

June 23, 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: Scrip Symbol “EMBASSY”, Scrip Code 542602, Scrip Code 973434, 973546, 973910, 975051, 976042, 976240, 976699, 976700, 976864, 976946 and 977606 (NCDs) and Scrip Code 731343, 731468 and 731469 (CPs).

Dear Sir / Madam,

Subject: Resolution passed by circulation by the Borrowings Committee of the Board of Directors of the Manager of Embassy Office Parks REIT on June 23, 2026.

We refer to our letter dated June 17, 2026 in relation to the issuance of 70,000 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 ₹700 Crores (Indian Rupees Seven Hundred Crores only) by Embassy Office Parks REIT (“**Embassy REIT**”) on a private placement basis.

We now wish to inform you that the Borrowings Committee of the Board of Directors of the Manager, today, i.e., on June 23, 2026, through a resolution passed by circulation, has approved the allotment of 70,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each (“**Series XVII Debentures**”) by Embassy REIT, on a private placement basis as per the terms and conditions (including tenure, date of allotment, date of maturity, coupon rate, schedule of payment of coupon/interest and principal, charge created over assets, special rights/interest/privileges) mentioned in the Key Information Document dated June 18, 2026.

The tenure of Series XVII Debentures is 3 years, with a coupon rate of 7.49% per annum payable quarterly from the deemed date of allotment (i.e. June 23, 2026) up to the scheduled redemption date, to the debenture holders. The Series XVII Debentures are proposed to be listed on the Wholesale Debt Market Segment of BSE Limited.

We further wish to inform you that the issue price for Series XVII Debentures was discovered on the basis of multiple yield allotment method through the Electronic Book Building Platform of BSE Limited on June 22, 2026, and Embassy REIT has received a consideration of ₹700.241 Crores (Indian Rupees Seven Hundred point Two Four One Crores only) against the aggregate principal amount of ₹700 Crores (Indian Rupees Seven Hundred Crores only).

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