EMBASSY
REIT

August 24, 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.

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

Re: Scrip Symbol "EMBASSY", Scrip Code 542602, Scrip Code 973910 (NCDs).

Dear Sir/ Madam,

Subject: Intimation of Call Option by Embassy Office Parks REIT ("Embassy REIT") in respect of Series VI Non-Convertible Debentures aggregating to ₹1000,00,00,000 (Indian Rupees One Thousand Crores Only) ("Debentures") issued by Embassy REIT pursuant to a Debenture Trust Deed dated March 31, 2022, as amended on December 01, 2025 ("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.

We wish to inform you that Embassy REIT, by a notice dated August 24, 2026, proposes to intimate the Debenture Holders and the Debenture Trustee that the First Call Option Date under the Deed is October 05, 2026, and Embassy REIT shall, on or before September 14, 2026, intimate the Debenture Holders and the Debenture Trustee regarding whether it will redeem any of the Debentures on the First Call Option Date. The ISIN of the Debenture is INE041007092.

A copy of the notice proposed to be issued to the Debenture Holders and the Debenture Trustee is 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: 2026.08.24 21:25:21 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Encl: As above

EMBASSY
REIT

Annexure I

August 24, 2026

From : Embassy Office Parks REIT as the Issuer
To : A. Catalyst Trusteeship Limited as the Debenture Trustee; and
B. Debenture Holders

Dear Sir / Madam,

Ref: Embassy Office Parks REIT - Debenture Trust Deed dated March 31, 2022, as amended on December 01, 2025 ("Deed")

1. We refer to the Deed. Terms defined in the Deed shall have the same meaning when used in this notice unless given a different meaning in this notice;

2. We hereby notify you that under the Deed, the Issuer has the right to redeem all the Debentures in full on the First Call Option date. The First Call Option Date under the Deed is October 05, 2026; and

3. As per the terms of the Deed, we may redeem the Debentures on a Call Option Date by delivering the Call Option Notice - 2 to the Debenture Holders at least 3 (three) business days prior to the Call Option Date, i.e. by delivering the notice on or before September 29, 2026 being 3 (three) business days prior to October 05, 2026. Accordingly, pursuant to the Deed and Regulation 15 of the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, we hereby inform you that if we propose to exercise our Call Option to redeem the Debentures, it will become exercisable by issuing a Call Option Notice – 2, in writing, on or before September 14, 2026, to the Debenture Trustee and the Debenture Holders.

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: 2026.08.24 21:24:50 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036