

May 16, 2025

To,  
The Corporate Relations Department,  
The National Stock Exchange of India Limited,  
Exchange Plaza, 5<sup>th</sup> Floor,  
Plot No. C/1, G-Block, Bandra-Kurla Complex,  
Bandra (E), Mumbai – 400051.

To,  
The Corporate Relations Department,  
Department of Corporate Services,  
BSE Limited,  
25<sup>th</sup> Floor, Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai – 400001.

**Re: Script Symbol “EMBASSY”, Scrip Code 542602 and Scrip Code 973434, 973546, 973910, 974885, 975051, 975056, 975311, 976042 and 976240 (NCDs) and Scrip Code 728768, 729286 and 729287 (CPs).**

Dear Sir/ Madam,

**Subject: Resolution passed by circulation by the Debenture Committee of the Board of Directors of the Manager of Embassy Office Parks REIT on May 16, 2025.**

We refer to our letter dated May 13, 2025 in relation to the issuance of 2,00,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each for an aggregate amount of ₹2,000 (Indian Rupees Two Thousand Crores only) by Embassy Office Parks REIT (“**Embassy REIT**”) on a private placement basis, in two tranches.

We now wish to inform you that the Debenture Committee of the Board of Directors of the Manager, today, i.e., on May 16, 2025, through a resolution passed by circulation, has approved the allotment of:

- A. 1,50,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each (“**Series XIII A Debentures**”); and
- B. 50,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each (“**Series XIII B Debentures**”);

on a private placement basis as per the terms and conditions (including tenure, date of allotment, date of maturity, coupon rate, schedule of payment of coupon/interest and principal, charge created over assets, special rights/interest/privileges) mentioned in the Key Information Document dated May 13, 2025. The tenure of Series XIII A Debentures is 2 years and 306 days from the deemed date of allotment, with a coupon rate of 7.21% per annum payable on a quarterly basis to the debenture holders. The tenure of Series XIII B Debentures is 3 years from the deemed date of allotment, with a coupon rate of 7.22% per annum payable on a quarterly basis to the debenture holders. The Series XIII A Debentures and Series XIII B Debentures are proposed to be listed on the Wholesale Debt Market Segment of BSE Limited.

We further wish to inform you that the issue price of Series XIII A Debentures and Series XIII B Debentures was discovered on the basis of multiple yield allotment method through the Electronic Book Building Platform of BSE Limited on May 15, 2025 and Embassy REIT has received consideration of ₹1,502.08 Crores (Indian Rupees One Thousand Five Hundred and Two point Zero Eight Crores only) and ₹500.83 Crores (Indian Rupees Five Hundred point Eight Three Crores only) respectively, against the aggregate principal amount of up to ₹1,500 Crores (Indian Rupees One Thousand Five Hundred Crores only) and ₹500 Crores (Indian Rupees Five Hundred Crores only), respectively.

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**