

To,

Date:31.07.2026

1. The Compliance Officer
MAC Charles (India) Limited
1st Floor, Embassy Point,
No 150, Infantry Road,
Bangalore-560001

2. Listing Department
BSE Limited
PJ Tower, Dalal Street, Fort
Mumbai – 400 001

Dear Sir,

Sub: Disclosures under Regulation 31(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

Ref: 1. Name of the Company: Mac Charles (India) Limited

2. BSE: 507836

With reference to the above-mentioned subject, we are hereby enclosing the disclosures under regulation 31(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

Please take note of the same as compliance under SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

For Embassy Property Developments Pvt. Ltd.

Devika Priyadarsini

Company Secretary

M.No. A49485

Embassy Property Developments Private Limited

W: www.embassygroup.com E: secretarial@embassygroup.com CIN: U85110KA1996PTC020897

Registered Office: Embassy Point, 1st Floor, 150, Infantry Road, Bangalore, Karnataka, India, 560 001.

T: (080) 41799999.

ANNEXURE – I

Name of the Target Company (TC)										Mac Charles (India) Limited					
Names of the Stock Exchanges where the shares of the target company are listed										BSE Limited					
Date of reporting										31.07.2026					
Name of the promoter or PAC on whose shares encumbrance has been created/released/invoked										Embassy Property Developments Private Limited					
Details of the creation/invocation/release of encumbrance:															
Name of the promoter (s) or PACs with him(**)	Promoter holding in the target company (1)			Promoter holding already encumbered (2)		Details of events pertaining to encumbrance (3)							Post event holding of encumbered shares {creation [(2)+(3)] / release [(2)-(3)] / invocation [(2)-(3)]}		
	No. of shares	% of total share capital	% w.r.t diluted share capital	No. of shares	% of total share capital	Type of event (creation / release / invocation)	Date of creation/ invocation / release of encumbrance	Type of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	Reasons for encumbrance	No. of shares	% of total share capital	Name of the entity in whose favor shares encumbered	No. of shares	% of total share capital	
Embassy Property Developments Pvt Ltd	9616952	73.41%	73.41%	-	-	Creation	29 July 2026	Pledge/ others	See Note	66,81,537	51%	Catalyst Trusteeship Limited acting in its capacity	66,81,537	51%	

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Annexure - II
Format for disclosure of reasons of encumbrance

Name of listed company	Mac Charles (India) Limited
Name of the recognised stock exchanges where the shares of the company are listed	BSE Limited
Name of the promoter(s) / PACs whose shares have been encumbered	Embassy Property Developments Private Limited
Total promoter shareholding in the listed company	No. of shares – 96,16,952 % of total share capital – 73.41%
Encumbered shares as a % of promoter shareholding	69.47% (See Note)
Whether encumbered share is 50% or more of promoter shareholding	Yes
Whether encumbered share is 20% or more of total share capital	Yes

Details of all the existing events/ agreements pertaining to encumbrance

	(Date of creation of encumbrance: <u>24 July 2026</u> Date of creation of pledge: <u>29 July 2026</u>)
Type of encumbrance (pledge, lien, negative lien, non-disposal undertaking etc. or any other covenant, transaction, condition or arrangement in the nature of encumbrance)	Pledge / others (See Note)
No. and % of shares encumbered	No. of shares: 66,81,537 % of total share capital: 51% (See Note)

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Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	Catalyst Trusteeship Limited acting in its capacity as the debenture trustee and Catalyst Trusteeship Limited acting in its capacity as the common security trustee
	Whether the entity X is a scheduled commercial bank, public financial institution, NBFC or housing finance company? If No, provide the nature of the business of the entity.	No, Catalyst Trusteeship is engaged in <i>inter alia</i> providing services as security trustee and debenture trustee.
	Names of all other entities in the agreement	See Note
	Whether the encumbrance is relating to any debt instruments viz. debenture, commercial paper, certificate of deposit etc.? If yes, provide details about the instrument, including credit rating	Yes
Security Cover / Asset Cover	Value of shares on the date of event / agreement (A)	INR 4,64,19,97,831
	Amount involved (against which shares have been encumbered) (B)	INR 270,00,00,000
	Ratio of A / B	1.72

End use of money	Borrowed amount to be utilized for what purpose – (a) Personal use by promoters and PACs (b) For the benefit of listed company Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc. (a) Any other reason (please specify)	The borrower amount was / will be availed for: 1. granting inter-corporate loan to Embassy Maverick Malls Private Limited (“EMMPL”) which shall be utilised by EMMPL towards initial approval costs, design costs and development costs in relation to an identified project of EMMPL; 2. general corporate purposes; and making payment for all fees, costs and other general expenses incurred in relation to the issue of the debentures issued.
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Place: Bangalore
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