



January 27, 2023

To,
The Corporate Relations Department,
Department of Corporate Services,
BSE Limited,
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001.

Re: Scrip Code: 959990 & 960165

Dear Sir/ Madam,

Subject: Intimation of the decision to not exercise Call Option by Embassy Office Parks REIT (“Embassy REIT”) in respect of Series II (Tranche A and Tranche B) Non-Convertible Debentures aggregating to ₹ 1,500,00,00,000/- (“Debentures”) issued by Embassy REIT pursuant to a Debenture Trust Deed dated September 08, 2020 (“Deed”) executed between Embassy REIT and SBICAP Trustee Company Limited as the debenture trustee (“Debenture Trustee”), under Regulation 15 of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021.

We wish to inform that Embassy REIT, by a notice dated January 27, 2023, has informed the Debenture Holders and the Debenture Trustee that the First Call Option Date under the Deed is March 09, 2023, and Embassy REIT has decided not to redeem any of the Debentures on the First Call Option Date. The ISIN of the Debentures is as below:

1. INE041007035 (Series II Tranche A); and
2. INE041007043 (Series II Tranche B).

A copy of the notice issued to the Debenture Holders and the Debenture Trustee is enclosed as **Annexure I**.

Thanking you.

Yours sincerely,

For and on behalf of Embassy Office Parks REIT acting through its Manager, Embassy Office Parks Management Services Private Limited

Vinitha Menon
Company Secretary and Compliance Officer
A25036

Encl: As above

Embassy Office Parks Management Services Private Limited.
Royal Oaks Embassy, GolfLinks Business Park, Off Intermediate Ring Road, Bangalore – 560071,
Karnataka, India. T: +91 80 4903 0000 F: +91 80 4903 0046.
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India T: +91 80 4179 99991 F: +91 80 2228 6912

January 27, 2023

From : Embassy Office Parks REIT as the Issuer

To : A. SBICAP Trustee Company Limited as the Debenture Trustee; and
B. Debenture Holders.

Dear Sir / Madam,

Ref: Embassy Office Parks REIT - Debenture Trust Deed dated September 08, 2020 (“Deed”)

1. We refer to the Deed. Terms defined in the Deed shall have the same meaning when used in this notice unless given a different meaning in this notice;
2. We hereby notify you that under the Deed, the Issuer has the right to redeem all the Debentures in full on any of the three Call Option Dates. The First Call Option Date under the Deed is March 09, 2023; and
3. As per the terms of the Deed, we may redeem the Debentures on a Call Option Date by delivering a Call Option Notice to the Debenture Holders at least 20 (twenty) days prior to the relevant Call Option Date, i.e. by delivering a notice on or before February 17, 2023 being the date 20 days prior to March 09, 2023. Accordingly, pursuant to the Deed and Regulation 15 of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, we hereby inform you that our Call Option to redeem the Debentures will become exercisable by issuing a Call Option Notice on or before February 17, 2023, for redemption on March 09, 2023. We hereby confirm that we will not issue the Call Option Notice or exercise the Call Option available to us on the First Call Option Date.

Thanking you.

Yours sincerely,

For and on behalf of Embassy Office Parks REIT acting through its Manager, Embassy Office Parks Management Services Private Limited

Vinitha Menon
Company Secretary and Compliance Officer
A25036