EMBASSY

November 11, 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: Disclosure regarding release and re-creation of pledge over equity shares of the Company by Promoter Group entities – No incremental pledge or borrowing by the Promoter Group

Ref: Regulation 7(2)(b) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 ("SEBI PIT Regulations")

Dear Sir/Madam,

We, Embassy Developments Limited (the "Company"), enclose herewith the disclosures received by the Company, from Embassy Property Developments Private Limited ("EPDPL") and OMR Investments LLP ("OMR"), both Promoter Group entities of the Company, under Regulation 7(2)(a) of the SEBI PIT Regulations in respect of the release of pledge over 9,79,05,440 equity shares of the Company held by EPDPL and the re-creation of pledge over an equivalent number of equity shares of the Company held by EPDPL and OMR, during the period from November 06, 2026 to November 11, 2026 (the "**Transaction**").

Based on the disclosures received from the Promoter Group, we wish to place on record that:

(a) **No additional pledge:** the aggregate number of equity shares of the Company under pledge by the Promoter Group remains unchanged before and after the Transaction. No additional encumbrance has been created;

(b) **No additional borrowing:** the Promoter Group has not availed any new, additional or enhanced borrowing or facility. There is no change in the underlying financing arrangement;

(c) **Sole purpose – regulatory compliance:** the Transaction has been undertaken solely to comply with the lock-in requirements under Chapter V of the ICDR Regulations (defined below).

The Company had, on October 12, 2026, allotted 3,25,18,900 convertible warrants ("Warrants"), on a preferential basis to EPDPL, a member of the Promoter Group, under Chapter V of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 ("ICDR Regulations"). In terms of the ICDR Regulations, the entire pre-preferential shareholding of the allottee is required to be locked-in from the relevant date up to 90 (ninety) trading days from the date of allotment of such Warrants. As these 9,79,05,440 shares were under pledge, the pledge was released to enable the lock-in, and thereafter an equivalent number of shares was re-pledged.

The Promoter Group has converted all the Warrants at ₹111.51 per equity share, well ahead of their tenure. The Promoter Group has thereby infused an aggregate amount of approximately ₹362.62 crore into the Company.

The full and early conversion of the warrants at ₹ 111.51 per share reflects the Promoter Group's continued commitment to, and confidence in, the long-term growth prospects of the Company. Pursuant to the conversion, the shareholding of the Promoter Group in the Company has increased from 42.68% to 43.99% of the paid-up equity share capital.

We reiterate that there has been no additional pledge and no additional borrowing by the Promoter Group.

We request you to kindly take the above on record.

Yours truly,
for **Embassy Developments Limited**
(formerly Equinox India Developments Limited)
Vikas Khandelwal
Digitally signed by Vikas Khandelwal
Date: 2026.11.11 20:46:07 +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

Date: November 11, 2026

The Compliance Officer
Embassy Developments Limited
Office No. 01-1001, WeWork,
Blue One Square, Udyog Vihar, Phase
4 Rd, Gurugram, Haryana - 122016

Sub: Disclosure of release and re-creation of pledge over equity shares of Embassy Developments Limited –No incremental pledge or borrowing by the Promoter Group

Ref: Regulation 7(2)(a) of the SEBI (Prohibition of Insider Trading) Regulations, 2015 ("SEBI PIT Regulations")

Dear Sir/Madam,

We, Embassy Property Developments Private Limited ("EPDPL") and OMR Investments LLP ("OMR"), forming part of the Promoter Group of Embassy Developments Limited ("EDL" or "the Company"), hereby enclose the disclosure under the SEBI PIT Regulations, in respect of the release of pledge over 9,79,05,440 equity shares of the Company held by EPDPL and the re-creation of pledge over an equivalent number of equity shares of the Company held by EPDPL and OMR, during the period from November 06, 2026 to November 11, 2026 (the "**Transaction**").

We wish to further clarify and place on record, unequivocally, that:

(a) **No additional pledge:** the aggregate number of equity shares of the Company under pledge by the Promoter Group remains unchanged before and after the Transaction. No additional encumbrance has been created;

(b) **No additional borrowing:** the Promoter Group has not availed any new, additional or enhanced borrowing or facility. There is no change in the underlying financing arrangement;

(c) **Sole purpose – regulatory compliance:** the Transaction has been undertaken solely to comply with the lock-in requirements under Chapter V of the ICDR Regulations (defined below).

The Company had, on October 12, 2026, allotted 3,25,18,900 convertible warrants ("Warrants"), on a preferential basis to EPDPL, a member of the Promoter Group, under Chapter V of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 ("ICDR Regulations"). In terms of the ICDR Regulations, the entire pre-preferential shareholding of the allottee is required to be locked-in from the relevant date up to 90 (ninety) trading days from the date of allotment of such Warrants. As these 9,79,05,440 shares were under pledge, the pledge was released to enable the lock-in, and thereafter an equivalent number of shares was re-pledged.

The Promoter Group has converted all the Warrants at ₹111.51 per equity share, well ahead of their tenure. The Promoter Group has thereby infused an aggregate amount of approximately ₹362.62 crore into the Company.

The full and early conversion of the warrants at ₹111.51 per share reflects the Promoter Group's continued commitment to, and confidence in, the long-term growth prospects of the Company. Pursuant to the conversion, the shareholding of the Promoter Group in the Company has increased from 42.68% to 43.99% of the paid-up equity share capital.

We reiterate that there has been no additional pledge and no additional borrowing by the Promoter Group.

We request you to kindly take the above on record.

Thanking you,

For Embassy Property Developments Private Limited
(a member of Promoter Group of Embassy Developments Limited)

DEVIKA PRIYADARSINI
Digitally signed by DEVIKA PRIYADARSINI
Date: 2026.11.11 19:28:16 +05'30'

Devika Priyadarsini
Company Secretary
M.No. A49485

For OMR Investments LLP

(a member of Promoter Group of Embassy Developments Limited)

JITENDRA MOHANDAS VIRWANI
Digitally signed by JITENDRA MOHANDAS VIRWANI
Date: 2026.11.11 19:26:03 +05'30'

Jitendra Virwani
Designated Partner
DIN: 00027674

FORM B

SEBI (Prohibition of Insider Trading) Regulations, 2015

[Regulation 7 (2) read with Regulation 6 (2) - Continual Disclosure]

Name of the Company: Embassy Developments Limited

ISIN of the Company: INE069I01010

Details of change in holding of Securities of Promoter, Member of the Promoter Group, Designated Person or Director of a listed company and immediate relatives of such persons and other such persons as mentioned in Regulation 6(2).

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Promoter/member of the promoter group/designated person/ Director s/immediate relative to/others etc.)	Securities held prior to acquisition/ disposal		Securities acquired/Disposed				Securities held post acquisition/ disposal		Date of allotment advice/ acquisition of shares/ disposal of shares, specify		Date of intimation to company	Mode of acquisition /disposal (on market/ public/ rights/ preferential offer/ off market/ Inter-se transfer, ESOPs, etc.)	Exchange on which the trade was executed
		Type of securities (For eg. – Shares, Warrants, Convertible Debentures, Rights entitlements etc.)	No. and % of shareholding	Type of securities (For eg. – Shares, Warrants, Convertible Debentures, Rights entitlement, etc.)	No.	Value (Rs.)*	Transaction Type (Purchase/sale Pledge / Revocation / Invocation/ Others-please specify)	Type of securities (For eg. – Shares, Warrants, Convertible Debentures, Rights entitlement, etc.)	No. and % of shareholding	From	To			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Name: Embassy Property Developments Pvt. Ltd PAN: AAACD6927A CIN: U85110KA1996PTC020897 Address: 1st Floor, Embassy Point, Infantry Road, Bangalore – 560001 Email: secretarial@embassygroup.com contact nos. 080-4179 9999	Member of Promoter Group	Equity Shares	22,63,11,492 15.90%	Equity Shares	9,79,05,440	5,06,26,90,302.40	Pledge Release	Equity Shares	22,63,11,492 15.90%	6-Nov-27	6-Nov-27	11-Nov-27	Pledge Release	N.A.
Name: Embassy Property Developments Pvt. Ltd PAN: AAACD6927A CIN: U85110KA1996PTC020897 Address: 1st Floor, Embassy Point, Infantry Road, Bangalore – 560001 Email: secretarial@embassygroup.com contact nos. 080-4179 9999	Member of Promoter Group	Equity Shares	22,63,11,492 15.90%	Equity Shares	6,79,05,440	3,57,45,42,361.60	Pledge Re-Creation	Equity Shares	22,63,11,492 15.90%	11-Nov-27	11-Nov-27	11-Nov-27	Pledge Re-Creation	N.A.
Name: OMR Investments LLP PAN: AACFO8864E LLP-IN: AAA-6852 Address: 1st Floor, Embassy Point, Infantry Road, Bangalore – 560001 Email: secretarial@embassygroup.com contact nos. 080-4179 9999	Member of Promoter Group	Equity Shares	3,07,07,160 2.16%	Equity Shares	3,00,00,000	1,57,92,00,000.00	Pledge Creation in substitution of the corresponding shares earlier pledged by EPDPL	Equity Shares	3,07,07,160 2.16%	11-Nov-27	11-Nov-27	11-Nov-27	Pledge Creation in substitution of the corresponding shares earlier pledged by EPDPL	N.A.

Note: ***(i)*** *"Securities" shall have the meaning as defined under regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015*

(ii) *Value of transaction excludes taxes/brokerage/any other charges*

*Value of transaction is calculated basis the closing price at NSE on respective dates of release and creation/re-creation of pledge

Details of trading in derivatives on the securities of the company by Promoter, member of the promoter group, designated person or Director of a listed company and immediate relatives of such persons and other such persons as mentioned in Regulation 6(2).

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the trade was executed
Type of Contract	Contract Specifications	Buy		Sell		
		Notional Value	No. of Units (contracts* lot size)	Notional Value	No. of Units (contracts* lot size)	
16	17	18	19	20	21	22
N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	

Note: *In case of Options, notional value shall be calculated based on Premium plus strike price of options*

on behalf of Embassy Property Developments Pvt. Ltd
(Member of Promoter Group)

DEVIKA PRIYADARSINI
Digitally signed by DEVIKA PRIYADARSINI
Date: 2026.11.11 19:28:54 +05'30'

Devika Priyadarsini
Company Secretary
Date: 11.11.2026
Place: Bangalore

on behalf of OMR Investments LLP
(Member of Promoter Group)

JITENDRA MOHANDAS VIRWANI
Digitally signed by JITENDRA MOHANDAS VIRWANI
Date: 2026.11.11 19:26:43 +05'30'

Jitendra Virwani
Designated Partner
Date: 11.11.2026
Place: Bangalore