**November 21, 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: Outcome of the meeting of Board's constituted committee of Embassy Developments Limited**

Dear Sir/Madam,

Further to the intimation dated November 18, 2026 and pursuant to Regulation 30 read with Schedule III and other applicable provisions of the SEBI LODR Regulations, please be informed that the Board's constituted committee of Embassy Developments Limited (the "Company") has, at its meeting held today i.e. November 21, 2026 (which commenced at 11:30 a.m. and concluded at 12:25 p.m.), inter alia, considered and approved an enabling authorisation for raising funds aggregating up to INR 250 crores through the issuance, on a private placement basis, of up to 25,000 Non-Convertible Debentures, each having a face value of INR 1,00,000/- ("NCDs" or "Debentures"), in one or more tranches and/or series, from time to time, on such terms and conditions as may be approved by the Board or the Board's constituted committee, in accordance with the applicable provisions of the Companies Act, 2013 (the "Act"), the rules framed thereunder and other applicable laws.

The aforesaid approval is purely enabling in nature and is intended to provide the Company with financial flexibility to access debt capital, as and when required, to meet the phased funding requirements of its ongoing and planned projects. The issuance of NCDs may or may not be undertaken, depending on the Company's actual funding requirements and other relevant considerations. If raised, the proceeds would be primarily utilised towards the development and construction of projects of the Company and/or its subsidiaries, thereby supporting business growth and creating long-term value for shareholders and other stakeholders.

The information required to be disclosed pursuant to Regulation 30 of the SEBI LODR Regulations, read with the SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, is set out in Annexure A enclosed herewith. The Company shall make the applicable requisite disclosures at the time of each issuance of Debentures, including the amount raised and the material terms thereof.

Please take the above information on record.

**Yours truly,**
**For Embassy Developments Limited**
*(Formerly Equinox India Developments Limited)*

Vikas Khandelwal
Digitally signed by Vikas Khandelwal
Date: 2026.11.21 12:26:22 +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**

EMBASSY

**Annexure A**

**Details as required to be disclosed under Regulation 30 of the SEBI LODR Regulations, read with the SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026**

| S. No. | Particulars | Information |
|---|---|---|
| 1 | type of securities proposed to be issued (viz. equity shares, convertibles etc.) | Rated, Unlisted, Secured, Redeemable and Taxable Non-Convertible Debentures, each having a face value of INR 1,00,000/- ("NCDs"). |
| 2 | type of issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.) | Private Placement |
| 3 | total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately); | Up to 25,000 NCDs, aggregating up to INR 250 crores. |
| **In case of issuance of debt securities or other non-convertible securities the listed entity shall disclose following additional details to the stock exchange(s):** | | |
| 4 | size of the issue | Up to INR 250 crores. |
| 5 | whether proposed to be listed? If yes, name of the stock exchange(s); | Not proposed to be listed on any stock exchange. |
| 6 | tenure of the instrument - date of allotment and date of maturity | To be determined by the Board's constituted committee and mutually agreed with the respective debenture subscribers at the time of the relevant issuance. The coupon/interest rate and the schedule for payment of coupon/interest and principal shall be determined by the Board's constituted committee and mutually agreed with the respective debenture subscribers at the time of the relevant issuance. |
| 7 | coupon/interest offered, schedule of payment of coupon/interest and principal | |
| 8 | charge/security, if any, created over the assets | The NCDs shall be secured by a charge over identified assets of the Company and/or its subsidiaries, as may be agreed with the respective debenture subscribers at the time of the relevant issuance. |
| 9 | special right/interest/privileges attached to the instrument and changes thereof | Not applicable |
| 10 | delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal | |

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|---|---|---|
| 11 | details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any | |
| 12 | details of redemption of ~~preference shares indicating the manner of redemption (whether out of profits or out of fresh issue)~~ and debentures. | The terms and manner of redemption of the NCDs shall be determined by the Board's constituted committee and mutually agreed with the respective debenture subscribers at the time of the relevant issuance. |
| 13 | any cancellation or termination of proposal for issuance of securities including reasons thereof | Not applicable |