

April 10, 2026

Scrip Code – 532832/EMBDL

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, MUMBAI – 400 001

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

Sub: Declaration under Regulation 31(4) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 (“SEBI SAST Regulations”) for the financial year 2025-26.

Dear Sirs,

Pursuant to the provisions of Regulation 31(4) of SEBI SAST Regulation, we, the undersigned, Promoter and Promoter Group of Embassy Developments Limited (**the “Company”**), do hereby declare and confirm that, we have not made any encumbrance, directly or indirectly, on any shares held by us in the Company, during the financial year ended March 31, 2026, other than those already disclosed in accordance with the applicable provisions of the SEBI SAST Regulations.

This declaration is also being made to the Audit Committee of the Board of the Company, simultaneously, as prescribed under Regulation 31(5)(b) of the SEBI SAST Regulations.

Yours truly,

Jitendra Virwani
(Promoter)

Aditya Virwani
(Promoter)

For JV Holding Pvt Ltd
(Promoter)

For Embassy Property
Developments Pvt Ltd
(Member of Promoter Group)

Karan Virwani
(Member of Promoter Group)

Neel Virwani
(Member of Promoter Group)

For OMR Investments LLP
(Member of Promoter Group)

For Bellanza Developers
Private Limited
(Member of Promoter Group)