



December 13, 2023

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

Re: Scrip Code: 960421

Dear Sir/ Madam,

Subject: Intimation of the exercise of Call Option by Embassy Office Parks REIT (“Embassy REIT”) and issue of Call Option Notice in respect of Series III Non-Convertible Debentures aggregating to ₹ 26,000,000,000/- (“Debentures”) issued by Embassy REIT pursuant to a Debenture Trust Deed dated January 13, 2021 (“Deed”) executed between Embassy REIT and IDBI Trusteeship Services Limited as the debenture trustee (“Debenture Trustee”), under Regulation 15 of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021.

We wish to inform that Embassy REIT, by a notice dated December 13, 2023, will be informing the Debenture Holders and the Debenture Trustee that Embassy REIT will exercise the Call Option to redeem all of the Debentures issued under the Deed. The Third Call Option Date under the Deed is January 15, 2024.

In compliance with Regulation 15(6) of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, the Call Option notice is being issued 21 days prior to the Third Call Option Date i.e. December 24, 2023.

The ISIN of the Debentures is INE041007050 (Series III).

A copy of the notice proposed to be issued to the Debenture Holders and the Debenture Trustee 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
Company Secretary and Compliance Officer
A25036

Encl: As above



Annexure – I

December 13, 2023

From : Embassy Office Parks REIT as the Issuer
To : A. IDBI Trusteeship Services Limited as the Debenture Trustee; and
B. Debenture Holders

Dear Sir / Madam,

Subject: Call Option Notice

Ref: Embassy Office Parks REIT - Debenture Trust Deed dated January 13, 2021 (“Deed”)

This letter is and must be construed as the Call Option Notice pursuant to the Deed. We refer to the Deed with respect to our Call Option to redeem all or part of the Debentures on the next Call Option Date. Terms defined in the Deed shall have the same meaning when used in this Call Option Notice unless given a different meaning in this Call Option Notice.

We hereby exercise our option to redeem all of the Debentures issued under the Deed.

Details of Debentures eligible for Call Option: All of the following Debentures will be redeemed pursuant to the exercise of the Call Option:

Series	ISIN	Scrip Code	Scrip ID on the Bolt System	Number of Debentures	Aggregate value of Debentures
Series III	INE041007050	960421	640EOPR24	26,000	2,600 crores

Payment Date: The Call Option Date shall be January 15, 2024. Accordingly, all payments shall be made on or before January 15, 2024.

Record Date: The Redemption Amount with respect to each Debenture shall be paid to the relevant Debenture Holder as on the Record Date, being January 08, 2024, as set out in the records of relevant depository (as per Beneficiary Position records). If a Debenture Holder transfers the Debentures held by it to any person after the date of this Call Option Notice, this Call Option Notice will be binding on the transferee. The Debenture Holders are also requested to note that after the Record Date (being January 08, 2024), the ISINs of the Debentures shall be frozen by the Depositories and trading in the Debentures will be suspended by BSE Limited. Accordingly, no transaction can be carried out by the Debenture Holders after the Record Date.

Redemption Amount: The Call Option Early Redemption Amount payable per Debenture on the Call Option Date, calculated in accordance with the Deed, is provided below (in ₹).

Series	Face Value (A)	Coupon Payment (B)	Call Option Early Redemption Amount (A+B)
Series III	10,00,000	2,630.14	10,02,630.14

The Call Option Early Redemption Amount in respect of each Tranche of Debentures is as set out above within the column marked “Call Option Early Redemption Amount”. The Call Option Early Redemption Amount will be paid into the bank account of each Debenture Holder (as on the Record Date) as set out in the records of relevant depository (as per Beneficiary Position records).

Contact details: For any queries / clarifications with regard to the above, the Debenture Holders may write to us at secretarial@embassyofficeparks.com with a copy to debt@embassyofficeparks.com

Thanking you,

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

Vinitha Menon
Company Secretary and Compliance Officer
A25036