November 18, 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.

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

Re: Script Symbol "EMBASSY", Scrip Code 542602 and Scrip Code 973434, 973546, 973910, 975051, 976042, 976240, 976699, 976700, 976864 and 976946 (NCDs) and Scrip Code 728768, 729286, 729287 and 730412 (CPs).

Dear Sir/Madam,

Subject: Disclosure under Regulation 23(5)(h) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 ("SEBI REIT Regulations").

We hereby inform you that the Securities and Exchange Board of India ("**SEBI**") has issued a Settlement Order dated November 17, 2025 to Embassy Office Parks Management Services Private Limited, Manager to Embassy Office Parks REIT ("**Manager**"), in connection with a Settlement Application filed by the Manager, in respect of a show-cause notice dated May 30, 2025.

The Settlement Order is available on the SEBI website and can be accessed by here.

Details of the Settlement Order is enclosed as **Annexure I**.

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: 2025.11.18 15:17:16 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Annexure I

S. No.	Particulars	Details
1.	Name of the authority	Securities and Exchange Board of India
2.	Nature and details of the action(s) taken or order(s) passed	Settlement Order
3.	Date of receipt of direction or order, including any ad-interim or interim orders, or any other communication from the authority	November 17, 2025
4.	Details of the violation(s) / contravention(s) committed or-alleged to be committed	The Settlement Order was passed in connection with a Show Cause Notice dated May 30, 2025, issued to the Manager and the Trustee by SEBI. The Show Cause Notice alleged (i) violation of Regulation 7(d) read with Clauses 1,2,7 and 8 of Schedule VI and Regulation 10(14) of the SEBI REIT Regulations, with respect to alleged delays in the disclosure of the NFRA Order (by 53 days), the Manager's view on the 'fit and proper' status of its erstwhile CEO (by 35 days) and a SEBI letter dated October 8, 2024 (by 11 days) by the Manager and (ii) failure of the Trustee to oversee the Manager and ensure compliance with Regulation 7(d) read with Clauses 1,2,7 and 8 of Schedule VI and Regulations 9(3), 9(4) and 9(16) of the SEBI REIT Regulations. The Manager filed a Settlement Application on June 13, 2025, without admitting or denying the findings of facts and conclusions of law. Pursuant to a notice of demand issued by SEBI on October 13, 2025, the Manager remitted the settlement amount of ₹18,39,825, to SEBI.
5.	Impact on financial, operation or other activities of the listed entity, quantifiable in monetary terms to the extent possible	There is no material impact on Embassy REIT's financial, operational or other activities pursuant to the Settlement Order.