

Date: 02 September 2025

BSE Limited

Phiroze Jeejeebhoy Towers
Dalal Street, Fort
Mumbai 400 001

E-mail: corp.relations@bseindia.com

National Stock Exchange of India Limited

Exchange Plaza,
Bandra-Kurla-Complex, Bandra (East)
Mumbai – 400 051

Email: takeover@nse.co.in

Embassy Developments Limited

WeWork Vaswani Chambers,
264/265, 3rd Floor,
Dr. Annie Besant Road,
Worli, Mumbai – 400030

E-mail: helpdesk@indiabulls.com,
ir@embassyindia.com

BY E-MAIL

Dear Sir/ Madam,

Subject: Disclosure under Regulation 29(2) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations 2011 (“Takeover Regulations”).

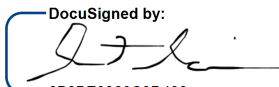
This is to inform you that Baillie Gifford & Co (“**BG**”) has, on account of certain contractual arrangements, been delegated voting rights in relation to equity shares of Embassy Developments Limited (“**Target Company**”). Further, pursuant to a sale of 74,171 underlying equity shares of the Target Company by its client on 29 August 2025, there has been a corresponding reduction in the voting rights delegated in favour of BG. This change, coupled with previous transactions and corporate actions, has crossed the 2% threshold prescribed under Regulation 29 (2) of the Takeover Regulations.

Accordingly, please find enclosed the disclosure under Regulation 29(2) of the Takeover Regulations.

Kindly take the above on record.

Yours faithfully

For **Baillie Gifford & Co**

DocuSigned by:

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Name: Grant Meikle

Designation: Regulatory Reporting Manager