

April 24, 2026

To,  
The Corporate Relations Department,  
The National Stock Exchange of India Limited,  
Exchange Plaza, 5<sup>th</sup> Floor,  
Plot No. C/1, G-Block, Bandra-Kurla Complex,  
Bandra (East), Mumbai – 400051

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

**Re: Script Symbol “EMBASSY”, Scrip Code 542602, Scrip Code 973434**

Dear Sir/ Madam,

**Subject: Intimation of the decision to not exercise Call Option by Embassy Office Parks REIT (“Embassy REIT”) in respect of Series IV Non-Convertible Debentures aggregating to ₹3,00,00,00,000 (“Debentures”) issued by Embassy REIT pursuant to a Debenture Trust Deed dated September 03, 2021, amended on December 01, 2025 (“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 April 24, 2026, proposes to intimate the Debenture Holders and the Debenture Trustee that the Second Call Option Date under the Deed is June 07, 2026, and that Embassy REIT has decided not to redeem any of the Debentures on the Second Call Option Date. The ISIN of the Debentures is INE041007068.

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

April 24, 2026

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 September 03, 2021, amended on December 01, 2025 (“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 second Call Option date. The Second Call Option Date under the Deed is June 07, 2026; and
3. As per the terms of the Deed, we may redeem the Debentures on a Call Option Date by delivering a Call Option Notice to the Debenture Holders at least 3 (three) business days prior to the relevant Call Option Date, i.e. by delivering a notice on or before June 03, 2026 being the date 3 (three) business days prior to June 07, 2026. Accordingly, pursuant to the Deed and Regulation 15 of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, we hereby inform you that our Call Option to redeem the Debentures will become exercisable by issuing a Call Option Notice on or before June 03, 2026, for redemption on June 07, 2026. We hereby confirm that we will not issue the Call Option Notice or exercise the Call Option available to us on the Second Call Option Date.

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**