To,

Date:07.08.2026

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: Revised 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 revised disclosures under regulation 31(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 by mentioning details of lender along with trustee details.

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
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Devika Priyadarsini
Company Secretary
M.No. A49485

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 %	Trustee: Catalyst Trusteeship Limited acting in its	66,81,537	51 %

												capacity as the debenture trustee and Catalyst Trusteeship Limited acting in its capacity as the common security trustee Lender: Standard Chartered Bank- IFSC Gift City		

Note:

Calatheas Developments Private Limited (“**Calatheas**”) has pursuant to debenture trust deed dated 24 July 2026 entered into between Calatheas and Catalyst Trusteeship Limited in its capacity as the debenture trustee (“**Debenture Trustee**”) (“**Debenture Trust Deed**”), has issued non-convertible debentures to certain debenture holders.

EMBASSY

Embassy Property Developments Private Limited ("**EPDPL**") holds 9616952 shares in Mac Charles (India) Limited ("**MCIL**"). Pursuant to the terms of the Debenture Trust Deed, EPDPL has created a pledge over 66,81,537 equity shares of MCIL constituting 51% of the share capital of MCIL in favour of Catalyst Trusteeship Limited (acting in its capacity as the common security trustee) on 29 July 2026.

Further, one of the terms of the Debenture Trust Deed is that, upon EPDPL (a) ceasing to own at least 51% of the issued and paid up share capital of MCIL on a fully diluted basis; or (b) not directly or indirectly owning or ceasing to control, MCIL, the 'Debt' (*as defined in the Debenture Trust Deed*) in relation to the 'Debentures' (*as defined in the Debenture Trust Deed*) is required to be repaid. Such covenant is in the nature of 'encumbrance' (as defined in the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011) and is required to be disclosed

For Embassy Property Developments Pvt. Ltd.

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Company Secretary
M.No. A49485

Place: Bangalore
Date: 07.08.2026

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: 24 July 2026 Date of creation of pledge: 29 July 2026)
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)

Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	Trustee: Catalyst Trusteeship Limited acting in its capacity as the debenture trustee and Catalyst Trusteeship Limited acting in its capacity as the common security trustee Lender: Standard Chartered Bank- IFSC Gift City
	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 *inter alia* 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
		1. Name of the issuer: Calatheas Developments Private Limited 2. Details of the debt instrument: senior, secured, redeemable, unlisted, unrated non- convertible debentures. 3. Whether the debt instrument is listed on stock exchanges? No 4. Credit Rating of the debt instrument: NA 5. ISIN of the Instrument – INE0TYV07013
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.

For Embassy Property Developments Pvt. Ltd.

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