



December 24, 2021

To,
The Corporate Relations Department,
Department of Corporate Services,
BSE Limited, 25th Floor,
Phiroze Jeejeebhoy Towers, Dalal Street
Mumbai – 400 001

Re: Embassy Office Parks REIT (“Embassy REIT”) - Scrip Symbol “EMBASSY”, Scrip Code 542602 and Scrip Code 959990, 960165, 960421, 973434, 973545 and 973546 (NCDs)

Dear Sir/ Madam,

Subject: Intimation under Regulation 51(2) of the SEBI (Listing Obligations and Disclosure Requirements), 2015 (“SEBI Listing Regulations”)

We refer to our earlier communication dated January 12, 2021 and January 15, 2021, relating to the issuance and allotment of non-convertible debentures of a principal aggregate amount of INR 2,600 crores on a private placement basis (“NCDs” or “Series III”), in terms of the debenture trust deed dated January 13, 2021 (“**Debenture Trust Deed**”). We confirm that the Embassy REIT has, pursuant to the consent received from IDBI Trusteeship Services Limited (“**Debenture Trustee**”) (acting on the instructions of a Majority Resolution (as defined in the Debenture Trust Deed)), agreed with the Debenture Trustee to make certain amendments to the terms and conditions governing the NCDs as set out in the Debenture Trust Deed.

Pursuant to the amendments to the Debenture Trust Deed, the Debenture Trustee has issued a letter dated 23 December 2021, to confirm the fulfillment of the following:

1. Creation and perfection of a first ranking mortgage over identified buildings and related parcels of land owned by Qubix Business Park Private Limited (an SPV of the Embassy REIT) and first ranking hypothecation over the identified buildings of Qubix Business Park Private Limited to additionally secure the NCDs, within 60 days from October 22, 2021 (i.e., the date of receipt of consent from the Debenture Trustee);
2. Furnishing of a corporate guarantee by Qubix Business Park Private Limited, as per the terms and conditions agreed between the Embassy REIT and the Debenture Trustee (acting in accordance with a Majority Resolution (as defined in the Debenture Trust Deed) to additionally secure the NCDs, within 60 days from October 22, 2021 (i.e., the date of receipt of consent from the Debenture Trustee); and
3. Extension of the timeline for creation and perfection of a first ranking mortgage over identified land parcels leased to Vikas Telecom Private Limited (an SPV of the Embassy REIT) by the Karnataka Industrial Area Development Board – within 30 (thirty) Business Days from the date of receiving relevant approval from the Karnataka Industrial Area Development Board for creation of mortgage over these land parcels.

This intimation is being filed pursuant to Regulation 51(2) of the SEBI Listing Regulations for the information of the exchange and of the holders of the NCDs.



Thanking you.

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

Deepika Srivastava
Company Secretary & Compliance Officer
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