EMBASSY
REIT

August 12, 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 (E), Mumbai – 400051.	To, The Corporate Relations Department, Department of Corporate Services, BSE Limited, 25th Floor, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400001.

Re: Scrip Symbol "EMBASSY", Scrip Code 542602, Scrip Codes 973434, 973546, 973910, 975051, 976042, 976240, 976699, 976700, 976864, 976946, 977606 and 977901 (NCDs) and Scrip Codes 731343, 731468 and 731469 (CPs).

Dear Sir/Madam,

Subject: Intimation of Press Release.

We wish to inform you that as per the latest periodic review by NSE Indices Limited, Embassy Office Parks REIT has been included in the Nifty 500 Index and Nifty Midcap 150 Index. Embassy Office Parks REIT is the only REIT to be included in the Nifty Midcap 150 Index. The revised index composition will become effective from September 30, 2026.

A press release in this regard is enclosed.

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: 2026.08.12 14:31:23 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Encl: As above

EMBASSY REIT

Embassy REIT to Join Nifty 500 and Become the Only REIT in Nifty Midcap 150

- **Inclusion across key NSE indices expands investor access and marks an important milestone for Embassy REIT**
- **Revised index composition to become effective from September 30, 2026**

Bengaluru, India, August 12, 2026

Embassy Office Parks REIT (NSE: EMBASSY / BSE: 542602) ('**Embassy REIT**'), India's first listed REIT and the largest office REIT in Asia by area, announced today that it will be included in the Nifty 500 and Nifty Midcap 150, alongside several other broad-based NSE indices, as part of the latest periodic review by NSE Indices Limited. Embassy REIT will be the only REIT in the Nifty Midcap 150 under the revised index composition. The changes will become effective from September 30, 2026.

The inclusion strengthens Embassy REIT's presence across key market benchmarks, broadens its visibility across the investment universe and creates the potential for greater participation from institutional and passive investors. With the Nifty Midcap 150 already tracked by multiple ETFs and index funds in India, the inclusion is particularly relevant from an investor-access perspective.

Amit Shetty, Chief Executive Officer of Embassy REIT, said,

"We are pleased to be included in the Nifty 500 and, notably, as the only REIT in the Nifty Midcap 150, alongside several other key NSE indices. This is a significant moment for Embassy REIT and for the continued evolution of India's listed REIT market. Index inclusion brings REITs further into the mainstream of India's capital markets, enabling access to a broader pool of investors. As India's first listed REIT, we are proud to have played a pioneering role in the growth of the asset class and remain focused on delivering sustained performance and long-term value for our unitholders.

In addition to the Nifty 500 and Nifty Midcap 150, Embassy REIT will be included in the Nifty Next 100, Nifty LargeMidcap 250, Nifty MidSmallcap 400 and Nifty Total Market. Its inclusion in the Nifty 500 will also extend to the Nifty500 Equal Weight, Nifty500 Multicap 50:25:25 and Nifty500 LargeMidSmall Equal-Cap Weighted indices.

Source – NSE INDICES

About Embassy REIT

Embassy REIT is India's first publicly listed Real Estate Investment Trust and the largest office REIT in Asia, by area. Embassy REIT owns and operates a portfolio of over 52 million square feet of world-class office spaces across India's key gateway markets, including Bengaluru, Mumbai, Pune, the National Capital Region (NCR) and Chennai. The portfolio comprises 14 premium office ecosystems, including large, integrated office parks and city-centre office assets, and is home to 285 leading global and domestic corporations. In addition to office assets, the portfolio includes strategic amenities such as five operational business hotels, two hotels under development, and a 100 MW solar park that supplies renewable energy to tenants. Embassy REIT's industry-leading ESG programme has received multiple accolades from globally recognised institutions, including GRESB, USGBC LEED, the British Safety Council, among others. In 2023, Embassy REIT was included in the Dow Jones Sustainability Indices, becoming the first REIT in India to be recognised for its sustainability initiatives by a leading global benchmark. For more information, please visit www.embassyofficeparks.com.

Disclaimer

‘predicts’, ‘potential’ or ‘continue’ and similar expressions identify forward-looking statements. There can be no assurance that any potential opportunities will result in definitive transactions.

This press release also contains certain financial measures (including guidance and proforma information) which are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, and the recipient should not consider such items as an alternative to the historical financial results or other indicators of Embassy REIT's cash flow based on Ind-AS or IFRS. These non-GAAP financial measures, as defined by the Manager, may not be comparable to similarly titled measures as presented by other REITs due to differences in the way non-GAAP financial measures are calculated. Even though the non-GAAP financial measures are used by management to assess Embassy REIT's financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and the recipient should not consider them in isolation or as substitutes for analysis of Embassy REIT's financial position or results of operations as reported under Ind-AS or IFRS. Certain figures in this press release have been subject to rounding off adjustments. Actual legal entity name of occupiers may differ. Occupancy by value refers to occupancy of the commercial offices weighted by the Gross Asset Value (GAV) of completed commercial offices.

For more information please contact:

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