

October 09, 2026

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

Re: Scrip Symbol: EMBASSY

To,
The Corporate Relations Department,
Department of Corporate Services,
BSE Limited,
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001

Scrip Code: 542602

Dear Sir/ Madam,

Subject: Submission of Unitholding Pattern for the quarter ended September 30, 2026.

In accordance with Clause 4.13 of Chapter 4 of Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, issued by the Securities and Exchange Board of India, please see enclosed the Unitholding Pattern of Embassy Office Parks REIT for the quarter ended September 30, 2026.

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: 2026.10.09
17:52:07 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Encl: As above

Unitholding Pattern for the quarter ended September 30, 2026:

Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
A.	Sponsor(s) / Manager and their associates/related parties and Sponsor Group			-			
1.	Indian						
a.	Individuals / HUF	-	-				
b.	Central / State Govt.	-	-				
c.	Financial Institutions / Banks	-	-				
d.	Any Other: Embassy Property Developments Private Limited – (Body Corporate) Sponsor	7,28,64,279	7.69	-	-	7,16,64,279	98.35
	Sub- Total (A)(1)	7,28,64,279	7.69	-	-	7,16,64,279	98.35
2.	Foreign			-			
a.	Individuals (Non-Resident Indians / Foreign Individuals)	-	-				
b.	Foreign government	-	-				
c.	Institutions	-	-				
d.	Foreign Portfolio Investors	-	-				
e.	Any Other: a. BRE/ Mauritius Investments – Sponsor (Body Corporate)	- -	- -	-	-	-	-



EMBASSY

REIT

Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
	b. Sponsor Group (Bodies Corporate)						
	Sub- Total (A)(2)	-	-	-	-	-	-
	Total unit holding of Sponsor & Sponsor Group (A) = (A)(1) + (A)(2)	7,28,64,279	7.69	-	-	7,16,64,279	98.35

B.	Public Holding		
Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units
1.	Institutions		
a.	Mutual Funds	31,59,20,739	33.33
b.	Financial Institutions / Banks	1,16,666	0.01
c.	Central/State Govt.	-	-
d.	Venture Capital Funds	-	-
e.	Insurance Companies	5,28,58,345	5.58
f.	Provident / pension funds	53,32,903	0.56
g.	Foreign Portfolio Investors	30,27,51,052	31.94
h.	Foreign Venture Capital Investors	-	-
i.	Any Other :- Alternative Investment Fund	1,27,13,531	1.34
	Sub- Total (B)(1)	68,96,93,236	72.76
2.	Non-Institutions		
a.	Central Government/State Governments(s) / President of India	-	-
b.	Individuals	15,15,83,267	15.99
c.	NBFCs registered with RBI	69,699	0.01
d.	Any Other (specify):		
i.	Trusts	3,30,568	0.03
ii.	Non-Resident Indians	39,23,042	0.41
iii.	Clearing Members	-	-
iv.	Body Corporates	2,85,13,135	3.01

	Sub- Total (B)(2)	18,44,19,711	19.45
	Total Public Unit holding (B) = (B)(1) + (B)(2)	87,41,12,947	92.21

C.	Non-Sponsor Non-Public Holding*		
1.	Embassy Office Parks REIT Employee Welfare Trust	9,16,517	0.10
	Sub- Total (C)	9,16,517	0.10
	Total Units Outstanding = (A) + (B) + (C)	94,78,93,743	100.00

* As Per Regulation 17K(11) of SEBI REIT Regulations, 2014, the unitholding of the employee benefit trust shall be shown as “non-sponsor and non-public” unitholding for the purpose of disclosure to the recognized stock exchanges. However, in the XBRL utility prescribed by the stock exchanges, there is no category of non-sponsor non-public, hence it has been shown under public unitholding.

SPONSOR INDIAN UNITHOLDER

Category	Name of the Indian Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
1.	Embassy Property Developments Private Limited	7,28,64,279	7.69	-	-	7,16,64,279	98.35

SPONSOR FOREIGN UNITHOLDER

Category	Name of the Foreign Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
1.	BRE/ Mauritius Investments	-	-	-	-	-	-

SPONSOR GROUP FOREIGN UNITHOLDERS

Category	Name of the Foreign Unit holder(s)	No. of Units Held	As a % of Total Out-standing Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
1.	BRE/Mauritius Investments II	-	-	-	-	-	-
2.	SG Indian Holding (NQ) Co I Pte Ltd.	-	-	-	-	-	-
3.	BREP VII GML Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
4.	BREP GML Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
5.	BREP VII NTPL Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
6.	BREP NTPL Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
7.	BREP Asia SG Oxygen Holding NQ Pte. Ltd.	-	-	-	-	-	-
8.	BREP VII SG Oxygen Holding NQ Pte. Ltd.	-	-	-	-	-	-
9.	BREP Asia HCC Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
10.	BREP VII HCC Holding (NQ) Pte. Ltd.	-	-	-	-	-	-
11.	India Alternate Property Limited	-	-	-	-	-	-
12.	BREP Asia SG Indian Holding (NQ) Co II Pte Ltd.	-	-	-	-	-	-

Category	Name of the Foreign Unit holder(s)	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
13.	BREP VII SG Indian Holding (NQ) Co II Pte Ltd.	-	-	-	-	-	-
	Total	-	-	-	-	-	-

TOP 5 UNITHOLDERS (OTHER THAN SPONSOR)			
Category	Name of the Unit Holder	Number of Units held	As a percentage of total outstanding units
1.	Parag Parikh Mutual Fund	9,37,49,221	9.89
2.	ICICI Prudential Mutual Fund	8,21,31,908	8.66
3.	HDFC Mutual Fund	4,60,95,824	4.86
4.	SBI Mutual Fund	3,63,97,870	3.84
5.	Amita Garg	2,78,24,552	2.94

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: 2026.10.09
 17:52:28 +0530'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036