



February 06, 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 Code “EMBASSY”

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 (the “PIT Regulations”)

Pursuant to Regulation 7(2) of the PIT Regulations and the Code on unpublished price sensitive information and dealing in securities of Embassy Office Parks REIT, we have received disclosures from Ms. Lata Vishnoi, Head – Taxation of Embassy Office Parks Management Services Private Limited, Manager to Embassy REIT, in connection with the sale of units by her. The sale was undertaken in compliance with the approved trading plan dated September 30, 2025. The disclosures received are enclosed as **Annexure A**.

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 Office Parks Management Services Private Limited

Registered Office: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka, India – 560 032

T: (080) 69354864

E: secretarial@embassyofficeparks.com W: www.embassyofficeparks.com CIN: U70100KA2014PTC073362

February 04, 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) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (the “PIT Regulations”)

Pursuant to Regulation 7(2) of the PIT Regulations and the Code on unpublished price-sensitive information and dealing in securities of Embassy Office Parks REIT (“**Embassy REIT**”), please see enclosed the disclosures in connection with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 September 30, 2025.

The disclosure is enclosed as **Annexure A**.

This is for your information and records.



Name: Lata Vishnoi

Designation: Head - Taxation

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			
Lata Vishnoi PAN [REDACTED] Address: 12 th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka – 560 032 Contact no +91 80 6935 4864	Designated Person	REIT Units	10,959 (0.001%)	REIT Units	800	348000	Sale	REIT Units	10159 (0.001%)	February 02, 2026	February 02, 2026	February 04, 2026	On Market	NSE
		REIT Units	10159 (0.001%)	REIT Units	3324	1448940	Sale	REIT Units	6835 (0.0007%)	February 03, 2026	February 03, 2026	February 04, 2026	On Market	BSE
		REIT Units	6835 (0.0007%)	REIT Units	6835	2957846	Sale	REIT Units	0 (0.00%)	February 04, 2026	February 04, 2026	February 04, 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.



Name: Lata Vishnoi

Date: February 04, 2026

Place: Bangalore