September 22, 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,
Bandra (East), Mumbai – 400 051

Sub: Allotment of non-convertible debentures aggregating to INR 105 crores

Ref: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("SEBI LODR Regulations")

Dear Sir/Madam,

Further to the intimation dated September 19, 2026 and pursuant to Regulation 30 read with Schedule III and other applicable provisions of the SEBI LODR Regulations, please be informed that the Board's constituted committee of Embassy Developments Limited (the "Company") at its meeting held today, i.e. on September 22, 2026, has, inter alia, approved the allotment of 10,500 (Ten Thousand Five Hundred) rated, unlisted, secured, redeemable, taxable, non-convertible debentures having a face value of INR 1,00,000/- each ("Debentures"), aggregating to INR 105 crores (Indian Rupees One Hundred and Five Crores), on a private placement basis, out of the total approved issue size of up to INR 160 crores, in compliance with applicable provisions of the Companies Act, 2013 (the "Act"), read with applicable Rules framed thereunder and other applicable laws.

The information required to be disclosed pursuant to Regulation 30 of the SEBI LODR Regulations, read with SEBI Master Circular dated January 30, 2026, is provided in Annexure A, enclosed herewith.

Please take the above information on record.

Yours truly,
For Embassy Developments Limited
(Formerly Equinox India Developments Limited)

Vikas Khandelwal
Digitally signed by Vikas Khandelwal
Date: 2026.09.22 18:21:44 +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

Annexure A

Details as required to be disclosed under Regulation 30 of the SEBI LODR Regulations, read with the SEBI Master Circular dated January 30, 2026

S. No.	Particulars	Information
1	type of securities proposed to be issued (viz. equity shares, convertibles etc.)	Rated, Unlisted, Secured, Redeemable, Taxable, Non-Convertible Debenture having a face value of INR 1,00,000/- each ("Debentures")
2	type of issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.)	Private Placement
3	total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately);	10,500 Debentures aggregating to INR 105 crores.
In case of issuance of debt securities or other non-convertible securities the listed entity shall disclose following additional details to the stock exchange(s):		
4	size of the issue	INR 105 crores, out of the total approved issue size of up to INR 160 crores
5	whether proposed to be listed? If yes, name of the stock exchange(s);	Not proposed to be listed at any stock exchange
6	tenure of the instrument - date of allotment and date of maturity	**Date of Allotment:** September 22, 2026 **Date of Maturity:** September 22, 2028 The Company may, subject to the terms of the transaction documents, undertake partial or full prepayment of the Debentures prior to the maturity date.
7	coupon/interest offered, schedule of payment of coupon/interest and principal	Cash coupon at the rate of 12.50% per annum payable semi-annually. The principal amount shall be repayable on the date of maturity, subject to any partial or full prepayment undertaken in accordance with the terms of the transaction documents.

S. No.	Particulars	Information
8	charge/security, if any, created over the assets	Secured by a charge on the identified assets of the Company and/or its subsidiaries, in terms of the Debenture Trust Deed.
9	special right/interest/privileges attached to the instrument and changes thereof	Not applicable
10	delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal	Not applicable
11	details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any	Not applicable
12	details of redemption of debentures	As mentioned at point nos. 6 and 7 above.
13	any cancellation or termination of proposal for issuance of securities including reasons thereof	Not applicable