

July 07, 2026

To,
The Corporate Relations Department,
The National Stock Exchange of India Limited,
Exchange Plaza, 5th 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,
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400001.

Scrip Code “EMBASSY”

Scrip Code: 542602

Dear Sir / Madam,

Subject: Disclosure under Regulation 7(2) read with Regulation 6(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (the “PIT Regulations”)

Pursuant to Regulation 7(2) read with Regulation 6(2) of the PIT Regulations and the Code on unpublished price sensitive information and dealing in securities of Embassy Office Parks REIT, we have received disclosures from Embassy Office Parks REIT Employee Welfare Trust and a designated person, in connection with the transfer of units to such designated person under the Employee Incentive Plan 2020, by Embassy Office Parks REIT Employee Welfare Trust. The disclosures received are enclosed collectively 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

EMBASSY OFFICE PARKS REIT EMPLOYEE WELFARE TRUST
Trustee: Beacon Trusteeship Limited

July 03, 2026

To,
The Compliance Officer,
Embassy Office Parks Management Services Private Limited,
Manager to Embassy Office Parks REIT

Dear Vinitha,

Subject: Disclosure under Regulation 7(2) read with Regulation 6(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (the "PIT Regulations")

Pursuant to Regulation 7(2) read with Regulation 6(2) of the PIT Regulations and the code on unpublished price-sensitive information and dealing in securities of Embassy Office Parks REIT ("Embassy REIT"), Embassy Office Parks REIT Employee Welfare Trust has transferred units of Embassy REIT to Beneficiary Employees. The disclosure is attached as **Annexure A**.

This is for your information and records.

For Embassy Office Parks REIT Employee Welfare Trust
(Trustee: Beacon Trusteeship Limited)

Authorized Signatory



Name – Deepavali Vankalu
Designation – Senior Vice President

Encl: As above

Address: Address: 12th Floor, Pinnacle Tower, Embassy One 8, Bellary Rd Bengaluru, Karnataka, India, 560032

Trustee's Address: 5W, 5th Floor, The Metropolitan, Bandra Kurla Complex, Bandra (East), Mumbai, Maharashtra, India, 400051.

FORM C

SEBI (Prohibition of Insider Trading) Regulations, 2015 (Regulation 7 (2) read with Regulation 6(2) – Continual disclosure)

Name of the Trust: Embassy Office Parks REIT

ISIN of the Trust: INE041025011

Details of change in holding of Securities of Sponsor, Sponsor Group or other Designated Persons and other such persons as mentioned in Regulation 6(2).

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/ KMP / Director s/Immediate Relative to/others etc.)	Securities held prior to acquisition/disposal		Securities acquired/Disposed				Securities held post acquisition/disposal		Date of allotment-advise/ acquisition-of-units/ sale of units specify		Date of intimation to Manager	Mode of acquisition/ disposal (on market/public/ rights/ preferential offer/off market/Inter-se transfer, ESOPs etc.)	Exchange on which the trade was executed
		Type of security (For eg. – Shares, Warrants , Convertible Debentures etc.)	No. and % of unitholding	Type of security (For eg. – Shares, Warrants, Convertible Debentures etc.)	No.	Value	Transaction Type (Buy/ Sale/ Pledge / Revoke/ Invoke)	Type of security (For eg. – Shares, Warrants , Convertible Debentures etc.)	No. and % of unitholding	From	To			
Embassy Office Parks REIT Employee Welfare Trust PAN: [REDACTED] Address: 12 th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka – 560 032 Contact no: +91 99206 99299	Others, ESOP Trust	REIT Units	9,52,744 (0.1005%)	REIT Units	16,905	NA Transaction without consideration as per Employee Incentive Plan 2020	Transfer of units to employees under Employee Incentive Plan 2020	REIT Units	9,35,839 (0.0987%)	July 01, 2026	July 01, 2026	July 03, 2026	Off-market transfer under the Employee Incentive Plan 2020	NA (Off-market transfer)

Note: "Securities" shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015.



Details of trading in derivatives of the REIT by Sponsor, Sponsor Group, or other Designated Persons and other such persons as mentioned in Regulation 6(2).

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the Trade was executed
Type of contract	Contract specifications	Buy		Sell		
		Notional Value	Number of Securities (contracts * lot size)	Notional Value	Number of Securities (contracts * lot size)	
Not Applicable						

Note: In case of Options, notional value shall be calculated based on Premium plus strike price of options.

**For Embassy Office Parks REIT Employee Welfare Trust
(Trustee: Beacon Trusteeship Limited)**

Authorized Signatory



**Name – Deepavali Vankalu
Designation – Senior Vice President**

Date: July 03, 2026
Place: Mumbai

July 03, 2026

To,
The Compliance Officer,
Embassy Office Parks Management Services Private Limited,
Manager to Embassy Office Parks REIT

Dear Vinitha,

Subject: Disclosure under Regulation 7(2) read with Regulation 6(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (the "PIT Regulations")

Pursuant to Regulation 7(2) read with Regulation 6(2) of the PIT Regulations and the Code on unpublished price-sensitive information and dealing in securities of Embassy Office Parks REIT ("Embassy REIT"), please see enclosed the disclosures in connection with the transfer of units to me under the Employee Incentive Plan 2020, by Embassy Office Parks REIT Employee Welfare Trust. The disclosure is enclosed as **Annexure A**.

This is for your information and records.


Abraham Koshy

Chief Design Officer - Design Management

Encl: As above

FORM C

SEBI (Prohibition of Insider Trading) Regulations, 2015 (Regulation 7 (2) read with Regulation 6(2) – Continual disclosure)

Name of the Trust: Embassy Office Parks REIT

ISIN of the Trust: INE041025011

Details of change in holding of Securities of Sponsor, Sponsor Group or other Designated Persons and other such persons as mentioned in Regulation 6(2).

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/ KMP / Director s/Immediate Relative to/others etc.)	Securities held prior to acquisition/disposal		Securities acquired/Disposed				Securities held post acquisition/disposal		Date of allotment advice/acquisition of units/sale of units specify		Date of intimation to Manager	Mode of acquisition/ disposal-(on market/public/ rights/ preferential offer/off market/Inter-se transfer, ESOPs etc.) Type of security (For eg. - Shares, Warrants, Convertible Debentures etc.)	Exchange on which the trade was executed
		Type of security (For eg. - Shares, Warrants, Convertible Debentures etc.)	No. and % of unitholding	Type of security (For eg. - Shares, Warrants, Convertible Debentures etc.)	No.	Value	Transaction Type (Buy/Sale/ Pledge-/ Revoke/ Invoke/ Others- please specify)	Type of security (For eg. - Shares, Warrants, Convertible Debentures etc.)	No. and % of unitholding	From	Type of security (For eg. - Shares, Warrants, Convertible Debentures etc.)			
Abraham Theverthundyil Koshy PAN: [REDACTED] Address: 12 th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka – 560 032 Contact no: +91 80 6935 4864	Designated Person	REIT Units	0 (0%)	REIT Units	16,905	NA Transfer without consideration as per Employee Incentive Plan 2020	Others - Transfer of units to designated person under Employee Incentive Plan 2020	REIT Units	16,905 (0.0017%)	July 01, 2026	July 01, 2026	July 03, 2026	ESOP	NA (Off-market transfer)

Note: "Securities" shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015.

Details of trading in derivatives of the REIT by Sponsor, Sponsor Group, or other Designated Persons and other such persons as mentioned in Regulation 6(2).

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the Trade was executed
Type of contract	Contract specifications	Buy		Sell		
		Notional Value	Number of Securities (contracts * lot size)	Notional Value	Number of Securities (contracts * lot size)	
Not Applicable						

Note: In case of Options, notional value shall be calculated based on Premium plus strike price of options.

Signature:

Abraham Koshy

Name: Abraham Koshy

Date: July 03, 2026

Place: Bengaluru