

January 30, 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: Allotment of non-convertible debentures aggregating to INR 250 crores

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

Dear Sir/ Madam,

In furtherance to the intimation dated January 29, 2026 and pursuant to Regulation 30 read with Schedule III and other applicable provisions of the SEBI LODR Regulations, please be informed that the duly constituted committee of the Board of Directors of Embassy Developments Limited (the “**Company**”) has, today i.e. January 30, 2026, *inter-alia*, approved the allotment of an aggregate of 25,000 non-convertible debentures of face value INR 1,00,000/- each of the Company, aggregating INR 250 crores, under the first tranche out of the total issue size INR 400 crores, on a private placement basis (“**Tranche A NCDs**”), in compliance with applicable provisions of the Companies Act, 2013 (the “**Act**”), read with applicable Rules framed thereunder and other applicable laws.

The information required to be disclosed pursuant to Regulation 30 of the SEBI LODR Regulations, read with SEBI Circulars dated November 11, 2024 and December 31, 2024, is provided in **Annexure A**, enclosed herewith.

Please take the above information on record.

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

Annexure A

**Details as required to be disclosed under Regulation 30 of the SEBI LODR Regulations,
read with SEBI Circulars dated November 11, 2024 and December 31, 2024**

S. No.	Particulars	Information
1	type of securities proposed to be issued (viz. equity shares, convertibles etc.)	Senior, Secured, Redeemable, Unrated, Unlisted Non-Convertible Debentures having a face value of INR 1,00,000/- each ("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);	25,000 NCDs aggregating to INR 250 crores, under the first tranche out of total issue size of INR 400 crores ("Tranche A NCDs").

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	INR 250 crores
5	whether proposed to be listed? If yes, name of the stock exchange(s);	Not proposed to be listed at any stock exchange
6	tenure of the instrument - date of allotment and date of maturity	<p>Date of allotment: January 30, 2026</p> <p>Tenure & Date of Maturity: 42 months commencing from the end of the month of allotment.</p> <p>Repayment Schedule: To be repaid after 4 quarters of principal moratorium in 10 equal instalments. The Company may make partial / full prepayment on or before the maturity date, through surplus funds available with the Company.</p>

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7	coupon/interest offered, schedule of payment of coupon/interest and principal	Cash coupon rate: 11% per annum, paid quarterly after a moratorium of 6 months.
8	charge/security, if any, created over the assets	Secured by a charge on the identified assets of the Company in terms of the Debenture Trust Deed.
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	Not applicable
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	Not applicable
12	details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures.	As mentioned at serial no. 6 above.
13	any cancellation or termination of proposal for issuance of securities including reasons thereof	Not applicable

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