should not be relied upon as having been authorized by or on behalf of the Group.

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