

December 16, 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 973434, 973546, 973910, 974885, 975051, 975056, 975311 and 976042 (NCDs) and Scrip Code 726240 and 728085 (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 December 16, 2024

We refer to our letter dated December 11, 2024 in relation to the issuance of 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 for an aggregate amount of ₹10,000 Million (Indian Rupees Ten Thousand Million only) by Embassy Office Parks REIT (“**Embassy REIT**”) on a private placement basis.

We now wish to inform you that the Debenture Committee of the Board of Directors of the Manager, today, i.e., on December 16, 2024, through a resolution passed by circulation, has approved the allotment of 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 (“**Series XII NCDs**”) by Embassy REIT 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 December 11, 2024. The tenure of Series XII NCDs is 4 years and 363 days from the deemed date of allotment, with a coupon rate of 7.73% per annum payable on a quarterly basis to the debenture holders. The Series XII NCDs 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 XII NCDs was discovered on the basis of multiple yield allotment method through the Electronic Book Building Platform of BSE Limited on December 13, 2024 and Embassy REIT has received consideration of ₹10,000 Million (Indian Rupees Ten Thousand Million only).

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