

January 03, 2024

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 and Scrip Code 960421, 973434, 973545, 973546, 973910, 974885, 975051 and 975056 (NCDs).

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 03, 2024

We refer to our letter dated January 25, 2023, informing you that the Board of Directors of Embassy Office Parks Management Services Private Limited, Manager to Embassy Office Parks REIT (“**Embassy REIT**”), at its meeting held on January 25, 2023, approved the raising of debt up to an aggregate amount of ₹51,000 Million (Indian Rupees Fifty One Thousand Million only), through any means 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 03, 2024, has approved the issuance of:

- A. 1,00,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each by Embassy REIT on a private placement basis for an aggregate amount of ₹10,000 Million (Indian Rupees Ten Thousand Million only), for a term of 19 months and 28 days from the deemed date of allotment (“**Series X Debentures**”);
- B. listed, rated, redeemable, rupee denominated Commercial Papers, for an aggregate amount of ₹2,500 Million (Indian Rupees Two Thousand Five Hundred Million only) for a term of 5 months 6 days from the deemed date of allotment (“**CP Tranche I Issue**”); and
- C. listed, rated, redeemable, rupee denominated Commercial Papers, for an aggregate amount of ₹7,500 Million (Indian Rupees Seven Thousand Five Hundred Million only) for a term of 12 months from the deemed date of allotment (“**CP Tranche II Issue**”).

The CP Tranche I Issue and CP Tranche II Issue were approved by the Committee provided that the aggregate 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 the above instruments shall be utilized for the repayment of Embassy REIT’s existing debt.

The meeting commenced at 1600 Hrs IST and concluded at 1610 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
Company Secretary and Compliance Officer
A25036