

January 19, 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

Re: Scrip Code: EMBASSY

Dear Sir/ Madam,

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

Scrip Symbol: 542602

Subject: Submission of Unitholding Pattern for the quarter ended December 31, 2025

In accordance with Clause 4.13 of Chapter 4 of Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99, dated July 11, 2025, issued by the Securities and Exchange Board of India, please see enclosed the Unitholding Pattern of Embassy Office Parks REIT for the quarter ended December 31, 2025.

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

Unitholding Pattern for the quarter ended December 31, 2025:

Category	Category of Unit holder	No. of Units Held	As a % of Total Out-standing Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
A.	Sponsor(s) / Manager and their associates/related parties and Sponsor Group			-			
	1. Indian						
	a. Individuals / HUF	-	-				
	b. Central / State Govt.	-	-				
	c. Financial Institutions / Banks	-	-				
d.	Any Other: Embassy Property Developments Private Limited – (Body Corporate) Sponsor	72,864,279	7.69	-	-	71,664,279	98.35
	Sub- Total (A)(1)	72,864,279	7.69	-	-	71,664,279	98.35
2.	Foreign			-			
a.	Individuals (Non-Resident Indians / Foreign Individuals)	-	-				
b.	Foreign government	-	-				
c.	Institutions	-	-				
d.	Foreign Portfolio Investors	-	-	-			
e.	Any Other: a. BRE/ Mauritius Investments – Sponsor (Body Corporate) b. Sponsor Group (Bodies Corporate)	-	-				

Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
	Sub- Total (A)(2)	-	-	-	-	-	-
	Total unit holding of Sponsor & Sponsor Group (A) = (A)(1) + (A)(2)	72,864,279	7.69	-	-	71,664,279	98.35

B.	Public Holding		
Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units
1.	Institutions		
a.	Mutual Funds	218,934,193	23.10
b.	Financial Institutions / Banks	202,500	0.02
c.	Central/State Govt.	-	-
d.	Venture Capital Funds	-	-
e.	Insurance Companies	43,359,480	4.57
f.	Provident / pension funds	2,506,572	0.27
g.	Foreign Portfolio Investors	401,541,730	42.36
h.	Foreign Venture Capital Investors	-	-
i.	Any Other :- Alternative Investment Fund	35,345,302	3.73
	Sub- Total (B)(1)	701,889,777	74.05
2.	Non-Institutions		
a.	Central Government/State Governments(s) / President of India	-	-
b.	Individuals	143,342,580	15.12
c.	NBFCs registered with RBI	68,200	0.01
d.	Any Other (specify):		
i.	Trusts	179,344	0.02
ii.	Non-Resident Indians	3,911,403	0.41
iii.	Clearing Members	-	-
iv.	Body Corporates	24,360,631	2.57
	Sub- Total (B)(2)	171,862,158	18.13
	Total Public Unit holding (B) = (B)(1) + (B)(2)	873,751,935	92.18

C.	Non-Sponsor Non-Public Holding*		
1.	Embassy Office Parks REIT Employee Welfare Trust	12,77,529	0.13
	Sub- Total (C)	12,77,529	0.13
	Total Units Outstanding = (A) + (B) + (C)	947,893,743	100.00

*As Per Regulation 17K(11) of SEBI REIT Regulations, 2014, the unitholding of the employee benefit trust shall be shown as “non-sponsor and non-public” unitholding for the purpose of disclosure to the recognised stock exchanges. However, in the XBRL utility prescribed by the stock exchanges, there is no category of non-sponsor non-public, hence it has been shown under public unitholding.

SPONSOR INDIAN UNITHOLDER

Category	Name of the Indian Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
1.	Embassy Property Developments Private Limited	72,864,279	7.69	-	-	71,664,279	98.35

SPONSOR FOREIGN UNITHOLDER

Category	Name of the Foreign Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
1.	BRE/ Mauritius Investments	-	-	-	-	-	-

SPONSOR GROUP FOREIGN UNITHOLDERS

Category	Name of the Foreign Unit holder(s)	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
1.	BRE/Mauritius Investments II	-	-	-	-	-	-
2.	SG Indian Holding (NQ) Co I Pte Ltd.	-	-	-	-	-	-
3.	BREP VII GML Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
4.	BREP GML Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
5.	BREP VII NTPL Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
6.	BREP NTPL Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
7.	BREP Asia SG Oxygen Holding NQ Pte. Ltd.	-	-	-	-	-	-
8.	BREP VII SG Oxygen Holding NQ Pte. Ltd.	-	-	-	-	-	-
9.	BREP Asia HCC Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
10.	BREP VII HCC Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
11.	India Alternate Property Limited	-	-	-	-	-	-
12.	BREP Asia SG Indian Holding (NQ) Co II Pte Ltd.	-	-	-	-	-	-
13.	BREP VII SG Indian Holding (NQ) Co II Pte Ltd.	-	-	-	-	-	-
	Total	-	-	-	-	-	-

TOP 5 UNITHOLDERS (OTHER THAN SPONSOR)			
Category	Name of the Unit Holder	Number of Units held	As a percentage of total outstanding units
1.	ICICI Prudential Mutual Fund	85,543,962	9.02
2.	APAC Company XXIII Limited	53,451,142	5.64
3.	HDFC Mutual Fund	45,595,583	4.81
4.	SMALLCAP World Fund Inc	37,973,068	4.01
5.	SBI Mutual Fund	35,308,946	3.72

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
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