EMBASSY

August 16, 2026

Scrip Code: 532832	**Symbol: EMBDL**
BSE Limited	**National Stock Exchange of India Limited**
Phiroze Jeejeebhoy Towers	Exchange Plaza, C-1, Block G, Bandra Kurla
Dalal Street, Mumbai – 400 001	Complex, Mumbai – 400 051

Sub: Business Responsibility and Sustainability Report for FY 2025-26

Dear Sir/Madam,

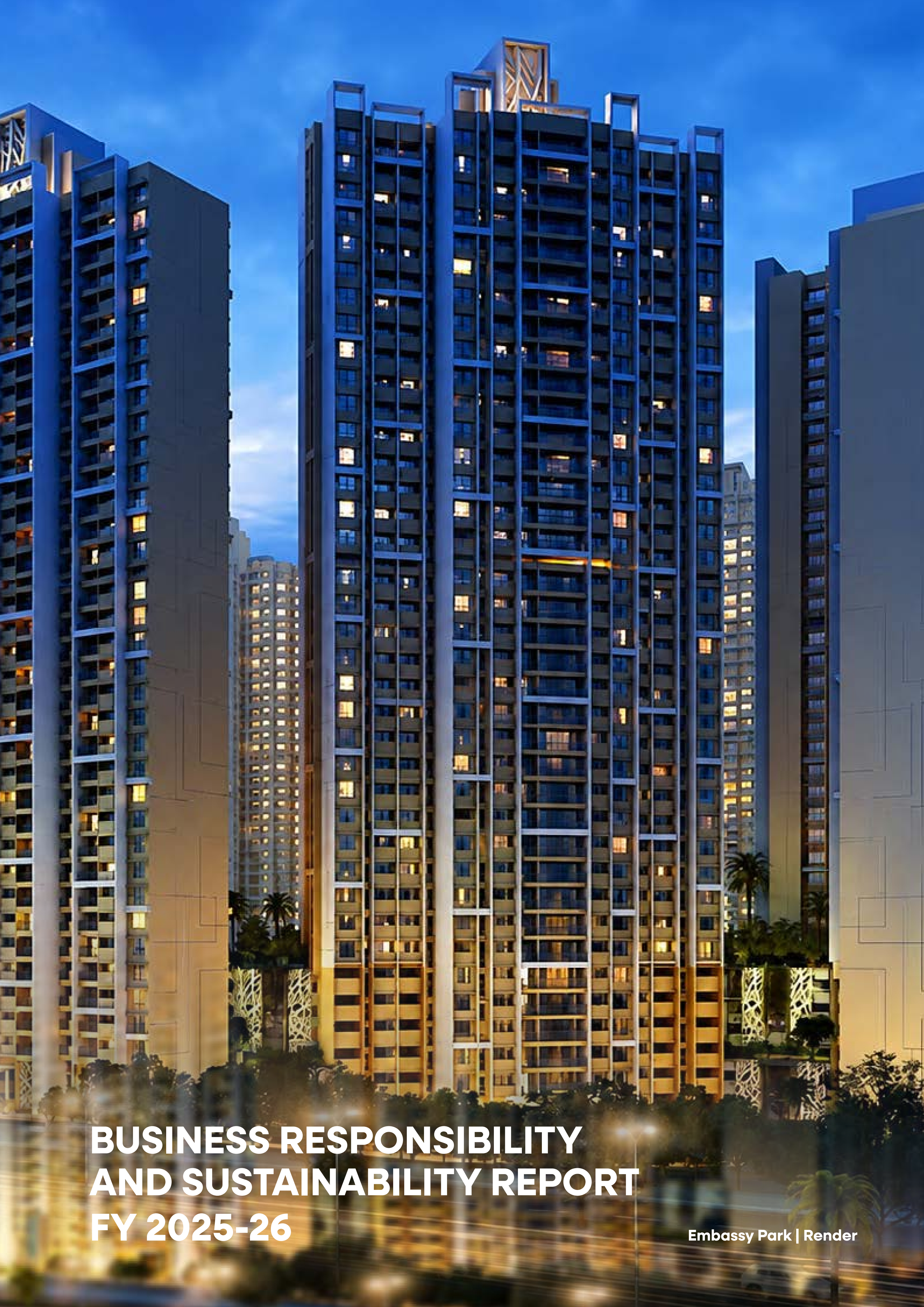
Pursuant to Regulation 34(2)(f) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and relevant circular(s) issued by the Securities and Exchange Board of India, we submit herewith the Business Responsibility and Sustainability Report ("**BRSR**") of the Company for the FY 2025-26, along with Reasonable Assurance Statement on the BRSR Core Indicators issued by M/s Dhir & Dhir Associates, the Independent Assurance provider.

This is for your information and records.

Yours truly,
For Embassy Developments Limited
(formerly Equinox India Developments Limited)

Vikas Khandelwal
Digitally signed by Vikas Khandelwal
Date: 2026.08.16 19:42:16 +05'30'

Vikas Khandelwal
Company Secretary



BUSINESS RESPONSIBILITY AND SUSTAINABILITY REPORT FY 2025-26

Embassy Park | Render

SECTION A: GENERAL DISCLOSURES

I. Details of the listed entity

1. Corporate Identification Number (CIN) of the Listed Entity	L45101HR2006PLC095409
2. Name of the Listed Entity	Embassy Developments Limited (formerly Equinox India Developments Limited)
3. Year of incorporation	2006
4. Registered office address	Office No 01-1001, WeWork Blue One Square, Udyog Vihar Phase 4 Rd, Gurugram – 122016, Haryana
5. Corporate address	a) One World Center, Tower 2A, 4th Floor, Senapati Bapat Marg, Mumbai - 400013. b) Embassy One- Pinnacle, 14th Floor, Bellary Road, Dena Bank Colony, Bengaluru, Karnataka - 560032.
6. E-mail	edlsecretarial@embassyindia.com
7. Telephone	0124 4609559
8. Website	https://www.embassyindia.com/
9. Financial year for which reporting is being done	FY 2025-26
10. Name of the Stock Exchange(s) where shares are listed	Name of the Exchange: Stock Code National Stock Exchange of India Limited: EMBDL BSE Limited: 532832
11. Paid-up Capital	₹ 278,12,66,866/- comprising 139,06,33,433 equity shares of face value ₹ 2/- each, as on March 31, 2026.
12. Name and contact details (telephone, email address) of the person who may be contacted in case of any queries on the BRSR report	Name: Mr. Vikas Khandelwal, Company Secretary and Compliance Officer, Email Id.: edlsecretarial@embassyindia.com, Number: +91 124 4609559
13. Reporting boundary - Are the disclosures under this report made on a standalone basis (i.e. only for the entity) or on a consolidated basis (i.e. for the entity and all the entities which form a part of its consolidated financial statements, taken together).	The disclosures under this report are made on a standalone basis.[1]
14. Name of assessment or assurance provider[2]	Dhir & Dhir Associates
15. Type of assessment or assurance obtained[3]	Reasonable Assurance for BRSR Core KPI's.

II. Products/services

16. Details of business activities (accounting for 90% of the turnover):

S. No.	Description of Main Activity	Description of Business Activity	% of Turnover of the entity
1.	Real Estate[4]	Real Estate and Construction Activities	92.00

III. Operations

17. Products/Services sold by the entity (accounting for 90% of the entity's Turnover):

S. No.	Product/ Service	NIC Code	% of Turnover contributed
1.	Construction of buildings carried out on own-account basis or on a fee or contract basis	41001	92.00

[1]Numbers have been rationalised in this year's BRSR, wherever required.

[2]The above disclosure is made as per the SEBI circular SEBI/HO/CFD/CFD-PoD-1/P/CIR/2025/42 dt.28th March 2025.

[3]The above disclosure is made as per the SEBI circular SEBI/HO/CFD/CFD-PoD-1/P/CIR/2025/42 dt.28th March 2025.

[4]The Company is engaged in the business of construction and real estate development.

18. Number of locations where plants and/or operations/offices of the entity are situated:

Location	Number of plants	Number of offices*	Total
National	00	05	05
International	00	00	00

*The locations represent the Registered and Corporate Offices of the Company.

19. Markets served by the entity:

a. Number of locations

Location	Number
National (No. of states)	03
International (No. of countries)	00

b. What is the contribution of exports as a percentage of the total turnover of the entity?

The contribution of exports as a percentage of the total turnover of the entity is Nil.

c. A brief on types of customers:

Embassy Developments Limited is one of India's leading real estate companies, with a strong and diversified presence across residential, commercial, office space, and Special Economic Zone (SEZ) developments. With a wide portfolio of projects spanning modern residential communities, premium commercial spaces, and integrated business parks. Embassy Developments Limited has established itself as a trusted name in the Indian real estate sector through its focus on innovation, sustainability, and customer-centric development.

The Company is committed to delivering high-quality real estate solutions that cater to the evolving needs of both business enterprises and individual customers.

IV. Employees

20. Details as at the end of Financial Year: -

a. Employees and workers (including differently abled):

S. No.	Particulars	Total (A)	Male		Female	
			No. (B)	% (B / A)	No. (C)	% (C / A)
			EMPLOYEES			
1.	Permanent (D)	296	191	64.53	105	35.47
2.	Other than Permanent (E)	13	9	69.23	4	30.77
3.	**Total employees (D + E)**	**309**	**200**	**64.72**	**109**	**35.28**
			WORKERS*			
4.	Permanent (F)	00	00	0.00	00	0.00
5.	Other than Permanent (G)[5]			Not Applicable		
6.	**Total workers (F + G)**	**00**	**00**	**0.00**	**00**	**0.00**

*All workers at the construction site are provided by third party outsource company. Therefore, the information pertaining to the same does not form part of this disclosure.

b. Differently abled Employees and workers:

S. No.	Particulars	Total (A)	Male		Female	
			No. (B)	% (B / A)	No. (C)	% (C / A)
		DIFFERENTLY ABLED EMPLOYEES				
1.	Permanent (D)	00	00	0.00	00	0.00
2.	Other than Permanent (E)	00	00	0.00	00	0.00
3.	**Total differently abled employees (D + E)**	**00**	**00**	**0.00**	**00**	**0.00**
		DIFFERENTLY ABLED WORKERS				
4.	Permanent (F)	00	00	0.00	00	0.00
5.	Other than permanent (G)	00	00	0.00	00	0.00
6.	**Total differently abled workers (F + G)**	**00**	**00**	**0.00**	**00**	**0.00**

[5]The disclosure has been prepared in accordance with Annexure II of the guidance note on Business Responsibility and Sustainability Reporting (BRSR).

21. Participation/Inclusion/Representation of women

Category	Total No. (A)	No. and percentage of Females	
		No. (B)	% (B / A)
Board of Directors	08	01	12.50
Key Management Personnel	04	00	0.00

Category	Total No. (A)	No. and percentage of Females	
		No. (B)	% (B/A)
Board of Directors	08	01	12.50
Key Management Personnel	04	00	0.00

A Total number in the respective category

B Number of Females in the respective category

% Percentage of Females (B/A) x 100

22. Turnover rate for permanent employees and workers (in percent)

Category	FY 2025-26			FY 2024-25			FY 2023-24		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Permanent Employees	20.50	14.81	18.55	33.22	19.58	28.77	55.36	34.78	50.11
Permanent Workers	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

V. Holding, Subsidiary and Associate Companies (including joint ventures)

23. (a) Names of holding / subsidiary / associate companies / joint ventures

S. No.	Name of the holding/ subsidiary/ associate companies/ joint ventures (A)	Indicate whether holding/ subsidiary/ associate/ joint ventures	% of shares held by listed entity	Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No)
1.	Aedos Real Estate Company Limited	Subsidiary	100.00	No, since the reporting boundary of this report is on Standalone basis.
2.	Albasta Infrastructure Limited	Subsidiary	100.00	
3.	Albasta Real Estate Limited	Subsidiary	100.00	
4.	Citra Developers Limited	Subsidiary	100.00	
5.	Devona Developers Limited	Subsidiary	100.00	
6.	Edesia Developers Limited	Subsidiary	100.00	
7.	Elena Constructions Limited	Subsidiary	100.00	
8.	Elena Properties Limited	Subsidiary	100.00	
9.	Fornax Constructions Limited	Subsidiary	100.00	
10.	Fornax Real Estate Limited	Subsidiary	100.00	
11.	Lavone Management Services Limited	Subsidiary	100.00	
12.	Bridget Estate Limited	Subsidiary	100.00	
13.	Kailash Buildwell Limited	Subsidiary	100.00	

S. No.	Name of the holding/ subsidiary/ associate companies/ joint ventures (A)	Indicate whether holding/ subsidiary/ associate/ joint ventures	% of shares held by listed entity	Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No)
14.	Kaltha Developers Limited	Subsidiary	100.00	No, since the reporting boundary of this report is on Standalone basis.
15.	Lorita Developers Limited	Subsidiary	100.00	
16.	Majesta Infrastructure Limited	Subsidiary	100.00	
17.	Paidia Infrastructure Limited	Subsidiary	100.00	
18.	Platane Infrastructure Limited	Subsidiary	100.00	
19.	Sentia Developers Limited	Subsidiary	100.00	
20.	Sentia Infrastructure Limited	Subsidiary	100.00	
21.	Sepset Developers Limited	Subsidiary	100.00	
22.	Serida Infrastructure Limited	Subsidiary	100.00	
23.	Serida Properties Limited	Subsidiary	100.00	
24.	Varali Developers Limited	Subsidiary	100.00	
25.	Varali Infrastructure Limited	Subsidiary	100.00	
26.	Vonnie Real Estate Limited	Subsidiary	100.00	
27.	Athena Land Development Limited	Subsidiary	100.00	
28.	Diana Land Development Limited	Subsidiary	100.00	
29.	Hermes Properties Limited	Subsidiary	100.00	
30.	Equinox India Commercial Estate Limited	Subsidiary	100.00	
31.	Equinox India Land Holdings Limited	Subsidiary	100.00	
32.	Equinox India Landcon Limited	Subsidiary	100.00	
33.	Ivonne Infrastructure Limited	Subsidiary	100.00	
34.	Karakoram Properties Limited	Subsidiary	100.00	
35.	Lavone Builders and Developers Limited	Subsidiary	100.00	
36.	Linnet Developers Limited	Subsidiary	100.00	
37.	Lorena Developers Limited	Subsidiary	100.00	
38.	Majesta Builders Limited	Subsidiary	100.00	
39.	Manjola Infrastructure Limited	Subsidiary	100.00	
40.	Nerissa Developers Limited	Subsidiary	100.00	
41.	Nilgiri Infraestate Limited	Subsidiary	100.00	
42.	Nilgiri Infrastructure Projects Limited	Subsidiary	100.00	
43.	Vindhyachal Developers Limited	Subsidiary	100.00	
44.	Albina Real Estate Limited	Subsidiary	100.00	
45.	Amadis Land Development Limited	Subsidiary	100.00	
46.	Apesh Constructions Limited	Subsidiary	100.00	
47.	Athena Buildwell Limited	Subsidiary	100.00	
48.	Catherine Builders & Developers Limited	Subsidiary	100.00	
49.	Ceres Infrastructure Limited	Subsidiary	100.00	
50.	Ceres Properties Limited	Subsidiary	100.00	
51.	Fama Estate Limited	Subsidiary	100.00	
52.	Fama Infrastructure Limited	Subsidiary	100.00	
53.	Equinox India Assets Limited	Subsidiary	100.00	
54.	Serida Engineering Limited	Subsidiary	100.00	
55.	Indiabulls Industrial Infrastructure Limited	Subsidiary	89.01	
56.	Lavone Infrastructure Projects Limited	Subsidiary	100.00	
57.	Indiabulls Projects Limited	Subsidiary	100.00	
58.	Indiabulls Realty Company Limited	Subsidiary	100.00	
59.	Juventus Constructions Limited	Subsidiary	100.00	
60.	Juventus Infrastructure Limited	Subsidiary	100.00	
61.	Juventus Land Development Limited	Subsidiary	100.00	
62.	Kenneth Builders & Developers Limited	Subsidiary	100.00	
63.	Linnet Constructions Limited	Subsidiary	100.00	
64.	Linnet Infrastructure Limited	Subsidiary	100.00	
65.	Linnet Real Estate Limited	Subsidiary	100.00	
66.	Lorena Constructions Limited	Subsidiary	100.00	
67.	Lorena Infrastructure Limited	Subsidiary	100.00	
68.	Lorena Real Estate Limited	Subsidiary	100.00	
69.	Lucina Buildwell Limited	Subsidiary	100.00	
70.	Majesta Developers Limited	Subsidiary	100.00	
71.	Nerissa Constructions Limited	Subsidiary	100.00	

S. No.	Name of the holding/ subsidiary/ associate companies/ joint ventures (A)	Indicate whether holding/ subsidiary/ associate/ joint ventures	% of shares held by listed entity	Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No)
72.	Nerissa Infrastructure Limited	Subsidiary	100.00	No, since the reporting boundary of this report is on Standalone basis.
73.	Nilgiri Infrastructure Development Limited	Subsidiary	100.00	
74.	Nilgiri Land Development Limited	Subsidiary	100.00	
75.	Selene Buildwell Limited	Subsidiary	100.00	
76.	Varali Properties Limited	Subsidiary	100.00	
77.	Varali constructions Limited	Subsidiary	100.00	
78.	Fama Real Estate Limited	Subsidiary	100.00	
79.	Athena Infrastructure Limited	Subsidiary	100.00	
80.	Sophia Constructions Limited	Subsidiary	100.00	
81.	Equinox India Infraestate Limited	Subsidiary	100.00	
82.	Lorena Builders Limited	Subsidiary	100.00	
83.	Devona Properties Limited	Subsidiary	100.00	
84.	Airmid Properties Limited	Subsidiary	100.00	
85.	Albasta Properties Limited	Subsidiary	100.00	
86.	Apesh Properties Limited	Subsidiary	100.00	
87.	Equinox India Buildcon Limited	Subsidiary	100.00	
88.	Linnet Properties Limited	Subsidiary	100.00	
89.	Mabon Infrastructure Limited	Subsidiary	100.00	
90.	Mabon Constructions Limited	Subsidiary	100.00	
91.	Majesta Properties Limited	Subsidiary	100.00	
92.	Fama Builders And Developers Limited	Subsidiary	100.00	
93.	Fama Construction Limited	Subsidiary	100.00	
94.	Fama Land Development Limited	Subsidiary	100.00	
95.	Citra Properties Limited	Subsidiary	100.00	
96.	Selene Constructions Limited	Subsidiary	100.00	
97.	Athena Builders and Developers Limited	Subsidiary	100.00	
98.	Edesia Constructions Limited	Subsidiary	100.00	
99.	Edesia Infrastructure Limited	Subsidiary	100.00	
100.	Karakoram Buildwell Limited	Subsidiary	100.00	
101.	Lenus Infrastructure Limited	Subsidiary	100.00	
102.	Ashkit Constructions Limited	Subsidiary	100.00	
103.	Mariana Properties Limited	Subsidiary	100.00	
104.	Nerissa Properties Limited	Subsidiary	100.00	
105.	Nerissa Real Estate Limited	Subsidiary	100.00	
106.	Sentia Real Estate Limited	Subsidiary	100.00	
107.	Triton Infrastructure Limited	Subsidiary	100.00	
108.	Apesh Real Estate Limited	Subsidiary	100.00	
109.	Varali Real Estate Limited	Subsidiary	100.00	
110.	Devona Infrastructure Limited	Subsidiary	100.00	
111.	Zeus Builders And Developers Limited	Subsidiary	100.00	
112.	Zeus Estate Limited	Subsidiary	100.00	
113.	Vindhyachal Infrastructure Limited	Subsidiary	100.00	
114.	Tefia Land Development Limited	Subsidiary	100.00	
115.	Sophia Real Estate Limited	Subsidiary	100.00	
116.	Selene Infrastructure Limited	Subsidiary	100.00	
117.	Selene Land Development Limited	Subsidiary	100.00	
118.	Tapir Constructions Limited	Subsidiary	100.00	
119.	Airmid Real Estate Limited	Subsidiary	100.00	
120.	Angles Constructions Limited	Subsidiary	100.00	
121.	Bridget Builders and Developers Limited	Subsidiary	100.00	
122.	Ceres Constructions Limited	Subsidiary	100.00	
123.	Ceres Estate Limited	Subsidiary	100.00	
124.	Ceres Land Development Limited	Subsidiary	100.00	
125.	Corus Real Estate Limited	Subsidiary	100.00	
126.	Diana Infrastructure Limited	Subsidiary	100.00	
127.	Fama Properties Limited	Subsidiary	100.00	
128.	Galium Builders And Developers Limited	Subsidiary	100.00	
129.	Equinox India Commercial Properties Limited	Subsidiary	100.00	

S. No.	Name of the holding/ subsidiary/ associate companies/ joint ventures (A)	Indicate whether holding/ subsidiary/ associate/ joint ventures	% of shares held by listed entity	Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No)
130.	Devona Constructions Limited	Subsidiary	100.00	
131.	Juventus Properties Limited	Subsidiary	100.00	
132.	Lenus Properties Limited	Subsidiary	100.00	
133.	Lucina Builders And Developers Limited	Subsidiary	100.00	
134.	Majesta Constructions Limited	Subsidiary	100.00	
135.	Makala Infrastructure Limited	Subsidiary	100.00	
136.	Mariana Real Estate Limited	Subsidiary	100.00	
137.	Nilgiri Buildwell Limited	Subsidiary	100.00	
138.	Nilgiri Infrastructure Limited	Subsidiary	100.00	
139.	Nilgiri Land Holdings Limited	Subsidiary	100.00	
140.	Nilgiri Lands Limited	Subsidiary	100.00	
141.	Noble Realtors Limited	Subsidiary	100.00	
142.	Parmida Properties Limited	Subsidiary	100.00	
143.	Selene Properties Limited	Subsidiary	100.00	
144.	Sepset Real Estate Limited	Subsidiary	100.00	
145.	Shivalik Properties Limited	Subsidiary	100.00	
146.	Sylvanus Properties Limited	Subsidiary	100.00	
147.	Triton Buildwell Limited	Subsidiary	100.00	
148.	Triton Properties Limited	Subsidiary	100.00	
149.	Vindhyachal Buildwell Limited	Subsidiary	100.00	
150.	Vindhyachal Land Development Limited	Subsidiary	100.00	
151.	Zeus Buildwell Limited	Subsidiary	100.00	
152.	Lucina Land Development Limited	Subsidiary	100.00	
153.	Lucina Properties Limited	Subsidiary	100.00	
154.	Zeus Properties Limited	Subsidiary	100.00	
155.	Lucina Estate Limited	Subsidiary	100.00	
156.	Sky Forest Projects Limited	Subsidiary	100.00	
157.	Spero Properties and Services Private Limited	Subsidiary	100.00	No, since the reporting boundary of this report is on Standalone basis.
158.	Vigor Developments Limited	Subsidiary	100.00	
159.	RGE Constructions and Development Limited	Subsidiary	100.00	
160.	Equinox Developments Limited	Subsidiary	100.00	
161.	Sion Eden Developers Limited	Subsidiary	100.00	
162.	Summit Developments Limited	Subsidiary	100.00	
163.	Embassy East Business Park Limited	Subsidiary	100.00	
164.	Embassy Realty Ventures Limited	Subsidiary	100.00	
165.	Embassy Infra Developers Limited	Subsidiary	100.00	
166.	Embassy Orange Developers Limited	Subsidiary	100.00	
167.	Logus Projects Limited	Subsidiary	100.00	
168.	Ardor Projects Limited	Subsidiary	100.00	
169.	Cereus Ventures Limited	Subsidiary	100.00	
170.	Virtuous Developments Limited	Subsidiary	100.00	
171.	Embassy One Commercial Property Developments Limited	Subsidiary	100.00	
172.	Embassy International Riding School	Subsidiary	100.00	
173.	Embassy One Developers Limited	Subsidiary	100.00	
174.	Basal Projects Limited	Subsidiary	100.00	
175.	Cohort Projects Limited	Subsidiary	100.00	
176.	Reque Developers Limited	Subsidiary	100.00	
177.	Squadron Developers Limited	Subsidiary	100.00	
178.	M Holdco 1 Limited	Subsidiary	100.00	
179.	M Holdco 2 Limited	Subsidiary	100.00	
180.	M Holdco 3 Limited	Subsidiary	100.00	
181.	Navilith Holdings Limited	Subsidiary	100.00	
182.	Brenformexa Limited	Subsidiary	100.00	
183.	Dev Property Development Limited	Subsidiary	100.00	
184.	Embassy-Columbia Pacific ASL Private Limited	Joint Venture	50.00	

VI. CSR Details

24. Whether CSR is applicable as per section 135 of the Companies Act, 2013: Yes

I. Turnover (in ₹) – 4,12,18,70,000

II. Net worth (in ₹) – 1, 13,00,35,22,676

In terms of the applicable provisions of Section 135 of the Companies Act 2013, read with relevant Rules framed thereunder, the Company was required to contribute an amount of ₹ 0.41 million towards CSR activities during FY 2025-26.

VII. Transparency and Disclosures Compliances

25. Complaints/Grievance on any of the principles (Principles 1 to 9) under the National Guidelines on Responsible Business Conduct:

Stakeholder group from whom complaint is received	Grievance Redressal Mechanism in Place (Yes/No) *(If Yes, then provide web-link for grievance redress policy)*	FY 2025-26			FY 2024-25		
		Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks	Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks
Communities	Grievances can be addressed on our website: https://embassyindia.com/email-address-for-grievance-redressal-and-other-relevant-details	00	00	None	00	00	None
Investors (other than shareholders)	Yes, the Company has a grievance redressal mechanism. The aggrieved shareholder and investor can lodge their grievance at edlsecretarial@embassyindia.com	00	00	None	00	00	None
Shareholders	Yes. The SEBI mechanism of SCORES is effectively in place (Portal: https://scores.sebi.gov.in/). Shareholders may report their concerns or grievances to the Company Secretary of Embassy Developments Limited through the dedicated investor relations e-mail address: ir@embassyindia.com	00	00	None	00	00	None
Employees and workers	Yes	00	00	None	00	00	None
Customers	Yes	20	51	Refer Note no. 2 below	69	94	Refer Note no. 2 below
Value Chain Partners	Yes	00	00	None	00	00	None

Stakeholder group from whom complaint is received	Grievance Redressal Mechanism in Place (Yes/No) *(If Yes, then provide web-link for grievance redress policy)*	FY 2025-26			FY 2024-25		
		Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks	Number of complaints filed during the year	Number of complaints pending resolution at close of the year	Remarks
Other (please specify)	Nil	00	00	None	00	00	None

Note:- 1. Shareholders may report their concerns or grievances to the Company Secretary of Embassy Developments Limited through the dedicated investor relations e-mail address: ir@embassyindia.com. 2. Customer feedback, queries, and complaints are addressed through a transparent and time-bound grievance redressal mechanism managed by a dedicated Customer Relationship Management (CRM) team. The communication channels, including contact number and e-mail details, are shared with customers through the initial correspondence upon onboarding. Further, the Company utilizes a dedicated platform, ZOHO, to record and monitor all concerns received via e-mail, including response timelines, escalation status, actions taken, and closure details. 3. The pending complaints from FY 2024-25 have been included in the complaint count for FY 2025-26.

26. Overview of the entity's material responsible business conduct issues pertaining to environmental and social matters that present a risk or an opportunity to your business, rationale for identifying the same, approach to adapt or mitigate the risk along-with its financial implications, as per the following format[6]

S. No.	Material issue identified	Indicate whether risk or opportunity (R/O)	Rationale for identifying the risk/ opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
1.	Physical Impacts of climate change	Risk	Embassy Developments Limited has identified climate change as a material risk due to its direct and indirect impact on the real estate development lifecycle. Extreme weather events such as heavy rainfall, flooding, heatwaves, and storms can disrupt construction schedules, damage assets, increase project costs, and affect workforce productivity. Rising temperatures and water stress may also lead to higher operational expenses, resource constraints, and evolving regulatory requirements. Furthermore, increasing stakeholder expectations, including those of investors, customers, and regulators, necessitate enhanced climate resilience and sustainability performance.	Embassy Developments Limited mitigates climate-related risks by incorporating climate-resilient design, resource-efficient construction practices, and sustainable building standards across its projects. The Company focuses on energy and water efficiency, regular climate risk assessments, regulatory compliance, and business continuity planning to enhance the resilience of its developments and minimize potential disruptions from extreme weather events and changing climate conditions.	Negative Implication

[6]Material issues identified are referred from the Sustainability Accounting Standards Board (SASB) 2023-24 version. SASB Standards are maintained and enhanced by the International Sustainability Standards Board (ISSB). This follows the SASB's merger with the International Integrated Reporting Council (IIRC) into the Value Reporting Foundation (VRF) and subsequent consolidation into the IFRS® Foundation in 2022. The latest standards have been accessed at https://sasb.ifrs.org/.

S. No.	Material issue identified	Indicate whether risk or opportunity (R/O)	Rationale for identifying the risk/ opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
2.	Water & waste water management	Risk	Water availability and consumption represent a material operational risk for Embassy Developments Limited, given the significant water requirements associated with the operation and maintenance of commercial, residential, and mixed-use developments. Increasing water scarcity, climate change impacts, population growth, and evolving regulatory requirements may constrain water availability and increase water procurement and management costs. Additionally, inefficient water use can lead to higher operating expenses, regulatory non-compliance, and reduced attractiveness of properties to tenants and investors who increasingly prioritize resource-efficient and sustainable assets. Effective water management is therefore essential to ensure operational resilience, cost optimization, regulatory compliance, tenant satisfaction, and the long-term value of the Company's real estate portfolio.	Embassy Developments Limited mitigates water-related risks by implementing water conservation and efficiency measures across its developments, including the installation of water-efficient fixtures, rainwater harvesting systems, sewage treatment and water recycling facilities, leak detection mechanisms, and regular monitoring of water consumption. The Company also promotes responsible water use among occupants and integrates sustainable water management practices into project design and operations to enhance resilience against water scarcity, regulatory changes, and increasing water costs.	Negative Implication

S. No.	Material issue identified	Indicate whether risk or opportunity (R/O)	Rationale for identifying the risk/ opportunity	In case of risk, approach to adapt or mitigate	Financial implications of the risk or opportunity (Indicate positive or negative implications)
3.	Health and Safety	Risk	Health and safety risks are a critical consideration for Embassy Developments Limited given the nature of its real estate development, construction, and property management operations. Lapses in health and safety practices can result in workplace injuries, fatalities, legal and regulatory liabilities, project delays, and increased operational costs. Such incidents may adversely impact employee and contractor well-being, workforce morale, productivity, and business continuity. Health and safety failures can lead to reputational damage, affecting stakeholder trust, investor confidence, and the Company's ability to execute projects efficiently. Therefore, maintaining robust health and safety management systems is essential to safeguard people, ensure regulatory compliance, and support sustainable business growth.	Embassy Developments Limited mitigates health and safety risks through robust safety policies, regular risk assessments, safety audits, employee and contractor training, use of appropriate PPE, and continuous monitoring of compliance. Periodic reviews and corrective actions help prevent incidents and ensure a safe working environment.	Negative Implication
4.	Human Rights and Labour Management	Risk	As a real estate developer, Embassy Developments Limited depends on a large workforce across its projects and operations. Inadequate protection of human rights, unfair labour practices, or unsafe working conditions may result in legal non-compliance, reduced productivity, workforce dissatisfaction, operational disruptions, and reputational damage, thereby affecting the Company's long-term sustainability and business performance.	Embassy Developments Limited mitigates this risk through robust human rights and labour policies, compliance with applicable labour laws, regular safety training, workplace health and safety measures, grievance redressal mechanisms, and periodic monitoring of employee and worker welfare across its operations and project sites.	Negative Implication

Note: There were no negative financial implications for the FY 25-26.

SECTION B: MANAGEMENT AND PROCESS DISCLOSURES

This section is aimed at helping businesses demonstrate the structures, policies and processes put in place towards adopting the NGRBC Principles and Core Elements.

Disclosure Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
Policy and management processes									
1. a. Whether your entity's policy/ policies cover each principle and its core elements of the NGRBCs. (Yes/No)	Y	Y	Y	Y	Y	Y	Y	Y	Y
b. Has the policy been approved by the Board? (Yes/No)	The Board of Directors approves the policies that are mandatorily required to be adopted under applicable statutory and regulatory requirements. Other policies, which are not mandated by law or regulation, are formulated and approved by the respective Business or Function Heads, in accordance with the Company's internal governance framework.								
c. Web Link of the Policies, if available	Kindly refer the table below. The mandatory statutory policies are available on the website whereas the other internal policies are available on Intranet for reference of the concerned stakeholders.								

Sr. No.	Name of the Policy	Link to Policy	Principles governed by the Policy
1.	Code of conduct to regulate, monitor and report trading by designated persons and their immediate relatives	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_code-of-conduct-to-regulate-monitor-and-report-trading-3.pdf	P1
2.	Risk Management Policy	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Risk-Management-Policy-1-1.pdf	P1, P2, P9
3.	Nomination & Remuneration Policy	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Nomination-and-Remuneration-Policy-2.pdf	P5
4.	Dividend distribution policy	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Dividend-Distribution-Policy-2.pdf	P1
5.	Policy on Related Party Transactions	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Policy-for-dealing-with-RPT-3.pdf	P1
6.	Determining Material Subsidiary Companies	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Policy-for-Determining-Material-Subsidiary-2.pdf	P1
7.	Materiality of Events	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Policy-on-Determination-of-Material-Events-2.pdf	P1
8.	CSR & Annual action plan	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Corporate-Social-Responsibility-Policy-1.pdf	P8, P6
9.	Code of Conduct for Board & Senior Management	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Code-of-Conduct-of-Board-SMP-2.pdf	P1
10.	Familiarization program for Independent Directors	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Details-of-familiarization-programmes-1-1.pdf	P1
11.	Vigil Mechanism/ Whistle blower	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Whistle_Blower_Policy-1.pdf	P1, P5
12.	Prevention of Sexual Harassment (POSH)	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Policy-on-Prevention-of-Sexual-Harassment-1.pdf	P3, P5
13.	Code of Practices and Procedures for Unpublished Price Sensitive Information	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Code-of-Practices-and-procedures-for-fair-discloure-of-UPSI-1.pdf	P1
14.	Policy on Orderly Succession for Appointments to the Board and Senior Management	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Policy-on-Succession-Planning-for-the-Board-and-Senior-Management.pdf	P1, P3
15.	Policy on Preservation of Documents	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Policy-on-preservation-of-documents-1.pdf	P1

Sr. No.	Name of the Policy	Link to Policy	Principles governed by the Policy
16.	Criteria for making payment to non- executive directors	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Criteria-for-making-payment-to-NEDs-2.pdf	P1, P3
17.	Performance Evaluation of Independent Directors	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Nomination-and-Remuneration-Policy-1.pdf	P1
18.	Web content archival policy	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Web-Content-Archival-Policy-1.pdf	P1, P4, P9
19.	Board Diversity Policy	https://embassyindia.com/wp-content/uploads/2025/12/EMBDL_Nomination-and-Remuneration-Policy-1.pdf	P3, P5
20.	Anti-bribery & Anti-corruption	Intranet	P1
21.	Child Labour	Intranet	P5
22.	Conflict of interest	Intranet	P1
23.	Gift Policy (exchanging and giving)	Intranet	P1
24.	Social Media Policy/ Photo and video release policy	Intranet	P4, P9
25.	Ethics Policy	Intranet	P1, P9
26.	Non discrimination	Intranet	P3, P5
27.	Working Hours	Intranet	P3
28.	Anti-competitive trade practices/ Competition compliance policy	Intranet	P1
29.	Fair Remuneration	Intranet	P3, P5
30.	Cyber security and Data Privacy	Intranet	P9
31.	Tax Policy	Intranet	P1, P7
32.	Policy on Equal Opportunity	Intranet	P3, P5
33.	Employee Handbook and/or HR Policy Document	Intranet	P3
34.	Problem Resolution/ Grievance	Intranet	P3, P4, P5
35.	Health and Safety Policy	Intranet	P3
36.	Acceptable use of Computer/ Mobile Assets	Intranet	P1, P9

Disclosure Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
2. Whether the entity has translated the policy into procedures. (Yes / No)	Yes								
3. Do the enlisted policies extend to your value chain partners? (Yes/No)	Yes, to the extent applicable								
4. Name of the national and international codes/ certifications/ labels/ standards (e.g. Forest Stewardship Council, Fairtrade, Rainforest Alliance, Trustea) standards (e.g. SA 8000, OHSAS, ISO, BIS) adopted by your entity and mapped to each principle.	None								
5. Specific commitments, goals and targets set by the entity with defined timelines, if any. 6. Performance of the entity against the specific commitments, goals and targets along-with reasons in case the same are not met.	The Company is committed to integrate Environmental, Social and Governance (ESG) considerations into its business strategy, decision-making processes, and operations. It continues to strengthen its ESG framework by embedding sustainability principles across its developments, business practices and stakeholder engagements. Through transparent disclosures and proactive communication, the Company keeps its stakeholders informed of its progress, reflecting its commitment to sustainable growth, effective risk management, long-term value creation, and robust corporate governance.								

Disclosure Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9

Governance, leadership and oversight

7. **Statement by director responsible for the business responsibility report, highlighting ESG-related challenges, targets and achievements (listed entity has flexibility regarding the placement of this disclosure)**

Embassy Group is committed to developing and operating real estate assets in a responsible and sustainable manner, with a strong focus on environmental stewardship, social responsibility and sound governance. Sustainability is integrated across the lifecycle of our projects, from planning and construction to operations and maintenance. We continuously seek to reduce the environmental footprint of our developments through energy-efficient building design, water conservation and management, waste reduction initiatives, and the adoption of recognised green building standards across our portfolio.

Our people are at the heart of our organisation. We strive to foster a safe, inclusive and empowering workplace that encourages continuous learning, diversity, professional development and growth. Our governance framework is underpinned by integrity, transparency, accountability and compliance with applicable laws and regulations. Through these principles and practices, we seek to create sustainable, long-term value for our stakeholders while contributing meaningfully to the communities in which we operate.

8.	Details of the highest authority responsible for implementation and oversight of the Business Responsibility policy(ies).	Mr. Aditya Virwani Managing Director DIN: 06480521
9.	Does the entity have a specified Committee of the Board/ Director responsible for decision making on sustainability related issues? (Yes / No). If yes, provide details.	Board Committees responsible for decision making on sustainability related issues: **Risk Management Committee** Mr. Rajesh Kaimal - Chairman Mr. Aditya Virwani - Member Mr. Sachin Shah - Member Mr. Shyamm Mariwala - Member **Corporate Social Responsibility Committee** Mr. Jitendra Virwani - Chairman Mr. Aditya Virwani - Member Mr. Sachin Shah - Member Mr. K.G. Krishnamurthy - Member

10. Details of Review of NGRBCs by the Company:

Subject for review	Indicate whether review was undertaken by Director / Committee of the Board/ Any other Committee									Frequency (Annually/ Half yearly/ Quarterly/ Any other – please specify)								
	P1	P2	P3	P4	P5	P6	P7	P8	P9	P1	P2	P3	P4	P5	P6	P7	P8	P9
Performance against above policies and follow up action	Yes									Periodically, subject to compliance with applicable regulatory and statutory requirements.								
Compliance with statutory requirements of relevance to the principles, and, rectification of any non-compliances	The Company is committed to maintaining high standards of compliance and ethical business conduct across its operations. During the period under review, there were no significant instances of material non-compliance with applicable laws, regulations, or internal policies. Any operational or compliance-related matters identified are addressed promptly and in a timely manner through the Company's established governance mechanisms. Responsibility for monitoring and ensuring compliance rests with the respective functional heads, who oversee adherence within their areas of responsibility. Compliance status and key regulatory matters are quarterly reviewed by the Board of Directors as part of the Company's governance framework.									Quarterly								

		P1	P2	P3	P4	P5	P6	P7	P8	P9
11.	Has the entity carried out independent assessment/evaluation of the working of its policies by an external agency? (Yes/No). If yes, provide name of the agency.	Yes, in addition to periodic reviews undertaken by the Board of Directors and its Committees, a comprehensive review of the implementation and effectiveness of the policies disclosed in this report were independently assessed by Adhita Advisors, a leading law firm. The assessment was conducted to provide independent assurance and strengthen stakeholder confidence in the Company's governance and sustainability practices. Further, the Internal Auditors also review the policies during the course of the internal audit, depending on the area being audited.								

12. If answer to question (1) above is "No" i.e. not all Principles are covered by a policy, reasons to be stated:

Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
The entity does not consider the Principles material to its business (Yes/No)	Not Applicable								
The entity is not at a stage where it is in a position to formulate and implement the policies on specified principles (Yes/No)									
The entity does not have the financial or/ human and technical resources available for the task (Yes/No)									
It is planned to be done in the next financial year (Yes/No)									
Any other reason (Please specify)									

SECTION C: PRINCIPLE WISE PERFORMANCE DISCLOSURE

PRINCIPLE 1

Businesses should conduct and govern themselves with integrity, and in a manner that is Ethical, Transparent and Accountable.

Essential Indicators

1. Percentage coverage by training and awareness programmes on any of the Principles during the financial year:

Segment	Total Number of training and awareness programmes held	Topics/ principles covered under the training and its impact	% age of persons in respective category covered by the awareness programmes
Board of Directors	02	Hogan- Elevating Leadership and Media Communication	100.00*
Key Managerial Personnel	02	Hogan- Elevating Leadership and Media Communication	75.00
Employees other than BoD and KMPs	106	Training and capacity-building programmes covering leadership development, communication and presentation skills, employee well-being, compliance and regulatory awareness, technical and functional excellence, project management, and digital capabilities, including Artificial Intelligence and Generative AI. The learning initiatives were designed to enhance professional competencies, strengthen managerial effectiveness, promote continuous learning, and support the Company's commitment to operational excellence, innovation, and sustainable growth.	100.00
Workers	N.A.	N.A.	N.A.

* All the Executive Directors of the Company attended the training programmes.

2. Details of fines / penalties /punishment/ award/ compounding fees/ settlement amount paid in proceedings (by the entity or by directors / KMPs) with regulators/ law enforcement agencies/ judicial institutions, in the financial year (basis the materiality as specified in Regulation 30 of SEBI (Listing Obligations and Disclosure Obligations) Regulations, 2015 and as disclosed on the entity's website)

Monetary					
Category	NGRBC Principle	Name of the regulatory/ enforcement agencies/ judicial institutions	Amount (in INR)	Brief of the Case	Has an appeal been preferred? (Yes/No)
Penalty/Fine	NIL	NIL	NIL	N.A.	N.A.
Settlement	NIL	NIL	NIL	N.A.	N.A.
Compounding Fee	NIL	NIL	NIL	N.A.	N.A.

Non-Monetary				
Category	NGRBC Principle	Name of the regulatory/ enforcement agencies/ judicial institutions	Brief of the Case	Has an appeal been preferred? (Yes/No)
Imprisonment	NIL	NIL	NIL	N.A.
Punishment	NIL	NIL	NIL	N.A.

3. Of the instances disclosed in Question 2 above, details of the Appeal/ Revision preferred in cases where monetary or non-monetary action has been appealed.

Case Details	Name of the regulatory/enforcement agencies/judicial institutions
N.A.	

4. Does the entity have an anti-corruption or anti-bribery policy? If yes, provide details in brief, and if available, provide a web-link to the policy.

Yes, EDL has adopted an anti-corruption and anti-bribery Policy which forms an integral part of the Company's Employee Handbook. The Policy reflects the Company's commitment to conducting business with integrity, transparency, and accountability, while ensuring compliance with applicable anti-corruption and anti-bribery laws and regulations.

5. Number of Directors/KMPs/employees/workers against whom disciplinary action was taken by any law enforcement agency for the charges of bribery/ corruption:

Category	FY 2025-26	FY 2024-25
Directors	NIL	NIL
KMPs	NIL	NIL
Employees	NIL	NIL
Workers	N.A.	N.A.

6. Details of complaints with regard to conflict of interest:

Category	FY 2025-26		FY 2024-25	
	Number	Remarks	Number	Remarks
Number of complaints received in relation to issues of conflict of interest of the Directors	NIL	None	NIL	None
Number of complaints received in relation to issues of Conflict of Interest of the KMPs	NIL	None	NIL	None

7. Provide details of any corrective action taken or underway on issues related to fines / penalties/ action taken by regulators/ law enforcement agencies/ judicial institutions, on cases of corruption and conflicts of interest.

During the reporting year, the Company did not record any reported instances of corruption, bribery, conflicts of interest, or related misconduct. Consequently, no fines, penalties, regulatory actions, law enforcement proceedings, judicial interventions, or corrective actions arose in relation to such matters.

8. Number of days of accounts payables ((Accounts payable *365) / Cost of goods/services procured) in the following format:[7]

Category	FY 2025-26	FY 2024-25
Number of days of accounts payables	568.30	124

9. Open-ness of Business

Provide details of concentration of purchases and sales with trading houses, dealers and related parties along-with loans and advances & investments, with related parties, in the following format:[8]

Parameter	Metrics	FY 2025-26	FY 2024-25
Concentration of Purchases	a. Purchases from Trading houses as % of total purchases	N.A.	N.A.
	b. Number of trading houses where purchases and made from	N.A.	N.A.
	c. Purchases from top 10 trading houses as % of total purchases from trading houses	N.A.	N.A.

[7]The above calculations are in accordance with Part B, Attribute 9 of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

[8]The above calculations are in accordance with Part B, Attribute 9 of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

Parameter	Metrics	FY 2025-26	FY 2024-25
Concentration of Sales	a. Sales to dealers/distributors as % of total sales	N.A.	N.A.
	b. Number of dealers/distributors to whom sales are made	N.A.	N.A.
	c. Sales to top 10 dealers/distributors as % of total sales to dealers/distributors	N.A.	N.A.
Share of RPTs in	a. Purchases (Purchases with related parties/Total Purchases)	Please refer financials of the Company for FY ended March 31, 2026	Please refer financials of the Company for FY ended March 31, 2025
	b. Sales (Sales to related parties/Total sales)		
	c. Loans & advances (Loans & advances given to related parties/Total loans & advances)		

Leadership Indicators

1. Awareness programs conducted for value chain partners on any of the Principles during the financial year:

Total number of awareness programs held	Topic/principles covered under the training	% age of value chain partners covered (by value of business done with such partners) under the awareness programs
5	1. Conducting awareness program for World Environment Day 2. Earth hour day - switching off unnecessary power consumption for 1 hour to save energy 3. Creating SOP 4. Providing training about protecting environment 5. Signage placed for water saving and Energy saving	More than 70

2. Does the entity have processes in place to avoid/ manage conflict of interests involving members of the Board? (Yes/No). If yes, provide details of the same.

Yes, EDL has put in place stringent procedures to avoid/ manage any conflicts of interest involving members of the Board and other employees. EDL's Code of Conduct provides for prevention of any conflicts of interest. Directors are required to disclose any potential conflicts of interests to the Board of Directors or any Committee thereof and abstain from participating in the decision-making, voting or in influencing the decision on the areas resulting in potential conflict of interest.

Further, there are procedures for identification, approval and disclosure of all transactions between the Company and related parties. The Policy on Related Party Transaction prohibits any Director who may have a potential conflict of interest in any Related Party Transaction, to participate in discussions or vote on such transactions.

PRINCIPLE 2

Businesses should provide goods and services in a manner that is sustainable and safe

Essential Indicators

1. **Percentage of R&D and capital expenditure (capex) investments in specific technologies to improve the environmental and social impacts of product and processes to total R&D and capex investments made by the entity, respectively.**

Category	FY 2025-26	FY 2024-25	Details ofimprovements in environmental and social impacts
R&D	*	*	1. Waste reduction at all stages of the process. 2. Reduction in usage of paper in stationery
Capex	*	*	*

* Most of the expenditure incurred in R&D and Capital budget are the project costs and are ongoing. Hence, not separable and not provided separately.

2. **(a) Does the entity have procedures in place for sustainable sourcing? (Yes/No)**

The Company does not currently maintain a formalized sustainable sourcing policy, it recognizes the importance of responsible procurement and is committed to integrating sustainability considerations into its sourcing practices. Considering the nature of its business, procurement of construction materials and project-related inputs is largely undertaken through project-specific contractors.

(b) If yes, what percentage of inputs were sourced sustainably?

This aspect is currently not applicable, as the Company does not have a SOP for sustainable sourcing.

3. **Describe the processes in place to safely reclaim your products for reusing, recycling and disposing at the end of life, for (a) Plastics (including packaging) (b) E-waste (c) Hazardous waste and (d) other waste.**

The Company is engaged in the business of real estate development. As the lifecycle of such developments is long-term. EDL is not involved in reuse or recycling of the developed products. However, EDL has processes in place to ensure that waste generated within the projects during operation and maintenance of buildings is recycled, reused or treated as per the applicable regulatory requirements. All non-hazardous solid waste such as paper, plastic and metal scrap are recycled through authorised recyclers. Organic waste generated at sites is recycled to manure through OWC. E-waste and other hazardous waste are safely disposed through authorized vendors.

4. **Whether Extended Producer Responsibility (EPR) is applicable to the entity's activities (Yes / No). If yes, whether the waste collection plan is in line with the Extended Producer Responsibility (EPR) plan submitted to Pollution Control Boards? If not, provide steps taken to address the same.**

EPR is not applicable to EDL's activities, as the Company is engaged in the business of real estate development. However, EDL has processes in place to ensure that waste generated within its projects, during construction and operation and maintenance of buildings, is responsibly recycled, reused, or treated as per regulatory requirements.

Leadership Indicators

1. **Has the entity conducted Life Cycle Perspective / Assessments (LCA) for any of its products (for manufacturing industry) or for its services (for service industry)? If yes, provide details in the following format?**

NIC Code	Name of Product/ Service	% of total Turnover Contributed	Boundary for which the Life Cycle Perspective / Assessment was conducted	Whether conducted by independent external agency (Yes/ No)	Results communicated in public domain (Yes/No) If yes, provide the web-link.
Not Applicable					

2. If there are any significant social or environmental concerns and/or risks arising from production or disposal of your products / services, as identified in the Life Cycle Perspective / Assessments (LCA) or through any other means, briefly describe the same along-with action taken to mitigate the same.

Name of Product/ Service	Description of the risk/ concern	Action Taken
Not Applicable		

3. Percentage of recycled or reused input material to total material (by value) used in production (for manufacturing industry) or providing services (for service industry).

Indicate input material	Recycled or re-used input material to total material	
	FY 2025-26	FY 2024-25
Not Applicable		

4. Of the products and packaging reclaimed at end of life of products, amount (in metric tonnes) reused, recycled, and safely disposed, as per the following format:

Category	FY 2025-26			FY 2024-25		
	Re-Used	Recycled	Safely Disposed	Re-Used	Recycled	Safely Disposed
Plastics (including packaging)	Not Applicable					
E-waste						
Hazardous Waste						
Other waste						

5. Reclaimed products and their packaging materials (as percentage of products sold) for each product category

Indicate product category	Reclaimed products and their packaging materials (as percentage of products sold) for each product category
Not Applicable	

PRINCIPLE 3

Businesses should respect and promote the well-being of all employees, including those in their value chains

Essential Indicators

1.a. Details of measures for the well-being of employees:

Category	Total(A)	% of employees covered by									
		Health Insurance		Accident Insurance		Maternity Benefit		Paternity Benefit		Day care Facilities	
		Number (B)	% (B/A)	Number (C)	% (C/A)	Number (D)	% (D/A)	Number (E)	% (E/A)	Number (F)	% (F/A)
Permanent Employees											
Male	191	191	100.00	191	100.00	00	0.00	191	100.00	191	100.00
Female	105	105	100.00	105	100.00	105	100.00	00	0.00	105	100.00
Total	**296**	**296**	**100.00**	**296**	**100.00**	**105**	**100.00**	**191**	**100.00**	**296**	**100.00**
Other than Permanent Employees											
Male	09	09	100.00	09	100.00	00	0.00	09	100.00	09	100.00
Female	04	04	100.00	04	100.00	04	100.00	00	0.00	04	100.00
Total	**13**	**13**	**100.00**	**13**	**100.00**	**04**	**100.00**	**09**	**100.00**	**13**	**100.00**

Note: Percentage of (D) & (E) – maternity & paternity benefit, respectively, is calculated as 100% considering (A) as total employees for the purpose of the said benefit, as per FAQs on BRSR issued by NSE.

b. Details of measures for the well-being of workers:

Category	Total(A)	% of workers covered by									
		Health Insurance		Accident Insurance		Maternity Benefit		Paternity Benefit		Day care Facilities	
		Number (B)	% (B/A)	Number (C)	% (C/A)	Number (D)	% (D/A)	Number (E)	% (E/A)	Number (F)	% (F/A)
Permanent workers											
Male	00	00	0.00	00	0.00	00	0.00	00	0.00	00	0.00
Female	00	00	0.00	00	0.00	00	0.00	00	0.00	00	0.00
Total	**00**	**00**	**0.00**	**00**	**0.00**	**00**	**0.00**	**00**	**0.00**	**00**	**0.00**
Other than Permanent workers*											
Male	Not Applicable										
Female											
Total											

* All workers at the construction site are provided by third party outsource company. Therefore, the information pertaining to the same does not form part of this disclosure.

c. Spending on measures towards well-being of employees and workers (including permanent and other than permanent) in the following format:[9]

	FY 2025-26	FY 2024-25
Cost incurred on well-being measures as a % of total revenue of the company	03.12	00.09

[9]The above calculations are in accordance with Part B, Attribute 5 of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

2. Details of retirement benefits, for Current FY and Previous FY

Benefits	FY 2025-26			FY 2024-25		
	No. of employees covered as a % of total employees	No. of workers covered as a % of total workers	Deducted and deposited with the authority (Y/N/N.A.)	No. of employees covered as a % of total employees	No. of workers covered as a % of total workers	Deducted and deposited with the authority (Y/N/N.A.)
PF	100.00	0.00	Yes	100.00	0.00	Yes
Gratuity	100.00	0.00	Yes	100.00	0.00	Yes
ESI	0.00	0.00	N.A.	0.00	0.00	N.A.
Others- please specify	0.00	0.00	No	0.00	0.00	No

3. Accessibility of workplaces

Are the premises / offices of the entity accessible to differently abled employees and workers, as per the requirements of the Rights of Persons with Disabilities Act, 2016? If not, whether any steps are being taken by the entity in this regard.

The Company is committed to fostering an inclusive and equitable workplace, ensuring that its offices and premises are accessible to persons with disabilities. Its offices and facilities are designed and maintained to support accessibility and mobility requirements, promoting equal opportunities and a barrier-free work environment for all employees.

4. Does the entity have an equal opportunity policy as per the Rights of Persons with Disabilities Act, 2016? If so, provide a web-link to the policy.

Yes, the Company's Equal Opportunity Policy forms an integral part of its Employee Handbook. The Policy reflects the Company's commitment to providing equal opportunities and fostering an inclusive, diverse, and respectful workplace for all employees. It promotes fair and merit-based employment practices, free from discrimination, harassment, or bias. The Policy further reinforces the Company's commitment to upholding human rights, encouraging diversity, and creating a work environment where individuals can contribute, grow, and succeed based on their capabilities and performance.

5. Return to work and Retention rates of permanent employees and workers that took parental leave.

Gender	Permanent Employees		Permanent workers	
	Return to work rate	Retention rate	Return to work rate	Retention rate
Male	100.00	100.00	0.00	0.00
Female	100.00	100.00	0.00	0.00
Total	100.00	100.00	0.00	0.00

6. Is there a mechanism available to receive and redress grievances for the following categories of employees and worker? If yes, give details of the mechanism in brief.

Category	Yes/No (If Yes, then give details of the mechanism in brief)
Permanent Workers	Yes, EDL has a Whistle Blower Policy that provides a formal mechanism for all employees to report any concerns or grievances to the CEO & Executive Director. The policy aims to ensure that employees are able to report instances of unethical/ improper conduct, as well as any grievances for appropriate corrective actions.
Other than Permanent Workers	
Permanent Employees	
Other than Permanent Employees	

7. Membership of employees and worker in association(s) or Unions recognized by the listed entity:

Category	FY 2025-26			FY 2024-25		
	Total employees / workers in respective category (A)	No. of employees/ workers in respective category, who are part of association(s) or Union (B)	% (B / A)	Total employees / workers in respective category (C)	No. of employees/ workers in respective category, who are part of association(s) or Union (D)	% (D / C)
Total Permanent Employees	296	00	0.00	244	00	0.00
Male	191	00	0.00	161	00	0.00
Female	105	00	0.00	83	00	0.00
Total Permanent Workers	00	00	0.00	00	00	0.00
Male	00	00	0.00	00	00	0.00
Female	00	00	0.00	00	00	0.00

8. Details of training given to employees and workers:

Catergory	FY 2025-26					FY 2024-25				
	Total	On Health and Safety measures		On Skill upgradation		Total	On Health and Safety measures		On Skill upgradation	
	(A)	No. (B)	% (B/ A)	No. (C)	%(C/A)	(D)	No. (E)	% (E/ D	No. (F)	%(F/D)
Employees*										
Male	191	00	0.00	116	60.73	161	00	0.00	86	53.41
Female	105	00	0.00	77	73.33	83	00	0.00	65	78.31
Total	**296**	**00**	**0.00**	**193**	**65.20**	**244**	**00**	**0.00**	**151**	**61.88**
Workers										
Male	00	00	0.00	00	0.00	00	00	0.00	00	0.00
Female	00	00	0.00	00	0.00	00	00	0.00	00	0.00
Total	**00**	**00**	**0.00**	**00**	**0.00**	**00**	**00**	**0.00**	**00**	**0.00**

*The disclosure covers permanent employees on the Company's payroll.

9. Details of performance and career development reviews of employees and worker:

Category	FY 2025-26			FY 2024-25		
	Total (A)	No. (B)	% (B/A)	Total (C)	No. D	%(D/C)
Employees						
Male	191	160	83.07	161	134	83.23
Female	105	84	79.00	83	75	90.36
Total	**296**	**244**	**82.00**	**244**	**209**	**85.66**
Workers						
Male	00	00	0.00	00	00	0.00
Female	00	00	0.00	00	00	0.00
Total	**00**	**00**	**0.00**	**00**	**00**	**0.00**

10. Health and safety management system:

a. Whether an occupational health and safety management system has been implemented by the entity? (Yes/ No). If yes, the coverage such system?

Yes, EDL has implemented an Occupational Health and Safety (OHS) Management System across its operations and project sites. The system covers employees and workers and focuses on identifying, assessing, and mitigating workplace health and safety risks through established policies, procedures, training, monitoring, and emergency preparedness measures to ensure a safe and healthy working environment.

b. What are the processes used to identify work-related hazards and assess risks on a routine and non-routine basis by the entity?

The Company follows a structured risk assessment process to identify work-related hazards and assess associated risks on both routine and non-routine activities. Risk evaluations consider the likelihood of occurrence and the severity of potential consequences arising from identified hazards. A standardized Risk Matrix is deployed across the organization to assess and prioritize health, safety, environmental, and security risks. Based on the assessment outcomes, appropriate mitigation measures are implemented in accordance with the hierarchy of controls to eliminate or minimize risks and ensure a safe working environment.

c. Whether you have processes for workers to report the work-related hazards and to remove themselves from such risks. (Y/N)

Yes, EDL has established a Standard Operating Procedure (SOP) for reporting, classifying, and investigating health and safety incidents and workplace hazards. The process enables workers to report work-related hazards and, where necessary, remove themselves from unsafe situations without fear of retaliation. It also provides for the recording and investigation of incidents, identification of root causes, implementation of corrective and preventive actions, and dissemination of lessons learned to prevent recurrence. The Company follows the hierarchy of controls approach to mitigate risks and reduce hazards to a level that is As Low As Reasonably Practicable (ALARP).

d. Do the employees/ worker of the entity have access to non-occupational medical and healthcare services? (Yes/ No)

Yes, EDL provides employees with access to non-occupational medical and healthcare services, supporting their overall health and well-being.

11. Details of safety related incidents, in the following format:

Safety Incident/Number	Category	FY 2025-26	FY 2024-25
Lost Time Injury Frequency Rate (LTIFR) (per one million-person hours worked)	Employees	NIL	NIL
	Workers	NIL	NIL
Total recordable work-related injuries	Employees	NIL	NIL
	Workers	NIL	NIL
No. of fatalities	Employees	NIL	NIL
	Workers	NIL	NIL
High consequence work-related injury or ill-health (excluding fatalities)	Employees	NIL	NIL
	Workers	NIL	NIL

12. Describe the measures taken by the entity to ensure a safe and healthy work place.

To ensure safety across entire operations, EDL has defined and implemented critical safety protocols for different operational procedures including:

- Permit to Work Safety Standard;
- Confined Space Entry Safety Standard;
- Lockout & Tagout Safety Standard;
- Electrical Safety Management Standard;
- Management of Change Standard;
- Hot Work Safety Standard;
- Work at Height & Façade Cradle Safety Standard;
- Safety Observations;
- Incident Investigation;
- Scaffolding Safety Standard;
- Emergency Response Standard;
- Fitout Standard;
- Personal Protective Equipment Standard;
- Office Safety;
- Barricading Standard;

13. Number of Complaints on the following made by employees and workers:

Category	FY 2025-26			FY 2024-25		
	Filed during the year	Pending resolution at the end of year	Remarks	Filed during the year	Pending resolution at the end of year	Remarks
Working Conditions	NIL	NIL	None	NIL	NIL	None
Health & Safety	NIL	NIL	None	NIL	NIL	None

14. Assessments for the year:

Category	% of your plants and offices that were assessed (by entity or statutory authorities or third parties)
Health and safety practices	100.00
Working Conditions	100.00

15. Provide details of any corrective action taken or underway to address safety-related incidents (if any) and on significant risks / concerns arising from assessments of health & safety practices and working conditions.

There were no major safety related incidents or concerns arising from health and safety assessments.

Leadership Indicators

1. **Does the entity extend any life insurance or any compensatory package in the event of death of (A) Employees (Y/N) (B) Workers (Y/N)?**

   (a) **Employees:** Yes. All employees are covered under a Group Personal Accidental Death Insurance policy, which provides financial compensation to the designated nominee in the event of an employee's death due to an accident.

   (b) **Workers -** Not Applicable, All workers at the construction site are provided by outsource company.

2. **Provide the measures undertaken by the entity to ensure that statutory dues have been deducted and deposited by the value chain partners.**

   EDL has established processes to monitor compliance with applicable statutory obligations by its value chain partners. The Company, through its Internal Auditor, periodically reviews compliance relating to the deduction and deposit of statutory dues by contractors and other relevant value chain partners. Such compliance is verified through the examination of supporting documents, including challans, payment receipts, and other relevant records submitted by the concerned parties.

3. **Provide the number of employees / workers having suffered high consequence work- related injury / ill-health / fatalities (as reported in Q11 of Essential Indicators above), who have been rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment:**

Category	Total no. of affected employees/workers		No. of employees/workers that are rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment	
	FY 2025-26	FY 2024-25	FY 2025-26	FY 2024-25
Employees	NIL	NIL	NIL	NIL
Workers	NIL	NIL	NIL	NIL

4. **Does the entity provide transition assistance programs to facilitate continued employability and the management of career endings resulting from retirement or termination of employment? (Yes/ No)**

   The Company does not currently have a formal transition assistance programm to facilitate continued employability or career management upon retirement or termination of employment. However, the Company ensures that all separations are managed in accordance with applicable laws, internal policies, and contractual obligations.

5. **Details on assessment of value chain partners:**

	% of value chain partners (by value of business done with such partners) that were assessed
Health and safety practices	Not Applicable
Working Conditions	

6. **Provide details of any corrective actions taken or underway to address significant risks / concerns arising from assessments of health and safety practices and working conditions of value chain partners.**

   EDL has established a robust Health and Safety Management System Framework (MSF), supported by a comprehensive internal audit process covering construction projects, operational buildings, and other business facilities. Assessments of health and safety practices and working conditions are conducted periodically, and any observations, gaps, or non-conformances identified are documented, communicated to the concerned stakeholders, and tracked through to closure. Appropriate corrective and preventive actions are implemented in a timely manner to mitigate risks, strengthen controls, and promote continuous improvement in health and safety performance across the value chain.

PRINCIPLE 4

Businesses should respect the interests of and be responsive to all their stakeholders

Essential Indicators

1. Describe the processes for identifying key stakeholder groups of the entity.

At EDL, stakeholder engagement is an integral part of its operations. The Company's objective is to create long term sustainable value for all the stakeholders associated with its business, including investors, employees, customers, suppliers and business partners, Government and communities. To ensure this, the Company regularly engages with its stakeholders to better understand their expectations, feedback, and concerns. Through continuous interaction and collaborative efforts, the Company aims to strengthen trust and create positive outcomes for all stakeholder groups.

2. List stakeholder groups identified as key for your entity and the frequency of engagement with each stakeholder group.

Stakeholder Group	Whether identified as Vulnerable & Marginalized Group (Yes/ No)	Channels of Communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community, Meetings, Notice Board, Website, Other)	Frequency of engagement (Annually/ Half yearly/ Quarterly/ others – please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Employees	No	• Employee newsletters • Intranet portal • E-mail and other written communication • Performance review meetings • Various functional committee meetings • Cultural events • Offsites • Skip Meetings	Ongoing	• Keep employees updated on organizational goals, vision, mission and objectives and also align with the business plans; • Learning and development; • Career advancement opportunities; • Health and safety; • Transparent communication and grievance redressal; • Performance evaluation; and • Rewards and Recognition.
Customers	No	• E-mails, Direct customer calls and Advertisements	Ongoing	• Product launch awareness; • Customer service delivery; • Seeking customer feedback; and • Customer query and complaint resolution.
Suppliers and Contractors	No	• E-mails • Phone calls • Meetings	Ongoing	• Timely delivery of material and work completion; • Enhancing the deployment of resources and manpower; • Timely payment issues (if any); • Issuing of contract amendments (if any); • EHS Performance of the contractors; and • Ensuring regulatory compliance.

Stakeholder Group	Whether identified as Vulnerable & Marginalized Group (Yes/ No)	Channels of Communication (Email, SMS, Newspaper, Pamphlets, Advertisement, Community, Meetings, Notice Board, Website, Other)	Frequency of engagement (Annually/ Half yearly/ Quarterly/ others – please specify)	Purpose and scope of engagement including key topics and concerns raised during such engagement
Investors and Shareholders	No	• Annual General Meetings; • Regular interaction with investors/ shareholders through Conferences and meetings; • Periodic disclosures including Quarterly presentations; • Press releases and newsletters ; and • Corporate Announcements uploaded on Stock Exchanges Websites and Company's Website.	Ongoing	• Economic performance and growth; • Shareholders awareness on business developments; • Key risks related to the Company such as competition and market risk; and • Dividend payments
Regulatory Bodies	No	• Electronic and physical correspondence with regulatory bodies; • Face to face meetings; • Through industry chambers; and • Annual Report.	Ongoing	• Regulatory compliance; • CSR activities and compliance of spending; and • Deliberations and inputs on regulations and policies that have bearing on Company's operations and businesses.

Leadership Indicators

1. **Provide the processes for consultation between stakeholders and the Board on economic, environmental, and social topics or if consultation is delegated, how is feedback from such consultations provided to the Board.**

   The Company regularly conducts discussions and consultations with both internal and external stakeholders as part of its materiality assessment process. The purpose of this exercise is to identify and review the key economic, environmental, and social topics that are significant to the Company's business and operations. The responsibility for carrying out this process has been entrusted by the Board to the management team.

2. **Whether stakeholder consultation is used to support the identification and management of environmental, and social topics (Yes / No). If so, provide details of instances as to how the inputs received from stakeholders on these topics were incorporated into policies and activities of the entity.**

   Yes, stakeholder engagement forms an integral part of the Company's materiality assessment process. The Company regularly engages with its key stakeholder groups to understand their perspectives, expectations, and concerns on environmental, social, governance, and business-related matters. The feedback and insights gathered through these interactions are considered while identifying, evaluating, and prioritizing material topics that may have a significant impact on the Company's business and its stakeholders. This process enables the Company to focus its efforts and resources on issues that are most relevant to its long-term sustainability and value creation objectives.

3. **Provide details of instances of engagement with, and actions taken to, address the concerns of vulnerable/ marginalized stakeholder groups.**

   The Company committed to supporting vulnerable and underprivileged communities located its operational areas. The Company regularly carries out assessments to better understand the needs and priorities of these communities so that its CSR and development initiatives can be planned more effectively. In addition, the company maintains continuous interaction with community members to understand their challenges and evaluate the effectiveness of its ongoing programmes. The feedback received helps the Company improve and strengthen its initiatives, particularly those related to education and healthcare support.

PRINCIPLE 5

Businesses should respect and promote human rights

Essential Indicators

1. Employees and workers who have been provided training on human rights issues and policy(ies) of the entity, in the following format:

Category	FY 2025-26			FY 2024-25		
	Total (A)	No. of employees/ workers covered (B)	% (B/A)	Total (C)	No. of employees/ workers covered (D)	% (D/C)
Employees						
Permanent	296	00	0.00	244	00	0.00
Other than permanent	19	00	0.00	13	00	0.00
Total Employees	**315**	**00**	**0.00**	**257**	**00**	**0.00**
Workers						
Permanent	00	00	0.00	00	00	0.00
Other than permanent	00	00	0.00	00	00	0.00
Total Workers	**00**	**00**	**0.00**	**00**	**00**	**0.00**

2. Details of minimum wages paid to employees and workers, in the following format:

Category	FY 2025-26					FY 2024-25				
	Total (A)	Equal to minimum wage		More than minimum wage		Total (D)	Equal to minimum wage		More than minimum wage	
		No. (B)	% (B / A)	No. (C)	% (C / A)		No. (E)	% (E / D)	No. (F)	% (F / D)
Employees										
Permanent	**296**	**00**	**0.00**	**296**	**100.00**	**244**	**00**	**0.00**	**244**	**100.00**
Male	191	00	0.00	191	100.00	161	00	0.00	161	100.00
Female	105	00	0.00	105	100.00	83	00	0.00	83	100.00
Other than Permanent	**13**	**00**	**0.00**	**13**	**100.00**	**13**	**00**	**0.00**	**13**	**100.00**
Male	09	00	0.00	09	100.00	06	00	0.00	06	100.00
Female	04	00	0.00	04	100.00	07	00	0.00	07	100.00
Workers										
Permanent	**00**	**00**	**0.00**	**00**	**0.00**	**00**	**00**	**0.00**	**00**	**0.00**
Male	00	00	0.00	00	0.00	00	00	0.00	00	0.00
Female	00	00	0.00	00	0.00	00	00	0.00	00	0.00
Other than Permanent	**00**	**00**	**0.00**	**00**	**0.00**	**00**	**00**	**0.00**	**00**	**0.00**
Male	00	00	0.00	00	0.00	00	00	0.00	00	0.00
Female	00	00	0.00	00	0.00	00	00	0.00	00	0.00

3. Details of remuneration/salary/wages, in the following format:

a. Median remuneration/wages:

Category	Male		Female	
	Number	Median remuneration/ salary/ wages of respective category (Rs. In crore /Yearly)	Number	Median remuneration/ salary/ wages of respective category (Rs. In crore / Yearly)
Board of Directors (BoD)	07*	6.50	01*	N.A.
Key Managerial Personnel (KMP)	01#	1.80	00	N.A.
Employees other than BoD and KMP	188$	0.18	105$	0.16
Workers	N.A.	N.A.	N.A.	N.A.

*As on March 31, 2026, the Board comprised 8 Directors, of which 5 were Non-Executive Directors including 4 Independent Directors of which 1 is Woman. Non-Executive Directors were not paid any remuneration/ salary/ wages apart from sitting fees being paid to Independent Directors for attending Board & Committee meetings. Accordingly, the median remuneration disclosed under the "Board of Directors" category is based only on the remuneration of Executive Directors.

#Directors who are also KMPs have been considered under "Board of Directors" only.

$Employees refer to those employed with EDL only

b. Gross wages paid to females as % of total wages paid by the entity, in the following format:[10]

	FY 2025-26	FY 2024-25
Gross wages paid to females as % of total wages	32.79	30.02

4. Do you have a focal point (Individual/ Committee) responsible for addressing human rights impacts or issues caused or contributed to by the business? (Yes/No)

Yes, the Company has designated the Chief Human Resources Officer ("CHRO") as the focal point for addressing human rights impacts caused or contributed to by its business.

5. Describe the internal mechanisms in place to redress grievances related to human rights issues.

The Company has established a formal framework for reporting and addressing concerns related to human rights through its Whistle Blower Policy. This mechanism enables employees, customers, suppliers, vendors, and other stakeholders to raise concerns or report any unethical practices and human rights-related issues without fear of retaliation. The Company also ensures appropriate protection and confidentiality for individuals who report such matters in good faith. To further strengthen workplace safety and dignity, the company has constituted an Internal Complaints Committee ("ICC") to deal with matters related to sexual harassment of women at workplace. Any complaint or incident can be reported to the ICC in line with the procedures laid down under the Company's Prevention of Sexual Harassment Policy.

6. Number of Complaints on the following made by employees and workers:

Category	FY 2025-26			FY 2024-25		
	Filed during the year	Pending resolution at the end of year	Remarks	Filed during the year	Pending resolution at the end of year	Remarks
Sexual harassment	NIL	NIL	None	NIL	NIL	None
Discrimination at workplace	NIL	NIL	None	NIL	NIL	None
Child Labour	NIL	NIL	None	NIL	NIL	None
Forced Labour/ Involuntary Labour	NIL	NIL	None	NIL	NIL	None
Wages	NIL	NIL	None	NIL	NIL	None
Other Human Rights related issues	NIL	NIL	None	NIL	NIL	None

7. Complaints filed under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, in the following format:

	FY 2025-26	FY 2024-25
Total Complaints reported under Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 (POSH)	NIL	NIL
Complaints on POSH as a % of female employees / workers	NIL	NIL
Complaints on POSH upheld	NIL	NIL

8. Mechanisms to prevent adverse consequences to the complainant in discrimination and harassment cases.

To safeguard complainants in cases of discrimination and harassment, the Company has established a Prevention of Sexual Harassment (POSH) committee and adopted a comprehensive POSH Policy. The Committee ensures that all complaints are addressed with in a confidential, fair, and impartial manner, thereby fostering a safe and respectful workplace where concerns can be reported without fear of retaliation.

[10]The above calculations are in accordance with Part B, Attribute 6 of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

In addition, the Company has implemented a Vigil Mechanism/ Whistleblower Policy, to enable employees and other stakeholders to report genuine concerns relating to unethical conduct, actual or suspected fraud, violations of applicable laws, or breaches of the Company's policies. These mechanisms further strengthen our commitment to transparency, accountability, and protection against any form of victimisation.

Both the POSH Policy and the Vigil Mechanism/Whistleblower Policy are publicly available on the Company's website at https://embassyindia.com/investor-relations/codes-policies.

9. Do human rights requirements form part of your business agreements and contracts? (Yes/No) – Yes

10. Assessments for the year:

Category	% of your plants and Offices that were assessed (by entity or statutory authorities or third parties)
Child Labour	100.00
Forced/involuntary labour	100.00
Sexual Harassment	100.00
Discrimination at workplace	100.00
Wages	100.00

11. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 10 above.

No significant human rights-related risks or concerns were identified during the assessment.

Leadership Indicators

1. Details of a business process being modified / introduced as a result of addressing human rights grievances/ complaints.

During the reporting period, no significant human rights grievances or complaints were reported. Accordingly, no material modifications to existing business processes or introduction of new processes were required as a result of addressing human rights-related concerns. The Company continues to maintain appropriate policies, governance mechanisms, and grievance redressal processes to uphold and protect human rights across its operations.

2. Details of the scope and coverage of any human rights due-diligence conducted.

EDL has established a robust internal framework to ensure compliance with all applicable laws and policies relating to human rights across its operations. In addition, annual audits are conducted by external agencies, covering all aspects of EDL's activities, including an independent assessment of its employment practices and compliance with labour laws. This comprehensive mechanism helps identify potential human rights risks or impacts, which are addressed promptly through appropriate corrective measures. The implementation and progress of these corrective actions are closely monitored to ensure continuous improvement.

3. Is the premise/office of the entity accessible to differently abled visitors, as per the requirement of the Rights of Persons with Disabilities Act, 2016?

The Company has implemented several measures across its offices and premises to improve accessibility, safety, and convenience for persons with disabilities. In addition, continuous efforts are being made to further upgrade and align existing facilities with applicable regulatory and accessibility requirements.

4. Details on assessment of value chain partners:

Category	% of value chain partners (by value of business done with such partners) that were assessed
Sexual Harassment	NIL
Discrimination at workplace	NIL
Child Labour	NIL
Forced Labour / Involuntary Labour	NIL
Wages	NIL
Others – please specify	NIL

5. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 4 above.

During the reporting period, the Company undertook no assessments of value chain partners on human rights-related issues. Consequently, no significant risks or concerns were identified that warranted corrective action. The Company remains committed to promoting responsible business practices evolving ESG and sustainability framework.

PRINCIPLE 6

Businesses should respect and make efforts to protect and restore the environment

Essential Indicators

1. Details of total energy consumption (in Mega Joules) and energy intensity, in the following format:[11]

Parameter	FY 2025-26 (Current Financial Year)	FY 2024-25 (Previous Financial Year)
From renewable sources		
Total electricity consumption (A)[12]	75,50,242.13	42,84,000.00
Total fuel consumption (B)	-	-
Energy consumption through other sources (C)	-	-
Total Energy consumption from renewable sources (A+B+C)	**75,50,242.13**	**42,84,000.00**
From non-renewable sources		
Total electricity consumption (D)	32,10,714.00	48,03,854.40
Total fuel consumption (E)	25,22,751.45	13,99,349.35
Energy consumption through other sources (F)	-	-
Total Energy consumption from non-renewable sources (D+E+F)	**57,33,465.45**	**62,03,203.75**
Total energy consumed (A+B+C+D+E+F)	**1,32,83,707.58**	**1,04,87,203.75**
Energy intensity per rupee of turnover (Total energy consumption/ Revenue from Operations – MJ/Rs	0.0032	0.00050
Energy intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP) – MJ/USD *(Total energy consumed / Revenue from operations adjusted for PPP)*[13]	0.07	0.01
Energy intensity in terms of physical output-[14]*	-	-
Energy intensity per employee - MJ/employee	44,877.39	42,980.34

*The Company operates in real estate sector. Considering the nature of its operations and activities during the reporting period, no representative physical output metric was identified for calculating energy intensity. Accordingly, the Company has disclosed energy intensity based on revenue.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N)

Yes, Dhir & Dhir Associates.

2. Does the entity have any sites / facilities identified as designated consumers (DCs) under the Performance, Achieve and Trade (PAT) Scheme of the Government of India? (Y/N) If yes, disclose whether targets set under the PAT scheme have been achieved. In case targets have not been achieved, provide the remedial action taken, if any

No, the Company does not have any sites or facilities classified as Designated Consumers under the Government of India's Perform, Achieve and Trade (PAT) Scheme during the reporting period. Accordingly, the provisions and target obligations prescribed under the PAT framework are not applicable to the Company.

[11]The above calculations are in accordance with Part B, Attribute 3 of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

[12]During FY 2024–25, the premises occupied by EDL (Mumbai) were leased on a rental basis. As the electricity connection was registered in the name of the property owner, electricity bills were not issued in the name of EDL during the reporting period. Accordingly, electricity consumption data based on bills in the Company's name was not available for FY 2024–25.

[13]The above calculations are in accordance with Part A, Section 1(I) of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

[14]The above calculations are in accordance with Part A, Section 1(II) of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

3. Provide details of the following disclosures related to water, in the following format:[15]

Parameter	FY 2025-26	FY 2024-25
Water withdrawal by source (in kilolitres)[16]		
(i) Surface water	-	-
(ii) Groundwater - (From Embassy One Point)	986.20	1,262.85
(iii) Third party water - (From Bangalore EONE and EGL CO)	85,169.40	68,181.40
(iv) Seawater / desalinated water	-	-
(v) Others	-	-
Total volume of water withdrawal *(in kilolitres)* (i+ii +iii+iv+v)	**86,155.60**	**69,444.25**
Total volume of water consumption* *(in kilolitres)*	**17,069.04**	**17,396.67**
Water intensity per rupee of turnover ***(Water consumed / Revenue from operations)*** - KL/Rs	0.0000041	0.00000082
Water Intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)[17] ***(Total water consumption / Revenue from operations adjusted for PPP)* - Kilolitres/USD**	0.000084	0.000017
Water intensity in terms of physical output- Kilolitres /Metric tonne[18]	-	-
Water intensity per employee – KL/Employee	57.67	71.30

*As per the guidelines of the Central Ground Water Authority (CGWA), a domestic water consumption norm of 45 litres per person per day (LPCD) has been considered for the Mumbai office. Further, in the absence of actual consumption data, 20% of the estimated water consumption has been allocated to Embassy Point One and the Mumbai Office based on the CPHEEO methodology. Additionally, water consumption data for the Mumbai Office has been reported only for FY 2025–26, as the premises was occupied on a lease basis during FY 2024–25. Consequently, no water consumption has been accounted for or reported for the Mumbai Office for FY 2024–25.

*The Company operates in the real estate sector. Considering the nature of its operations and activities during the reporting period, no representative physical output metric was identified for calculating water intensity. Accordingly, the Company has disclosed water intensity based on revenue.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency

Yes, Dhir & Dhir Associates.

4. Provide the following details related to water discharged

Parameter	FY 2025-26	FY 2024-25
Water discharge by destination and level of treatment (in kilolitres)		
(i) To Surface water		
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(ii) To Groundwater		
- No treatment	-	-
- With treatment – please specify level of treatment	-	-
(iii) To Seawater		
- No treatment	-	-
- With treatment – please specify level of treatment	-	-

[15] The above calculations are in accordance with Part B, Attribute 2 of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

[16] The Hyderabad plant was not considered in FY 2023–24, as it was not operational during that period. However, in FY 2024–25, the plant has been included in the reporting scope, resulting in a noticeable increase in the numbers.

[17] The above calculations are in accordance with Part A, Section 1(I) of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

[18] The above calculations are in accordance with Part A, Section 1(II) of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

Parameter	FY 2025-26	FY 2024-25
(iv) Sent to third-parties		
- No treatment*	4,982.16	3,110.28
- With treatment – Primary, Secondary and Tertiary	64,104.40	48,937.30
(v) Others		
- No treatment	-	-
- With treatment – Primary, Secondary and Tertiary	-	-
Total water discharged (in kilolitres)	**69,086.56**	**52,047.58**

*As per the Central Public Health and Environmental Engineering Organisation (CPHEEO) guidelines, 80% of the total water consumption has been considered as water discharge for Embassy Point One and the Mumbai Office, in the absence of actual discharge data. Additionally, water discharge data for the Mumbai Office has been reported only for FY 2025–26, as the premises was occupied on a lease basis during FY 2024–25. Accordingly, no water discharge has been accounted for or reported for the Mumbai Office for FY 2024–25.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes, Dhir & Dhir Associates.

5. **Has the entity implemented a mechanism for Zero Liquid Discharge? If yes, provide details of its coverage and implementation.**

Sewage Treatment and Water Reuse at the Bangalore EONE Project

As part of its commitment to sustainable water management and responsible resource utilization, the Company's Bangalore EONE Project has established an in-house 550 KLD (Kilolitres per Day) Sewage Treatment Plant (STP) based on Sequencing Batch Reactor (SBR) technology. The facility is designed to effectively treat domestic wastewater generated within the premises and facilitate its reuse for non-potable applications, thereby reducing dependence on freshwater resources.

The STP incorporates a comprehensive treatment process comprising primary, secondary, and tertiary treatment stages. The incoming sewage first undergoes preliminary and primary treatment through screening and collection systems, while kitchen wastewater is separately routed through an Oil & Grease (O&G) trap and neutralization system to ensure efficient treatment. The wastewater is then subjected to biological treatment in SBR modules, where organic pollutants are effectively degraded under controlled aerobic conditions.

Following secondary treatment, the effluent undergoes tertiary polishing through a Pressure Sand Filter (PSF) and an Activated Carbon Filter (ACF) to remove residual suspended solids, colour, and trace contaminants. The treated water is further conditioned through a water softening unit and disinfected via a chlorination system before being stored in dedicated treated water tanks.

In line with the Company's circular water management approach, the treated wastewater is reused for cooling tower make-up, toilet flushing, and landscape irrigation/gardening, thereby promoting water conservation and minimizing freshwater withdrawal. In addition, the sludge generated during the treatment process is dewatered through a filter press, and the resulting sludge cake is utilized as manure, supporting resource recovery and reducing waste disposal requirements.

Through the implementation of this advanced STP and wastewater recycling infrastructure, the Bangalore EONE Project reinforces the Company's commitment towards environmental stewardship, efficient water use, and the principles of a circular economy, contributing meaningfully to its sustainability and BRSR objectives.

6. **Please provide details of air emissions (other than GHG emissions) by the entity, in the following format:**

Parameter	Please specify unit	FY 2025-26	FY 2024-25
NOx	mg/Nm3	49.71	32.17
SOx	mg/Nm3	16.92	18.08
Particulate matter (PM)	mg/Nm3	44.59	41.77
Persistent organic pollutants (POP)	-	-	-
Volatile organic compounds (VOC)	-	-	-
Hazardous air pollutants (HAP)	-	-	-
Others - Carbon Monoxide	mg/Nm3	20.02	20.82
Others - Carbon Monoxide	PPM	55	68

Parameter	Please specify unit	FY 2025-26	FY 2024-25
Others - NMHC	PPM	18	26
Others - NMHC	mg/Nm3	11.9	10.08

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes. An independent assessment/evaluation/assurance was carried out by external agencies. The assessments were conducted by Nexus Test Labs for Embassy Point One and NAL Labs LLP for Bangalore EONE.

7. Provide details of greenhouse gas emissions (Scope 1 and Scope 2 emissions) & its intensity, in the following format:[19]

Parameter	Unit	FY 2025-26	FY 2024-25
Total Scope 1 emissions*[20] *(Break-up of the GHG into CO2, CH4, N2O, HFCs, PFCs, SF6, NF3, if available)*	Metric tonnes of CO2 equivalent	180.52	97.82
Total Scope 2 emissions[21] *(Break-up of the GHG into CO2, CH4, N2O, HFCs, PFCs, SF6, NF3, if available)*	Metric tonnes of CO2 equivalent	633.22	970.11
Total Scope 1 and Scope 2 emissions per rupee of turnover *(Total Scope 1 and Scope 2 GHG emissions / Revenue from operations)*	Metric tonnes of CO2 equivalent/ Rs	0.00000020	0.000000051
Total Scope 1 and Scope 2 emissions per rupee of turnover adjusted for Purchasing Power Parity (PPP)[22] *(Total Scope 1 and Scope 2 GHG emissions / Revenue from operations adjusted for PPP)*	Metric tonnes of CO2 equivalent/ USD	0.0000040	0.0000010
Total Scope 1 and Scope 2 emissions intensity in terms of physical output[23]**		–	–
Total Scope 1 and Scope 2 emission intensity (optional) – the relevant metric may be selected by the entity	Metric tonnes of CO2 equivalent/ Employee	813.74	4.38

*An increase in Scope 1 greenhouse gas emissions has been observed during the reporting year, primarily attributable to higher diesel consumption at the Edge and Verde projects. Consequently, the increased fuel usage has resulted in a corresponding increase in direct greenhouse gas emissions.

**The Company operates in the real estate sector. Considering the nature of its operations and activities during the reporting period, no representative physical output metric was identified for calculating GHG intensity. Accordingly, the Company has disclosed Total Scope 1 and Scope 2 intensity based on revenue.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes, Dhir & Dhir Associates.

8. Does the entity have any project related to reducing Green House Gas emission? If yes, then provide details.

The Company did not undertake any specific projects or initiatives aimed exclusively at reducing greenhouse gas emissions during the reporting period. Nevertheless, the Company remains committed to responsible environmental management and will continue to explore opportunities to improve its environmental performance and identify suitable measures for reducing greenhouse gas emissions in line with its sustainability objectives.

[19] The above calculations are in accordance with Part B, Attribute 1 of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

[20] The Hyderabad plant was not considered in FY 2023–24, as it was not operational during that period. However, in FY 2024–25, the plant has been included in the reporting scope, resulting in a noticeable increase in the numbers.

[21] The above calculations as per the updated emission factors provided in the CO_2 Baseline Database for the Indian Power Sector – User Guide, Version 20.0, December 2024, published by the Central Electricity Authority, Ministry of Power, Government of India.

[22] The above calculations are in accordance with Part A, Section 1(I) of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

[23] The above calculations are in accordance with Part A, Section 1(II) of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

9. Provide details related to waste management by the entity, in the following format:[24]

Parameter	FY 2025-26	FY 2024-25
Total Waste generated (in metric tonnes)		
Plastic waste **(A)**	0.87	0.33
E-waste **(B)**	0.02	0.05
Bio-medical waste **(C)**	0.26	0.29
Construction and demolition waste **(D)**	-	-
Battery waste **(E)**	-	5.82
Radioactive waste **(F)**	-	-
Other Hazardous waste. Please Specify, if any. **(G)**		
Used Oil	1.21	1.32
Used Filter	0.13	0.05
Oil soaked cotton waste	0.05	0.06
Other Non-hazardous waste generated **(H)**. Please specify, if any.- *(Break-up by composition i.e. by materials relevant to the sector)*		
Metal	0.13	0.10
Glass	0.32	0.14
Food waste	0.82	6.00
Garden waste	1.08	0.76
Rubber	0.02	0.01
Dry and Wet waste	1.14	1.42
Total (A+B + C + D + E + F + G + H)	**6.05**	**16.33**
Waste intensity per rupee of turnover *(Total waste generated / Revenue from operations)* – MT/Rs	0.0000000015	0.00000000077
Waste intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP) *(Total waste generated / Revenue from operations adjusted for PPP)*[25] - MT/USD	0.000000030	0.000000016
Waste intensity in terms of physical output*	-	-
Waste intensity *(optional)* - the relevant metric may be selected by the entity – MT/employee	0.02	0.07
For each category of waste generated, total waste recovered through recycling, re-using or other recovery operations (in metric tonnes)		
Category of waste- Plastic, E-waste, Battery, Hazardous and Non-Hazardous waste		
(i) Recycled - Plastic, E-waste, Battery, Cotton waste, Used Oil	1.48	7.42
(ii) Re-used - Dry and wet waste	1.14	1.42
(iii) Other recovery operations - Garden and Food waste (Composting)	1.90	6.75
Total	**4.52**	**15.59**
For each category of waste generated, total waste disposed by nature of disposal method (in metric tonnes)		
Category of waste - Non-Hazardous, Hazardous waste, Biomedical waste		
(i) Incineration - Bio-medical Waste, Used Filter and Oil soaked cotton	0.43	0.39
(ii) Landfilling	-	-
(iii) Other disposal operations - Disposed through authorized waste management vendor	1.10	0.35
Total	**1.52**	**0.74**

*The Company operates in the real estate sector. Considering the nature of its operations and activities during the reporting period, no representative physical output metric was identified for calculating waste intensity. Accordingly, the Company has disclosed waste intensity based on revenue.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes, Dhir & Dhir Associates.

[24]The above calculations are in accordance with Part B, Attribute 4 of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

[25]The above calculations are in accordance with Part A, Section 1(I) of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

10. Briefly describe the waste management practices adopted in your establishments. Describe the strategy adopted by your company to reduce usage of hazardous and toxic chemicals in your products and processes and the practices adopted to manage such wastes.

The Company follows responsible waste management practices by ensuring segregation of waste at source into recyclable, biodegradable, hazardous, and non-hazardous categories. Recyclable materials such as paper, plastic, metal, and glass are directed to authorized recyclers for recovery and reuse, while biodegradable waste is managed through appropriate treatment and composting methods. Hazardous waste streams, including e-waste, used oil, batteries, and chemical waste, are disposed of through authorized agencies in compliance with applicable environmental laws and regulations.

The Company is committed to minimizing the use of hazardous and toxic substances by adopting safer alternatives, improving operational processes, and promoting environmentally sustainable practices wherever feasible. Adequate measures are implemented for the safe storage, handling, and use of chemicals, supported by employee training, awareness programs, and established safety protocols.

Hazardous waste generated during operations is managed through a systematic process involving its safe collection, storage, transportation, treatment, and disposal. The Company engages authorized recyclers, transporters, and treatment facilities to ensure compliance with regulatory requirements and to mitigate potential environmental and health risks associated with hazardous waste management. These practices reflect the Company's commitment to environmental stewardship, regulatory compliance, and sustainable operations.

11. If the entity has operations/offices in/around ecologically sensitive areas (such as national parks, wildlife sanctuaries, biosphere reserves, wetlands, biodiversity hotspots, forests, coastal regulation zones etc.) where environmental approvals / clearances are required, please specify details in the following format:

S. No.	Location of operations/offices	Types of operations	Whether the conditions of environmental approval / clearance are being complied with? (Y/N) If no, the reasons thereof and corrective action taken, if any.
The Company does not have operations or offices located in or near ecologically sensitive areas such as national parks, wildlife sanctuaries, biosphere reserves, wetlands, forests, or coastal regulation zones.			

12. Details of environmental impact assessments of projects undertaken by the entity based on applicable laws, in the current financial year:

Name and brief details of project	EIA Notification No.	Date	Whether conducted by independent external agency (Yes / No)	Results communicated in public domain (Yes / No)	Relevant Web link
N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

13. Is the entity compliant with the applicable environmental law/ regulations/ guidelines in India; such as the Water (Prevention and Control of Pollution) Act, Air (Prevention and Control of Pollution) Act, and Environment Protection Act and Rules thereunder (Y/N). If not, provide details of all such non-compliances, in the following format:

S. No.	Specify the law / regulation / guidelines which was not complied with	Provide details of the non-compliance	Any fines / penalties / action taken by regulatory agencies such as pollution control boards or by courts	Corrective taken, if any action
No significant instances of non-compliance were identified during the reporting period.				

Leadership Indicators

1. Water withdrawal, consumption and discharge in areas of water stress (in kilolitres):

For each facility / plant located in areas of water stress, provide the following information:

(i) Name of the area-N.A.

(ii) Nature of operations-N.A.

(iii) Water withdrawal, consumption and discharge in the following format:

Parameter	FY 2025-26	FY 2024-25
Water withdrawal by source (in kilolitres)		
(i) Surface water	Not Applicable	Not Applicable
(ii) Groundwater		
(iii) Third-party water		
(iv) Seawater / desalinated water		
(v) Others		
Total volume of water withdrawal *(in kilolitres)*		
Total volume of water consumption *(in kilolitres)*		
Water intensity per rupee of turnover *(Water consumed / turnover)*		
Water intensity *(optional)* – the relevant metric may be selected by the entity		
Water discharge by destination and level of treatment (in kilolitres)		
(i) Into Surface water	Not Applicable	Not Applicable
- No treatment		
- With treatment – please specify level of treatment		
(ii) Into Groundwater		
- No treatment		
- With treatment – please specify level of treatment		
(iii) Into Seawater		
- No treatment		
- With treatment – please specify level of treatment		
(iv) Sent to third-parties		
- No treatment		
- With treatment – please specify level of treatment		
(v) Others		
- No treatment		
- With treatment – please specify level of treatment		
Total water discharged *(in kilolitres)*		

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

No independent assessment, evaluation, or assurance has been carried out by an external agency during the reporting period.

2. Please provide details of total Scope 3 emissions & its intensity, in the following format:

Parameter	Unit	FY 2025-26	FY 2024-25
Total Scope 3 emission* *(Break-up of the GHG into CO2, CH4, N2O, HFCs, PFCs, SF6, NF3, if available)*	Metric tonnes of CO2 equivalent	0.05	0.13
Total Scope 3 emissions per rupee of turnover	Metric tonnes of CO2 equivalent/Rs	0.000000000011	0.0000000000062
Total Scope 3 emission intensity *(optional)* – the relevant metric may be selected by the entity	Metric tonnes of CO2 equivalent/ Employee	0.00016	0.00053

*Scope 3 emissions have been calculated only for Category 5 – Waste Generated in Operations and only for waste streams whose end-of-life treatment method is known. No assumptions have been made for waste sold or handed over to authorized waste management vendors where the subsequent treatment method is unknown; accordingly, associated emissions have not been included in the Scope 3 inventory.

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes, Dhir & Dhir Associates

3. With respect to the ecologically sensitive areas reported at Question 11 of Essential Indicators above, provide details of significant direct & indirect impact of the entity on biodiversity in such areas along-with prevention and remediation activities.

The Company does not have operations or offices located in or near ecologically sensitive areas such as national parks, wildlife sanctuaries, biosphere reserves, wetlands, forests, or coastal regulation zones.

4. If the entity has undertaken any specific initiatives or used innovative technology or solutions to improve resource efficiency, or reduce impact due to emissions / effluent discharge / waste generated, please provide details of the same as well as outcome of such initiatives, as per the following format:

S. No.	Initiative undertaken	Details of the initiative *(Web-link, if any, may be provided along-with summary)*	Outcome of the initiative
The Company did not undertake any specific initiatives or deploy innovative technologies or solutions aimed at improving resource efficiency or reducing impacts arising from emissions, effluent discharge, or waste generation during the reporting period. However, the Company remains committed to environmental stewardship and will continue to evaluate opportunities to implement suitable measures and initiatives that support sustainable resource use and enhance its overall environmental performance.			

5. Does the entity have a business continuity and disaster management plan? Give details in 100 words/ web link.

The Company has established an Emergency Response and Business Continuity Plan to ensure the safety of employees, contractors, visitors, and other stakeholders, while safeguarding assets and maintaining operational continuity during emergencies. The Plan outlines clear roles, responsibilities, communication protocols, evacuation procedures, and coordination mechanisms for effective emergency management. Regular preventive maintenance, inspections, and mock drills are conducted to enhance preparedness for incidents such as fire, power outages, flooding, and equipment failures. Supported by backup power systems, fire protection infrastructure, and trained emergency response teams, the Plan enables timely response, minimizes operational disruptions, and ensures compliance with applicable safety and regulatory requirements.

6. Disclose any significant adverse impact to the environment, arising from the value chain of the entity. What mitigation or adaptation measures have been taken by the entity in this regard?

The Company acknowledges that its operations and associated services may have environmental impacts related to energy consumption, resource utilization, waste generation, and emissions. The Company ensures compliance with applicable environmental laws and regulations and remains committed to responsible environmental stewardship. It continues to monitor relevant environmental aspects associated with its operations and seeks to manage them in a manner that minimizes its ecological footprint and supports sustainable business practices.

7. Percentage of value chain partners (by value of business done with such partners) that were assessed for environmental impacts.

The Company assesses its key value chain partners and service providers on environmental parameters through vendor evaluations, compliance reviews, and operational monitoring processes. These assessments consider aspects such as waste management, emissions, resource consumption, and compliance with applicable environmental regulations. Environmental expectations and relevant requirements are communicated to vendors through contractual arrangements and operational guidelines, thereby encouraging responsible environmental practices across the value chain. However, the percentage of value chain partners assessed for environmental parameters has not been quantified during the reporting period.

8. How many Green Credits have been generated or procured?

a) By the listed entity - Nil

b) By the top ten (in terms of value of purchases and sales, respectively) value chain partners - Nil

PRINCIPLE 7

Businesses, when engaging in influencing public and regulatory policy, should do so in a manner that is responsible and transparent

Essential Indicators

1.a) Number of affiliations with trade and industry chambers/ associations.

The Company is only affiliated with 1 (One) trade and industry chambers/associations.

b) List the top 10 trade and industry chambers/ associations (determined based on the total members of such body) the entity is a member of/ affiliated to.

S. No.	Name of the trade and industry chambers/ associations	Reach of trade and industry chambers/ associations (State/National)
1.	Corporate Member of CREDAI-MCHI	State

2. Provide details of corrective action taken or underway on any issues related to anticompetitive conduct by the entity, based on adverse orders from regulatory authorities

Name of authority	Brief of the case	Corrective active taken
	Nil	

Leadership Indicators

1. Details of public policy positions advocated by the entity:

S. No.	Public policy advocated	Method resorted for such advocacy	Whether information available in public domain? (Yes/No)	Frequency of Review by Board (Annually/ Half yearly/ Quarterly / Others – please specify)	Web Link, If available
			Nil		

PRINCIPLE 8

Businesses should promote inclusive growth and equitable development

Essential Indicators

1. Details of Social Impact Assessments (SIA) of projects undertaken by the entity based on applicable laws, in the current financial year.

Name and Brief details of project	SIA Notification No.	Date of notification	Whether conducted by independent external agency (Yes/No)	Results communicated in public domain (Yes/No)	Relevant Web Link
Not Applicable					

2. Provide information on project(s) for which ongoing Rehabilitation and Resettlement (R&R) is being undertaken by your entity, in the following format:

S. No.	Name of Project for which R&R is ongoing	State	District	No. of Project Affected Families (PAFs)	5 of PAFs covered by R&R	Amounts paid to PAFs in the FY (in INR)
Not Applicable						

3. Describe the mechanisms to receive and redress grievances of the community.

The Company maintains close engagement with community members through its CSR initiative and outreach programs. The respective program teams of the implementation agencies regularly interact with community stakeholders through community meetings, consultations and feedback sessions to understand, receive and address their concerns in a timely and effective manner.

The concerned teams assess the feedback received from community members and appropriate corrective or supportive actions are undertaken, wherever required. This continuous engagement mechanism helps the Company strengthen its relationship.

4. Percentage of input material (inputs to total inputs by value) sourced from suppliers:[26]

Category	FY 2025-26	FY 2024-25
Directly sourced from MSMEs/ small producers	21.97	15.42
Directly from within India	99.90	99.92

5. Job creation in smaller towns – Disclose wages paid to persons employed (including employees or workers employed on a permanent or non-permanent / on contract basis) in the following locations, as % of total wage cost[27]

Location	FY 2025-26	FY 2024-25
Rural	0.00	0.00
Semi-Urban	0.00	0.00
Urban	0.00	0.20
Metropolitan	100.00	99.80

[26]The above calculations are in accordance with Part B, Attribute 7 of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

[27]The above calculations are in accordance with Part B, Attribute 7 of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

Leadership Indicators

1. Provide details of actions taken to mitigate any negative social impacts identified in the Social Impact Assessments (Reference: Question 1 of Essential Indicators above):

Details of negative social impact identified	Corrective action taken
Not Applicable	

2. Provide the following information on CSR projects undertaken by your entity in designated aspirational districts as identified by government bodies:

S. No.	State	Aspirational District	Amount spent (In INR)
Not Applicable			

3. (a) Do you have a preferential procurement policy where you give preference to purchase from suppliers comprising marginalized /vulnerable groups? (Yes/No)

No

(b) From which marginalized /vulnerable groups do you procure?

Not Applicable

(c) What percentage of total procurement (by value) does it constitute?

Not Applicable

4. Details of the benefits derived and shared from the intellectual properties owned or acquired by your entity (in the current financial year), based on traditional knowledge:

S. No.	Intellectual Property based on traditional knowledge	Owned/ Acquired (Yes/No)	Benefit shared (Yes / No)	Basis of calculating benefit share
Not Applicable				

5. Details of corrective actions taken or underway, based on any adverse order in intellectual property related disputes wherein usage of traditional knowledge is involved.

Name of authority	Brief of the case	Corrective Action taken
Not Applicable		

6. Details of beneficiaries of CSR Projects:

S. No.	CSR Project	No. of persons benefitted from CSR projects	% of beneficiaries from vulnerable and marginalized groups
1.	Ummeed Inclusion Fellowship Program	4825	99.60
2.	Foundational Literacy & Numeracy, Career guidance, Teaching resources, scholarship, Behavioural therapy, Education initiative for special children	4568	100.00

PRINCIPLE 9

Businesses should engage with and provide value to their consumers in a responsible manner

Essential Indicators

1. Describe the mechanisms in place to receive and respond to consumer complaints and feedback.

The Company has established a structured mechanism for receiving and responding to customer complaints, queries, and feedback through a dedicated customer relationship management platform, ZOHO. Customers may raise concerns through designated communication channels, including email, following which the details are logged and tracked on the platform. ZOHO enables the Company to record and monitor all customer interactions, including the nature of the complaint, response timelines, escalation status, and resolution details, thereby ensuring transparency and accountability throughout the grievance redressal process.

A dedicated team of qualified Customer Relationship Management (CRM) personnel reviews and coordinates the resolution of concerns. Customer issues are addressed in a timely manner and complaints are closed only upon confirmation and approval from the customer. This structured approach facilitates effective grievance resolution, enhances customer satisfaction, and supports continuous improvement in service delivery.

2. Turnover of products and/ services as a percentage of turnover from all products/service that carry information about:

Category	As a percentage to total turnover
Environmental and social parameters relevant to the product	N.A.
Safe and responsible usage	N.A.
Recycling and/or safe disposal	N.A.

3. Number of consumer complaints in respect of the following:

Category	FY 2025-26			FY 2024-25		
	Received during the Year	Pending resolution at end of year	Remarks	Received during the Year	Pending resolution at end of year	Remarks
Data Privacy	00	00	NIL	00	00	NIL
Advertising	00	00	NIL	00	00	NIL
Cyber-security	00	00	NIL	00	00	NIL
Delivery of essential services	00	00	NIL	00	00	NIL
Restrictive Trade Practices	00	00	NIL	00	00	NIL
Unfair Trade Practices	05	34	Consumer complaints of ordinary nature	05	59	Consumer complaints of ordinary nature
Other	00	00	NIL	00	00	NIL

4. Details of instances of product recalls on account of safety issues:

Category	Number	Reasons for recall
Voluntary recalls	Not Applicable	
Forced recalls		

5. Does the entity have a framework/ policy on cyber security and risks related to data privacy? (Yes/No) If available, provide a web-link of the policy.

Yes, the Company has a Cyber Security and Data Privacy policy framework in place to safeguard its information systems and protect sensitive data. The framework includes necessary measures and controls to manage cyber risks and ensure data protection.

6. **Provide details of any corrective actions taken or underway on issues relating to advertising, and delivery of essential services; cyber security and data privacy of customers; re-occurrence of instances of product recalls; penalty / action taken by regulatory authorities on safety of products / services.**

   Not Applicable

7. **Provide the following information relating to data breaches:**

   a. Number of instances of data breaches: Nil

   b. Percentage of data breaches involving personally identifiable information of customers[28] : NIL

   c. Impact, if any, of the data breaches: Nil

Leadership Indicators

1. **Channels / platforms where information on products and services of the entity can be accessed (provide web link, if available).**

   Information regarding the Company's projects, products, and services is accessible through its official websites and social media platforms. These channels provide stakeholders with details on project offerings, business updates, customer engagement initiatives, and other relevant information. The Company maintains a digital presence through its corporate website, project-specific websites, and official social media accounts on Instagram, Facebook, LinkedIn, and YouTube.

   Website links:

   EDL Website - https://embassyindia.com/

   Social media accounts links:

   Instagram- https://www.instagram.com/embassydevelopments/
   Face Book- https://www.facebook.com/EmbassyDevelopments/

2. **Steps taken to inform and educate consumers about safe and responsible usage of products and/or services.**

   The Company adopts a multi-channel communication approach to educate and inform residents on the safe and responsible use of its services and community facilities. New residents receive welcome communications containing information on waste segregation practices, community guidelines, and emergency contact details. Additionally, regular awareness messages and updates on safety measures, sustainability initiatives, and responsible resource usage are disseminated through the Embassy Residential App, promoting informed and responsible community participation.

3. **Mechanisms in place to inform consumers of any risk of disruption/ discontinuation of essential services.**

   Any risk of disruption/ discontinuation of essential services is timely communicated to customers occupying the properties by the concerned teams. The residents receive timely notifications or communications regarding scheduled maintenance activities, potential service interruptions, and disruptions in essential utilities. This enables residents to stay informed in advance and make necessary arrangements accordingly.

4. **Does the entity display product information on the product over and above what is mandated as per local laws? (Yes/No/Not Applicable) If yes, provide details in brief. Did your entity carry out any survey with regard to consumer satisfaction relating to the major products / services of the entity, significant locations of operation of the entity or the entity as a whole? (Yes/No)**

   The Company is engaged in the development of residential projects and the development, operation, and maintenance of commercial office spaces and retail properties. Relevant product and service-related information, including specifications, terms, conditions, and applicable disclosures, is communicated to customers through agreements, handover documents, and other relevant documentation, in compliance with applicable laws and regulatory requirements.

[28]The above calculations are in accordance with Part B, Attribute 8 of the Industry Standards Note (December 2024) on the Business Responsibility and Sustainability Report (BRSR) Core, jointly issued by ASSOCHAM, CII, and FICCI, pursuant to Regulation 34(2) of the SEBI (LODR) Regulations, 2015, and as per SEBI Circular No. SEBI/HO/CFD/CFD-SEC-2/P/CIR/2023/122.

ANNEXURE I – ESG Journey of the Organization

Alignment of BRSR Section C[29]

BRSR	SDG
PRINCIPLE 1 - Businesses should conduct and govern themselves with integrity, and in a manner that is ethical, transparent and accountable – a) ESSENTIAL INDICATORS b) LEADERSHIP INDICATORS	Goal 16: Peace & Justice Strong Institutions Goal 17: Partnership for the goals
Principle 2 - Businesses should provide goods and services in a manner that is sustainable and safe – a) ESSENTIAL INDICATORS b) LEADERSHIP INDICATORS	Goal 6: Clean water and sanitation Goal 7: Affordable & Clean Energy Goal 10: Reduced Inequality Goal 12: Responsible Consumption & Production Goal 13: Climate Action
Principle 3 - Businesses should respect and promote the well-being of all employees, including those in their value chains – a) ESSENTIAL INDICATORS b) LEADERSHIP INDICATORS	Goal 3: Good Health & well-being Goal 4: Quality Education Goal 5: Gender Equality Goal 8: Decent Work and Economic Growth Goal 11: Sustainable cities and communities. Goal 16: Peace & Justice Strong Institutions
Principle 4 - Businesses should respect the interests of and be responsive to all its stakeholders – a) ESSENTIAL INDICATORS b) LEADERSHIP INDICATORS	Goal 9: Industry, Innovation and Infrastructure Goal 11: Sustainable Cities & Communities Goal 16: Peace & Justice Strong Institutions
Principle 5 - Businesses should respect and promote human rights – a) ESSENTIAL INDICATORS b) LEADERSHIP INDICATORS	Goal 5: Gender Equality Goal 8: Decent Work and Economic Growth Goal 16: Peace & Justice Strong Institutions
Principle 6 - Businesses should respect and make efforts to protect and restore the environment – a) ESSENTIAL INDICATORS b) LEADERSHIP INDICATORS	Goal 3: Good Health & well-being Goal 6: Clean Water & Sanitation Goal 7: Affordable & Clean Energy Goal 12: Responsible Consumption & Production Goal 13: Climate Action Goal 14: Life below water Goal 15: Life on land

[29] https://www.mca.gov.in/content/mca/global/en/home.html

BRSR	SDG
Principle 7 - Businesses, when engaging in influencing public and regulatory policy, should do so in a manner that is responsible and transparent – a) ESSENTIAL INDICATORS b) LEADERSHIP INDICATORS	Goal 2: Zero Hunger Goal 7: Affordable and clean energy Goal 10: Reduced Inequality Goal 11: Sustainable cities and communities Goal 13: Climate action Goal 14: Life below water Goal 15: Life on land Goal 16: Peace & Justice Strong Institutions Goal 17: Partnership for the goals
Principle 8 - Businesses should promote inclusive growth and equitable development – a) ESSENTIAL INDICATORS b) LEADERSHIP INDICATORS	Goal 2: Zero Hunger Goal 4: Quality Education Goal 5: Gender Equality Goal 6: Clean Water & Sanitation Goal 8: Decent Work and Economic Growth Goal 9: Industry, Innovation and Communities. Goal 11: Sustainable cities and communities. Goal 13: Climate action Goal 14: Life below water Goal 15: Life on land Goal 16: Peace & Justice Strong Institutions Goal 17: Partnership for the goals
Principle 9 - Businesses should engage with and provide value to their consumers in a responsible manner – a) ESSENTIAL INDICATORS b) LEADERSHIP INDICATORS	Goal 12: Responsible Consumption & Production

Note:
1) All SDG mapping done against respective principles are based on an indicative SDG mapping matrix provided in National Guidelines on Responsible Business Conduct by MCA, GOI.

2) The mentions of the UNSDG™ is the intellectual property of respective organisation and copyright of all the Logos used belong to respective organisations/ institutions.

Building a Sustainable Future: Embassy Developments' Strategic SDG Integration Framework

PRINCIPLES 4-9:

Integrated Sustainability
(Cross-referencing Core SDGs)

Principle 4 & 5:
Equality & Infrastructure

Integrates gender equality and decent work into industry and infrastructure development.

Principle 9:
Consumer Value

Maps quality education and responsible consumption to consumer-facing initiatives.

Principles 7 & 8:
Climate & Advocacy

Links climate action and life below water to community outreach and policy advocacy.

Principle 6:
Responsible Production

Focuses on clean water and responsible consumption through ISG 45001 certified plant operations.

PRINCIPLE 1: Ethics & Governance

POSH Policy Implementation

Cornerstone commitment to justice and safety, ensuring a secure workplace.

Strengthening Institutional Integrity

Embeas ethics, anti-bribery, and anti-corruption mesaurss directly into Code of Ethics.

Foundational Human Rights

Robust policies for equality, non-discrimination, and good governance.

PRINCIPLE 2: Economic Growth & Environment

Climate Action Efforts

Community-led waste segregation, scientific affluent treatment, and responsible discharge.

Inclusive Infrastructure & Equal Opportunity

Dedicated facilities for differently abled persons, equal treatment for all suppliers including MSMEs.

100% Recyclable Consumption

100%

Transitioned to using 100% recyclable paper cups for all workplace beverages.

Digital Compliance & Litigation Management

Uses Compliance and Litigation Management Tools for effective control and transparency.

PRINCIPLE 3: People, Education & Equality

Educational Programs

Key programs include Prathem Mysore (Literacy), Career Guidance Facilitators, and Ummeed Inclusion Fellowship.

Holistic Employee Well-being

Includes menstrual leave, group insurance, and online emotional support.

Advancing Gender Diversity

Active inclusion of women on the Board and senior managerial roles, with paternity/maternity benefits.

Long-term Value Creation

Participation encouraged through Embassy Developments Employee Stock Option Scheme.

UNSDGs in brief [30]:

Goal	Goal statement
Goal 1 : No Poverty	End poverty in all its forms everywhere
Goal 2 : Zero Hunger	End hunger, achieve food security and improved nutrition and promote sustainable agriculture
Goal 3 : Good Health & well-being	Ensure healthy lives and promote well-being for all at all ages
Goal 4 : Quality Education	Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all
Goal 5 : Gender Equality	Achieve gender equality and empower all women and girls
Goal 6 : Clean Water & Sanitation	Ensure availability and sustainable management of water and sanitation for all
Goal 7 : Affordable & Clean Energy	Ensure access to affordable, reliable, sustainable and modern energy for all
Goal 8 : Decent Work & Economic Growth	Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all
Goal 9 : Industry, Innovation and Infrastructure	Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation
Goal 10 : Reduced Inequality	Reduce inequality within and among countries
Goal 11 : Sustainable Cities & Communities	Make cities and human settlements inclusive, safe, resilient and sustainable
Goal 12 : Responsible Consumption & Production	Ensure sustainable consumption and production patterns
Goal 13 : Climate Action	Take urgent action to combat climate change and its impacts
Goal 14 : Life below water	Conserve and sustainably use the oceans, seas and marine resources for sustainable development
Goal 15 : Life on land	Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss
Goal 16 : Peace & Justice Strong Institutions	Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels
Goal 17 : Partnerships to achieve the Goal	Strengthen the means of implementation and revitalize the global partnership for sustainable development

In this report, the words – 'Embassy Developments Limited', 'EDL', 'We', 'Our', 'the Company' are used interchangeably to denote Embassy Developments Limited.

[30] https://sdgs.un.org/goals

Independent Assurance Statement

To,
The Board of Directors
Embassy Developments Limited

Scope and Approach

Dhir & Dhir Associates (hereinafter referred to as "the Firm") has been appointed by the management of Embassy Developments Limited ("the Company") to serve as an Independent Reasonable Assurance Provider in connection with the Company's Business Responsibility and Sustainability Report (BRSR) Core Matrices (refer to Annexure to this statement) for the Financial Year 2025-26.

Reporting Criteria

The scope of our reasonable assurance covers the sustainability information set out in Annexure to this statement of this report. The reporting boundary has been disclosed under Question 13 of Section A: General Disclosures of the BRSR, subject to any exceptions noted against individual questions.

The criteria applied by the Company in preparing the identified sustainability information are as follows:

- Regulation 34(2)(f) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended;
- Chapter IV-B of the SEBI Master Circular for Compliance with the Provisions of the SEBI (LODR) Regulations by Listed Entities, issued vide HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026;
- "Guidance Note for Business Responsibility and Sustainability Reporting Format" issued by the Securities and Exchange Board of India (SEBI);
- SEBI/HO/CFD/PoD-1/P/CIR/2024/177 dated December 20, 2024 - Industry Standards Note on Reporting of BRSR Core; and
- SEBI/HO/CFD/PoD-1/P/CIR/2025/42 dated March 28, 2025 - Measures to facilitate ease of doing business with respect to the framework for assurance or assessment, ESG disclosures for value chain, and the introduction of voluntary disclosures on green credits.

Management Responsibilities

The Company's Management bears responsibility for identifying key aspects, determining content, and presenting the Business Responsibility and Sustainability Report (BRSR) in accordance with the criteria outlined above. This responsibility encompasses the design, implementation, and maintenance of internal controls relevant to the preparation of the BRSR, as well as the measurement of BRSR Core Metrics in a manner that is free from material misstatement, whether arising from fraud or error.

Independence and Quality Control

The Firm maintains independence from the entity in accordance with the requirements governing independence as stipulated under applicable BRSR provisions and professional standards, and has fulfilled its obligations in that regard throughout the engagement.

The Firm is certified under ISO 9001:2015, and is committed to maintaining robust quality management systems across all service lines, including assurance engagements. In conducting this engagement, the Firm has exercised due professional care and applied a structured, systematic approach to ensure that the work performed meets the requisite standards of quality, objectivity, and rigour.

The engagement is premised on the assumption that the data and information furnished by the Company have been provided in good faith and are free from material misstatements. The Firm was not involved in the preparation of any statements or data included in the Report, other than this Assurance Statement.

Reasonable Assurance

A reasonable assurance engagement involves identifying and evaluating the risks of material misstatement in the identified sustainability information, whether attributable to fraud or error, and designing procedures to respond to those assessed risks.

Our assurance process involves performing procedures to obtain sufficient and appropriate evidence regarding the reliability and accuracy of the disclosures covered within the assurance scope. This includes a review and verification of data collection, consolidation, and calculation methodologies, along with an assessment of the rationale for inclusion or exclusion of relevant information and data in the Report.

The review process broadly includes:

- Evaluation of the appropriateness of the methodologies and assumptions adopted for quantification of non-financial and sustainability-related information disclosed in the Report;
- Review of consistency and alignment of information presented within the Report and with the underlying supporting documents and records;

- Discussions and engagements with relevant personnel responsible for the preparation, management, and reporting of the disclosed information;
- Examination of audit trails and data flows to assess the accuracy of data collection, compilation, transcription, and aggregation processes;
- Review of data management systems, reporting mechanisms, and related internal control processes; and
- Verification of select non-financial and sustainability performance data on a sample basis, based on professional judgment and the scope of assurance undertaken.

The Firm is of the view that the evidence gathered is sufficient and appropriate to support a reasonable assurance conclusion.

Our Responsibility

The Firm's responsibility is to express a reasonable assurance conclusion on the identified sustainability indicators, on the basis of the procedures performed and evidence obtained. The engagement was conducted in accordance with the International Standard for Assurance Engagements other than Audits or Reviews of Historical Financial Information (ISAE 3000), and in accordance with the terms of reference agreed with the Company. Those standards require that the engagement be planned and executed to obtain reasonable assurance as to whether, in all material respects, the Subject Matter is presented in conformity with the applicable Criteria, and that a report be issued accordingly. The nature, timing, and extent of the procedures selected are determined by professional judgment, including an assessment of the risk of material misstatement, whether due to fraud or error.

Reasonable Assurance Opinion

Based on the procedures performed and the evidence obtained, nothing has come to the Firm's attention that would lead it to conclude that the Company's identified sustainability criteria as per the BRSR Core Framework for the financial year ended 31st March 2026 are not prepared, in all material respects, in accordance with the Reporting Criteria.

Limitations and Exclusions

The Firm has relied upon the information, documents, records, data, and explanations furnished by the Company for the purposes of this review. The following limitations and exclusions apply to this engagement:

- Any disclosures other than those specified in the scope section above;
- Data and information falling outside the defined reporting period;
- Data relating to the Company's financial performance, strategy, and associated linkages as expressed in the Report;
- The reported financial data, which is derived from the audited financial statements issued by the Company's statutory auditors and is subject to a separate audit process; the Firm was not involved in the review of financial data from the Annual Report;
- Statements expressing opinions, beliefs, aspirations, expectations, forward-looking projections, and assertions relating to intellectual property rights or competitive matters;
- Mapping of the Report against reporting frameworks other than those referenced in the Reporting Criteria above;
- While the effectiveness of management's internal controls was considered in determining the nature and extent of the Firm's procedures, the assurance engagement was not designed to provide assurance on internal controls; and
- Procedures relating to the testing of controls or the checking of aggregation or calculation of data within IT systems.
- Calculating and measuring certain amounts and BRSR Core metrics, such as GHG emissions, water, waste and energy footprint, involves assumptions, estimations and inherent measurement uncertainty. Even though we obtain sufficient appropriate evidence to support our opinion, it does not eliminate the uncertainty in these amounts and metrics.
- Evaluation, verification and assessment of the Company's financial performance and data have been out of the scope of this engagement, except relying on the Company's third-party audited financial reports as provided to us during the course of engagement, wherever materially required concerning the nine core attributes of the BRSR Core. The assurance does not cover the Company's statements that express opinions, claims, beliefs, aspirations, expectations, aims, or future intentions. Additionally, assertions related to Intellectual Property Rights and other competitive issues are beyond the scope of this assurance.

For and on behalf of Dhir & Dhir Associates,

sd/-
Dr. Sonal Verma
Partner, ESG Advisory

Date: 10-08-26
Place: Mumbai

Annexure-I:

Identified Sustainability Information subject to Reasonable Assurance

The boundary for assurance is on standalone basis.

BRSR Core Attribute	Parameter	Section C- Principle wise indicator
1. Greenhouse gas (GHG) footprint	Total Scope 1 emissions	Principle (P)6, Question (Q)7
	Total Scope 2 emissions	P6 Q7
	Total Scope 1 and 2/ Total revenue from operations adjusted for PPP	P6 Q7
	Total Scope 1 and Scope 2 emissions (MT) / Total Output of Product or Services	P6 Q7
2. Water Footprint	Total water consumption	P6, Q3
	Water consumption intensity	P6 Q3
	Water Discharge by destination and levels of Treatment	P6 Q4
3. Energy footprint	Total energy consumed	P6, Q1
	% of the energy consumed from renewable sources	P6 Q1
	Joules or multiples / Rupee adjusted for PPP	P6 Q1
	Joules or multiples / Product or Service	P6 Q1
4. Embracing circularity - details related to waste management by the entity	Plastic waste (A)	P6, Q9
	E-waste (B)	P6, Q9
	Bio-medical waste (C)	P6, Q9
	Construction and demolition waste (D)	P6, Q9
	Battery waste (E)	P6, Q9
	Radioactive waste (F)	P6, Q9
	Other Hazardous waste. Please specify, if any. (G)	P6, Q9
	Other Non-hazardous waste generated (H). Please specify, if any. (Break-up by composition i.e., by materials relevant to the sector)	P6, Q9
	Total waste generated (A+B + C + D + E + F + G + H)	P6, Q9
	Kg or MT / Rupee adjusted for PPP	P6, Q9
	Kg or MT / Unit of Product or Service	P6, Q9
	Each category of waste generated, total waste recovered through recycling, re-using or other recovery operations	P6, Q9
	For each category of waste generated, total waste disposed by nature of disposal method.	P6, Q9
5. Enhancing Employee Wellbeing and Safety	Spending on measures towards wellbeing of employees and workers – cost incurred as a % of the total revenue of the company	P3, Q1(c)
	Details of safety-related incidents for employees and workers (including contract-workforce e.g. workers in the company's construction sites)	P3, Q11
6. Enabling Gender Diversity in Business	Gross wages paid to females as % of wages paid	P5 Q3(b)
	Complaints on POSH	P5, Q7
7. Enabling Inclusive Development	Input material sourced from following sources as % of total purchases – Directly sourced from MSMEs/ small producers and from within India	P8, Q4
	Job creation in smaller towns – Wages paid to persons employed in smaller towns (permanent or non-permanent /on contract) as % of total wage cost	P8, Q5
8. Fairness in Engaging with Customers and Suppliers	Instances involving loss/ breach of data of customers as a percentage of total data breaches or cyber security events.	P9, Q7
	Number of days of accounts payable.	P1, Q8
9. Open-ness of business	Concentration of purchases & sales done with trading houses, dealers, and related parties; Loans and advances & investments with related parties	P1, Q9