

May 06, 2025

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Pursuant to Regulation 7(2) read with Regulation 6(2) of the PIT Regulations and the Code on unpublished price sensitive information and dealing in securities of Embassy Office Parks REIT, we have received disclosures from Embassy Office Parks REIT Employee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. The disclosure received is enclosed as **Annexure A**.

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

May 05, 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Pursuant to Regulation 7(2) read with Regulation 6(2) of the PIT Regulations and the code on unpublished price-sensitive information and dealing in securities of Embassy Office Parks REIT ("Embassy REIT"), Embassy Office Parks REIT Employee Welfare Trust has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

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.)	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, Kamataka – 560 032 Contact no: +91 99206 99299	Others, ESOP Trust	REIT Units	12,77,529 (0.1348%)	REIT Units	43,129	NA Transaction without consideration as per Employee Incentive Plan 2020	Transfer of units to employees under Employee Incentive Plan 2020	REIT Units	12,34,400 (0.1302%)	April 30, 2026	April 30, 2026	May 05, 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.

[Signature]

EMBASSY OFFICE PARKS REIT EMPLOYEE WELFARE TRUST

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: May 05, 2026
Place: Mumbai