

December 03, 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 and Scrip Code 973434, 973546, 973910, 975051, 976042, 976240, 976699, 976700, 976864 and 976946 (NCDs) and Scrip Code 728768, 729286, 729287 and 730412 (CPs).

Dear Sir/ Madam,

Subject: Intimation of Press Release - Embassy REIT announces ₹8,520 million acquisition of a Marquee Office Asset in Bengaluru

We wish to inform you that Embassy REIT has entered into definitive agreements to acquire a 0.3 million square feet (msf) marquee office property located within Embassy GolfLinks Business Park, one of Bengaluru's most sought-after office markets. A copy of the Press Release in this regard is enclosed herewith

Thanking you,

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

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Encl: As above

Embassy REIT Announces ₹8,520 million Acquisition of a Marquee Office Asset in Bengaluru

- Third-party acquisition fortifies Embassy REIT's leadership in Bengaluru's prime office market
- 100% occupied premium asset, leased to a global investment firm
- DPU-accretive transaction at a discount to independent valuation benchmarks

Bengaluru, India, December 3rd, 2025

Embassy Office Parks REIT (NSE: EMBASSY / BSE: 542602) ('**Embassy REIT**'), India's first listed REIT and the largest office REIT in Asia by area, announced that it has entered into definitive agreements to acquire a 0.3 million square feet (msf) marquee office property located within Embassy GolfLinks Business Park, one of Bengaluru's most sought-after office markets. The transaction, valued at ₹8,520 million, aligns with Embassy REIT's strategy of disciplined, accretive growth.

Located in the heart of Embassy GolfLinks, this high-quality Grade-A asset is fully leased to a leading global investment firm. This acquisition further consolidates Embassy REIT's scale and ownership in a micro-market that continues to see strong leasing demand and premium rental growth.

Amit Shetty, Chief Executive Officer of Embassy REIT, said,

"We are pleased to announce this third-party acquisition, which underscores Embassy REIT's strategy of driving growth through high-quality, yield-accretive investments in India's most dynamic office markets. Bengaluru continues to be India's office capital, and Embassy GolfLinks is home to some of the world's most influential technology and GCC occupiers. With a 100% leased, long-tenured asset anchored by a leading global investment firm, this acquisition further strengthens our presence in this premier micro-market. As India's leading office REIT, we remain focused on disciplined expansion that delivers stronger cash flows and enhances value for our unitholders, while continuing to offer occupiers a truly world-class workplace experience."

Transaction Highlights

- Total enterprise valuation of ₹8,520 million which is at a discount to the average of two independent valuations
- Distribution per Unit (DPU) and Net Operating Income (NOI) accretive transaction further strengthens Embassy REIT's position as a leading office REIT globally
- Delivers an NOI yield of ~7.9% which compares favorably to the REIT's trading cap rate of 7.4% in Q2 FY2026
- Fully leased to a leading global investment firm with long-term tenancy visibility

The acquisition is subject to completion of customary and agreed conditions precedent and pre-closing actions.

PwC advised Embassy REIT on financial and tax due diligence; Trilegal advised Embassy REIT on title diligence and S&R Associates acted as the legal advisor to Embassy REIT.

About Embassy REIT

Embassy REIT is India's first publicly listed Real Estate Investment Trust and the largest office REIT in Asia, by area. Embassy REIT owns and operates a 50.8 msf portfolio of 14 office parks in India's best-performing office markets of Bengaluru, Mumbai, Pune, the National Capital Region ('NCR') and Chennai. Embassy REIT's portfolio comprises 40.9 msf completed operating area and is home to 274 of the world's leading companies. The portfolio also comprises strategic amenities, including four operational business hotels, two under-construction hotels, and a 100 MW solar park supplying renewable energy to tenants. Embassy REIT's industry leading ESG program has received multiple accolades from renowned global institutions and was awarded a 5-star rating both from the British Safety Council andGRESB. Embassy REIT was included in the 2023 Dow Jones Sustainability Indices, making it the first REIT in India to be recognised for its sustainability initiatives by a leading global benchmark. For more information, please visit www.embassyofficeparks.com.

Disclaimer

This press release is prepared for general information purposes only. The information contained herein is based on management information and estimates. It is only current as of its date, has not been independently verified and may be subject to change without notice. Embassy Office Parks Management Services Private Limited ("the Manager") in its capacity as the Manager of Embassy REIT, and Embassy REIT make no representation or warranty, express or implied, as to, and do not accept any responsibility or liability with respect to, the fairness and completeness of the content hereof. Each recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of Embassy REIT. Embassy REIT does not provide any guarantee or assurance with respect to any distribution or the trading price of its units.

This press release contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Manager. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of Embassy REIT or industry results to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, recipients of this press release are cautioned not to place undue reliance on these forward-looking statements. The Manager disclaims any obligation to update these forward-looking statements to reflect future events or developments or the impact of events which cannot currently be ascertained. In addition to statements which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential' or 'continue' and similar expressions identify forward-looking statements. There can be no assurance that any potential opportunities will result in definitive transactions.

This press release also contains certain financial measures (including guidance and proforma information) which are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, and the recipient should not consider such items as an alternative to the historical financial results or other indicators of Embassy REIT's cash flow based on Ind-AS or IFRS. These non-GAAP financial measures, as defined by the Manager, may not be comparable to similarly titled measures as presented by other REITs due to differences in the way non-GAAP financial measures are calculated. Even though the non-GAAP financial measures are used by management to assess Embassy REIT's financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and the recipient should not consider them in isolation or as substitutes for analysis of Embassy REIT's financial position or results of operations as reported under Ind-AS or IFRS. Certain figures in this press release have been subject to rounding off adjustments.

For more information please contact:

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