



October 15, 2025

To,
The Corporate Relations Department,
The National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Plot No. C/1, G-Block, Bandra-Kurla Complex,
Bandra (East), Mumbai – 400051

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

Re: Scrip Code: EMBASSY

Scrip Symbol: 542602

Dear Sir/ Madam,

Subject: Submission of Unitholding Pattern for the quarter ended September 30, 2025.

In accordance with Clause 4.13 of Chapter 4 of Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99, dated July 11, 2025, issued by the Securities and Exchange Board of India, please see enclosed the Unitholding Pattern of Embassy Office Parks REIT for the quarter ended September 30, 2025.

Thanking you,

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

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Encl: As above

Unitholding Pattern for the quarter ended September 30, 2025:

Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
A.	Sponsor(s) / Manager and their associates/related parties and Sponsor Group						
1.	Indian					-	
a.	Individuals / HUF	-	-				
b.	Central / State Govt.	-	-				
c.	Financial Institutions/Banks	-	-				
d.	Any Other: Embassy Property Developments Private Limited – (Body Corporate) Sponsor	72,864,279	7.69	-	-	71,664,279	98.35
	Sub- Total (A)(1)	72,864,279	7.69	-	-	71,664,279	98.35
2.	Foreign						
a.	Individuals (Non-Resident Indians / Foreign Individuals)	-	-				
b.	Foreign government	-	-				
c.	Institutions	-	-				
d.	Foreign Portfolio Investors	-	-				
e.	Any Other: a. BRE/ Mauritius Investments – Sponsor (Body Corporate) b. Sponsor Group (Bodies Corporate)	- - -	- - -	- - -	- - -	- - -	- - -

Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
	Sub- Total (A)(2)	-	-	-	-	-	-
	Total unit holding of Sponsor & Sponsor Group (A) = (A)(1) + (A)(2)	72,864,279	7.69	-	-	71,664,279	98.35

B. Public Holding			
Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units
1.	Institutions		
a.	Mutual Funds	2,31,219,468	24.39
b.	Financial Institutions / Banks	25,000	-
c.	Central/State Govt.	-	-
d.	Venture Capital Funds	-	-
e.	Insurance Companies	41,394,651	4.37
f.	Provident / pension funds	2,228,301	0.24
g.	Foreign Portfolio Investors	378,687,893	39.95
h.	Foreign Venture Capital Investors	-	-
i.	Any Other :- Alternative Investment Fund	48,800,260	5.15
	Sub- Total (B)(1)	702,355,573	74.10
2.	Non-Institutions		
a.	Central Government/State Governments(s) / President of India	-	-
b.	Individuals	142,510,966	15.03
c.	NBFCs registered with RBI	68,200	0.01
d.	Any Other (specify):		
i.	Trusts	154,494	0.02
ii.	Non-Resident Indians	4,118,976	0.43
iii.	Clearing Members	-	-
iv.	Body Corporates	24,543,726	2.59
	Sub- Total (B)(2)	171,396,362	18.08
	Total Public Unit holding (B) = (B)(1) + (B)(2)	873,751,935	92.18



C. Non-Sponsor Non-Public Holding*			
1.	Embassy Office Parks REIT Employee Welfare Trust	12,77,529	0.13
	Sub- Total (C)	12,77,529	0.13
	Total Units Outstanding = (A) + (B) + (C)	947,893,743	100.00

* As Per Regulation 17K(11) of SEBI REIT Regulations, 2014, the unitholding of the employee benefit trust shall be shown as “non-sponsor and non-public” unitholding for the purpose of disclosure to the recognised stock exchanges. However, in the XBRL utility prescribed by the stock exchanges, there is no category of non-sponsor non-public, hence it has been shown under public unitholding.

SPONSOR INDIAN UNITHOLDER

Category	Name of the Indian Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
1.	Embassy Property Developments Private Limited	72,864,279	7.69	-	-	71,664,279	98.35

SPONSOR FOREIGN UNITHOLDER

Category	Name of the Foreign Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
1.	BRE/ Mauritius Investments	-	-	-	-	-	-

SPONSOR GROUP FOREIGN UNITHOLDERS

Category	Name of the Foreign Unit holder(s)	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
1.	BRE/Mauritius Investments II	-	-	-	-	-	-
2.	SG Indian Holding (NQ) Co I Pte Ltd.	-	-	-	-	-	-
3.	BREP VII GML Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
4.	BREP GML Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
5.	BREP VII NTPL Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
6.	BREP NTPL Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
7.	BREP Asia SG Oxygen Holding NQ Pte. Ltd	-	-	-	-	-	-
8.	BREP VII SG Oxygen Holding NQ Pte. Ltd	-	-	-	-	-	-
9.	BREP Asia HCC Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
10.	BREP VII HCC Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
11.	India Alternate Property Limited	-	-	-	-	-	-
12.	BREP Asia SG Indian Holding (NQ) Co II Pte Ltd	-	-	-	-	-	-
13.	BREP VII SG Indian Holding (NQ) Co II Pte Ltd	-	-	-	-	-	-



Category	Name of the Foreign Unit holder(s)	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
	Total	-	-	-	-	-	-

TOP 5 UNITHOLDERS (OTHER THAN SPONSOR)

Category	Name of the Unit Holder	Number of Units held	As a percentage of total outstanding units
1.	ICICI Prudential Mutual Fund	85,837,726	9.06
2.	APAC Company XXIII Limited	53,451,142	5.64
3.	HDFC Mutual Fund	51,430,048	5.43
4.	Kotak Performing Re Credit Strategy Fund-I	46,376,811	4.89
5.	SBI Mutual Fund	45,712,693	4.82

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

Vinitha Menon
Head - Company Secretary and Compliance Officer
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