June 04, 2025

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

Re: Scrip Code: 975056

ISIN: INE041007126

Dear Sir/ Madam,

Subject: Intimation under Regulation 57 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations")

This is in furtherance to our letter dated May 14, 2025, regarding the intimation of call option exercise notice and record date for the purpose of redemption of listed, rated, secured, redeemable, transferable, rupee denominated Non-Convertible Debentures, for an aggregate amount of ₹5,00,00,00,000/- (Indian Rupees Five Hundred Crores only), issued by Embassy Office Parks REIT.

We now wish to inform you that Embassy REIT has completed all payments required to be made to the Debenture Holders pursuant to the exercise of the call option on June 04, 2025.

Please see below the details:

a. Whether Interest payment/ redemption payment made (yes/ no): Yes

b. Details of interest payment(s):

S. No.	Particulars	Details
1.	ISIN	INE041007126
2.	Issue Size (INR in Crores)	500
3.	Interest Amount to be paid on due date (INR in Crores)*	7.15
4.	Frequency – quarterly/ monthly	Quarterly
5.	Change in frequency of payment (if any)	No
6.	Details of such change	Not Applicable
7.	Interest payment record date	20/05/2025
8.	Due date for interest payment (DD/MM/YYYY)	04/06/2025
9.	Actual date for interest payment (DD /MM/YYYY)	04/06/2025
10.	Amount of interest paid (INR in Crores)*	7.15

11.	Date of last interest payment	27/03/2025
12.	Reason for non-payment/ delay in payment	Not Applicable

*Includes TDS amount payable as per applicable law

c. Details of redemption payments:

S. No.	Particulars	Details
1.	ISIN	INE041007126
2.	Type of redemption (full/ partial)	Full
3.	If partial redemption, then	Not Applicable
	a. By face value redemption	-
	b. By quantity redemption	-
4.	If redemption is based on quantity, specify, whether on:	Not Applicable
	a. Lot basis b. Pro-rata basis	-
5.	Reason for redemption (call, put, premature redemption, maturity, buyback, conversion, others (if any))	Exercise of call option
6.	Redemption date due to put option (if any)	Not Applicable
7.	Redemption date due to call option (if any)	04/06/2025
8.	Quantity redeemed (no. of NCDs)	50,000
9.	Due date of redemption~~/ maturity~~	04/06/2025
10.	Actual date of redemption~~ maturity~~ (DD/MM/YYYY)	04/06/2025
11.	Amount redeemed (INR in Crores)	500
12.	Outstanding amount (Rs.)	Nil
13.	Date of last Interest payment	27/03/2025

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: 2025.06.04 12:42:48 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
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