

April 09, 2026

Scrip Code: 532832

BSE Limited

Phiroze Jeejeebhoy

Towers, Dalal Street, Mumbai – 400 001

Symbol: EMBDL

National Stock Exchange of India Limited

Exchange Plaza, C-1, Block G,

Bandra Kurla Complex, Mumbai – 400 051

Dear Sirs,

Sub: Disclosure under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

We would like you to take note of our key operational updates for the quarter ended March 31, 2026 (Q4 FY26):

1. Pre-Sales:

- The Company recorded strong pre-sales amounting ~INR 2,632 crore during Q4 FY26 – representing its highest-ever quarterly booking performance with a quarter-on-quarter growth of 89% compared to Q3 FY26.
- Total pre-sales for FY26 stood at INR 4,631 crore, marking a strong 128% year-on-year growth and translating to 93% achievement of the Company's INR 5,000 crore guidance. The shortfall is due to approval delays with respect to one of its project launches in Bengaluru.

2. Collections:

- Collections in Q4 FY26 were ~INR 577 crore reflecting a ~39% quarter-on-quarter increase.
- For FY26, cumulative collections from the projects stood at ~INR 1,673 crore, while collections from monetisation of non-core land parcels amounted to ~INR 47 crore. Consequently, total collections (projects + land) for FY26 stood at ~INR 1,721 crore.

3. Key updates of the quarter:

- New project approvals – Embassy Serenity, Alibaug: The Company received RERA registration for Phase I of Embassy Serenity (Alibaug) and slated for the launch in Q1 FY27.
- New launches – strong market response: Two projects were launched during Q4 FY26 – Embassy Citadel, Worli, and Embassy Verde 2, Bengaluru and achieved combined pre sales of ~INR 1,385 crore.

4. Net Debt: As of March 31 2026, the Company's net institutional debt stood at ~INR 2,937 crore, after adjusting for cash and cash equivalents of ~INR 1,227 crore.

Performance Summary

(INR Cr.)	Q1 FY26	Q2 FY26	Q3 FY26	Q4 FY26	QoQ%	FY26
Pre-Sales	198	409	1,392	2,632	89%	4,631
Collections	322	359	414	577	39%	1,673

Aforesaid numbers are provisional and subject to limited review.

Kindly take the above information on record.

Thank you.

Yours faithfully,

For Embassy Developments Limited

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

Vikas Khandelwal

Company Secretary

EMBASSY DEVELOPMENTS LIMITED

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

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