

January 23, 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 (E), 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, 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: Outcome of the Debenture Committee Meeting of the Board of Directors of the Manager of Embassy Office Parks REIT held on January 23, 2026

We refer to our letters dated April 23, 2025 and July 31, 2025 informing you that the Board of Directors of Embassy Office Parks Management Services Private Limited, Manager to Embassy Office Parks REIT (“Embassy REIT”), at their meetings held on April 23, 2025 and July 31, 2025, approved the raising of debt up to an aggregate amount of ₹10,500 crores (Indian Rupees Ten Thousand Five Hundred Crores only), through such modes and for any purposes as may be permitted by applicable law including for refinancing existing debt.

We now wish to inform you that the Debenture Committee of the Board of Directors of the Manager (“Committee”), at its meeting held today, i.e., on January 23, 2026, has approved the issuance of listed, rated, redeemable, rupee denominated Commercial Papers for an aggregate amount of ₹500 Crores (Indian Rupees Five Hundred Crores only), for a term of 51 days from the deemed date of allotment (“CP Tranche VIII Issue”).

The CP Tranche VIII Issue was approved by the Committee provided that the total outstanding amount raised by Embassy REIT, its SPVs and Holdco, through Commercial Papers, does not exceed 10% of Embassy REIT’s consolidated outstanding debt.

The proceeds from the issuance of CP Tranche VIII Issue shall be utilized for the repayment of existing debt and working capital purpose of Embassy REIT, its SPVs and Holdco.

The meeting commenced at 1403 Hrs IST and concluded at 1415 Hrs IST.

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