



May 13, 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.

Scrip Code “EMBASSY”

Scrip Code: 542602

Dear Sir/ Madam,

Subject: Disclosure under Chapter 12 of Securities and Exchange Board of India Master Circular SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024 – Encumbrance on the units of Real Estate Investment Trusts (REITs) (“SEBI Circular”) and Regulation 7(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (the “PIT Regulations”)

Pursuant to the SEBI Circular and Regulation 7(2) of the PIT Regulations read with the Code on unpublished price sensitive information and dealing in securities of Embassy Office Parks REIT (“**Embassy REIT**”), we have received disclosure from Embassy Property Developments Private Limited, a Sponsor of Embassy REIT, in connection with the revocation of pledge on 12,00,000 units of Embassy REIT. The disclosure received is enclosed as **Annexure I**.

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

EMBASSY CORPORATE



Name of the Trust: Embassy Office Parks REIT
ISIN of the Trust: INE041025011

FORM C
 SEBI (Prohibition of Insider Trading) Regulations, 2015 (Regulation 7 (2) read with Regulation 6(2) – Continual disclosure)

Details of change in holding of Securities of Sponsor, Sponsor Group or other Designated Persons and other such persons as mentioned in Regulation 6(2).

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/ KMP / Director s/Immediate Relative to/others etc.)	Securities held prior to acquisition/disposal		Securities acquired/Disposed				Securities held post acquisition/disposal		Date of allotment advice/ acquisition of units/ sale of units specify		Date of intimation to Manager	Mode of acquisition/ disposal (on market/public/ rights/ preferential offer/off market/Inter- se transfer, ESOPs etc.)	Exchange on which the trade was executed
		Type of security (For eg. – Shares, Warrants, Convertible Debenture s etc.)	No. and % of unitholding	Type of security (For eg. – Shares, Warrants, Convertible Debentures etc.)	No.	Value	Transaction Type (Buy/ Sale/ Pledge / Revoke/ Invoke)	Type of security (For eg. – Shares, Warrants, Convertible Debenture s etc.)	No. and % of unitholding	From	To			
Embassy Property Developments Pvt. Ltd. PAN: [REDACTED] CIN: U85110KA1996PTC020897 Add: 1 st Floor, Embassy Point, Infantry Road, Bangalore – 560001 Contact No: +91 8951973124	Sponsor	REIT Units	7,28,64,279 (7.69%)	REIT Units	12,00,000 (0.13%)	INR.455,376,000	Revocation of pledge	REIT Units	7,28,64,279 (7.69%)	09.05.2025	09.05.2025	12.05.2025	Revocation of pledge	NA

**Based on closing price as of May 08, 2025 (Source: BSE)*

Note: "Securities" shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015.

Embassy Property Developments Pvt. Ltd.

Embassy Point, 1st Floor, 150, Infantry Road, Bangalore - 560 001, India. T: +91 80 4179 9999 F: +91 80 2228 6912
 www.embassyindia.com | CIN: U85110KA1996PTCO20897
 email: secretarialteam@embassyindia.com

EMBASSY CORPORATE



Details of trading in derivatives of the REIT by Sponsor, Sponsor Group, or other Designated Persons and other such persons as mentioned in Regulation 6(2).

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the Trade was executed
Type of contract	Contract specifications	Buy		Sell		
		Notional Value	Number of Securities (contracts * lot size)	Notional Value	Number of Securities (contracts * lot size)	
Not Applicable						

Note: In case of Options, notional value shall be calculated based on Premium plus strike price of options.

For Embassy Property Developments Private Limited

Signature

DEVIKA
PRIYADARSINI
INI
Devika Priyadarsini
Company Secretary
M.No.-A49485

Place: Bangalore
Date: May 12, 2025

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email: secretarialteam@embassyindia.com

Date: May 12, 2025

To,
The Compliance Officer
Embassy Office Parks Management Services Private Limited
Manager to Embassy Office Parks REIT
Bengaluru.

Dear Madam,

This is pursuant to the pre-clearance letter dated May 09, 2025 provided to us for the revocation of pledge of 12,00,000 Units held by us in the Embassy Office Parks REIT ("**Embassy REIT**").

As required under the pre-clearance letter, and the Code on Unpublished Price Sensitive Information and Dealing in Units of the Embassy REIT (the "**Code**"), we wish to inform you that:

We undertook revocation of the pledge on 12,00,000 Units (aggregating 0.13% of the total outstanding Units of the Embassy REIT), currently traded on BSE Limited and National Stock Exchange of India Limited ("**NSE**"), on May 09, 2025.

We held an aggregate of 7,28,64,279 Units, aggregating 7.69% of the total outstanding Units of the Embassy REIT, prior to the Trade, and all such Units were pledged. Upon the completion of the Trade, we hold 7,28,64,279 Units, aggregating 7.69% of the total outstanding Units of the Embassy REIT, of which 7,16,64,279 Units, aggregating to 7.56% continue to remain pledged as on date.

Accordingly, please find enclosed details of modifications in the encumbrances on our unitholding.

For Embassy Property Developments Private Limited

DEVIKA
PRIYADARSINI
INI

Digitally signed by
DEVIKA
PRIYADARSINI
Date: 2025.05.12
16:08:42 +05'30'

Devika Priyadarsini
Company Secretary
M.No.-A49485

Encl: A/A

Place: Bangalore

Annexure - I
Format for disclosure of details of encumbrance
(To be submitted within two Trading Days of transaction / trading in Embassy REIT's Securities)

Name of REIT	Embassy Office Parks REIT
Name of the recognized stock exchanges where the units of REIT are listed	BSE Limited and National Stock Exchange of India Limited
Name of the sponsor or the member of sponsor group, as applicable	Embassy Property Developments Private Limited
Total unitholding	No. of units -7,28,64,279 i.e. 7.69% of total outstanding units of the Embassy REIT
Specific details about the encumbrance	
Encumbrance	Date of revocation of encumbrance on 12,00,000 Units: 09.05.2025 Note that the encumbrance on 7,16,64,279 Units continues without modification.
Type of encumbrance	Revocation of encumbrance
No. and % of units released	No. of units released: 12,00,000 % of total outstanding units: 0.13%
No. and % of units remaining encumbered	No. of units released: 7,16,64,279 % of total outstanding units: 7.56%
Released units as a % of total units held	0.13% of total units held prior to the Trade
Encumbered units as a % of total units held	98.35%
Period of encumbrance	N.A. – Revocation of encumbrance
Name of the entity in whose favour units have been encumbered	
Purpose of borrowing	