

**EMBASSY DEVELOPMENTS LIMITED**

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

CIN: L45101HR2006PLC095409

November 24, 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 to Launch Six Residential Projects Valued at ~₹10,300 Crore in North Bengaluru”

Dear Sir/ Madam,

We are pleased to enclose a Press Release dated November 24, 2025, titled **“Embassy Developments to Launch Six Residential Projects Valued at ~₹10,300 Crore in North Bengaluru”**.

The said Press Release is also being made available on the Company’s website at www.embassyindia.com.

We request you to kindly take the same on record.

Yours truly,
for Embassy Developments Limited
*(formerly Equinox India Developments Limited
and earlier Indiabulls Real Estate Limited)*

Vikas Khandelwal
Company Secretary

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Embassy Developments to Launch Six Residential Projects Valued at ~₹10,300 Crore in North Bengaluru

Bengaluru – 24 November 2025

Embassy Developments Ltd. (NSE: EMBDL / BSE: 532832) will launch six new residential projects valued at ~₹10,300 crore in North Bengaluru, reinforcing its strong growth trajectory for FY26.

Among the upcoming launches are two premium RERA-approved residential developments, Embassy Greenshore and Embassy Verde Phase II, within the landmark integrated township of Embassy Springs. Embassy Greenshore will offer a differentiated collection of 800+ apartments across 2, 3, and 4 BHK configurations, featuring larger layouts, superior specifications, and elevated finishes. Building on the exceptional response to the fully booked Phase I, Embassy Verde Phase II will give homebuyers another opportunity to unlock value and be part of the North Bengaluru growth story.

Another key launch planned for FY26 is a new residential development in Hebbal. Located adjacent to the iconic, sold-out Embassy Lake Terraces, this 10-acre development will comprise 600+ premium residences in 3 BHK (medium and large) and 4 BHK formats for buyers preferring contemporary and more space-efficient residences.

In addition to the expansive North Bengaluru footprint, the company will also unveil two projects including an invite-only villa community and a premium villa project, together covering 116 acres, planned for launch this year.

Together, these projects represent ~5.6 million sq. ft. of development potential in North Bengaluru, across premium apartments and villas, strengthening Embassy's position in the city's residential market.

Aditya Virwani, Managing Director, Embassy Developments Ltd., said: *"With RERA approval for two of our projects, we have entered an exciting phase of growth and are confident of achieving our pre-sales target of approximately ₹5,000 crore for FY26. Bengaluru's premium housing market is evolving rapidly, driven by changing lifestyle preferences, a growing demand for integrated communities, and a focus on well-designed homes. The investment hotbed of North Bengaluru continues to be one of our most strategic markets, reflecting the aspirations of India's new generation of homeowners. Our upcoming projects are designed to meet these expectations – offering exceptional connectivity, design, and value."*

The company also recorded a complete sell-out of Embassy Paradiso, its luxury plotted development within Embassy Springs, with pre-sales of approximately ₹204 crore.

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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 42.65% 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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