

March 03, 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 (E), 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, 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,

Sub: Intimation of completion of acquisition of Eleanor Realty Holdings India Private Limited

With reference to our letter dated December 02, 2025, we wish to inform you that Embassy Office Parks REIT, has completed the acquisition of Eleanor Realty Holdings India Private Limited which owns and operates a commercial office building named ‘Pinehurst’ forming part of the integrated commercial business park known as ‘Embassy Golf Links Business Park’, Bengaluru (“**Acquisition**”).

Please see enclosed the Press Release in connection with the Acquisition.

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

Embassy REIT Completes ₹8,520 million Acquisition of Marquee Office Asset in Bengaluru

- **Third-party acquisition strengthens leadership in Bengaluru's prime office market**
- **100% occupied premium asset leased to a global investment firm**
- **DPU and NOI accretive transaction completed at a discount to independent valuations**

Bengaluru, India, March 3rd, 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 the successful completion of its acquisition of a 0.3 million square feet (msf) marquee office property located within Embassy GolfLinks Business Park in Bengaluru.

The transaction, valued at ₹8,520 million, was executed at a discount to the average of two independent valuations. The premium Grade-A asset is 100% leased to a leading global investment firm, offering long-term income visibility and further consolidating Embassy REIT's ownership in one of Bengaluru's most sought-after office micro-markets.

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

"We are pleased to close this high-quality, yield-accretive acquisition within Embassy GolfLinks, one of India's most premier office ecosystems. This transaction reinforces our disciplined capital allocation strategy and strengthens our presence in Bengaluru's best-performing office corridor. With a fully leased asset delivering stable cash flows, we continue to enhance portfolio quality while driving sustainable value creation for our unitholders."

Transaction Highlights

- Enterprise value of ₹8,520 million, acquired at a discount to the average of two independent valuations
- Distribution per Unit (DPU) and Net Operating Income (NOI) accretive transaction
- 0.3 msf premium Grade-A asset located within Embassy GolfLinks Business Park, one of Bengaluru's most established office micro-markets
- 100% leased to a leading global investment firm, providing long-term tenancy visibility and stable contracted cash flows

PwC acted as financial and tax due diligence advisor, Trilegal advised on title diligence, and S&R Associates served as legal advisor to Embassy REIT.

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 50 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 approximately 280 leading global and domestic corporations. In addition to office assets, the portfolio includes strategic amenities such as four 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, includingGRESB, 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.

Disclaimer

This press release is prepared for general information purposes only. The information contained herein is based on management information and estimates. It is only current as of its date, has not been independently verified and may be subject to change without notice. Embassy Office Parks Management Services Private Limited ("the Manager") in its capacity as the Manager of Embassy REIT, and Embassy REIT make no representation or warranty, express or implied, as to, and do not accept any responsibility or liability with respect to, the fairness and completeness of the content hereof. Each recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of Embassy REIT. Embassy REIT does not provide any guarantee or assurance with respect to any distribution or the trading price of its units.

This press release contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Manager. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of Embassy REIT or industry results to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, recipients of this press release are cautioned not to place undue reliance on these forward-looking statements. The Manager disclaims any obligation to update these forward-looking statements to reflect future events or developments or the impact of events which cannot currently be ascertained. In addition to statements which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates',

'predicts', 'potential' or 'continue' and similar expressions identify forward-looking statements. There can be no assurance that any potential opportunities will result in definitive transactions.

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

For more information please contact:

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