

October 01, 2021

From: Embassy Office Parks REIT as the Issuer
 To: (1) Catalyst Trusteeship Limited as the Debenture Trustee; and
 (2) Debenture Holders

Dear Sirs,

Sub: Call Option Notice.

Ref: Embassy Office Parks REIT – Debenture Trust Deed dated May 6, 2019 (the “Deed”).

This letter is and must be construed as the Call Option Notice pursuant to the Deed. We refer to the Deed and the Notice dated September 13, 2021, issued by us 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
Series I Tranche A	INE041007019	958770	94EOPREIT22	30,000
Series I Tranche B	INE041007027	959074	0EOPREIT22	6,500

Payment Date: The Call Option Date shall be November 3, 2021. However, all payments required to be made to the Debenture Holders pursuant to the Call Option will be made on November 2, 2021, as November 3, 2021 is not a Business Day under the Deed.

Record Date: The Redemption Amount with respect to each Debenture shall be paid to the relevant Debenture Holder as on the Record Date, being October 27, 2021 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 take note that after the Record Date (being October 27, 2021), 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 Schedule 13 (*Redemption Premium Calculation*) as described in the Deed, is provided below (in INR).

Series	Face Value (A)	Redemption Premium (B)	Call Option Early Redemption Amount (A) + (B)
Series I Tranche A	10,00,000	2,53,550	12,53,550
Series I Tranche B	10,00,000	1,84,053	11,84,053

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

Embassy Office Parks Management Services Private Limited.
 Embassy GolfLinks Business Park, Pebble Beach, Off Intermediate Ring Road, Bangalore – 560 071, India.
 T: +91 80 4903 0000 F: +91 80 4903 0046.
 www.embassyofficeparks.com | CIN: U70100KA2014PTC073362

Registered Office: Embassy Point, 1st Floor, 150, Infantry Road, Bangalore – 560 001, India
 T: +91 80 4170 0000 | F: +91 80 2228 6012




Redemption Amount will be paid into the bank accounts 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 can contact, KFin Technologies Private Limited at the details mentioned below:

Contact Person: Mr. Ramachandra V V,

Phone No: +91 99487 41409,

Email id: Ramachandra.v@kintech.com, with a copy to us at debtcompliances@embassyofficeparks.com in this regard.

Signed:



Authorised Signatory for

Embassy Office Parks REIT as the Issuer