

October 15, 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 Codes 973546, 973910, 975051, 976042, 976240, 976699, 976700, 976864, 976946, 977606, 977901 and 978208 (NCDs).

ISIN: INE041007084, INE041007092, INE041007118, INE041007142, INE041007159, INE041007167, INE041007175, INE041007183, INE041007191, INE041007209, INE041007217, INE041007225 (NCDs).

Dear Sir/ Madam,

Subject: Specifications related to ISINs for the outstanding debt securities of Embassy Office Parks REIT as on September 30, 2026.

We wish to inform you that pursuant to the provisions of SEBI Master Circular no. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated October 15, 2025, regarding specifications related to International Securities Identification Number (ISINs) for debt securities issued under the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended, from time to time, please see enclosed the statement containing the details of debt securities issued through private placement by Embassy Office Parks REIT in the prescribed format as on September 30, 2026.

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

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by Vinitha
Aravind Menon
Date: 2026.10.15
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Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

CC:

Central Depository Services (India) Limited
A Wing, 25th Floor, Marathon Futurex,
Mafatlal Mills Compounds,
N M Joshi Marg, Lower Parel (E), Mumbai – 400013

National Securities Depository Limited
3rd Floor, Naman Chamber, Plot C-32, G-Block,
Bandra Kurla Complex, Bandra East, Mumbai, Maharashtra - 400 051

Encl: As above

Half yearly Statement of Debt Securities issued through private placement by Embassy Office Parks REIT as on September 30, 2026

Name of the issuer	ISIN	Issuance date	Maturity date	Coupon rate	Payment frequency	Embedded option, if any	Amount issued	Amount outstanding	Category of issued ISIN	Remarks, if any
Embassy Office Parks REIT	INE041007084	Series V (Tranche B) Allotment- October 18, 2021	October 18, 2026	7.05% p.a.	Quarterly	<u>Call Option:</u> Call Date: a) First Call Option Date: At the expiry of the 54th month from the Deemed Date of Allotment. b) Second Call Option Date: At the expiry of the 57th month from the Deemed Date of Allotment. Call Price: At Par <u>Call Notification Time:</u> a) at least 21 (twenty-one) days prior to the First Call Option Date. b) at least 21 (twenty-one) days prior to the Second Call Option Date.	₹1,100 Crore	₹1,100 Crore	Plain vanilla debt securities	Due for redemption on October 16, 2026

Name of the issuer	ISIN	Issuance date	Maturity date	Coupon rate	Payment frequency	Embedded option, if any	Amount issued	Amount outstanding	Category of issued ISIN	Remarks, if any
Embassy Office Parks REIT	INE041007092	Series VI Allotment - April 05, 2022	April 05, 2027	7.35% p.a.	Quarterly	<u>Call Option:</u> Call Date: a) First Call Option Date: At the expiry of the 54 th month from the Deemed Date of Allotment Call Price: At Par <u>Call Notification Time:</u> a) at least 21 (twenty-one) days prior to the First Call Option Date.	₹1,000 Crore	₹1,000 Crore	Plain vanilla debt securities	Nil
Embassy Office Parks REIT	INE041007118	Series VIII Allotment - August 28, 2023	August 28, 2028	8.10% p.a.	Quarterly	<u>Call Option:</u> Call Date: a) First Call Option Date: At the expiry of the 54 th month from the Deemed Date of Allotment. b) Second Call Option Date: At the expiry of the 57 th month from the Deemed Date of	₹500 Crore	₹500 Crore	Plain vanilla debt securities	Nil

Name of the issuer	ISIN	Issuance date	Maturity date	Coupon rate	Payment frequency	Embedded option, if any	Amount issued	Amount outstanding	Category of issued ISIN	Remarks, if any
						Allotment. Call Price: At Par Call Notification Time: a) at least 7 (seven) days prior to the First Call Option Date. b) at least 7 (seven) days prior to the Second Call Option Date.				
Embassy Office Parks REIT	INE041007142	Series XI Allotment – September 26, 2024	September 27, 2027	7.96% p.a.	Quarterly	Not Applicable	₹900 Crore	₹900 Crore	Plain vanilla debt securities	Nil
Embassy Office Parks REIT	INE041007159	Series XII – Allotment – December 16, 2024	December 14, 2029	7.73% p.a.	Quarterly	Not Applicable	₹1,000 Crore	₹1,000 Crore	Plain vanilla debt securities	Nil
Embassy Office Parks REIT	INE041007167	Series XIII A – Allotment – May 16, 2025	March 17, 2028	7.21% p.a.	Quarterly	Not Applicable	₹1,500 Crore	₹1,500 Crore	Plain vanilla debt securities	Nil
Embassy Office Parks REIT	INE041007175	Series XIII B – Allotment – May 16, 2028	May 16, 2028	7.22% p.a.	Quarterly	Not Applicable	₹500 Crore	₹500 Crore	Plain vanilla debt securities	Nil

Embassy Office Parks Management Services Private Limited (acting as the Manager to Embassy Office Parks REIT)
Registered Office: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka, India – 560 032
T: (080) 69354864 E: secretarial@embassyofficeparks.com CIN: U70100KA2014PTC073362
Website of Embassy Office Parks REIT: www.embassyofficeparks.com

Name of the issuer	ISIN	Issuance date	Maturity date	Coupon rate	Payment frequency	Embedded option, if any	Amount issued	Amount outstanding	Category of issued ISIN	Remarks, if any
		2025								
Embassy Office Parks REIT	INE041007183	Series XIV Allotment – June 27, 2025	March 19, 2027	6.965% p.a.	Quarterly	Not Applicable	₹750 Crore	₹750 Crore	Plain vanilla debt securities	Nil
Embassy Office Parks REIT	INE041007191	Series XV – Allotment – July 24, 2025	July 24, 2035	a) From the Deemed Date of Allotment to (and including) the day falling 60 months from the Deemed Date of Allotment , a rate of 7.25% p.a. b) From (and excluding) the day falling 60 months from the Deemed Date of Allotment	Quarterly	<u>Put Option:</u> <u>Put Date</u> a) First Put Option Date – At expiry of 60 th month from the Deemed Date of Allotment <u>Put Price:</u> At Par <u>Put Notification Time:</u> a) atleast 21 (twenty-one) business days prior to the Put Option Date	₹2,000 Crore	₹2,000 Crore	Plain vanilla debt securities	Nil

Name of the issuer	ISIN	Issuance date	Maturity date	Coupon rate	Payment frequency	Embedded option, if any	Amount issued	Amount outstanding	Category of issued ISIN	Remarks, if any
				and until the Scheduled Redemption Date, a rate of 7.45% p.a.						
Embassy Office Parks REIT	INE041007209	Series XVI – Allotment – February 27, 2026	February 27, 2036	7.49% p.a.	Quarterly	Not Applicable	₹1,400 Crore	₹1,400 Crore	Plain vanilla debt securities	Nil
Embassy Office Parks REIT	INE041007217	Series XVII – Allotment – June 23, 2026	June 22, 2029	7.49% p.a.	Quarterly	Not Applicable	₹700 Crore	₹700 Crore	Plain vanilla debt securities	Nil
Embassy Office Parks REIT	INE041007225	Series XVIII Allotment- September 24, 2026	September 21, 2029	6.97% p.a.	Quarterly	Not Applicable	₹1,000 Crore	₹1,000 Crore	Plain vanilla debt securities	Nil

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

Vinitha
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by Vinitha
Aravind
Aravind Menon
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Head - Company Secretary and Compliance Officer
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