

EMBASSY CORPORATE



To,
The Compliance Officer
MAC Charles (India) Limited
1st Floor, Embassy Point,
No 150, Infantry Road,
Bangalore-560001

Date:30.12.2025

To
Listing Department
BSE Limited
PJ Tower, Dalal Street, Fort
Mumbai – 400 001

Dear Sir,

Sub: Revised Disclosures under Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

Ref: 1. Name of the Company: Mac Charles (India) Limited
2. BSE: 507836

With reference to the above-mentioned subject, we are hereby enclosing the revised disclosures under regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations,2011.

EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED

Registered Office: Embassy Point, 1st Floor, 150, Infantry Road, Bangalore – 560 001
T: +91 80 4179 9999 F: +91 80 2228 6912 website: www.embassygroup.com
email id: secretarial@embassygroup.com

CIN: U85110KA1996PTC020897

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Please take note of the same as compliance under SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

For Embassy Property Developments Pvt. Ltd.

Devika Priyadarsini
Company Secretary
M.No. A49485

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ANNEXURE – 1

Format for disclosure by the Promoter(s) to the stock exchanges and to the Target Company for encumbrance of shares / invocation of encumbrance/ release of encumbrance, in terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)									Mac Charles (India) Limited						
Names of the Stock Exchanges where the shares of the target company are listed									BSE Limited						
Date of reporting									12.12.2025						
Name of the promoter or PAC on whose shares encumbrance has been created/released/invoked									Embassy Property Developments Private Limited						
Details of the creation/invocation/release of encumbrance:															
Name of the promoter (s) or PACs with him(**)	Promoter holding in the target company (1)			Promoter holding already encumbered (2)		Details of events pertaining to encumbrance (3)								Post event holding of encumbered shares {creation [(2)+(3)] / release [(2)-(3)] / invocation [(2)-(3)]}	
	No. of shares	% of total share capital	% w.r.t diluted share capital	No. of shares	% of total share capital	Type of event (creation / release / invocation)	Date of creation/ invocation release of encumbrance	Type of encumbrance (pledge/ lien/ non disposal undertaking/others)	Reasons for encumbrance	No. of shares	% of total share capital	Name of the entity in whose favor shares encumbered	No. of shares	% of total share capital	
Embassy Property	9616952	73.41%	73.41%	-	-	Creation	08.12.2025	Others*	In relation to issuance of	66,81,537	51%	Trustee-Catalyst	66,81,537	51%	

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Developm ents Pvt Ltd									540 Crs Non- Convertible Debentures by Mac Charles Hub Projects Pvt Ltd			Trusteeshi p Limited Lender- Standard Chartered Bank- IFSC Gift City-ODI		
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*Note 1:

Mac Charles Hub Projects Private Limited wholly owned subsidiary of Mac Charles (India) Limited has entered into a debenture trust deed dated 8 December 2025 with Catalyst Trusteeship Limited (acting as debenture trustee) ("**Debenture Trust Deed**") in relation to the Debentures.

One of the terms of the Debenture Trust Deeds is that, upon Embassy Property Developments Private Limited and Mr. Jitendra Virwani (i) ceasing to own at least 51% of the issued and paid up share capital of Mac Charles (India) Limited on a fully diluted basis; or (ii) not directly or indirectly cease to control, Mac Charles (India) Limited, the debt in relation to the Debentures is required to be repaid. Such covenant is in the nature of 'encumbrance' (as defined in the Takeover Regulation) and is required to be disclosed.

For Embassy Property Developments Pvt. Ltd.

Devika Priyadarsini
Company Secretary
M.No. A49485

Place: Bangalore
Date: 30.12.2025

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