

February 9, 2026

Scrip Code – 532832/EMBDL

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

National Stock Exchange of India Limited
“Exchange Plaza”, Bandra-Kurla Complex,
Bandra (East), MUMBAI – 400051

Sub: Stock Options and Performance Stock Units, under Embassy Developments Limited Employee Stock Option Scheme – 2025.

Dear Sir/Madam,

Pursuant to Regulation 30 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**SEBI LODR Regulations**”), we wish to inform you that the Nomination and Remuneration Committee of the Company (“NRC”), at its meeting held on February 9, 2025, took note of the lapse of an aggregate of 2,84,924 Stock Options (“**SOs**”) and 37,52,477 Performance Stock Units (“**PSUs**”) and approved the fresh grant of an aggregate of 9,15,265 SOs and 7,25,301 PSUs to eligible employees of the Company, in accordance with and pursuant to Embassy Developments Limited Employee Stock Option Scheme – 2025.

The details as required to be disclosed under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with the SEBI Master Circular dated January 30, 2026, are enclosed herewith as **Annexure – I**.

Kindly take the same on record.

Thanking you,
Yours truly,
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)

E: ir@embassyindia.com W: www.embassyindia.com CIN: L45101HR2006PLC095409

Bengaluru Office:
Embassy One- Pinnacle, 14th floor,
Bellary Road, Dena Bank Colony,
Bengaluru Karnataka – 560032.
T : (080) 69354859

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

Registered Office:
01-1001, WeWork,
Blue One Square, Udyog Vihar
Phase 4 Rd, Gurugram, Haryana-122016
T: (0124) 4609559

Annexure I

Details as required to be disclosed under Regulation 30 of the SEBI LODR Regulations, read with SEBI Circulars dated January 30, 2025

S. No.	Particulars	Information
1	Brief details of options granted	Grant of an aggregate of 9,15,265 Stock Options (“SOs”) and 7,25,301 Performance Stock Units (“PSUs”) to eligible employees under Embassy Developments Limited Employee Stock Option Scheme – 2025 (“Embassy ESOS 2025”).
2	Whether the scheme is in terms of SEBI (SBEB) Regulations, 2021 (if applicable)	Yes. The grants have been made in accordance with Embassy ESOS 2025, duly approved by shareholders and formulated in compliance with SEBI SBEB & SE Regulations, 2021, upon receipt of the necessary in-principle approvals from both the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE) for the said Scheme.
3	Total number of shares covered by these options	Each SO is convertible into one equity share of face value INR 2 each of the Company (“Equity Share”); and Each PSU is convertible into such number of Equity Shares as determined based on the achievement of performance parameters, in accordance with Embassy ESOS 2025.
4	Pricing formula	For SOs: INR 111.51 per SO; and For PSUs: INR 2 per PSU (face value of equity shares).
5	Time within which option may be exercised	The vested Sos and PSUs can be exercised within a period of 5 (five) years from the respective vesting date or 7 (seven) years from the respective Grant Date, whichever is earlier.
6	Brief details of significant terms	The SOs granted shall have a vesting period of 4 years and shall vest uniformly over the period of 4 years (25%-25%- 25%-25% at the end of each from the Grant date). The PSUs granted shall vest upon meeting the respective milestone anytime between year 3 and 4 (% vesting and number of Equity Shares will be dependent on % achievement against the target, as per Embassy ESOS 2025)
7	Subsequent changes or cancellation or exercise of such options	An aggregate of 2,84,924 SOs and 37,52,477 PSUs have lapsed in accordance with the provisions of Embassy ESOS 2025 and have been added back to the total pool.
8	Options lapsed	An aggregate of 2,84,924 Stock Options (“SOs”) and 37,52,477 Performance Stock Units (“PSUs”) have lapsed

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		pursuant to in accordance with the provisions of the Embassy ESOS 2025.
9	Money realized by exercise of options	Not applicable at this stage, as this intimation pertains to grant of Options under Embassy ESOS 2025.
10	The total number of shares arising as a result of exercise of option	
11	Options exercised	
12	Variation of terms of options	
13	Options vested	
14	Diluted earnings per share pursuant to issue of equity shares on exercise of options	

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