



May 14, 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

Dear Sir/ Madam,

Subject: Intimation of the exercise of Call Option by Embassy Office Parks REIT (“Embassy REIT”) and issue of Call Option Notice in respect of Series IX Non-Convertible Debentures aggregating to ₹5,00,00,00,000 (“Debentures”) issued by Embassy REIT pursuant to a Debenture Trust Deed dated August 30, 2023 (“Deed”) executed between Embassy REIT and Catalyst Trusteeship Limited as the debenture trustee (“Debenture Trustee”), under Regulation 15 of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and intimation of record date for interest payment and redemption of Non-Convertible Debentures.

We wish to inform that Embassy REIT, by a notice dated May 14, 2025 will be informing the Debenture Holders and the Debenture Trustee that Embassy REIT will exercise the Call Option to redeem all of the Debentures issued under the Deed. The Call Option Date under the Deed is June 04, 2025, and Embassy REIT will redeem all of the Debentures on such Call Option Date. The ISIN of the Debenture is INE041007126.

A copy of the notice proposed to be issued to the Debenture Holders and the Debenture Trustee is enclosed as **Annexure I**.

Further, please below the disclosure of the record date in the format prescribed as per SEBI Master Circular No. SEBI/HO/DDHS/PoD1/P/CIR/2024/54 dated May 22, 2024:

S. No.	ISIN of the security	Record Date	Interest/Redemption	Date of payment of interest / redemption
1.	INE041007126	May 20, 2025	Interest and Redemption*	June 04, 2025

* Interest will be paid for the period April 01, 2025 to June 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 Digitally signed
by VINITHA
ARAVIND ARAVIND MENON
MENON Date: 2025.05.14
15:16:05 +05'30'

Vinitha Menon

Head - Company Secretary and Compliance Officer
A25036

Encl: As above



Annexure I

May 14, 2025

From : Embassy Office Parks REIT as the Issuer

To : A. Catalyst Trusteeship Limited as the Debenture Trustee; and
B. Debenture Holders

Dear Sir / Madam,

Subject: Call Option Notice

Ref: Embassy Office Parks REIT - Debenture Trust Deed dated August 30, 2023 ("Deed")

This letter is and must be construed as the Call Option Notice -2 pursuant to the Deed. We refer to the Deed with respect to our Call Option to redeem all or part of the Debentures on the Call Option Date. Terms defined in the Deed shall have the same meaning when used in this Call Option Notice -2 unless given a different meaning in this Call Option Notice -2.

We hereby exercise our option to redeem all of the Debentures issued under the Deed.

Details of Debentures eligible for Call Option: All of the following Debentures will be redeemed pursuant to the exercise of the Call Option:

Sr. No.	ISIN	Scrip Code	Scrip ID on the Bolt System	Number of Debentures
1	INE041007126	975056	803EOP25	50,000

Payment Date: The Call Option Date shall be June 04, 2025 and all payments required to be made to the Debenture Holders pursuant to the Call Option will be made on June 04, 2025.

Record Date: The Redemption Amount with respect to each Debenture shall be paid to the relevant Debenture Holder as on the Record Date, being May 20, 2025 as set out in the records of relevant depository (as per Beneficiary Position records). If a Debenture Holder transfers the Debentures held by it to any person, this Call Option Notice -2 will be binding on the transferee. The Debenture Holders are also requested to note that after the Record Date (being May 20, 2025), the ISINs of the Debentures shall be frozen by the Depositories and trading in the Debentures will be suspended by BSE Limited. Accordingly, no transaction can be carried out by the Debenture Holders after the Record Date.

Redemption Amount: The Call Option Early Redemption Amount payable per Debenture on the Call Option Date is provided below (in ₹).

Face Value (A)	Coupon Payment (B)	Call Option Early Redemption Amount (A+B)
1,00,000	1,430	1,01,430.00



The Call Option Early Redemption Amount in respect of each Debentures is as set out above within the column marked "Call Option Early Redemption Amount". The Call Option Early Redemption Amount will be paid into the bank account of each Debenture Holder (as on the Record Date) as set out in the records of relevant depository (as per Beneficiary Position records).

Contact details: For any queries / clarifications with regard to the above, the Debenture Holders may write to us at secretarial@embassyofficeparks.com with a copy to debt@embassyofficeparks.com

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: 2025.05.14
15:16:29 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036