November 14, 2025

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.

Scrip Code "EMBASSY"

To,
The Corporate Relations Department,
Department of Corporate Services,
BSE Limited,
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai - 400001.

Scrip Code: 542602

Dear Sir / Madam,

Subject: Disclosure under Regulation 7(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (the "PIT Regulations")

Pursuant to Regulation 7(2) of the PIT Regulations and the Code on unpublished price sensitive information and dealing in securities of Embassy Office Parks REIT, we have received disclosures from Mr. Ray Vargis Kallimel, Head – Asset Management of Embassy Office Parks Management Services Private Limited, Manager to Embassy REIT, in connection with the sale of units by him. The sale was undertaken in compliance with the approved trading plan dated June 30, 2025. The disclosures received are enclosed as **Annexure A**.

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: 2025.11.14 19:15:17 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Encl: As above

Annexure A

November 12, 2025

To,
The Compliance Officer,
Embassy Office Parks Management Services Private Limited,
Manager to Embassy Office Parks REIT

Dear Vinitha,

Subject: Disclosure under Regulation 7(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (the "PIT Regulations")

Pursuant to Regulation 7(2) of the PIT Regulations and the Code on unpublished price-sensitive information and dealing in securities of Embassy Office Parks REIT, please see attached the disclosures in connection with the sale of units of Embassy Office Parks REIT, granted to me under the Employee Incentive Plan 2020, by Embassy Office Parks REIT Employee Welfare Trust. The sale of units was undertaken in compliance with an approved trading plan dated June 30, 2025.

The disclosure is enclosed as **Annexure A**.

This is for your information and records.

Ray Vargis Kallimel

Head – Asset Management

Encl: As above

Annexure A

FORM C

SEBI (Prohibition of Insider Trading) Regulations, 2015 (Regulation 7 (2) read with Regulation 6(2) – Continual disclosure)

Name of the Trust: Embassy Office Parks REIT
ISIN of the Trust: INE041025011

Details of change in holding of Securities of Sponsor, Sponsor Group or other Designated Persons and other such persons as mentioned in Regulation 6(2).

Name, PAN, ~~CIN/DIN~~, & address with contact nos.	Category of Person (Sponsors/ KMP / Director s/Immediate Relative to/others etc.)	Securities held prior to ~~acquisition~~/disposal		Securities ~~acquired~~/Disposed				Securities held post acquisition/~~disposal~~		Date of ~~allotment advice/~~ acquisition of units/ ~~sale of units specify~~		Date of intimation to Manager	Mode of acquisition/ disposal (on market/public/ rights/ preferential offer/off market/Inter- se transfer, ESOPs etc.)	Exchange on which the trade was executed
		Type of security (For eg. – Shares, Warrants, Convertible Debenture s etc.)	No. and % of unitholding	Type of security (For eg. – Shares, Warrants, Convertible Debentures etc.)	No.	Value	Transaction Type (~~Buy/ Sale/ Pledge / Revoke/ Invoke~~)	Type of security (For eg. – Shares, Warrants, Convertible Debentures etc.)	No. and % of unitholding	From	To			
Ray Vargis Kallimel PAN: [redacted] Address: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka – 560 032 Contact no: +91 80 6935 4864	Designated Person	REIT Units	27,739 (0.003%)	REIT Units	10,000	₹42,64,215	Sale	REIT Units	17,739 (0.002%)	November 10, 2025	November 11, 2025	November 12, 2025	On market	NSE

Note: "Securities" shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015.

Details of trading in derivatives of the REIT by Sponsor, Sponsor Group, or other Designated Persons and other such persons as mentioned in Regulation 6(2).

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the Trade was executed
Type of contract	Contract specifications	Buy		Sell		
		Notional Value	Number of Securities (contracts * lot size)	Notional Value	Number of Securities (contracts * lot size)	
Not Applicable						

Note: *In case of Options, notional value shall be calculated based on Premium plus strike price of options.*

Signature:

Name: Ray Vargis Kallimel
Date: November 12, 2025
Place: Bangalore