



Date: April 24, 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, Mumbai – 400 051

Sub: Stock Options and Performance Stock Units, under Embassy Developments Limited Employee Stock Option Scheme – 2025 (“Embassy ESOS 2025”)

Dear Sir/Madam,

Pursuant to Regulation 30 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR Regulations”), we wish to inform you that the Company has today i.e. April 24, 2026, granted an aggregate of 2,63,863 Stock Options and 1,60,373 Performance Stock Units to eligible employee of the Company, in accordance with and pursuant to Embassy ESOS 2025.

The details as required to be disclosed under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with the SEBI Master Circular dated January 30, 2026, are enclosed herewith as **Annexure – I**.

Yours truly,

for Embassy Developments Limited

*(formerly Equinox India Developments Limited
and earlier Indiabulls Real Estate Limited)*

Vikas Khandelwal

Company Secretary

EMBASSY DEVELOPMENTS LIMITED

(Formerly known as Equinox India Developments Limited and earlier Indiabulls Real Estate 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

Details as required to be disclosed under Regulation 30 of the SEBI LODR Regulations, read with SEBI Circulars dated January 30, 2025.

S. No.	Particulars	Information
1	Brief details of options granted	Grant of an aggregate of 2,63,863 Stock Options (“SOs”) and 1,60,373 Performance Stock Units (“PSUs”) to eligible employee of the Company, in accordance with and pursuant to Embassy ESOS 2025.
2	Whether the scheme is in terms of SEBI (SBEB) Regulations, 2021 (if applicable)	Yes. The grant has been made in accordance with Embassy ESOS 2025, duly approved by shareholders and formulated in compliance with SEBI (SBEB) Regulations, 2021, upon receipt of the necessary in-principle approvals from both the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) for the said scheme.
3	Total number of shares covered by these options	Each SO is convertible into one equity share of face value INR 2 each of the Company (“Equity Share”); and Each PSU is convertible into such number of Equity Shares as determined based on the achievement of performance parameters, in accordance with Embassy ESOS 2025.
4	Pricing formula	For SOs: INR 111.51 per SO; and For PSUs: INR 2 per PSU (face value of Equity Shares).
5	Time within which option may be exercised	The vested SOs and PSUs can be exercised within a period of 5 (five) years from the respective vesting date or 7 (seven) years from the respective Grant Date, whichever is earlier.
6	Brief details of significant terms	The SOs granted shall have a vesting period of 4 years and shall vest uniformly over the period of 4 years (25%-25%- 25%-25% at the end of each from the Grant date). The PSUs granted shall vest upon meeting the respective milestone anytime between year 3 and 4 (% vesting and number of Equity Shares will be dependent on % achievement against the target, as per Embassy ESOS 2025).
7	Subsequent changes or cancellation or exercise of such options	Not applicable at this stage, as this intimation pertains to grant of Options under Embassy ESOS 2025.
8	Options vested	
9	Money realized by exercise of options	
10	The total number of shares arising as a result of exercise of option	
11	Options exercised	
12	Options lapsed	
13	Variation of terms of options	
14	Diluted earnings per share pursuant to issue of equity shares on exercise of options	

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