

To,

1) **National Stock Exchange of India Limited**

Exchange Plaza, Bandra Kurla
Complex, Bandra (East),
Mumbai – 400051.

2) **BSE Limited**

Floor 25, P. J. Towers,
Dalal Street, Mumbai,
Mumbai – 400001.

3) **Embassy Developments Limited**

Office No 01-1001, WeWork, Blue One Square Udyog Vihar Phase 4 Rd
Gurgaon, Gurugram, Haryana, India, 122016

Dear Sir,

Sub: Disclosure pursuant to Regulation 29(2) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 (“Takeover Code”) in relation to creation pledge of equity shares of Embassy Developments Limited

Pursuant to the disclosure required to be made under Regulation 29(2) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, please find attached the disclosure in respect of creation of pledge on equity shares of Embassy Developments Limited (“**Target Company**”) by Catalyst Trusteeship Limited in the capacity of Debenture Trustee.

Please take the same on record and disseminate the same.

For Catalyst Trusteeship Limited

Deesha Srikkanth
Digitally signed by
Deesha Srikkanth
Date: 2026.09.10
18:45:00 +05'30'

Authorised Signatory

Name: Deesha Srikkanth

Designation: Senior Vice President

Place: Mumbai

Date: September 10, 2026

Encl.: As above

Disclosures under Regulation 29(2) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)	Embassy Developments Limited		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Catalyst Trusteeship Limited acting as Debenture Trustee on behalf of Debenture holders		
Whether the acquirer belongs to Promoter/Promoter group	No		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited and National Stock Exchange of India Limited		
Details of the acquisition as follows	Number	% w.r.t. total share/voting capital wherever applicable(*)	% w.r.t. total diluted share/voting capital of the TC (**)
<u>Before the acquisition under consideration, holding of acquirer along with PACs of:</u>			
a) Shares carrying voting rights	-	-	-
b) Shares in the nature of encumbrance (pledge/lien/non disposal undertaking/others)	18,01,05,690	12.95 [#]	12.77 ^{##}
c) Voting rights (VR) otherwise than by equity shares	-	-	-
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category)	-	-	-
e) Total (a+b+c+d)	18,01,05,690	12.95[#]	12.77^{##}
<u>Details of acquisition/sale</u>			
a) Shares carrying voting rights acquired	-	-	-
b) VRs acquired otherwise than by equity shares	-	-	-
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying category) acquired	-	-	-
d) Shares encumbered/invoked/released by the acquirer	4,43,65,440	3.19 [#]	3.15 ^{##}
e) Total (a+b+c+d)	4,43,65,440	3.19[#]	3.15^{##}

Deesha
Srikanth

Digitally signed
by Deesha
Srikanth
Date: 2026.09.10
18:45:19 +05'30'

CATALYST TRUSTEESHIP LIMITED

Registered Office : CDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune - 411 038 Tel : +91 (20) 6680 7200
Delhi Office : 910-911, 9th Floor, Kailash Building, 26 Kasturba Gandhi Marg, New Delhi - 110 001 Tel : +91 (11) 4302 9101/02
Corporate Office : 901, 9th Floor, Tower-B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013
Tel : +91 (22) 4922 0555 Fax : +91 (22) 4922 0505
CIN No. U74999PN1997PLC110262 Email : dt@ctitrustee.com Website : www.catalysttrustee.com

Pune | Mumbai | Bengaluru | Delhi | Chennai | GIFT City | Kolkata | Hyderabad

An ISO: 9001 Company



After the acquisition/sale:			
a) Shares carrying voting rights	-	-	-
b) VRs otherwise than by equity shares	-	-	-
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) after acquisition	-	-	-
d) Shares in nature of encumbrance (pledge/lien/non-disposal undertaking/others)	22,44,71,130	16.14 [#]	15.92 ^{##}
e) Total (a+b+c+d)	22,44,71,130	16.14[#]	15.92^{##}
Mode of acquisition (e.g. open market / public issue / rights issue / preferential allotment / inter-se transfer / encumbrance, etc.)	By way of creation of pledge of equity shares of Rs. 2/- each ("Equity Shares") in the Target Company in favour of Catalyst Trusteeship Limited		
Date of acquisition / release/ sale of shares / VR or date of receipt of intimation of allotment of shares, whichever is applicable	September 8, 2026 to September 9, 2026		
Equity share capital / total voting capital of the TC before the said acquisition/sale	Rs. 278,12,66,866 comprising 139,06,33,433 Equity Shares <i>(as per the shareholding pattern as on June 30, 2026, as available on the website of the stock exchanges)</i>		
Equity share capital/ total voting capital of the TC after the said acquisition/sale	Rs. 278,12,66,866 comprising 139,06,33,433 Equity Shares. <i>(as per the shareholding pattern as on June 30, 2026, as available on the website of the stock exchanges)</i>		
Total diluted share/voting capital of the TC after the said acquisition	INR 282,02,74,150 comprising (a) 139,06,33,433 Equity Shares; and (b) 1,95,03,642 Equity Shares arising out of conversion of 100% of the outstanding stock options/Performance Stock Units. <i>(as per the shareholding pattern as on June 30, 2026, as available on the website of the stock exchanges)</i>		

[#]: Percentage has been computed on the paid-up share capital of the Target Company as per the shareholding pattern as on June 30, 2026, as available on the website of the stock exchanges, i.e. Rs. 278,12,66,866 comprising of 139,06,33,433 Equity Shares.

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18:45:31 +05'30'

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##: Percentage has been computed on fully diluted paid-up share capital of the Target Company as per the shareholding pattern as on June 30, 2026, as available on the website of the stock exchanges i.e. Rs. 282,02,74,150/- comprising of (a) 139,06,33,433 Equity Shares; and (b) 1,95,03,642 Equity Shares arising out of conversion of 100% of the outstanding stock options/Performance Stock Units.

**Under the terms of the transaction documents, company has undertaken certain covenants which are in the nature of 'encumbrance' (as defined in the Takeover Regulation).*

Signature of the acquirer:

For Catalyst Trusteeship Limited

Deesha Srikkanth Digitally signed by
Deesha Srikkanth
Date: 2026.09.10
18:45:44 +05'30'

Authorised Signatory

Name: Deesha Srikkanth

Designation: Senior Vice President

Place: Mumbai

Date: September 10, 2026