October 16, 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: Intimation of Press Release.

We wish to inform you that in the Global Real Estate Sustainability Benchmark ("**GRESB**") 2026 assessment, the development portfolio of Embassy Office Parks REIT ("**Embassy REIT**") has achieved a global industry-leading score of 100% for the third consecutive year and has ranked number one in the Asia office peer group. Embassy REIT has also retained the highest 5-Star GRESB rating for both Development and Standing Investment portfolios.

A copy of the press release in this regard is enclosed herewith.

This is for your information and records.

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: 2026.10.16 16:05:46 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Embassy REIT Ranks #1 for its Development Portfolio in Asia Office in GRESB 2026 Assessment

- **Achieves a global industry-leading score of 100% for its Development portfolio for the third consecutive year**
- **Retains the highest 5-Star GRESB rating for both Development and Standing Investment portfolios**
- **Ranks #1 in the Office / Asia peer group for Development and #1 in the Listed Office peer group for Standing Investments**

Bengaluru, India, October 16, 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, announced that its Development portfolio continued its leadership in the GRESB 2026 Assessment with an industry-leading score of 100%, substantially exceeding the GRESB average of 86.2 and outperforming its Office / Asia peer group average of 99.4. The portfolio ranked No. 1 among 16 participants in the Asia office peer group, maintaining its position at the highest level of the benchmark. Embassy REIT also retained the highest 5-Star GRESB rating for both its Development and Standing Investments (Operations) portfolios.

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

"Achieving a perfect GRESB score of 100 for our development portfolio for the third consecutive year, alongside No. 1 peer-group rankings and 5-Star ratings across both our development and operations portfolios, is a proud milestone for Embassy REIT. As one of Asia's leading office REITs, we recognise the importance of continuously raising standards in environmental performance, governance and responsible business practices. This recognition reinforces our commitment to delivering high-quality, sustainable workplaces and creating long-term value for our occupiers, investors and other stakeholders."

Embassy REIT's Standing Investments portfolio demonstrated continued progress, reporting a strong 95%. It ranked No. 1 among 48 participants in the Listed Office peer group, outperforming both the GRESB average of 80.9 and the peer group average of 93.9. Beyond its leading portfolio scores, Embassy REIT's strong performance in the GRESB Management Component with a full 30/30 score underscores its focus on institutionalizing sustainability through leadership oversight, ESG policies, risk management, transparent reporting and stakeholder engagement.

GRESB is an industry-led organization providing standardized and validated ESG data to financial markets. Established in 2009, GRESB has become the leading ESG benchmark for real estate and infrastructure investments across the world, used by more than 150 institutional and financial investors to inform decision-making.

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 52 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 285 leading global and domestic corporations. In addition to office assets, the portfolio includes strategic amenities such as five 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, including GRESB, 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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