EMBASSY
REIT

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

Dear Sir / Madam,

Subject: Resolution passed by circulation by the Borrowings Committee of the Board of Directors of the Manager of Embassy Office Parks REIT on September 24, 2026.

We refer to our letter dated September 17, 2026, in relation to the issuance of 1,00,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each aggregating to a principal amount of ₹1,000 Crore (Indian Rupees One Thousand Crore only), by Embassy Office Parks REIT ("**Embassy REIT**") on a private placement basis.

We wish to inform you that the Borrowings Committee of the Board of Directors of the Manager has, today, i.e. on September 24, 2026, through a resolution passed by circulation, approved the allotment of 1,00,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each ("**Series XVIII Debentures**") by Embassy REIT, on a private placement basis as per the terms and conditions (including tenure, date of allotment, date of maturity, coupon rate, schedule of payment of coupon/interest and principal, charge created over assets, special rights/interests/privileges) set out in the Key Information Document dated September 21, 2026.

The tenure of the Series XVIII Debentures is 2 years 11 months and 28 days from the deemed date of allotment. The Series XVIII Debentures carry a floating coupon, payable quarterly, being the aggregate of the 3-month MIBOR-OIS rate and a spread of 150 basis points, reset quarterly. The coupon rate for the initial coupon period is 6.97% per annum. The Series XVIII Debentures are proposed to be listed on the Wholesale Debt Market segment of BSE Limited.

We further wish to inform you that the issue price for the Series XVIII Debentures was discovered on the basis of multiple yield allotment method through the Electronic Book Building Platform of BSE Limited on September 23, 2026, and Embassy REIT has received a consideration of ₹1,000.07 Crore (Indian Rupees One Thousand point Zero Seven Crore only) against the aggregate principal amount of ₹1,000 Crore (Indian Rupees One Thousand Crore only).

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: 2026.09.24 12:04:37 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036