

August 23, 2023

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 (E), Mumbai – 400051.

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

Re: Script Symbol “EMBASSY”, Scrip Code 542602 and Scrip Code 959990, 960165, 960421, 973434, 973545, 973546, 973910 and 974885 (NCDs).

Dear Sir/ Madam,

Subject: Outcome of the Debenture Committee Meeting of the Board of Directors of the Manager of Embassy Office Parks REIT held on August 23, 2023

We refer to our letter dated January 25, 2023, informing you that the Board of Directors of Embassy Office Parks Management Services Private Limited, the Manager to Embassy Office Parks REIT (“**Embassy REIT**”) at its meeting held on January 25, 2023, approved the raising of debt up to an aggregate amount of ₹51,000 Million (Indian Rupees Fifty One Thousand Million only), through any means and for any purposes as may be permitted by applicable law including for refinancing existing debt.

We now wish to inform you that the Debenture Committee of the Board of Directors of the Manager, at its meeting held today, i.e., on August 23, 2023, has approved the issuance of 1,00,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each by Embassy REIT on a private placement basis for an aggregate amount of ₹10,000 Million (Indian Rupees Ten Thousand Million only), in the manner as set out below:

- A. 50,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures for an aggregate principal amount of up to ₹5,000 million (Indian Rupees Five Thousand million only) (including an issue of 30,000 debentures with the aggregate principal amount of up to ₹3,000 Million (Indian Rupees Three Thousand Million only) with a greenshoe option of 20,000 debentures of a principal aggregate amount of up to ₹2,000 Million (Indian Rupees Two Thousand Million only)) for a term of 60 months from the deemed date of allotment (“**Series VIII Debentures**”); and
- B. 50,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures for an aggregate principal amount of up to ₹5,000 million (Indian Rupees Five Thousand million only) for a term of 24 months from the deemed date of allotment (“**Series IX Debentures**”).

The proceeds from the issues shall be utilized for repayment of existing debt availed by Embassy REIT.

The meeting commenced at 1200 Hrs IST and concluded at 1211 Hrs IST.

Thanking you,

For and on behalf of **Embassy Office Parks REIT** acting through its Manager, **Embassy Office Parks Management Services Private Limited**

Vinitha Menon
Company Secretary and Compliance Officer
A25036

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