



February 03, 2023

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 959990, 960165, 960421, 973434, 973545, 973546 and 973910 (NCDs).**

Dear Sir/ Madam,

**Subject: Intimation of Press Release**

Please see enclosed a press release issued by Embassy Office Parks REIT today.

Kindly take the same on record.

Thanking you.

Your sincerely,

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**

**Encl:** as above.

Embassy Office Parks Management Services Private Limited.  
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Karnataka, India. T: +91 80 4903 0000 F: +91 80 4903 0046.  
E: [secretarial@embassyofficeparks.com](mailto:secretarial@embassyofficeparks.com) | [www.embassyofficeparks.com](http://www.embassyofficeparks.com) | CIN: U70100KA2014PTC073362

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India T: +91 80 4179 9991 F: +91 80 2228 6912



## PRESS RELEASE

**Bangalore, India, February 03, 2023**

Embassy Office Parks REIT (NSE: EMBASSY / BSE: 542602) ('Embassy REIT')

While the recent announcements in the Budget have created some uncertainties in the market regarding the taxation of one of the distribution components, the announcement impacts around 40% of our current distributions. Plus, REITs are a total return product combining steady distributions with upside on account of capital appreciation driven by growth levers. We, along with other Industry participants, are currently evaluating next steps, including suitable representations given the to-date attractiveness and success of the product, especially to retail investors.

As demonstrated by our recent 3QFY2023 performance, our results are strong, our business model is growth-oriented, and we paid out our 15th consecutive quarter of 100% distributions, now totalling Rs.7,300 crores. At 27% leverage and a 7.2% cost of capital with AAA rating, we are proud to have the best credit in the real estate industry. Our best-in-class unitholder register comprises sovereign wealth funds, global mutual funds, domestic mutual funds, life insurers, family offices, High net worth individuals and retail investors. We will continue to serve the interests of all our stakeholders by doing what we've done before we listed and since we've listed: providing the best office solutions to the world's best companies.

### About Embassy REIT

Embassy REIT is India's first publicly listed Real Estate Investment Trust. Embassy REIT owns and operates a 43.6 msf portfolio of eight infrastructure-like office parks and four city-centre office buildings in India's best-performing office markets of Bangalore, Mumbai, Pune, and the National Capital Region ('NCR'). Embassy REIT's portfolio comprises 34.3 msf completed operating area and is home to around 230 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 also recognised as the world's largest 'USGBC LEED Platinum-Certified' office portfolio (v4.1 O+M) by Green Business Certification Inc. For more information, please visit [www.embassyofficeparks.com](http://www.embassyofficeparks.com).

### For more information please contact:

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Head of Investor Relations

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**Shwetha Reddy**

Head of PR and Communications

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