October 22, 2026

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 Symbol "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.

Pursuant to Regulation 7(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended ("**PIT Regulations**") and the Code on unpublished price sensitive information and dealing in securities of Embassy Office Parks REIT ("**Embassy REIT**"), we have received disclosures from Mr. Amit Shetty, Chief Executive Officer 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 12, 2026. The disclosures received are enclosed as **Annexure I**.

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: 2026.10.22 15:52:53 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Encl: As above

Annexure I

October 21, 2026

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) read with Regulation 6(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Pursuant to Regulation 7(2) read with Regulation 6(2) of the PIT Regulations and the Code on unpublished price-sensitive information and dealing in securities of Embassy Office Parks REIT ("**Embassy REIT**"), please see enclosed the disclosures in connection with the sale of units of Embassy Office Parks REIT in respect of the units 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 12, 2026. The disclosure is enclosed as **Annexure A**.

This is for your information and records.

MOLAHALLI AMIT VIKRAM SHETTY
Digitally signed by MOLAHALLI AMIT VIKRAM SHETTY
Date: 2026.10.21 18:17:13 +05'30'

Amit Shetty

Chief Executive Officer

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 / Directors/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		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 Debentures 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			
Amit Shetty PAN: [redacted] Address: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka – 560 032 Contact no: +91 80 69354857	Designated Person	REIT Units	1,01,013 (0.0107%)	REIT Units	22,993	99,99,655.70	Sale	REIT Units	78,020 (0.0082%)	October 16, 2026	October 16, 2026	October 21, 2026	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:

MOLAHALLI AMIT VIKRAM SHETTY

Digitally signed by MOLAHALLI AMIT VIKRAM SHETTY
Date: 2026.10.21 18:17:52 +05'30'

Name: Amit Shetty
Date: October 21, 2026
Place: Bengaluru