

Embassy REIT's Latest Education Initiative Benefits Over 400 Students In Pune

- Funds Significant Infrastructure Upgrades At Government School In Marunji, Pune

Pune/ Bengaluru, India, June 15, 2023

Embassy Office Parks REIT (NSE: EMBASSY / BSE: 542602) (**'Embassy REIT'**), India's first listed REIT and the largest office REIT in Asia by area, is pleased to announce the funding of significant infrastructure upgrades at Pune's Zilla Parishad Primary School in Marunji. In addition to the construction of the new school building, which will benefit over 400 students, Embassy REIT will continue to provide daily school maintenance, full-time security, and holistic health interventions.

Shaina Ganapathy, Head of Community Outreach, Embassy Group, who manages CSR programmes at Embassy REIT, said,

"Embassy REIT is proud to partner with the Department of Education, Maharashtra, to enhance the infrastructure of the Zilla Parishad Primary School in Marunji. We believe that every student always deserves the best environment to develop his or her academic and interpersonal skills. Through our CSR program, our continuous endeavour is to support education, health, infrastructure, and environment initiatives in the communities in which we operate, an effort that has positively impacted over 55,000 beneficiaries over the years."

Vaishali Mansing Jadhav, Headmistress of Zilla Parishad Primary School, Marunji, said,

"We're very grateful to Embassy REIT for providing much-needed infrastructure support to our school. This will go a long way towards increasing enrollment and creating an environment that is safe and conducive to learning. The initiative will further enable underprivileged children to succeed academically and reach their full potential."

As part of its education initiatives, Embassy REIT runs several programs in Pune. The REIT recently sponsored a four year engineering scholarship program for 36 female students in partnership with the Lila Poonawala Foundation ("LPP"). LPP provides these scholarships to academically outstanding and financially deserving girls to complete their four-year undergraduate degrees. Embassy REIT also runs a holistic health and hygiene program across 6 government schools in Pune, benefitting over 5,900 students.

About Embassy REIT

Embassy REIT is India's first publicly listed Real Estate Investment Trust. Embassy REIT owns and operates a 45 msf portfolio of nine infrastructure-like office parks and four city-centre office buildings in India's best-performing office markets of Bangalore, Mumbai, Pune, and the National Capital Region ('NCR'). Embassy REIT's portfolio comprises 34.3 msf completed operating area and is home to around 230 of the world's leading companies. The portfolio also comprises strategic amenities, including four operational business hotels, two under-construction hotels, and a 100 MW solar park supplying renewable energy to tenants. Embassy REIT's industry leading ESG program has received multiple accolades from renowned global institutions and was awarded a 5-star rating both from the British Safety Council andGRESB. Embassy REIT was also recognised as the world's largest 'USGBC LEED Platinum-Certified' office portfolio (v4.1 O+M) by Green Business Certification Inc. For more information, please visit www.embassyofficeparks.com.

Disclaimer

This press release is prepared for general information purposes only. The information contained herein is based on management information and estimates. It is only current as of its date, has not been independently verified and may be subject to change without notice. Embassy Office Parks Management Services Private Limited ("the Manager") in its capacity as the Manager of Embassy REIT, and Embassy REIT make no representation or warranty, express or implied, as to, and do not accept any responsibility or liability with respect to, the fairness and completeness of the content hereof. Each recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of Embassy REIT. Embassy REIT does not provide any guarantee or assurance with respect to any distribution or the trading price of its units.

This press release contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Manager. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of Embassy REIT or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, recipients of this press release are cautioned not to place undue reliance on these forward-looking statements. The Manager disclaims any obligation to update these forward-looking statements to reflect future events or developments or the impact of events which cannot currently be ascertained, such as COVID-19. In addition to statements

which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential' or 'continue' and similar expressions identify forward-looking statements.

This press release also contains certain financial measures which are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, and the recipient should not consider such items as an alternative to the historical financial results or other indicators of Embassy REIT's cash flow based on Ind-AS or IFRS. These non-GAAP financial measures, as defined by the Manager, may not be comparable to similarly titled measures as presented by other REITs due to differences in the way non-GAAP financial measures are calculated. Even though the non-GAAP financial measures are used by management to assess Embassy REIT's financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and the recipient should not consider them in isolation or as substitutes for analysis of Embassy REIT's financial position or results of operations as reported under Ind-AS or IFRS. Certain figures in this press release have been subject to rounding off adjustments. Actual legal entity name of occupiers may differ.

For more information please contact:

Abhishek Agarwal

Head of Investor Relations

Email: ir@embassyofficeparks.com

Phone: +91 80 4722 2222

Shwetha Reddy

Head of PR and Communications

Email: shwetha.r@embassyofficeparks.com

Phone: +91 88678 45915