

March 06, 2026

To,

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

Re: Scrip Code: 973546

Dear Sir/ Madam,

Subject: Intimation of Call Option by Embassy Office Parks REIT (“Embassy REIT”) in respect of Series VB Non-Convertible Debentures aggregating to ₹11,000,000,000 (“Debentures”) issued by Embassy REIT pursuant to a Debenture Trust Deed dated October 18, 2021, as amended on December 01, 2025 (“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 March 06, 2026, will be intimating the Debenture Holders and the Debenture Trustee that the Call Option Date under the Deed is April 18, 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 INE041007084.

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

March 06, 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 October 18, 2021, as amended on December 01, 2025 (“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 Call Option date. The Call Option Date under the Deed is April 18, 2026; and
3. As per the terms of the Deed, we may redeem the Debentures on a Call Option Date by delivering the Call Option Notice - 2 to the Debenture Holders at least 3 (three) business days prior to the Call Option Date, i.e. by delivering the notice on or before April 14, 2026 being 3 (three) business days prior to April 18, 2026. However, in consonance with Regulation 15 read with Regulation 23(7) 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 April 14, 2026, for redemption on April 18, 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