

September 04, 2025

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

Re: Scrip Code: 973434, 973546, 973910, 975051, 976042, 976240, 976699, 976700, 976864 and 976946 (NCDs).

ISIN: INE041007068, INE041007084, INE041007092, INE041007118, INE041007142, INE041007159, INE041007167, INE041007175, INE041007183 and INE041007191

Dear Sir/ Madam,

Subject: Prior intimation under Regulation 60(2) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 of the Record date and Payment of Interest Date.

Ref: Regulation 23(7) of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021

In compliance with the captioned regulations, we would like to inform that pursuant to the terms of issue of privately placed debentures listed on the debt market segment of BSE Limited (“**BSE**”), the record date and payment date of the coupon amount in respect of (i) Embassy REIT Series IV Non-Convertible Debentures (ISIN: INE041007068), (ii) Embassy REIT Series V Tranche B Non-Convertible Debentures (ISIN: INE041007084), (iii) Embassy REIT Series VI Non-Convertible Debentures (ISIN: INE041007092), (iv) Embassy REIT Series VIII Non-Convertible Debentures (ISIN: INE041007118), (v) Embassy REIT Series XI Non-Convertible Debentures (ISIN: INE041007142), (vi) Embassy REIT Series XII Non-Convertible Debentures (ISIN: INE041007159), (vii) Embassy REIT Series XIII A Non-Convertible Debentures (ISIN: INE041007167), (viii) Embassy REIT Series XIII B Non-Convertible Debentures (ISIN: INE041007175), (ix) Embassy REIT Series XIV Non-Convertible Debentures (ISIN: INE041007183) and (x) Embassy REIT Series XV Non-Convertible Debentures (ISIN: INE041007191), have been fixed as under:

Sl. No.	ISINs of the Securities	Description of the Securities	Record Date	Interest / Redemption	Date of payment of interest / redemption
1.	INE041007068	3,000 rupee denominated, listed, rated, secured, redeemable, transferrable, non-convertible debentures of ₹10,00,000/- only (Indian Rupees Ten Lakhs only) per debenture, for a principal aggregate amount of ₹300,00,00,000/- (Indian Rupees Three Hundred Crores only). Date of Allotment: September 07, 2021	September 15, 2025	Interest	On or before September 30, 2025
2.	INE041007084	11,000 rupee denominated, listed, rated, secured, redeemable, transferable non-convertible debentures of ₹10,00,000/- only (Indian Rupees Ten Lakhs only) per debenture, for a principal aggregate amount of ₹11,00,00,00,000/- (Indian Rupees One Thousand One Hundred Crores only). Date of Allotment: October 18, 2021	September 15, 2025	Interest	On or before September 30, 2025
3.	INE041007092	10,000 rupee denominated, listed, rated, secured, redeemable, transferable, non-convertible debentures of ₹10,00,000/- only (Indian Rupees Ten Lakhs only) per debenture for a principal aggregate amount of ₹10,00,00,00,000/- (Indian Rupees One Thousand Crores only). Date of Allotment: April 05, 2022	September 15, 2025	Interest	On or before September 30, 2025

Sl. No.	ISINs of the Securities	Description of the Securities	Record Date	Interest / Redemption	Date of payment of interest / redemption
4.	INE041007118	50,000 listed, rated, secured, redeemable, transferable, rupee-denominated, non-convertible debentures of ₹1,00,000/- only (Indian Rupees One Lakh only) per debenture, for a principal aggregate amount of ₹5,00,00,00,000/- only (Indian Rupees Five Hundred Crores only) Date of Allotment: August 28, 2023	September 15, 2025	Interest	On or before September 30, 2025
5.	INE041007142	90,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each for a principal aggregate amount of ₹9,00,00,00,000 /- (Indian Rupees Nine Hundred Crores only) Date of Allotment: September 26, 2024	September 15, 2025	Interest	On or before September 30, 2025
6.	INE041007159	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 for a principal aggregate amount of ₹ 10,00,00,00,000 /- (Indian Rupees One Thousand Crores only) Date of Allotment: December 16, 2024	September 15, 2025	Interest	On or before September 30, 2025

Sl. No.	ISINs of the Securities	Description of the Securities	Record Date	Interest / Redemption	Date of payment of interest / redemption
7.	INE041007167	1,50,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each for a principal aggregate amount of ₹ 15,00,00,00,000/- (Indian Rupees One Thousand Five Hundred Crores only) Date of Allotment: May 16, 2025	September 15, 2025	Interest	On or before September 30, 2025
8.	INE041007175	50,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each for a principal aggregate amount of ₹ 5,00,00,00,000/- (Indian Rupees Five Hundred Crores only) Date of Allotment: May 16, 2025	September 15, 2025	Interest	On or before September 30, 2025
9.	INE041007183	75,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each for a principal aggregate amount of ₹ 7,50,00,00,000/- (Indian Rupees Seven Hundred Fifty Crores only) Date of Allotment: June 27, 2025	September 15, 2025	Interest	On or before September 30, 2025

Sl. No.	ISINs of the Securities	Description of the Securities	Record Date	Interest / Redemption	Date of payment of interest / redemption
10.	INE041007191	2,00,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each for a principal aggregate amount of ₹ 20,00,00,00,000/- (Indian Rupees Two Thousand Crores only) Date of Allotment: July 24, 2025*	September 15, 2025	Interest	On or before September 30, 2025

*Series XV NCDs were allotted on July 24, 2025. Hence, interest in respect of the NCDs will be paid from July 24, 2025.

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 & Compliance Officer

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