EMBASSY
REIT

July 24, 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 and Scrip Codes 973434, 973546, 973910, 975051, 976042, 976240, 976699, 976700, 976864, 976946, 977606 and 977901 (NCDs) and Scrip Codes 731343, 731468 and 731469 (CPs).

Dear Sir/Madam,

Subject: Summary of the proceedings of the Eighth Annual Meeting of the Unitholders of Embassy Office Parks REIT held on July 24, 2026.

With reference to our letter dated July 02, 2026, regarding the Notice of the Eighth Annual Meeting of the Unitholders of Embassy Office Parks REIT ("**AM**"), we wish to inform you that the Eighth Annual Meeting of Embassy Office Parks REIT was held on Friday, July 24, 2026, through Video Conferencing / Other Audio-Visual Means.

In this regard, a summary of the proceedings of the AM is enclosed as **Annexure I**.

The AM commenced at 1431 Hrs IST and concluded at 1518 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: 2026.07.24 16:55:53 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Encl: As above

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

Annexure I

Summary of Proceedings of the Eighth Annual Meeting of the Unitholders of Embassy Office Parks REIT:

The Eighth Annual Meeting of the Unitholders ("**AM**") of Embassy Office Parks REIT ("**Embassy REIT**") was held on Friday, July 24, 2026, at 1431 Hrs IST through Video Conferencing ("**VC**") / Other Audio-Visual Means ("**OAVM**") in compliance with the SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025.

Directors of Embassy Office Parks Management Services Private Limited ("the Manager"), the Manager to Embassy REIT, in attendance:

Sl. No.	Name of the Director	Designation	Location
1.	Mr. Jitendra Virwani	Chairperson – Non-Executive Director	Monte Carlo, Monaco
2.	Mr. Prabhakar Kalavacherla	Independent Director	California, United States of America
3.	Mr. Arvind Kathpalia	Independent Director	Mumbai, Maharashtra
4.	Dr. Punita Kumar-Sinha	Independent Director and Chairperson – Stakeholders' Relationship Committee and Corporate Social Responsibility Committee	New Delhi, National Capital Territory of India
5.	Mr. Vivek Mehra	Independent Director and Chairperson – Audit Committee and Risk Management Committee	Mukteshwar, Uttarakhand
6.	Dr. Anoop Kumar Mittal	Independent Director	New Delhi, National Capital Territory of India
7.	Mr. Aditya Virwani	Non-Executive Director	Noida, Uttar Pradesh

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

Key Managerial Personnel of the Manager to Embassy REIT in attendance:

Sl. No.	Name of the Attendee	Designation	Location
1.	Mr. Amit Shetty	Chief Executive Officer	Bengaluru, Karnataka
2.	Mr. Abhishek Agrawal	Chief Financial Officer	Bengaluru, Karnataka
3.	Ms. Vinitha Menon	Head – Company Secretary and Compliance Officer	Bengaluru, Karnataka

Senior Management of the Manager to Embassy REIT in attendance:

Sl. No.	Name of the Attendee	Designation	Location
1.	Ms. Sakshi Garg	Head – Investor Relations & Strategy	Bengaluru, Karnataka

Auditor(s), Trustee(s) of the Manager to Embassy REIT and Scrutinizer for the AM:

Sl. No.	Name of the Attendee	Designation	Location
1.	Mr. Nikunj Shah	Partner, S.R. Batliboi & Associates LLP, Statutory Auditors of Embassy REIT	Bengaluru, Karnataka
2.	Ms. Rupal D Jhaveri	Practicing Company Secretary – Scrutinizer	Mumbai, Maharashtra
3.	Ms. Prathi Bheda	Representative, Axis Trustee Services Limited	Mumbai, Maharashtra

Unitholders Present:

A total of 40 Unitholders representing 7,32,28,437 Embassy REIT's Units, representing 7.73% of Embassy REIT's total voting power, attended the AM through VC/OAVM.

The AM commenced at 1431 Hrs IST and concluded at 1518 Hrs IST (including the time allowed for e-voting during the AM).

Ms. Sakshi Garg, Head - Investor Relations & Strategy of the Manager welcomed the participants to the AM. As the AM was being conducted through VC/OAVM, Ms. Garg briefed the Unitholders on the modalities relating to conducting the AM through VC/OAVM including in respect of casting an e-vote. Ms. Garg also informed the Unitholders that those attending the AM could express their views and raise queries through the 'Chat Box' feature available on the screens. Ms. Garg then briefly introduced the Directors and Key Managerial Personnel of the Manager and other personnel present in the AM, to the Unitholders.

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

Ms. Garg then handed over the proceedings to Mr. Jitendra Virwani, Chairperson of the Board of Directors of the Manager.

Mr. Jitendra Virwani chaired the AM. Mr. Virwani informed the Unitholders that all reasonable efforts have been made by the Manager of Embassy REIT to facilitate participation and voting by Unitholders on the items being considered in the AM. As the requisite quorum was present, Mr. Virwani called the AM to order. Mr. Virwani then requested the Directors present virtually to introduce themselves.

Mr. Virwani then welcomed all the Unitholders and other invitees joining the AM and stated that the purpose of the AM is to give an update on key developments relating to Embassy REIT and to seek approval from the Unitholders on the matters stated in the AM notice.

Key Highlights of Chairman's Address:

1. Growth & Market Leadership: Highlighted that since pioneering India's first listed REIT seven years ago, Embassy REIT has validated the strength of the Indian office market.
2. Financial Performance: FY2026 was a year of robust operational and financial performance, achieving double-digit growth across revenue, Net Operating Income, and distributions.
3. Portfolio Occupancy: Driven by strong, sustained demand for high-quality office ecosystems across key operating markets and strengthened portfolio occupancy.

Mr. Virwani then handed over the proceedings to Mr. Amit Shetty, Chief Executive Officer of the Manager.

Key Highlights of CEO's Address:

1. Strong Leasing & Occupancy: Portfolio grew through acquisitions and new deliveries, backed by heavy Global Capability Centre (GCC) demand that drove significant year-on-year occupancy gains.
2. Portfolio Optimization: Delivered a record pipeline of highly pre-leased commercial space, acquired yield-accretive office assets, and divested non-core strata-owned blocks to recycle capital.
3. Financial Performance: Met full-year guidance with strong YoY growth in Revenue, Net Operating Income (NOI), and Distributions per Unit (DPU). Strengthened balance sheet with low leverage and long-tenor NCD issuances.
4. Hospitality Growth: Maintained solid room rates and operational resilience, enhanced by opening a new hotel facility ahead of schedule.
5. Positive Outlook & Tailwinds: Targeted double-digit operational and distribution growth for next year, buoyed by favorable regulatory updates (SEBI equity classification, RBI bank lending rules, and potential index inclusion).

Mr. Shetty then handed over the proceedings to Ms. Sakshi Garg, Head - Investor Relations & Strategy of the Manager.

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

Ms. Garg requested the Unitholders, who have attended the AM to raise their queries and then directed the queries raised by Unitholders prior to the AM, to the relevant personnel of Embassy REIT, to provide responses.

No queries were submitted by the Unitholders through the 'Chat Box' feature.

After the queries were responded to, Ms. Garg informed the Unitholders present at the AM that in case of any further clarifications, the Unitholders could reach out to the Investors Relations department of Embassy REIT.

She then handed over the proceedings to Ms. Vinitha Menon, Head - Company Secretary and Compliance Officer of the Manager.

Ms. Menon informed the Unitholders that pursuant to the SEBI Master Circular dated July 11, 2025, REITs are allowed to hold a General Meeting through Video Conferencing or Other Audio-Visual means, without the physical presence of Unitholders at a common venue.

Ms. Menon added that the relevant documents for inspection, as mentioned in the Notice of the AM shall remain open and accessible to the Unitholders for inspection during the AM in electronic mode. She also added that the Unitholders can also request for an extract of the same.

Ms. Menon further informed the Unitholders that the Notice of the AM has been made available to the Unitholders in advance of the AM. With the permission of the Chairman and the Unitholders, Ms. Menon took the AM notice as read.

Ms. Menon also informed the Unitholders that Embassy REIT had provided Unitholders with the facility to cast their votes on all resolutions proposed in the Notice through the electronic voting system. She further mentioned that the remote e-voting period remained open from Monday, July 20, 2026, from 0900 Hrs IST till Thursday, July 23, 2026, till 1700 Hrs IST. Ms. Menon then stated that the Unitholders who were present at the AM virtually but had not cast their votes by remote e-voting prior to the AM, would be provided with an opportunity to cast their votes by way of remote e-voting during the AM. Ms. Menon added that the remote e-voting would be made available for 15 minutes after the e-voting announcement at the conclusion of the AM.

Ms. Menon further added that Ms. Rupal Jhaveri, Practicing Company Secretary, had been appointed as the Scrutinizer to scrutinize the remote e-voting and e-voting during the AM and to ensure that the voting is carried out in a fair and transparent manner.

Ms. Menon then read out the following items as set out in the Notice of the AM dated July 02, 2026, which were put to vote by remote e-voting:

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

Sr. No	Resolution	Type
1.	Consideration, approval and adoption of the Audited Standalone Financial Statements and Audited Consolidated Financial Statements of Embassy REIT, together with the Report of the Auditor thereon and the Annual Report on activities and performance of Embassy REIT for the year ended March 31, 2026.	Simple Majority
2.	Consideration, approval and adoption of the Valuation Report issued by Ms. L Anuradha, MRICS, Independent Valuer for the valuation of Embassy REIT's portfolio as at March 31, 2026.	

Ms. Menon then handed over the proceedings to Mr. Jitendra Virwani, Chairperson of the Board of Directors of the Manager.

Mr. Virwani thanked the Unitholders, the Board of Directors and other attendees for joining the AM. He further authorized Ms. Vinitha Menon, Head - Company Secretary and Compliance Officer, to conduct the voting procedure and conclude the AM. He added that Unitholders who were present in the AM virtually and who have not yet cast their votes can do so by availing the remote e-voting facility and that the e-voting facility shall remain open for 15 minutes.

Mr. Virwani stated that the requisite quorum was present throughout the AM and the results of the AM will be announced by Embassy REIT on or before July 28, 2026.

The e-voting facility was kept open for the next 15 minutes to enable the Unitholders to cast their votes.

The voting results along with the Scrutinizer's Report will be submitted to the Stock Exchanges within the prescribed timelines.

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: 2026.07.24 16:57:42 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036