

February 27, 2026

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 (E), Mumbai – 400051.

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

Re: Script Symbol “EMBASSY”, Scrip Code 542602 and Scrip Code 973434, 973546, 973910, 975051, 976042, 976240, 976699, 976700, 976864 and 976946 (NCDs) and Scrip Code 729286, 729287, and 730412 (CPs).

Dear Sir / Madam,

Subject: Resolution passed by circulation by the Debenture Committee of the Board of Directors of the Manager of Embassy Office Parks REIT on February 27, 2026.

We refer to our letter dated February 20, 2026 in relation to the issuance of 1,40,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each aggregating to a principal amount of up to ₹1,400 Crores (Indian Rupees One Thousand Four Hundred Crores only) by Embassy Office Parks REIT (“**Embassy REIT**”) on a private placement basis.

We now wish to inform you that the Debenture Committee of the Board of Directors of the Manager, today, i.e., on February 27, 2026, through a resolution passed by circulation, has approved the allotment of 1,40,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each (“**Series XVI Debentures**”) by Embassy REIT, on a private placement basis as per the terms and conditions (including tenure, date of allotment, date of maturity, coupon rate, schedule of payment of coupon/interest and principal, charge created over assets, special rights/interest/privileges) mentioned in the Key Information Document dated February 24, 2026.

The tenure of Series XVI Debentures is 10 years, with a coupon rate of 7.49% per annum payable quarterly from the deemed date of allotment (i.e. February 27, 2026) up to the scheduled redemption date, to the debenture holders. The Series XVI Debentures are proposed to be listed on the Wholesale Debt Market Segment of BSE Limited.

We further wish to inform you that the coupon rate for Series XVI Debentures was discovered on the basis of multiple yield allotment method through the Electronic Book Building Platform of BSE Limited on February 26, 2026, and Embassy REIT has received consideration of ₹1400 Crores (Indian Rupees One Thousand Four Hundred Crores only) against the aggregate principal amount of up to ₹1,400 Crores (Indian Rupees One Thousand Four Hundred Crores only).

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