

May 31, 2025

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 (East), 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, 976042, 976240, 976699 and 976700 (NCDs) and Scrip Code 728768, 729286 and 729287 (CPs)

Dear Sir/ Madam,

Subject: Disclosure under Regulation 23(5)(h) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 (“SEBI REIT Regulations”).

Please take note of a show cause notice received by Embassy Office Parks Management Services Private Limited, Manager to Embassy Office Parks REIT, from the Securities and Exchange Board of India. Details of the show cause notice are enclosed as **Annexure I**.

Embassy REIT remains committed to fully cooperating with SEBI to resolve this matter in accordance with the applicable legal and regulatory framework.

This is for your information and records.

Thanking you,

For and on behalf of **Embassy Office Parks REIT** acting through its Manager, **Embassy Office Parks Management Services Private Limited**

VINITHA
ARAVIND
MENON
Digitally signed by
VINITHA ARAVIND
MENON
Date: 2025.05.31
12:29:18 +05'30'

Vinitha Menon

Head - Company Secretary and Compliance Officer

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Annexure I

S. No.	Particulars	Details
1.	Name of the authority	Securities and Exchange Board of India
2.	Nature and details of the action(s) taken or order(s) passed	Show cause notice
3.	Date of receipt of direction or order, including any ad-interim or interim orders, or any other communication from the authority	May 30, 2025
4.	Details of the violation(s) / contravention(s) committed or-alleged to be committed	The Show Cause Notice alleges (i) violation of Regulation 7(d) read with Clauses 1,2,7 and 8 of Schedule VI and Regulation 10(14) of the SEBI REIT Regulations, with respect to alleged delays in the disclosure of the NFRA Order (by 53 days), the Manager's view on the 'fit and proper' status of its erstwhile CEO (by 35 days) and a SEBI letter dated October 8, 2024 (by 11 days) by the Manager and (ii) failure of the Trustee to oversee the Manager and ensure compliance with Regulation 7(d) read with Clauses 1,2,7 and 8 of Schedule VI and Regulations 9(3), 9(4) and 9(16) of the SEBI REIT Regulations.
5.	Impact on financial, operation or other activities of the listed entity, quantifiable in monetary terms to the extent possible	The Manager will take appropriate steps, including providing a timely response to the SEBI. At this stage, it is difficult to ascertain the financial impact, if any, until the conclusion of the matter.