July 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", Bandra-Kurla Complex,
Bandra (East), Mumbai – 400 051

Sub: Allotment of non-convertible debentures aggregating to INR 1,020 crores

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

Dear Sir/ Madam,

In furtherance to the intimation dated July 6, 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 July 15, 2026, has, inter-alia, approved the allotment of 1,02,000 senior, secured, redeemable, unrated, unlisted non-convertible debentures having a face value of INR 1,00,000/- each **("Debentures")**, aggregating to INR 1,020 crores, on a private placement basis, out of the total approved issue size of INR 1,570 crores, in compliance with applicable provisions of the Companies Act, 2013 (the **"Act"**), read with applicable Rules framed thereunder and other applicable laws.

Out of the aggregate proceeds of INR 1,020 crores, approximately INR 920 crores will be utilized towards repayment/refinancing of existing indebtedness, and the balance towards project construction, working capital requirements and/or other general corporate purposes, in one or more tranches, as may be required.

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: 2026.07.15 20:46:38 +05'30'

Vikas Khandelwal
Company Secretary

Annexure A
Details as required to be disclosed under Regulation 30 of the SEBI LODR Regulations, read with SEBI master circular dated January 30, 2026

S. No.	Particulars	Information
1	type of securities proposed to be issued (viz. equity shares, convertibles etc.)	Senior, secured, redeemable, unrated, unlisted non-convertible debentures 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);	1,02,000 Debentures aggregating upto INR 1,020 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):		
1	size of the issue	INR 1,020 crores, out of the total approved issue size of upto INR 1,570 crores.
2	whether proposed to be listed? If yes, name of the stock exchange(s);	Not proposed to be listed at any stock exchange
3	tenure of the instrument - date of allotment and date of maturity	**Date of Allotment:** July 15, 2026 **Date of Maturity:** (i) 2,500 Debentures aggregating to INR 25 crores**:** Maturing on September 30, 2029, redeemable in 10 (ten) quarterly instalments commencing from June 30, 2027; and (ii) 99,500 Debentures aggregating to INR 995 crores**:** Maturing on December 31, 2029, redeemable in 6 (six) quarterly instalments commencing from September 30, 2028.

		The Company may, subject to the terms of the transaction documents, undertake partial or full prepayment of the Debentures on or before the respective maturity dates from surplus funds available with the Company.
4	coupon/interest offered, schedule of payment of coupon/interest and principal	Cash coupon at the rate of 11% per annum payable quarterly, in below manner: **(i)** 2,500 Debentures aggregating to INR 25 crores: Quarterly payments commencing from September 30, 2026; and **(ii)** 99,500 Debentures aggregating to INR 995 crores**:** Quarterly payments commencing from December 31, 2027.
5	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, which security package may be modified and/or revised from time to time, as may be mutually agreed upon, from time to time, between the relevant parties.
6	special right/interest/privileges attached to the instrument and changes thereof	Not applicable
7	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
8	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
9	details of redemption of ~~preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and~~ debentures.	As mentioned above at point no. 6 above.
10	any cancellation or termination of proposal for issuance of securities including reasons thereof	Not applicable