January 15, 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, Scrip Code 973434, 973546, 973910, 974885, 975051, 975056, 975311, 976042 and 976240 (NCDs) and Scrip Code 728085 (CPs)

Dear Sir/ Madam,

Subject: Submission of Unitholding Pattern for the quarter ended December 31, 2024.

In accordance with SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated May 15, 2024, issued by the Securities and Exchange Board of India, please see enclosed the Unitholding Pattern for Embassy Office Parks REIT for the quarter ended December 31, 2024.

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: 2025.01.15 17:29:32 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Encl: As above.

Unitholding Pattern for the quarter ended December 31, 2024:

Category	Category of Unit holder	No. of Units Held	As a % of Total Out-standing Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
A.	**Sponsor(s) / Manager and their associates/related parties and Sponsor Group**			-			
1.	**Indian**						
a.	Individuals / HUF	-	-				
b.	Central / State Govt.	-	-				
c.	Financial Institutions/Banks	-	-				
d.	Any Other: Embassy Property Developments Private Limited – (Body Corporate) Sponsor	72,864,279	7.69	-	-	72,864,279	100.00
	Sub- Total (A)(1)	**72,864,279**	**7.69**	**-**	**-**	**72,864,279**	**100.00**
2.	**Foreign**			-			
a.	Individuals (Non-Resident Indians / Foreign Individuals)	-	-				
b.	Foreign government	-	-				
c.	Institutions	-	-				
d.	Foreign Portfolio Investors	-	-				
e.	Any Other: a. BRE/ Mauritius Investments – Sponsor (Body Corporate) b. Sponsor Group (Bodies Corporate)	- -	- -	-	-	-	-

Category	Category of Unit holder	No. of Units Held	As a % of Total Out-standing Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
	Sub- Total (A)(2)	-	-	-	-	-	-
	Total unit holding of Sponsor & Sponsor Group (A) = (A)(1) + (A)(2)	**72,864,279**	**7.69**	**-**	**-**	**72,864,279**	**100.00**

B.	**Public Holding**		
Category	**Category of Unit holder**	**No. of Units Held**	**As a % of Total Outstanding Units**
1.	**Institutions**		
a.	Mutual Funds	18,78,56,418	19.82
b.	Financial Institutions / Banks	-	-
c.	Central/State Govt.	-	-
d.	Venture Capital Funds	-	-
e.	Insurance Companies	3,84,27,817	4.05
f.	Provident / pension funds	14,77,127	0.16
g.	Foreign Portfolio Investors	43,07,59,791	45.44
h.	Foreign Venture Capital Investors	-	-
i.	Any Other :- Alternative Investment Fund	4,94,68,405	5.22
	Sub- Total (B)(1)	**70,79,89,558**	**74.69**
2.	**Non-Institutions**		
a.	Central Government/State Governments(s) / President of India	40	-
b.	Individuals	13,82,28,819	14.58
c.	NBFCs registered with RBI	68,200	0.01
d.	Any Other (specify):		
i.	Trusts	179,688	0.02
ii.	Non-Resident Indians	40,39,050	0.43
iii.	Clearing Members	-	-
iv.	Body Corporates	2,30,65,021	2.43
	Sub- Total (B)(2)	**16,55,80,818**	**17.47**
	Total Public Unit holding (B) = (B)(1) + (B)(2)	**873,570,376**	**92.16**

C.	**Non-Sponsor Non-Public Holding***		
1.	Embassy Office Parks REIT Employee Welfare Trust	14,59,088	0.15
	Sub- Total (C)	**14,59,088**	**0.15**

	Total Units Outstanding = (A) + (B) + (C)	**947,893,743**	**100.00**

** As Per Regulation 17K(11) of SEBI REIT Regulations, 2014, the unitholding of the employee benefit trust shall be shown as "non-sponsor and non-public" unitholding for the purpose of disclosure to the recognised stock exchanges. However, in the XBRL utility prescribed by the stock exchanges, there is no category of non-sponsor non-public, hence it has been shown under public unitholding.*

SPONSOR INDIAN UNITHOLDER

Category	Name of the Indian Unit holder	No. of Units Held	As a % of Total Out-standing Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
1.	Embassy Property Developments Private Limited	72,864,279	7.69	-	-	72,864,279	100.00

SPONSOR FOREIGN UNITHOLDER

Category	Name of the Foreign Unit holder	No. of Units Held	As a % of Total Out-standing Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
1.	BRE/ Mauritius Investments	-	-	-	-	-	-

SPONSOR GROUP FOREIGN UNITHOLDERS

Category	Name of the Foreign Unit holder(s)	No. of Units Held	As a % of Total Out-standing Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
1.	BRE/Mauritius Investments II	-	-	-	-	-	-
2.	SG Indian Holding (NQ) Co I Pte Ltd.	-	-	-	-	-	-

Category	Name of the Foreign Unit holder(s)	No. of Units Held	As a % of Total Out-standing Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
3.	BREP VII GML Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
4.	BREP GML Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
5.	BREP VII NTPL Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
6.	BREP NTPL Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
7.	BREP Asia SG Oxygen Holding NQ Pte. Ltd	-	-	-	-	-	-
8.	BREP VII SG Oxygen Holding NQ Pte. Ltd	-	-	-	-	-	-
9.	BREP Asia HCC Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
10.	BREP VII HCC Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
11.	India Alternate Property Limited	-	-	-	-	-	-
12.	BREP Asia SG Indian Holding (NQ) Co II Pte Ltd	-	-	-	-	-	-
13.	BREP VII SG Indian Holding (NQ) Co II Pte Ltd	-	-	-	-	-	-
	Total	-	-	-	-	-	-

TOP 5 UNITHOLDERS (OTHER THAN SPONSOR)			
Category	**Name of the Unit Holder**	**Number of Units held**	**As a percentage of total outstanding units**
1.	ICICI Prudential Mutual Fund	71,576,904	7.55
2.	APAC Company XXIII Limited	71,271,142	7.52
3.	HDFC Mutual Fund	55,042,378	5.81
4.	Kotak Performing Re Credit Strategy Fund I	4,63,76,811	4.89
5.	Smallcap World Fund, INC	4,41,91,443	4.66

For and on behalf of **Embassy Office Parks REIT** acting through its Manager, **Embassy Office Parks Management Services Private Limited**

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Head - Company Secretary and Compliance Officer
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