

To,

- 1) **National Stock Exchange of India Limited**
Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai – 400051.
- 2) **BSE Limited**
Floor 25, P. J. Towers, Dalal Street, Mumbai, Mumbai – 400001.
- 3) **Embassy Developments Limited**
Office No 01-1001, WeWork, Blue One Square, Udyog Vihar Phase 4 Rd, Gurugram, Haryana - 122016

Dear Sir,

Sub: Disclosure pursuant to Regulation 29(2) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 in relation to pledge of equity shares of Embassy Development Limited

Pursuant to the disclosure required to be made under Regulation 29(2) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, please find attached the disclosure in respect of the creation of pledge on equity shares of **Embassy Development Limited** (“**Target Company**”) to secure the issue of 2,550 secured, unlisted, redeemable and non-convertible debentures having face value of INR 10,00,000 (Indian Rupees Ten Lakh) each aggregating up to INR 255,00,00,000 (Indian Rupees Two Hundred And Fifty Five Crore (“**Debentures**”)) by Serenesummit Realty Private Limited in favour of Catalyst Trusteeship Limited in the capacity of Debenture Trustee for the benefit of Debenture holders.

Please take the same on record and disseminate the same.

For Catalyst Trusteeship Limited

Authorised Signatory**Name: Deesha Srikanth****Designation: Senior Vice President****Place: Mumbai**

Encl.: As above

Disclosures under Regulation 29(2) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

1. Name of the Target Company (TC)	Embassy Development Limited		
2. Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Catalyst Trusteeship Limited acting as Debenture Trustee on behalf of Debenture holders		
3. Whether the acquirer belongs to Promoter/Promoter group	No.		
4. Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited and National Stock Exchange of India Limited		
5. Details of the acquisition as follows	Number	% w.r.t. total share/voting capital wherever applicable	% w.r.t. total diluted share/voting capital of the TC
Before the acquisition under consideration, holding of:			
a) Shares carrying voting rights	-	-	-
b) Shares in the nature of encumbrance (pledge/lien/non-disposal undertaking/others)	6,30,95,240	4.537% [#]	4.469% ^{##}
c) Voting rights (VR) otherwise than by equity shares	-	-	-
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category)	-	-	-
e) Total (a+b+c+d)	6,30,95,240	4.537%	4.469%
Details of acquisition/sale			
a) Shares carrying voting rights acquired/sold	-	-	-
b) VRs acquired/sold otherwise than by equity shares	-	-	-
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying category) acquired/sold	-	-	-
d) Shares encumbered /invoked/released by the acquirer	4,00,00,000	2.876% [#]	2.833% ^{##}
e) Total (a+b+c+d)	4,00,00,000	2.876%	2.833%
After the acquisition/sale, holding of:			
a) Shares carrying voting rights	-	-	-

b) Shares encumbered with the acquirer	10,30,95,240	7.414% [#]	7.302% ^{##}
c) VRs otherwise than by equity shares	-	-	-
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) after acquisition			
e) Total (a+b+c+d)	10,30,95,240	7.414%	7.302%
6. Mode of acquisition /sale (e.g. open market / off-market / public issue / rights issue / preferential allotment / inter-se transfer etc)	By way of creation of pledge of equity shares of Rs. 2/- each (“Equity Shares”) in the Target Company in favour of Catalyst Trusteeship Limited.		
7. Date of acquisition /sale of shares / VR or date of receipt of intimation of allotment of shares , whichever is applicable.	December 29, 2025		
8. Equity share capital / total voting capital of the TC before the said acquisition / sale	Rs. 278,12,66,866 comprising of 139,06,33,433 Equity Shares		
9. Equity share capital/ total voting capital of the TC after the said acquisition / sale	Rs. 278,12,66,866 comprising of 139,06,33,433 Equity Shares		
10. Total diluted share/voting capital of the TC after the said acquisition	Rs. 282,37,30,034/- comprising of (a) 139,06,33,433 Equity Shares; and (b) 2,12,31,584 Equity Shares arising out of conversion of 100% of the outstanding stock options/Performance Stock Units.		

#: Percentage has been computed on the paid-up share capital of the Target Company as on the date of creation of pledge of shares i.e. Rs. 278,12,66,866 comprising of 139,06,33,433 Equity Shares.

##: Percentage has been computed on fully diluted paid-up share capital of the Target Company as on the date of creation of pledge of shares i.e. Rs. 282,37,30,034/- comprising of (a) 139,06,33,433 Equity Shares; and (b) 2,12,31,584 Equity Shares arising out of conversion of 100% of the outstanding stock options/Performance Stock Units.

**Under the terms of the transaction documents, company has undertaken certain covenants which are in the nature of 'encumbrance' (as defined in the Takeover Regulation).*

Signature of the acquirer:

For Catalyst Trusteeship Limited

Authorised Signatory

Name: Deesha Srikanth

Designation: Senior Vice President

Place: Mumbai