Date: September 15, 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 Unveils Embassy Origins, Built Around 'Natural Intelligence'"

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 15, 2026, titled "***Embassy Developments Unveils Embassy Origins, Built Around 'Natural Intelligence'***".

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: 2026.09.15 12:16:08 +05'30'

Vikas Khandelwal
Company Secretary

EMBASSY DEVELOPMENTS LIMITED
(Formerly Equinox India Developments Limited)
E: ir@embassyindia.com W: www.embassyindia.com CIN: L45101HR2006PLC095409

Bengaluru Office:
Embassy One-Pinnacle, 14th Floor,
Bellary Road, Dena Bank Colony,
Bengaluru Karnataka - 560032
T: (080) 69354859

Mumbai Office:
One World Center, Tower 2A,
4th Floor, Senapati Bapat Marg,
Mumbai – 400013
T: (022) 65722233

Registered Office:
01-1001, WeWork,
Blue One Square, Udyog Vihar
Phase 4 Rd, Gurugram, Haryana-122016
T: (0124) 4609559

Embassy Developments Unveils Embassy Origins, Built Around 'Natural Intelligence'

- *In an age of Artificial Intelligence, Embassy bets on the 'Natural Kind' using the project's ecology, water systems, contours and mature tree cover to shape the masterplan*
- *Embassy Origins spans ~85 acres in North Bengaluru, with its first phase including Embassy Riverine and Embassy South Reserve, comprising a combined GDV of ~₹4,500 crore*
- *Receives RERA approvals for Embassy Riverine (217 villas) and Embassy South Reserve (855 apartments)*

***Bengaluru, September 15, 2026*:**

Embassy Developments Limited (NSE: EMBDL / BSE: 532832) ("EDL") today announced the launch of **Embassy Origins**, an approximately 85-acre residential development in North Bengaluru. Built around its unique **'Natural Intelligence'** design philosophy, the first phase of the development comprises two RERA-approved residential projects – **Embassy Riverine** and **Embassy South Reserve**, with a combined GDV of ~₹4,500 crore.

Designed and landscaped by Bengaluru-based **Bhumiputra Architecture**, led by Principal Architect Alok Shetty, the development integrates approximately 4,000 trees across 100–120 species, with the existing landscape forming a continuous green spine through the masterplan. A central riparian corridor follows the site's natural water systems and contours, supporting biodiversity while contributing to a cooler microclimate and creating a strong connection between the homes and the landscape.

Located in North of Yelahanka, Embassy Origins comprises Embassy Riverine, with 217 villas (4, 4,5 and 5 BHK) across ~1.1 million sq. ft. of saleable area and Embassy South Reserve, with 855 apartments (Studio to 3.5 BHK) across ~1.5 million sq. ft. Together, the two projects offer more than 2.6 million sq. ft. of saleable residential space. The development connects to the city's business, commercial and lifestyle destinations, including Kempegowda International Airport, 20 minutes away.

Aditya Virwani, Managing Director, Embassy Developments Ltd., said, *"The world is racing towards artificial intelligence. Embassy Origins is our bet on the natural kind. Rather than imposing a design on the land, we let the site's own water systems, contours and mature tree cover shape the community. The result is a place with a cooler microclimate, a preserved green spine running through the masterplan, and a sense of openness that is becoming increasingly rare in a fast-growing city like Bengaluru. What makes Embassy Origins truly special is not just the homes, but the land itself. It sits within an ecosystem* *we've built in North Bengaluru over decades – from Stonehill International School to a future Embassy Innovation Park – that will enrich how the new generation lives, learns and builds what's next."*

As part of the launch, Embassy Origins unveiled one of India's first residential experience centres to use immersion, moving beyond the traditional show suite format for customer engagement. The centre offers a glimpse into the future of residential experiences, using technology not simply to showcase a home, but to transport visitors into the environment they will eventually live in. Projection mapping, soundscapes, materials, scent and digital tools come together to convey the development's relationship with landscape, water, fragrances and light.

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 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

EMBASSY DEVELOPMENTS LIMITED
(Formerly Equinox India Developments Limited)
E: ir@embassyindia.com W: www.embassyindia.com CIN: L45101HR2006PLC095409

Bengaluru Office:
Embassy One-Pinnacle, 14th Floor,
Bellary Road, Dena Bank Colony,
Bengaluru Karnataka - 560032
T: (080) 69354859

Mumbai Office:
One World Center, Tower 2A,
4th Floor, Senapati Bapat Marg,
Mumbai – 400013
T: (022) 65722233

Registered Office:
01-1001, WeWork,
Blue One Square, Udyog Vihar
Phase 4 Rd, Gurugram, Haryana-122016
T: (0124) 4609559

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.

EMBASSY DEVELOPMENTS LIMITED
(Formerly Equinox India Developments Limited)
E: ir@embassyindia.com W: www.embassyindia.com CIN: L45101HR2006PLC095409

Bengaluru Office:
Embassy One-Pinnacle, 14th Floor,
Bellary Road, Dena Bank Colony,
Bengaluru Karnataka - 560032
T: (080) 69354859

Mumbai Office:
One World Center, Tower 2A,
4th Floor, Senapati Bapat Marg,
Mumbai – 400013
T: (022) 65722233

Registered Office:
01-1001, WeWork,
Blue One Square, Udyog Vihar
Phase 4 Rd, Gurugram, Haryana-122016
T: (0124) 4609559