

January 23, 2026

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

Re: Scrip Code: 973434

Dear Sir/ Madam,

Subject: Intimation of the decision to not exercise Call Option by Embassy Office Parks REIT (“Embassy REIT”) in respect of Series IV Non-Convertible Debentures aggregating to ₹3,00,00,00,000 (“Debentures”) issued by Embassy REIT pursuant to a Debenture Trust Deed dated September 03, 2021 (“Deed”) executed between Embassy REIT and Catalyst Trusteeship Limited as the debenture trustee (“Debenture Trustee”), under Regulation 15 of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021.

We wish to inform that Embassy REIT, by a notice dated January 23, 2026, we will be intimating the Debenture Holders and the Debenture Trustee that the First Call Option Date under the Deed is March 07, 2026, and Embassy REIT has decided not to redeem any of the Debentures on the First Call Option Date. The ISIN of the Debenture is INE041007068.

A copy of the notice proposed to be issued to the Debenture Holders and the Debenture Trustee is enclosed 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

January 23, 2026

From: Embassy Office Parks REIT as the Issuer

To : A. Catalyst Trusteeship Limited as the Debenture Trustee; and
B. Debenture Holders

Dear Sir / Madam,

Ref: Embassy Office Parks REIT - Debenture Trust Deed dated September 03, 2021 (“Deed”)

1. We refer to the Deed. Terms defined in the Deed shall have the same meaning when used in this notice unless given a different meaning in this notice;
2. We hereby notify you that under the Deed, the Issuer has the right to redeem all the Debentures in full on the first Call Option date. The First Call Option Date under the Deed is March 07, 2026; and
3. As per the terms of the Deed, we may redeem the Debentures on a Call Option Date by delivering a Call Option Notice to the Debenture Holders at least 3 (three) days prior to the relevant Call Option Date, i.e. by delivering a notice on or before March 04, 2026 being the date 3 (three) days prior to March 07, 2026. Accordingly, pursuant to the Deed and Regulation 15 of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, we hereby inform you that our Call Option to redeem the Debentures will become exercisable by issuing a Call Option Notice on or before March 04, 2026, for redemption on March 07, 2026. We hereby confirm that we will not issue the Call Option Notice or exercise the Call Option available to us on the First Call Option Date.

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