



March 03, 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 (East), 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 (CP)**

Dear Sir/ Madam,

**Subject: Intimation of Press Release – Embassy REIT invests ₹100 Crore to support Bengaluru’s Metro expansion**

We wish to inform you that Embassy REIT has committed an investment of ₹100 crore to fund the Metro Outer Ring Road Project, supporting Bengaluru’s urban infrastructure development. The investment will contribute to the construction of the Kadubeesanahalli Metro Station on the Outer Ring Road, which will be named “Embassy TechVillage Kadubeesanahalli Metro Station” for a period of 30 years from its commercial operation date. A copy of 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 Invests ₹100 Crore to Support Bengaluru's Metro Expansion

- Signs definitive agreement with BMRCL to develop Kadubeesanahalli Metro Station on ORR

Bengaluru, India, March 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, has committed an investment of ₹100 crore to fund the Metro ORR Project, supporting Bengaluru's urban infrastructure development. The investment will contribute to the construction of the Kadubeesanahalli Metro Station on the Outer Ring Road (ORR), which will be named "Embassy TechVillage Kadubeesanahalli Metro Station" for a period of 30 years from its commercial operation date.

Embassy REIT and Bangalore Metro Rail Corporation Limited (BMRCL) signed a definitive agreement on February 28, 2025, for the development of this new metro station along the ORR corridor. The Metro ORR Project, undertaken by BMRCL, is a major infrastructure initiative that spans 17 km from Central Silk Board Junction to K.R. Puram. This corridor, which includes 16 stations, aims to enhance connectivity for thousands of commuters in Bengaluru's key business districts, including the landmark Embassy TechVillage business park.

**Ritwik Bhattacharjee, Chief Executive Officer\* of Embassy REIT, said,**

*"As Bengaluru continues to grow as a global business hub, infrastructure must evolve alongside it. Embassy REIT is committed to solving key urban challenges through strategic and long-term investments in mobility solutions. Previously, we invested over ₹180 crores to build a flyover at Embassy Manyata Business Park, significantly decongesting traffic in the area. Additionally, we made around ₹30 crores investment in a pedestrian footbridge for safer movement. Our continued support for the metro expansion reflects our belief in public-private partnerships to drive meaningful change in the city's infrastructure."*

**Mr. M. Maheshwar Rao, Managing Director, BMRCL, said,**

*"We are extremely happy that Embassy REIT has come forward with their support for sustainable urban development and urban transport. The Outer Ring Road corridor is an important mobility route in Bengaluru, connecting key commercial hubs, IT parks, and residential areas. Such partnerships are instrumental in accelerating infrastructure growth, and we look forward to working together to build a more accessible and sustainable metro network for the city."*

### 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 51.1 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 38.9 msf completed operating area and is home to 263 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 and GRESB. 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](http://www.embassyofficeparks.com).

### Disclaimer

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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.

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. Actual legal entity name of occupiers may differ.

\*Mr. Ritwik Bhattacharjee has been appointed as the Interim Chief Executive Officer of EOPMSPL, w.e.f. November 7, 2024, by the Board of Directors

**For more information please contact:**

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