EMBASSY DEVELOPMENTS LIMITED
DISCLOSURE ON MATERIAL RELATED PARTY TRANSACTIONS ON VOLUNTARY BASIS FOR FY 2025-26

Particulars	(1)	(2)	(3)
Name(s) of the related party and nature of relationship	**Name of related party:** Birch Real Estate Private Limited ("Birch") **Relationship:** Birch, is a step-down wholly owned subsidiary of Embassy Property Developments Private Limited ("EPDPL"), a Promoter Group entity. Birch does not hold any shares, whether directly or indirectly in EDL and vice versa.	**Name of related party:** M/s Embassy-KSL Realty Ventures ("KSL"), a partnership firm **Relationship:** KSL is a partnership firm, which is jointly and equally (50:50) held by Embassy Property Developments Private Limited ("EPDPL"), a Promoter Group entity & JV Holding Private Limited ("JVHPL"), another Promoter entity. Currently, KSL has been converted into a private limited company by the name of Embassy-KSL Realty Ventures Private Limited as a subsidiary of EPDPL.	**Name of related party:** Embassy Property Developments Private Limited (EPDPL) **Relationship:** EPDPL is a promoter group entity of the Company and Mr. Jitendra Virwani and Mr. Aditya Virwani, promoter directors of the Company and their relative(s), are member(s) and director(s) in EPDPL.
Nature of contracts/ arrangements/ transactions	Development Management and Marketing Arrangement between the Company and Birch.	Development Management and Marketing Arrangement between the Company and KSL	The Company in May 2024 had entered into an agreement with EPDPL ("Future Asset Agreement") granting it a right of first offer/refusal over approximately 503 acres of Embassy group projects in Bengaluru ("Current Assets") and a right of first opportunity in respect of qualifying future developments ("Eligible Proposed Assets", together with Current Assets, "Future Assets"). The agreement is valid until May 2027. Against this arrangement, the Company paid a secured advance of INR 150 Crores, of which INR 50 Crores has been adjusted against the acquisition of Squadron Developers Private Limited, with the balance INR 100 Crores to be adjusted against Future Asset transactions or refunded with interest at 15.5% p.a. Now, a further extension of the time-period for utilization of the said balance amount of INR 100 crores (Indian Rupees One Hundred Crores) until the

			validity of the said arrangement under the Future Assets Agreement i.e. till May 2027
Duration of the contracts/ arrangements/ transactions	The proposed development is expected to be completed within a period of ~ 3 to 5 years from the date of project launch.	The proposed development is expected to be completed within a period of ~ 3 to 5 years from the date of project launch.	The arrangement is effective for a period of three years from the date of the Future Asset Agreement, however the term for adjustment/ repayment of the Future Asset Advance, originally 18 (eighteen) months (including first extension), is now extended to align with the validity of the arrangement under the Future Asset Agreement, i.e., up to May 2027.
Salient terms of the contracts or arrangements or transactions including the value, if any	**Key details of the project are:** **Project:** Embassy Bayview, Juhu, a residential development of 2.45 acres of land located in Juhu Tara, Mumbai **Indicative sales revenue:** ~INR 3,060 Cr **Location:** Juhu, Tara Road, Mumbai **Structure:** DM Model **Development Manager Partner:** EDL either directly or through any of its subsidiaries **DM Fee:** 10% of gross project revenue **Scope of Services:** branding, sales, construction monitoring and inspections, reporting, strategic advice, and marketing of the Project and incur associated costs, as applicable**.**	**Key details of the project are:** **Project:** Embassy Astra (project to be named as “Embassy Sky Terraces”), Hebbal, a residential development of 10 acres of land located in Hebbal, Bengaluru **Indicative sales revenue:** ~INR 2,540 Cr **Location:** Hebbal, Bengaluru **Structure:** DM Model **Development Manager Partner:** EDL either directly or through any of its subsidiaries **DM Fee:** 10% of gross project revenue **Scope of Services:** branding, sales, construction monitoring and inspections, reporting, strategic advice, and marketing of the Project and incur associated costs, as applicable**.**	As explained above, an extension of the time period for the utilization of the Future Asset Advance until the validity of the said arrangement under the Future Assets Agreement i.e. till May 2027.
Date(s) of approval by the Board, if any	August 11, 2025 and further approved by shareholders at the AGM held on September 26, 2025	August 11, 2025 and further approved by shareholders at the AGM held on September 26, 2025	August 26, 2025 and further approved by shareholders at the AGM held on September 26, 2025
Amount paid as advances, if any	Not applicable	Not applicable	As stated above