

September 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 (East), Mumbai – 400051.

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

Scrip Symbol "EMBASSY"

Scrip Code 542602

Dear Sir/ Madam,

Subject: Disclosure of trading plan under Regulation 5(5) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended ("PIT Regulations") and the Code on unpublished price sensitive information and dealing in the securities of the Embassy Office Parks REIT and the Code of Practices and Procedure for fair disclosures in respect of the Embassy Office Parks REIT, as amended ("Code")

Pursuant to the provisions of the PIT Regulations read with the Code, please see enclosed a trading plan submitted by Ms. Agnes Christina Brunner, an immediate relative of a designated person of Embassy Office Parks Management Services Private Limited, Manager to Embassy Office Parks REIT ("**Embassy REIT**"), for trading in units of Embassy REIT. The trading plan is for buying units of Embassy REIT and was approved today, i.e., on September 03, 2026.

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

September 01, 2026

The Company Secretary and Compliance Officer

Embassy Office Parks Management Services Private Limited

Manager to Embassy Office Parks REIT

Dear Vinitha,

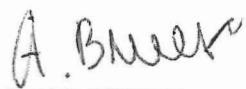
Re: Trading plan for units ("Units") of the Embassy Office Parks REIT ("Embassy REIT").

I refer to (i) the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended ("**Insider Trading Regulations**"); and (ii) the Code on unpublished price sensitive information and dealing in the securities of the Embassy Office Parks REIT and the Code of Practices and Procedure for fair disclosures in respect of the Embassy Office Parks REIT, as amended ("**Code**"). I am an immediate relative of a designated person for purposes of the Code and the Insider Trading Regulations.

In connection with trading in the Units, please find enclosed a trading plan for the period from **January 11, 2027 to January 15, 2027**. This trading plan is being submitted pursuant to the provisions of the Code and the Insider Trading Regulations.

Please feel free to contact me if you require any further information or clarifications.

Yours sincerely,



Agnes Christina Brunner

(Spouse of Mr. Aditya Virwani, Non-Executive Director, Embassy Office Parks Management Services Private Limited (Manager to the Embassy Office Parks REIT))

TRADING PLAN

To,
The Company Secretary and Compliance Officer,
Embassy Office Parks Management Services Private Limited
Manager to Embassy Office Parks REIT

Dear Vinitha,

Subject: Trading Plan under Regulation 5 of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 and the Code on unpublished price sensitive information and dealing in the securities of the Embassy Office Parks REIT and the Code of Practices and Procedure for fair disclosures in respect of the Embassy Office Parks REIT, as amended (the “Code”).

In terms of Regulation 5 of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 and the Code, I, Agnes Christina Brunner, Spouse of Mr. Aditya Virwani, Non-Executive Director of Embassy Office Parks Management Services Private Limited, Manager to Embassy Office Parks REIT (“**Embassy REIT**”) hereby present my trading plan to purchase the Units of Embassy REIT, as per the details furnished hereunder:

Name of the Person	Agnes Christina Brunner
Designation	N.A.
Name of Immediate Relative	Aditya Virwani, Non-Executive Director of Embassy Office Parks Management Services Private Limited, Manager to Embassy REIT
Relationship with the Immediate Relative	Spouse
Date of Submission	September 01, 2026
DP ID/ Client ID/ Folio No.	IN30021468381212
No. of Units proposed to be traded	Up to 4,500 units
Value of trades to be effected	NA
Nature of the trade	Buy
Price limit*	Upper price limit: INR 525 per unit**
Period of Trading	As per the plan mentioned in the table below
No trading period	Seven clear working days prior to any secondary acquisition of units of Embassy REIT, in accordance with Regulation 17D of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, until completion of the secondary acquisition.***

	Any other period during which trading is prohibited under the Code, the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended, or other applicable law.
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**An upper price limit for a buy trade and a lower price limit for a sell trade may be specified, subject to the following: for a buy trade: the upper price limit shall be between the closing price on the day before submission of the trading plan and up to 20% higher than such closing price; (b) for a sell trade, the lower price limit shall be between the closing price on the day before submission of the trading plan and up to 20% lower than such closing price. The price limit shall be rounded off to the nearest numeral.*

***The upper price limit has been derived based on the closing price on the day before the submission of the Trading Plan (i.e., August 31, 2026) and up to 20% higher than such closing price, rounded off to the nearest numeral. The closing price on August 31, 2026 on the BSE was INR 438.50 per unit.*

****Applicable for employees of the Manager*

Details of Trade(s) to be executed (by the Insider and/or his/her/their immediate relatives):

Particulars of person		Period of Proposed Trade(s)		No. of Units proposed to be traded*	Value of Units proposed to be traded	Nature of proposed trade	Price Limit
Name	Relationship with Insider	From	To			Buy/ sell	
Agnes Christina Brunner	Spouse of Mr. Aditya Virwani, Non-Executive Director of Embassy Office Parks Management Services Private Limited, Manager to the Embassy REIT	January 11, 2027	January 15, 2027	Up to 4,500	NA	Buy	Upper price limit: INR 525 per unit**

*Trades may be executed in one or more tranches

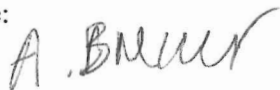
**The upper price limit has been derived based on the closing price on the day before the submission of the Trading Plan (i.e., August 31, 2026) and up to 20% higher than such closing price, rounded off to the nearest numeral. The closing price on August 31, 2026 on the BSE was INR 438.50 per unit.

With respect to the above trading plan, I hereby undertake that:

- I/my immediate relative(s) will not trade in the Units of the Embassy Office Parks REIT for a period of 120 calendar days from the date of the public disclosure of the trading plan as prescribed under Regulation 5(2)(i) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended ("**Regulations**");
- I/my immediate relative(s) will comply with contra trade restrictions;
- I/my immediate relative(s) will not trade in the Units of the Embassy Office Parks REIT during the no-trading period set out above;
- I /my immediate relative(s) will not trade in the Units of the Embassy Office Parks REIT for market abuse;

- e. this Trading Plan, once approved, shall be irrevocable and I will mandatorily implement the Trades contemplated in this Trading Plan and will not execute any trade in the Units of the Embassy Office Parks REIT outside the scope of this Trading Plan, or deviate from it except due to permanent incapacity or bankruptcy or operation of law(unless otherwise determined by the Compliance Officer or as may be permitted under the Regulations or the Code);
- f. if a price limit has been set in the Trading Plan, I/my immediate relative(s) shall execute the trade only if the execution price of the security is within such limit. If price of the security is outside the price limit, the trade shall not be executed;
- g. in case of non-implementation (full/partial) of this Trading Plan due to permanent incapacity or bankruptcy or operation of law, or failure of execution of trade due to inadequate liquidity in the scrip, I undertake to notify the Compliance Officer within two trading days of the last date of the validity period this Trading Plan with reasons thereof and supporting documents, if any, and I agree to abide by the decision of the Audit Committee on the non-implementation of the Trading Plan and acknowledge that if the Audit Committee does not accept my submissions, the Compliance Officer shall take action as per the Code;
- h. I shall not implement the Trading Plan, if any unpublished price sensitive information in my possession at the time of formulation of this plan has not become generally available at the time of the commencement of implementation of the Trading Plan;
- i. I am fully aware of, and understand, my obligations under the Code and the Regulations and will comply with such obligations at all times and will ensure that my immediate relative(s) comply with their obligations at all times; and
- j. I/my immediate relative(s) shall not submit any other trading plan which would entail overlap of the period for which the above Trading Plan is in existence

Signature:



Name: Agnes Christina Brunner

Designation: Spouse of Mr. Aditya Virwani, Non-Executive Director
Embassy Office Parks Management Services Private Limited
(Manager to the Embassy Office Parks REIT)

Place: Bengaluru

Date: September 01, 2026