

February 20, 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

Re: Script Symbol “EMBASSY”, Scrip Code 542602 and Scrip Code 973434, 973546, 973910, 975051, 976042, 976240, 976699, 976700, 976864 and 976946 (NCDs) and Scrip Code 729286, 729287, and 730412 (CPs).

Dear Sir/ Madam,

Outcome of the Debenture Committee Meeting of the Board of Directors of the Manager of Embassy Office Parks REIT held on February 20, 2026

We refer to our letters dated April 23, 2025 and July 31, 2025 informing you that the Board of Directors of Embassy Office Parks Management Services Private Limited, Manager to Embassy Office Parks REIT (“**Embassy REIT**”), at their meetings held on April 23, 2025 and July 31, 2025, approved the raising of debt up to an aggregate amount of ₹10,500 crores (Indian Rupees Ten Thousand Five Hundred Crores only), through such modes 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 on Friday, February 20, 2026, has approved the issuance of 1,40,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each aggregating to a principal amount of up to ₹1,400 Crores (Indian Rupees One Thousand Four Hundred Crores only) on a private placement basis, for a term up to 10 years from the deemed date of allotment (“**Series XVI Debentures**”), by Embassy REIT.

The proceeds from the issuance of Series XVI Debentures shall be utilized for the repayment of existing debt and/or for capital expenditure purpose of the SPVs of Embassy REIT.

The meeting commenced at 1410 Hrs IST and concluded at 1424 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
Head - Company Secretary and Compliance Officer
A25036