

**EMBASSY DEVELOPMENTS LIMITED**

(Formerly known as Equinox India Developments Limited,
and earlier Indiabulls Real Estate Limited)

CIN: L45101HR2006PLC095409

September 9, 2025

Scrip Code – 532832
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001

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

Sub: Press Release - “Embassy Developments’ New Project ‘Paradiso’ in North Bengaluru Fully Sold Out with Topline of ~₹204 Cr; Kicks Off Next Wave of Launches”

Dear Sir/Madam,

We enclose herewith a Press Release dated September 9, 2025, titled as “Embassy Developments’ New Project ‘Paradiso’ in North Bengaluru Fully Sold Out with Topline of ~₹204 Cr; Kicks Off Next Wave of Launches”.

Thanking you,

Yours truly,

for Embassy Developments Limited
*(formerly Equinox India Developments Limited
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Vikas Khandelwal
Company Secretary



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Embassy Developments' New Project 'Paradiso' in North Bengaluru

Fully Sold Out with Topline of ~₹204 Cr; Kicks Off Next Wave of Launches

Mumbai/Bengaluru – September 9, 2025

Embassy Developments Ltd. (Script – NSE: EMBDL / BSE: 532832), one of India's leading real estate developers, today announced that Paradiso, its latest luxury plotted development within the Embassy Springs township in North Bengaluru, has sold out immediately, clocking pre-sales of ~₹204 Cr.

Spread across ~6.4 acres, Paradiso features large-format plots ranging from ~4,300 to ~4,800 sq. ft., starting at ~₹4.3 crore. The project drew strong interest from high-net-worth individuals and new-age buyers looking for premium residential plots in low-density, infrastructure-ready communities in Bengaluru's most sought-after corridors.

Embassy Springs, located 15 minutes from Kempegowda International Airport, is the largest integrated township in North Bengaluru. It offers over 100 amenities, 45 acres of green open spaces, an 18-kilometre internal road network, and built infrastructure, including a school, senior living facility, and wellness zones. Since its launch in 2016, the township has evolved into a fully established urban ecosystem.

Shailendra Subbaraya, Chief Operating Officer – South, Embassy Developments Limited, commented, *"The swift sell-out of Paradiso reflects two strong shifts we're seeing in the residential market: a growing preference among new-age buyers for plotted living within integrated communities and sustained interest in North Bengaluru as a future-ready residential hub. Today's homebuyer is looking beyond just an apartment; they want space, flexibility, community infrastructure, and long-term appreciation. Plotted developments like Paradiso allow us to meet these aspirations while also unlocking value through capital-efficient formats. With Embassy Springs now a thriving ecosystem, we're excited to accelerate our next phase of launches."*

For more information please contact:

Ankit Naita – Investor Relations

ir@embassyindia.com



ir@embassyindia.com



www.embassyindia.com

Bengaluru Corporate Office:

Embassy One – Pinnacle, 14th floor,
Bellary Road, Dena Bank Colony,
Ganganagar, Bengaluru
Karnataka – 560032
Tel: (080) 69354859

Mumbai Corporate Office:

One World Center,
Tower 2A, 4th floor,
Senapati Bapat Marg,
Mumbai 400013
Tel: (022) 65722233

Registered Office:

Office No 01-1001, WeWork, Blue
One Square, Udyog Vihar Phase 4 Rd,
Gurugram, Haryana – 122016
Tel: (0124) 4609559

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About Embassy Developments Limited

Embassy Developments Limited (formerly known as *Equinox India Developments Limited* and earlier as *Indiabulls Real Estate Limited*) ("the Company") is one of India's leading real estate developers, specializing in the construction and development of residential, commercial, and Special Economic Zone (SEZ) projects across Indian cities. With a strategic focus on Bengaluru, the Mumbai Metropolitan Region (MMR), and the National Capital Region (NCR), the company also has a presence in Chennai, Jodhpur, Vadodara, Vizag, and Indore. EDL boasts a diversified residential portfolio, offering a well-balanced mix of high-value and high-volume developments across mid-income, premium, and luxury segments. Its portfolio of ready, ongoing, and future residential developments includes branded residences, uber-luxury apartments and villas, exclusive town homes, condominiums, integrated townships, senior living communities, and contemporary homes. Committed to building a resilient ecosystem, the Company actively fosters social, economic, and environmental progress in the communities it serves. The Company is listed on BSE Limited (BSE) and the National Stock Exchange of India Limited (NSE) and holds a long-term debt rating of IVR A- Stable from Infomercials.

Following recent approval on the scheme of merger between Nam Estates Private Limited and the Company, by the Hon'ble National Company Law Appellate Tribunal (NCLAT) on January 7, 2025, Embassy Group (Mr Jitendra Virwani, Mr Aditya Virwani with certain group entities) has become the new promoter with a 42.66% controlling stake. The merger was successfully implemented with effect from January 24, 2025, and the Company has been renamed as Embassy Developments Limited effective February 13, 2025.

Disclaimer

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✉ ir@embassyindia.com

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