Annexure A

QUARTERLY REPORT AND COMPLIANCE CERTIFICATE

November 06, 2026

To,
Axis Trustee Services Limited,
The Ruby, 2nd Floor, SW, 29,
Senapati Bapat Marg,
Dadar West, Mumbai - 400 028,
Maharashtra, India.

Dear Sir / Madam,

Subject: Quarterly Report and Compliance Certificate as per Regulations 9(3) and 10 under Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 for the quarter ended September 30, 2026.

We, Embassy Office Parks Management Services Private Limited ("**EOPMSPL/Manager**"), acting in the capacity of Manager of Embassy Office Parks REIT ("**Embassy REIT**"), pursuant to Regulation 9(3) and Regulation 10 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 ("**REIT Regulations**"), as amended from time to time, do hereby confirm that:

1. We are in compliance with the SEBI Regulations, as applicable to the Manager, specifically with Regulations 10, 18, 19 and 20 of REIT Regulations and circulars issued thereunder as applicable, (including Master Circular for REITs dated July 11, 2025, ("**Master Circular**"), as amended from time to time, and all other reporting and disclosure requirements, for the quarter ended on September 30, 2026;

2. The REIT has maintained the minimum level of public holding as required under Regulation 14 of the REIT Regulations, as applicable;

3. All applicable insurance policies are obtained, renewed and operational on the assets of REIT and that such insurances are valid and enforceable. The premium in respect of the insurance policies is paid on timely basis;

4. We on behalf of Embassy REIT are maintaining a functional website (The website of Embassy REIT may be accessed at - https://www.embassyofficeparks.com/), as per the contents and including the relevant information about REIT as specified in REIT Regulations and the circulars issued thereunder, as amended from time to time. We further confirm that the contents as required under the regulations and circulars are being updated within two days of any changes / developments which trigger a need for an update on the website;

5. We are registered on SCORES platform in order to handle investor complaints electronically and enrolled on Online Dispute Resolution Portal for online conciliation and online arbitration for resolution of disputes, and all complaints were resolved and redressed in timely manner within the timeline prescribed by SEBI;

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6. In terms of Regulation 9(8) of the REIT Regulations, we confirm that necessary systems and procedures are in place. These systems are sufficient for effective monitoring of the performance and functioning of Embassy REIT;

7. In terms of Regulation 10(16), we confirm that we have adequate controls in place to ensure segregation of our activity as Manager of the REIT from our other activities;

8. There were / are no events or information or happenings which have a bearing on the performance / operation of the Manager / REIT, or change in shareholding / control of the Manager;

9. In terms of Regulation 26(A) to 26(F) of REIT Regulations, we confirm that we are in compliance with the provisions of the Chapter VIA (obligations of the Manager) of the REIT Regulations as may be applicable for the quarter under review; and

10. Further, pursuant to Regulation 10(18)(a) of the REIT Regulations, we have made timely submission of the previous quarter reports, and are hereby submitting the report for the quarter ended September 30, 2026, with the following details:

Periodic Compliances		
Sr. No.	**Requirement**	**Details including compliance status along with supporting documents**
1	Details of all funds received by REIT and all payments made.	The details of funds received, and payments made by Embassy REIT are enclosed as **Annexure 1**.
2	Status of development of under construction properties (if any).	The status of the development of under-construction properties is enclosed as **Annexure 2**.
3	Copy of the activity and performance report placed before the Board as per Regulation 10(25) of the REIT Regulations.	The activity and performance report of Embassy REIT is enclosed as **Annexure 3**.
4	Pursuant to Chapter 4 of Master Circular, as amended from time to time, statement including details of any deviations/variations, if any, in the use of proceeds from the objects stated in the offer document or explanatory statement to the notice for the general meeting (as applicable), has been submitted to the stock exchange as per applicable timelines, such statement shall be continued to be given till such time the issue proceeds have been fully utilised or the purpose for which these proceeds were raised has been achieved.	Not Applicable

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5	Pursuant to Chapter 4 of Master Circular, as amended from time to time, a statement containing details of Investor complaints in the format prescribed in Annexure 4 of the Master Circular has been submitted to the stock exchange as per applicable timelines.	Statement of investor complaints for the quarter ended September 30, 2026, is enclosed as **Annexure 4**.
6	Pursuant to Chapter 4 of Master Circular, as amended from time to time, disclosure of unit holding pattern for each class of unit holders has been made as per applicable timelines as per the format prescribed in the Master Circular.	Unitholding Pattern for the quarter ended September 30, 2026, is enclosed as **Annexure 5**.
7	Details of shareholding of the REIT in the SPV/ Holdco and changes, if any during the relevant quarter.	Details of shareholding of Embassy REIT in its SPVs and Holdco, is enclosed as **Annexure 6**. During the period under review, there was a change in nominee shareholder from Mr. Ray Vargis Kallimel to Mr. Molahalli Amit Vikram Shetty on September 25, 2026 in Embassy-Energy Private Limited.
8	Copy of Financial Information and Additional Disclosures submitted to the Stock Exchange as per Chapter 4 of the Master Circular, as amended from time to time, within following timelines: A. First half year period of the financial year - submitted within 45 days from the end of the half year. B. Annual financial information - 60 days from the end of the financial year.	Financial information for the quarter ended September 30, 2026 is enclosed as **Annexure 7.**
9	Certificate of compliance of the applicable net-worth requirement by the Manager and sponsor(s) in the following form: (i) certificate from the Manager, on a half yearly basis; (ii) certificate from an independent chartered accountant, on an annual basis for the sponsor(s) and Manager.	Net worth certificate of the Manager as on September 30, 2026 is enclosed as **Annexure 8.**

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10	Confirmation regarding meeting the eligibility conditions by the Manager as per Regulation 4(2)(e) of the REIT Regulations.	A certificate on confirmation of compliance with eligibility conditions by the Manager as per Regulation 4(2)(e) of the REIT Regulations, signed by the Head - Company Secretary and Compliance Officer is enclosed as **Annexure 9**.
11	Information on any other compliance(s), if any, as deemed appropriate by the Manager or Trustee.	As per the SEBI Master Circular for REITs dated July 11, 2025, Embassy REIT has submitted monthly compliance reports on board nomination rights to the Trustee, as per the format specified by the Trustee, within the prescribed timelines. During the quarter, various disclosures and filings were made by Embassy REIT with the stock exchanges. Copies of the same have already been submitted to the Trustee separately from time to time.

Event Based Compliances		
Sr. No.	**Requirement**	**Details including compliance status along with supporting documents**
1	A. Details of related party transactions, if any, carried out between the manager and its associates in terms of Regulation 9(5) of SEBI REIT Regulations. In case of conflict of interest, confirmation from a practicing chartered accountant or a valuer, as applicable shall be obtained that such transaction is on arm's length basis along with relevant documents. B. Pursuant to Regulation 19(5)(b) of REIT Regulations, whether the value of funds borrowed from related parties, total value of all related party transactions pertaining to acquisition or sale of properties or investments into securities exceeded the specified threshold. If yes, whether requisite approval of the unitholders has been obtained prior to entering into any such transaction.	Details of all related party transactions between the Manager and its associates along with a confirmation from a Practicing Chartered Accountant that the same were undertaken on arm's length basis are enclosed as **Annexure 10**. Pursuant to Regulation 19(5)(b) of the SEBI REIT Regulations, Embassy REIT has obtained unitholder approval on December 08, 2023, for borrowings from Axis Bank Limited for up to 33% of the total consolidated borrowings of Embassy REIT, its SPVs and Holdco. As on September 30, 2026, the borrowings from Axis Bank Limited is below the approved threshold of 33%. Further as per Regulation 19(5)(b) of the SEBI REIT Regulations, we confirm that the value of funds borrowed from other related parties do not exceed the specified threshold for the quarter ended September 30, 2026.

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		There was no acquisition or sale of properties or investments into securities as per Regulation 19(5)(b) of the SEBI REIT Regulations during the quarter ended September 30, 2026.
2	Whether any property have been/decided to be acquired/sold/developed during the quarter or expand existing completed properties. If yes, details to be provided along with rationale for same.	A. The Board of Directors of the Manager at their meeting held on July 30, 2026 approved the proposed conveyance of a Land parcel admeasuring 24 guntas (~0.6 acres) situated at Thanisandra Village, Bengaluru which is contiguous to Embassy Manyata Business Park (the existing asset held by Manyata Promoters Private Limited), the details of which were already provided as part of Quarterly Report and Compliance Certificate for the quarter ended June 30, 2026. The rationale in connection with the transaction is enclosed as **Annexure 11**. B. The Board of Directors of the Manager at their meeting held on October 06, 2026, approved the proposed acquisition of 8,048 sq. ft. of saleable area on the ground floor of First International Financial Centre (FIFC), Bandra Kurla Complex, Mumbai, for a purchase consideration of ₹482.88 million ("**Acquisition**"). The rationale in connection with the Acquisition is enclosed as **Annexure 12.**
3	Details of any action which requires approval from the unitholders as required under the REIT Regulations.	The Eighth Annual Meeting ("**AM**") of the Unitholders of Embassy REIT was held on July 24, 2026. Details regarding the same have already been submitted to the Trustee as a part of the quarterly compliance report for the quarter ended June 30, 2026.
4	Details of any material fact including change of its directors, any legal proceedings that may have a bearing on the activity of the REIT and confirm whether such details have been submitted to the trustee within 7 (seven) working days of such action. A. Date of any event as mentioned above.	Mr. Vivek Mehra (DIN: 00101328) and Dr. Ranjan Pai (DIN: 00863123) ceased to be Non-Executive Independent Directors of the Manager with effect from the close of business hours on September 30, 2026, on completion of their second term.

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	B. Date of Intimation of such event to Trustee.	Date of occurrence of event as mentioned above – September 30, 2026 Date of Intimation of such event to Trustee – October 01, 2026
5	Confirmation from Manager on compliances of thresholds under Regulations 18(4) and 18(5) of the REIT Regulations on a quarterly basis and at the time of acquisition and/or disposal of assets as may be applicable.	A certificate on confirmation of compliance with Regulation 18(4) and 18(5) of the REIT Regulations, signed by the Head - Company Secretary and Compliance Officer, is enclosed as **Annexure 13**.
6	Confirmation from Manager in relation to distribution that: A. not less than 90% of net distributable cash flows are being distributed to the unit holders and such distribution has been made within the timeline specified in the REIT Regulations. B. Confirmation on the unclaimed distribution till the previous quarter.	A certificate on confirmation of compliance with Regulation 18 of the SEBI REIT Regulations in relation to distributions of net distributable cashflows and requirements pertaining to unclaimed distributions, signed by the Head - Company Secretary and Compliance Officer, along with a certificate from the Registrar and Transfer agent is enclosed as **Annexure 14**. The date of declaration of distributions during the quarter ended September 30, 2026, was July 30, 2026, and the record date was August 04, 2026. The distributions were completed on August 10, 2026. Please refer to the certificate from the Registrar and Transfer agent, for details of the same.
7	Whether Rights Issue, Preferential Issue, Institutional Placements, or any other issuance of units made during the quarter? If yes, whether compliance of relevant regulations and circulars done?	No such instance during the current quarter
8	Whether any encumbrance, release or invocation is created / registered on the units of REIT during the Quarter? If yes, whether compliance of relevant regulations and circulars was done, also provide details and submissions made to the Manager / stock exchange in that respect.	No such instance during the current quarter
9	As per Regulation 23 of the REIT Regulations, details of any non-compliance or violation of the REIT Regulations or Circulars issued thereunder:	No such instance during the current quarter

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	A. Informed to SEBI by the Compliance Officer B. Observed by the Compliance Officer	
10	Copy of Valuation report as required under REIT Regulations submitted to the trustee, unit holders and Stock Exchange (as the case may be) within 15 days from the date of receipt of the valuation report from the valuer: A. Date of receipt of the report from the Valuer B. Date of Intimation to Trustee	A. The Board of Directors of the Manager at their meeting held on July 30, 2026 approved the proposed conveyance of a Land parcel admeasuring 24 guntas (~0.6 acres) situated at Thanisandra Village, Bengaluru which is contiguous to Embassy Manyata Business Park (the existing asset held by Manyata Promoters Private Limited). The valuation reports in connection with transaction have already been submitted to the trustee as part of the quarterly compliance report for the quarter ended June 30, 2026. Date of receipt of the report from the Valuers: Ms. L Anuradha - July 30, 2026; iVAS Partners – July 29, 2026 Date of Intimation to Trustee: July 30, 2026 B. The Board of Directors of the Manager at their meeting held on October 06, 2026, approved the proposed acquisition of 8,048 sq. ft. of saleable area on the ground floor of First International Financial Centre (FIFC), Bandra Kurla Complex, Mumbai, for a purchase consideration of ₹482.88 million ("**Acquisition**"). The valuation reports in connection with the acquisition are enclosed as **Annexure 15**. Date of receipt of the report from the Valuers: Ms. L Anuradha and iVAS Partners – October 05, 2026 Date of Intimation to Trustee: October 06, 2026 C. The Summary Valuation report for the half-year ended September 30, 2026 along with Independent Property Consultant report is enclosed as **Annexure 16**.

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		Date of receipt of the report from the Valuer: October 28, 2026 Date of Intimation to Trustee: October 28, 2026
11	Pursuant to Chapter 4 of Master Circular, as amended from time to time, disclosure of unit holding pattern for each class of unitholders has been made within 10 (ten) days of any capital restructuring of REIT resulting in a change exceeding 2% of the total outstanding units of REIT.	No such instance during the current quarter
12	Pursuant to Regulation 20 of the REIT Regulations, whether conditions w.r.t borrowings and deferred payments have been complied with on an ongoing basis and at the time of acquisition and/or disposal of assets, as may be applicable. If there is any breach, whether the same was informed to the trustee and has been rectified within six months from the date of breach.	We confirm that Embassy REIT is in compliance with all the conditions with respect to borrowings and deferred payments, as per Regulation 20 of the SEBI REIT Regulations. Please note that approval from Unitholders for borrowing up to 35% of the Gross Asset Value of Embassy REIT was taken on December 10, 2020.
13	Copy of the Notice of unitholders meeting in terms of Regulation 9(11) read with Regulation 22(3) & 26(2) of the REIT Regulations.	The Notice of the Eighth Annual Meeting of the Unitholders of Embassy REIT has already been submitted to the Trustee as a part of the quarterly compliance report for the quarter ended June 30, 2026.
14	Whether compliance with minimum unitholding requirement made by the sponsor(s) and sponsor group(s) as per REIT Regulations and circulars issued thereunder.	Embassy REIT was listed on April 01, 2019, and the three-year period requiring the sponsors and sponsor group to hold a minimum of 15% of the total post-issue capital has expired. The provisions under Regulation 11(3) of the REIT Regulations, inserted with effect from August 17, 2023, requiring minimum unitholding of 3% of the total units or units worth ₹500 Crore, whichever is lower, for the sixth to tenth year from listing are not applicable for the quarter ended September 30, 2026 as no additional units have been issued by Embassy REIT since the amendment.
15	Confirmation that the copy(ies) of any other information submitted to the designated stock	We confirm that the information submitted to the designated stock exchanges / SEBI in terms

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	exchanges / SEBI in terms of REIT Regulations and circulars issued thereunder, have been provided to the Trustee from time to time.	of REIT Regulations and circulars issued thereunder, have been provided to the Trustee from time to time. Copies of intimations submitted to stock exchanges and communications with SEBI during the period July 01, 2026, to September 30, 2026, are collectively enclosed as **Annexure 17**.
16	Information on any other compliance(s), if any, as deemed appropriate by the Manager or Trustee.	Not Applicable

Thanking you,

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

Vinitha Aravind Menon

Digitally signed by Vinitha Aravind Menon
Date: 2026.11.06 14:56:19 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Encl: as above

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