



**EMBASSY DEVELOPMENTS LIMITED**  
(Formerly known as Equinox India Developments Limited,  
and earlier Indiabulls Real Estate Limited)  
CIN: L45101HR2006PLC095409

**March 20, 2025**

**Scrip Code – 532832**  
**BSE Limited**  
Phiroze Jeejeebhoy Towers,  
Dalal Street, MUMBAI – 400 001

**EMBDL/EQ**  
**National Stock Exchange of India Limited**  
“Exchange Plaza”, Bandra-Kurla Complex,  
Bandra (East), MUMBAI- 400 051

**Sub: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“SEBI LODR Regulations”)**

Dear Sirs,

Pursuant to Regulation 30 and other applicable provisions of the SEBI LODR Regulations, please be informed that Embassy East Business Park Pvt Ltd (“**EEBPPL**”), a wholly owned subsidiary of Embassy Developments Limited (the “**Company**”), has signed definitive documents with Lam Research (India) Private Limited, a leading global semiconductor equipment manufacturer (“**Lam**”), to sub-lease and subsequently divest, upon receipt of required regulatory approvals, ~25 acres in Whitefield, Bengaluru situated at Kadugodi Industrial Area, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District (“Schedule Property”) for the transaction value ~ ₹1,125 Cr.

Under the definitive documents, the Company is required to issue, and has accordingly issued a corporate guarantee, for and on behalf of EEBPPL, in favour of Lam, to guarantee the performance of obligations of EEBPPL, arising out of the definitive documents and other ancillary agreements being executed between EEBPPL and Lam in respect of aforementioned transaction.

The requisite information, in accordance with Regulation 30 of the SEBI LODR Regulations read with SEBI Circulars dated November 11, 2024 and December 31, 2024, are enclosed as **Annexure-A**.

This is for your information and records.

Yours sincerely,  
for **Embassy Developments Limited**  
(formerly *Equinox India Developments Limited*  
and earlier *Indiabulls Real Estate Limited*)

Vikas Khandelwal  
Company Secretary

**Annexure-A**

**Disclosures in terms of Regulation 30 of the SEBI LODR Regulations read with SEBI  
 Circulars dated November 11, 2024 and December 31, 2024**

| <b>Particulars</b>   | <b>Details</b>  |
|--|---|
| Name of party for which such guarantees or indemnity or surety was given   | EEBPPL, a wholly owned subsidiary of the Company  |
| Whether the promoter/ promoter group/ group companies have any interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at “arm’s length”   | None of Promoters/ Promoter Group has any interest in this transaction.   |
| Brief details of such guarantee or indemnity or becoming a surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee | Corporate guarantee in favour of Lam, to ensure the performance of contractual obligations of EEBPPL, arising out of the definitive documents and ancillary documents, being executed between EEBPPL and Lam, in connection with the Schedule Property.<br><br>The commercial value of the transaction is ~ INR 1,125 Cr. |
| Impact of such guarantees or indemnity or surety on listed entity  | The corporate guarantee being provided is contingent liability for the Company. This guarantee has been provided on behalf of a 100% subsidiary of the Company which shall be a part of the consolidated group. At this juncture, there is no commercial impact of this guarantee on the Company.                         |