



May 07, 2025

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

Re: Scrip Code: 975056

Dear Sir/ Madam,

Subject: Intimation of Call Option by Embassy Office Parks REIT (“Embassy REIT”) in respect of Series IX Non-Convertible Debentures aggregating to ₹5,00,00,00,000 (“Debentures”) issued by Embassy REIT pursuant to a Debenture Trust Deed dated August 30, 2023 (“Deed”) executed between Embassy REIT and Catalyst Trusteeship 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 May 07, 2025, will be intimating the Debenture Holders and the Debenture Trustee that the Call Option Date under the Deed is June 04, 2025, and Embassy REIT shall, on or before May 14, 2025, intimate the Debenture Holders and the Debenture Trustee regarding whether it will redeem any of the Debentures on the Call Option Date. The ISIN of the Debenture is INE041007126.

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
Head - Company Secretary and Compliance Officer
A25036

Encl: As above

May 07, 2025

From : Embassy Office Parks REIT as the Issuer

To : A. Catalyst Trusteeship Limited as the Debenture Trustee; and
B. Debenture Holders

Dear Sir / Madam,

Ref: Embassy Office Parks REIT - Debenture Trust Deed dated August 30, 2023 (“Deed”)

1. We refer to the Deed. Terms defined in the Deed shall have the same meaning when used in this notice unless given a different meaning in this notice;
2. We hereby notify you that under the Deed, the Issuer has the right to redeem all the Debentures in full on the Call Option date. The Call Option Date under the Deed is June 04, 2025; and
3. As per the terms of the Deed, we may redeem the Debentures on a Call Option Date by delivering the Call Option Notice - 2 to the Debenture Holders at least 7 (seven) days prior to the Call Option Date, i.e. by delivering the notice on or before May 28, 2025 being the date 7 (seven) days prior to June 04, 2025. However, in consonance with Regulation 15 read with Regulation 23(7) of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, we hereby inform you that if we propose to exercise our Call Option to redeem the Debentures, it will become exercisable by issuing a Call Option Notice – 2, in writing, on or before May 14, 2025, to the Debenture Trustee and the Debenture Holders.

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