

July 24, 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 (E), Mumbai – 400051.

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

Script Symbol “EMBASSY”, Scrip Code 542602 and Scrip Code 973434, 973546, 973910, 975051, 975311, 976042, 976240, 976699, 976700 and 976864 (NCDs) and Scrip Code 728768, 729286 and 729287 (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 July 24, 2025.

We refer to our letter dated July 21, 2025 in relation to the issuance of 2,00,000 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 ₹2,000 Crores (Indian Rupees Two Thousand Crores only) (including a base issue of 1,90,000 debentures with the aggregate principal amount of up to ₹1,900 Crores (Indian Rupees One Thousand Nine Hundred Crores only) with a greenshoe option of 10,000 debentures of a principal aggregate amount of up to ₹100 Crores (Indian Rupees 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 July 24, 2025, through a resolution passed by circulation, has approved the allotment of 2,00,000 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 XV 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 July 21, 2025.

The tenure of Series XV Debentures is 10 years, with a coupon rate of 7.25% per annum payable quarterly from the deemed date of allotment up to (and including) the day falling 60 months from the deemed date of allotment and a rate of 7.45% per annum payable on quarterly basis from (and excluding) the day falling 60 months from the deemed date of allotment and until the scheduled redemption date, to the debenture holders. The Series XV Debentures are proposed to be listed on the Wholesale Debt Market Segment of BSE Limited.

We further wish to inform you that the issue price of Series XV Debentures 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 has received consideration of ₹2,001.37 Crores (Indian Rupees Two Thousand and One point Three Seven Crores only) against the aggregate principal amount of up to ₹2,000 Crores (Indian Rupees Two Thousand Crores only).

Thanking you,

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

Vinita Menon
Head - Company Secretary and Compliance Officer
A25036