Embassy REIT Closes ₹530 Crore Divestment at Embassy Manyata in Bengaluru to EAAA Alternatives' Real Assets Business

Bengaluru, India, December 24th, 2025

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 that it has closed the divestment of approximately 376,000 square feet of two strata-owned blocks at Embassy Manyata Business Park in Bengaluru for a total consideration of ₹530 crore to EAAA Alternatives' first commercial real estate fund – Rental Yield Plus.

Amit Shetty, Chief Executive Officer, Embassy REIT, said,

"We are pleased to conclude this transaction which creates long-term value for our stakeholders. This divestment aligns with our capital recycling strategy, enhances portfolio efficiency, and provides us with greater flexibility to reinvest in new opportunities."

Gautam Hora, Managing Director, Rental Yield Plus Fund, said,

"This transaction reinforces our commitment to acquiring prime assets in India's most resilient markets. Strengthening our ownership at Greenheart Tech Park (~1.5 msf within Embassy Manyata) allows for a more cohesive management approach, providing us the opportunity to execute our value-enhancement strategy and drive superior outcomes for our tenants and investors."

Transaction Highlights

- Transaction value at ₹530 Crores
- Distribution per Unit (DPU) accretive transaction

Trilegal acted as the legal advisor to Embassy REIT and Aeka Advisors advised Embassy REIT on structuring the transaction.

About Embassy REIT

Embassy REIT is India's first publicly listed Real Estate Investment Trust and the largest office REIT in Asia, by area. Embassy REIT owns and operates a 50.8 msf portfolio of 14 office parks in India's best-performing office markets of Bengaluru, Mumbai, Pune, the National Capital Region ('NCR') and Chennai. Embassy REIT's portfolio comprises 40.9 msf completed operating area and is home to 274 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 and GRESB. Embassy REIT was included in the 2023 Dow Jones Sustainability Indices, making it the first REIT in India to be recognised for its sustainability initiatives by a leading global benchmark. For more information, please visit www.embassyofficeparks.com.

About EAAA Alternatives

EAAA Alternatives is one of the leading alternative asset managers in India, with a track record of over 15 years with assets under management (AUM) exceeding ₹65,000 crore. Built on a diversified, multi-strategy platform, EAAA focuses on Real Assets and Private Credit business strategies, delivering innovative investment solutions to capture large-scale, structural opportunities for a global and domestic client base. The Real Assets business, with an AUM of more than INR 22,000 crore, invests across infrastructure, energy and commercial real estate assets. The private credit business, with an AUM of more than INR 45,500 crore, offers customized credit solutions to large corporates, through performing private credit and special situations funds. As pioneers in real assets and private credit strategies, EAAA Alternatives is committed to delivering income and yield solutions to its clients. The firm's investor-first approach is supported by a dedicated team of over 260 professionals, including over 70 investment experts and more than 45 operating partners. The firm has over 4,000 investors comprising of global pension funds, insurance companies, family offices and ultra-high net worth individual investors. For more information, please visit www.eaaa.in. *AUM numbers as on September 30, 2025.*

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. 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. There can be no assurance that any potential opportunities will result in definitive transactions.

This press release also contains certain financial measures (including guidance and proforma information) 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.

For more information please contact:

Shwetha Reddy
Chief Marketing Officer
Email: shwetha.r@embassyofficeparks.com
Phone: +91 8867845915

Sakshi Garg
Head of Investor Relations
Email: ir@embassyofficeparks.com
Phone: +91 80 6935 4864