



Embassy REIT Ranks #1 in India for Public Disclosures and Achieves GRESB 5-Star Rating for Second Year in a Row

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Embassy Office Parks REIT (NSE: EMBASSY / BSE: 542602) ('Embassy REIT'), India's first listed REIT and the largest office REIT in Asia by area, is pleased to announce that GRESB, an industry-leading standards organisation, has ranked Embassy REIT number one in India for its public disclosures, and has awarded the REIT a 5-star rating for its 45 million square feet office portfolio in its annual sustainability assessment.

GRESB (Global Real Estate Sustainability Benchmark) is an investor-led organisation that provides standardised and validated ESG data to financial markets. Established in 2009, GRESB has become the leading ESG benchmark for real estate and infrastructure investments across the world, and is used by more than 170 institutional and financial investors to inform decision-making.

Aravind Maiya, Chief Executive Officer, Embassy REIT, said,

"We're delighted to receive the number one ranking for our public disclosures and a 5-star rating for the second year in a row. Our 2023 GRESB results place Embassy REIT in the top 20% of participants globally and demonstrates our ESG leadership in the Indian real estate sector. At our core, Embassy REIT delivers sustainable workspaces to our marquee occupiers, thereby providing us a competitive edge for long-term growth and returns while contributing to a brighter future for all our stakeholders."

Embassy REIT's development portfolio received a global industry-leading score of 99%, standing investments achieved an 88%, and public disclosures received a 97%, all of which were higher than the GRESB overall average. Furthermore, Embassy REIT received a 100% score on the social and governance pillars.

About Embassy REIT

Embassy REIT is India's first publicly listed Real Estate Investment Trust. Embassy REIT owns and operates a 45 msf portfolio of nine infrastructure-like office parks and four city-centre office buildings in India's best-performing office markets of Bengaluru, Mumbai, Pune, and the National Capital Region ('NCR'). Embassy REIT's portfolio comprises 34.3 msf completed operating area and is home to over 230 of the world's leading companies. The portfolio also comprises strategic amenities, including four operational business hotels, two under-construction hotels, and a 100 MW solar park supplying renewable energy to tenants. Embassy REIT's industry leading ESG program has received multiple accolades from renowned global institutions and was awarded a 5-star rating both from the British Safety Council and GRESB. Embassy REIT was also recognised as the world's largest 'USGBC LEED Platinum-Certified' office portfolio (v4.1 O+M) by Green Business Certification Inc. For more information, please visit www.embassyofficeparks.com.

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This press release contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Manager. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of Embassy REIT or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, recipients of this press release are cautioned not to place undue reliance on these forward-looking statements. The Manager disclaims any obligation to update these forward-looking statements to reflect future events or developments or the impact of events which cannot currently be ascertained, such as COVID-19. In addition to statements which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential' or 'continue' and similar expressions identify forward-looking statements.

This press release also contains certain financial measures which are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, and the recipient should not consider such items as an alternative to the historical financial results or other indicators of Embassy REIT's cash flow based on Ind-AS or IFRS. These non-GAAP

financial measures, as defined by the Manager, may not be comparable to similarly titled measures as presented by other REITs due to differences in the way non-GAAP financial measures are calculated. Even though the non-GAAP financial measures are used by management to assess Embassy REIT's financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and the recipient should not consider them in isolation or as substitutes for analysis of Embassy REIT's financial position or results of operations as reported under Ind-AS or IFRS. Certain figures in this press release have been subject to rounding off adjustments. Actual legal entity name of occupiers may differ.

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