

October 06, 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 Codes 973546, 973910, 975051, 976042, 976240, 976699, 976700, 976864, 976946, 977606, 977901 and 978208 (NCDs) and Scrip Codes 731343, 731468, 731469 and 732282 (CPs).

Dear Sir/Madam,

Subject: Outcome of the Meeting of the Board of Directors of Embassy Office Parks Management Services Private Limited, the Manager to Embassy Office Parks REIT, held on Tuesday, October 06, 2026.

We wish to inform you that the Board of Directors of Embassy Office Parks Management Services Private Limited (“**Manager**”), the Manager to the Embassy Office Parks REIT (“**Embassy REIT**”), at its meeting held on **Tuesday, October 06, 2026**, through Audio-Visual Electronic Communication has, *inter alia* approved the proposed acquisition of 8,048 sq. ft. of saleable area on the ground floor of First International Financial Centre (FIFC), Bandra Kurla Complex, Mumbai, for a purchase consideration of ₹482.88 million (the “**Proposed Acquisition**”).

The Proposed Acquisition will be carried out in accordance with the relevant provisions of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended (and together with the circulars, notifications, guidelines and clarifications issued thereunder, each, as amended, the “**REIT Regulations**”). Details of the Proposed Acquisition are enclosed as **Annexure A**.

The meeting commenced at 1935 Hrs IST and concluded at 1940 Hrs IST.

Thanking you,

For and on behalf of **Embassy Office Parks REIT** acting through its Manager, **Embassy Office Parks Management Services Private Limited**

Vinitha
Aravind
Menon

Digitally signed by
Vinitha Aravind Menon
Date: 2026.10.06
19:56:52 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Annexure A - Details of the Proposed Acquisition

Sr. No.	Particulars	Description
1.	Name of the target entity, details in brief such as size, turnover, etc.	<u>Details of the Premises</u> The Proposed Acquisition is for the acquisition of commercial premises being Unit No. 001 as per the Deed of Apartment dated April 24, 2012 registered under Serial No. BDR-4/3405 of 2012, admeasuring 5,231 sq. ft. (carpet area) and 8,048 sq. ft. (saleable area), on the ground floor of the building known as ‘First International Financial Centre’ (“FIFC”) of First International Financial Centre Condominium, situated at Plot Nos. C-54 and C-55 (combined), G-Block, Bandra Kurla Complex, Bandra (East), Mumbai, Maharashtra, together with (i) the exclusive right to use and occupy 7 (seven) car-parking spaces in the said building; and (ii) proportionate 1.3% (One point Three percent) undivided rights, title, shares and interests in the common areas and facilities of the building and limited common areas and facilities and voting rights / shares and all other rights appurtenant to the premises, as stated in the Declaration dated April 23, 2012 registered under Serial No. BDR-9/3272 of 2012 (collectively, the “Premises”). As the Proposed Acquisition is for the acquisition of commercial premises and not of an entity, details of turnover are not applicable. Pursuant to the Proposed Acquisition, Embassy REIT will acquire the Premises from Citi Group Global Markets India Private Limited (“Citi”) pursuant to a transfer deed to be executed between Citi and Earnest Towers Private Limited (“ETPL”), a Special Purpose Vehicle of Embassy REIT. Upon completion of the Proposed Acquisition, the Premises will be held by ETPL.
2.	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arms length”	No, the Proposed Acquisition is not a related party transaction. The sponsors of Embassy REIT do not have any interest in the Premises. No acquisition fee is payable to the Manager for the Proposed Acquisition. The Proposed Acquisition does not require approval of the unitholders in terms of the REIT Regulations.

3.	Industry to which the entity being acquired belongs	Commercial real estate.
4.	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)	FIFC is a commercial office building of approximately 0.7 million sq. ft. located at Bandra Kurla Complex, Mumbai, of which Embassy REIT, through ETPL, owns approximately 0.4 million sq. ft. Acquisition of the Premises is an opportunity for Embassy REIT to consolidate/expand its presence at Bandra Kurla Complex, Mumbai. The Premises comprises space on the ground floor of FIFC admeasuring 5,231 sq. ft. (carpet area) and 8,048 sq. ft. (saleable area). The Proposed Acquisition represents an attractive opportunity to Embassy REIT to grow its rental income and is in the interests of Embassy REIT. The Premises proposed to be acquired is in the line of business of Embassy REIT.
5.	Brief details of any governmental or regulatory approvals required for the acquisition	The application for transfer of title in respect of the Premises has been approved by the Mumbai Metropolitan Region Development Authority.
6.	Indicative time period for completion of the acquisition	Completion of the Proposed Acquisition will involve payment of stamp duty, execution and registration of the transfer deed and payment of the purchase consideration. The Proposed Acquisition is expected to be completed on or before Q3FY27.
7.	Consideration - whether cash consideration or share swap or any other form and details of the same	Cash consideration.
8.	Cost of acquisition and/or the price at which the shares are acquired	The purchase consideration for the Proposed Acquisition is ₹482.88 million. The stamp duty and registration charges in connection with the Proposed Acquisition are to be borne by ETPL. The purchase consideration for the Premises is at a discount to the average of the value of the Premises as determined by two independent valuers. Embassy REIT is required to obtain valuation of the Premises from its independent valuer in compliance with Regulation 21(8)(b)(i) of the REIT Regulations. However, as a matter of good governance, Embassy REIT has voluntarily obtained valuation of the Premises from two independent valuers.

9.	Percentage of shareholding / control acquired and/or number of shares acquired	Not applicable as the Proposed Acquisition is for the acquisition of commercial premises and not of shares.
10.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief)	Not applicable, as the Proposed Acquisition is for the acquisition of commercial premises and not of an entity.