



January 09, 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, Scrip Code 973434, 973546, 973910, 974885, 975051, 975056, 975311, 976042 and 976240 (NCDs) and Scrip Code 728085 (CPs).

Dear Sir/ Madam,

Subject: Intimation of Press Release – Embassy REIT leases 207,000 Square Feet to Rubrik at Embassy TechVillage in Bengaluru

We wish to inform you that Embassy REIT has signed an Agreement to Lease with global cybersecurity company Rubrik at Embassy TechVillage in Bengaluru. A copy of the Press Release in this regard is enclosed herewith.

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

Encl: as above.

Embassy REIT Leases 207,000 Square Feet to Rubrik at Embassy TechVillage in Bengaluru

Bengaluru, India, January 09, 2025

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 has signed an Agreement to Lease ('ATL') with global cybersecurity company Rubrik at Embassy TechVillage in Bengaluru.

Located on Bengaluru's Outer Ring Road, Embassy TechVillage is one of Embassy REIT's flagship office parks which offers world-class office spaces, retail hubs, and recreational facilities. The park hosts some of the world's leading companies and continues to set the standard for integrated workspaces in India. Further enhancing its appeal, the upcoming 518-key dual-branded Hilton Hotels will provide unparalleled convenience and hospitality to over 50,000 park users.

Colliers, a global professional services company that specializes in commercial real estate facilitated the transaction for Rubrik.

Marcus Joseph, Director Global Workplace Solutions (APJ), Rubrik, said,

"This new workspace is a significant step forward in Rubrik's journey to scale our operations and strengthen our presence in India. The new facility is our commitment to creating an environment where innovation thrives, collaboration is seamless, and employees feel empowered to deliver their best work. India's exceptional talent pool continues to play a pivotal role in our global strategy, and this new facility underscores our dedication to unlocking their potential and fostering a culture of innovation that shapes the future of cybersecurity."

Ritwik Bhattacharjee, Interim Chief Executive Officer of Embassy REIT, said,

"We are delighted to strengthen our partnership with Rubrik as they expand their footprint at Embassy TechVillage. Embassy TechVillage embodies our commitment to creating world-class business ecosystems that inspire innovation and enable our occupiers to thrive. We wish Rubrik the very best and look forward to a successful collaboration."

Arpit Mehrotra, Managing Director, Office Services, Colliers India, said,

"This landmark transaction once again showcases Colliers' ability to deliver bespoke solutions that perfectly align with the client's vision. The software giant was looking to acquire an office campus that was conveniently located, easily accessible, and equipped with world-class amenities. I am proud of our exceptional team, who ensured every detail was meticulously handled. The real estate industry in India is poised for unprecedented growth, and we are pleased to contribute to its dynamic evolution. It was an honor to work with the teams at Rubrik & Embassy REIT and I thank them for their support and trust in our capabilities."

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 51.1 msf portfolio of 14 office parks in India's best-performing office markets of Bengaluru, Mumbai, Pune, the National Capital Region ('NCR') and Chennai. Embassy REIT's portfolio comprises 38.4 msf completed operating area and is home to 260 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 included in the 2023 Dow Jones Sustainability Indices, making it 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

This press release is prepared for general information purposes only. The information contained herein is based on management information and estimates. It is only current as of its date, has not been independently verified and may be subject to change without notice. Embassy Office Parks Management Services Private Limited ("the Manager") in its capacity as the Manager of Embassy REIT, and Embassy REIT make no representation or warranty, express or implied, as to, and do not accept any responsibility or liability with respect to, the fairness and completeness of the content hereof. Each recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of Embassy REIT. Embassy REIT does not provide any guarantee or assurance with respect to any distribution or the trading price of its units.

This press release contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Manager. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of Embassy REIT or industry results, to differ materially

from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, recipients of this press release are cautioned not to place undue reliance on these forward-looking statements. The Manager disclaims any obligation to update these forward-looking statements to reflect future events or developments or the impact of events which cannot currently be ascertained. In addition to statements which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential' or 'continue' and similar expressions identify forward-looking statements.

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.

For more information please contact:

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