Embassy REIT Raises ₹1,000 Crores in Landmark First Bank Financing at REIT Trust Level

- **Becomes the first Indian REIT to access funding from a scheduled commercial bank at the trust level under the RBI's new REIT lending framework**

Bengaluru, India, September 25, 2026

Embassy Office Parks REIT (NSE: EMBASSY / BSE: 542602) ('**Embassy REIT**'), India's first listed REIT and the largest office REIT in Asia by area, today announced that it has raised ₹1,000 crores through the issuance of three-year floating-rate Non-Convertible Debentures ("NCDs"), fully subscribed by a leading European multinational bank.

The transaction marks the first financing by a scheduled commercial bank to an Indian REIT at the trust level, following the Reserve Bank of India's landmark framework announced in June 2026 permitting commercial banks to finance REITs. The NCDs have been priced at a spread of 150 basis points over the agreed three-month MIBOR OIS benchmark, translating into an initial coupon of 6.97%.

Amit Shetty, Chief Executive Officer of Embassy REIT, said,

"This ₹1,000 crore fundraise is a significant milestone for Embassy REIT and for the evolution of India's REIT market. Continued regulatory support from SEBI and RBI has strengthened access to long-term funding for REITs. This new framework opens an important source of institutional capital that complements traditional capital market funding and further deepens the financing ecosystem. As India's first listed REIT, we are pleased to once again lead the way with the first bank financing at the trust level. This landmark transaction reflects the strength of our balance sheet, the quality of our portfolio, and reinforces Embassy REIT's position as the strongest credit in Indian real estate."

Transaction Highlights

- ₹1,000 crores raised through Embassy REIT Series XVIII NCDs
- Three-year tenor with an initial coupon rate of 6.97%
- Pricing at 150 basis points over the three-month MIBOR OIS benchmark
- Coupon to reset every three months in line with the movement in the benchmark
- Fully subscribed by a leading European multinational bank
- Marks the first financing by a scheduled commercial bank to an Indian REIT at the trust level following the RBI's new REIT lending framework
- NCDs rated "AAA/Stable" by CARE

About Embassy REIT

Embassy REIT is India's first publicly listed Real Estate Investment Trust and the largest office REIT in Asia, by area. Embassy REIT owns and operates a portfolio of over 52 million square feet of world-class office spaces across India's key gateway markets, including Bengaluru, Mumbai, Pune, the National Capital Region (NCR) and Chennai. The portfolio comprises 14 premium office ecosystems, including large, integrated office parks and city-centre office assets, and is home to 285 leading global and domestic corporations. In addition to office assets, the portfolio includes strategic amenities such as five operational business hotels, two hotels under development, and a 100 MW solar park that supplies renewable energy to tenants. Embassy REIT's industry-leading ESG programme has received multiple accolades from globally recognised institutions, including GRESB, USGBC LEED, the British Safety Council, among others. In 2023, Embassy REIT was included in the Dow Jones Sustainability Indices, becoming the first REIT in India to be recognised for its sustainability initiatives by a leading global benchmark. For more information, please visit www.embassyofficeparks.com.

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This press release also contains certain financial measures (including guidance and proforma information) which are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, and the recipient should not consider such items as an alternative to the historical financial results or other indicators of Embassy REIT's cash flow based on Ind-AS or IFRS. These non-GAAP financial measures, as defined by the Manager, may not be comparable to similarly titled measures as presented by other REITs due to differences in the way non-GAAP financial measures are calculated. Even though the non-GAAP financial measures are used by management to assess Embassy REIT's financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and the recipient should not consider them in isolation or as substitutes for analysis of Embassy REIT's financial position or results of operations as reported under Ind-AS or IFRS. Certain figures in this press release have been subject to rounding off adjustments. Actual legal entity name of occupiers may differ. Occupancy by value refers to occupancy of the commercial offices weighted by the Gross Asset Value (GAV) of completed commercial offices.

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