

A. Statement of utilization of issue proceeds of Non-convertible Debentures:

Name of the Issuer	ISIN	Mode of Fund Raising (Public Issues/ Private Placement)	Type of Instrument	Date of raising funds	Amount Raised (INR in Crores)	Funds utilized (INR in Crores) ¹	Any deviation (Yes/ No)	If 8 is yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Embassy Office Parks REIT	INE041007183	Private Placement	Non-Convertible Debentures	June 27, 2025	750.68 crores ²	750.68 crores	No	NA	-
	INE041007191			July 24, 2025	2,001.37 crores ³	2,001.37 crores			

¹As on September 30, 2025

²The issue price of Series XIV NCDs was discovered on the basis of multiple yield allotment method through the Electronic Book Building Platform of BSE Limited on June 26, 2025 and Embassy REIT received consideration of ₹750.68 crores.

³The issue price of Series XV NCDs was discovered on the basis of multiple yield allotment method through the Electronic Book Building Platform of BSE Limited on July 23, 2025 and Embassy REIT received consideration of ₹2001.37 crores.

B. Statement of deviation/variation in utilization of funds raised:

Name of the listed entity	Embassy Office Parks REIT	
Mode of fund raising	Private placement	
Type of instrument	Non-Convertible Debentures	
Date of raising funds	June 27, 2025 (Allotment)	July 24, 2025(Allotment)
Amount raised	750.68 crores ¹	2001.37 crores ²
Report filed for quarter ended	September 30, 2025	
Is there a deviation/ variation in use of funds raised?	No	
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?	No	
If yes, details of the approval so required?	Not Applicable	
Date of approval		
Explanation for the deviation/ variation		
Comments of the audit committee after review		

¹The issue price of Series XIV NCDs was discovered on the basis of multiple yield allotment method through the Electronic Book Building Platform of BSE Limited on June 26, 2025 and Embassy REIT received consideration of ₹750.68 crores.

²The issue price of Series XV NCDs was discovered on the basis of multiple yield allotment method through the Electronic Book Building Platform of BSE Limited on July 23, 2025 and Embassy REIT received consideration of ₹2001.37 crores.

Comments of the auditors, if any			Not Applicable			
Objects for which funds have been raised and where there has been a deviation/ variation, in the following table:			Please refer to the below table			
Original Object	Modified Object if any	Original Allocation (INR in Crores)	Modified Allocation, if any	Funds utilized till September 30, 2025 (INR in Crores)	Amount of Deviation / Variation for the quarter according to applicable object (in Rs. crore and in %)	Remarks, if any
Repayment of existing debt or for capital expenditure purpose of the SPVs of Embassy REIT	Not applicable	750.68 crores	Not applicable	750.68 crores	Not applicable	None
Repayment of existing debt or for capital expenditure purpose of the SPVs of	Not applicable	2,001.37 crores	Not applicable	2,001.37 crores	Not applicable	None

Embassy REIT						
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Thanking you,

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

VINITHA
ARAVIND
MENON

Digitally signed by
VINITHA ARAVIND
MENON
Date: 2025.11.05
14:23:45 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Date: November 05, 2025

Place: Bangalore