



July 27, 2023

To,

Catalyst Trusteeship Limited  
Windsor, 6th Floor, Office No-604,  
C.S.T. Road, Kalina, Santacruz (East),  
Mumbai- 400098  
Dear Sir/Madam,

**Subject: Quarterly Compliance Report for the Quarter ended June 30, 2023 for Series IV Non-Convertible Debentures (ISIN: INE041007068) and, Embassy REIT Series V Tranche A Non-Convertible Debentures 2021 (ISIN: INE041007076), Embassy REIT Series V Tranche B Non-Convertible Debentures 2021 (ISIN: INE041007084) and Embassy REIT Series VI Non-Convertible Debentures 2022 (ISIN: INE041007092) Embassy REIT Series VII Non-Convertible Debentures 2023 (ISIN : INE041007100)**

In compliance with the Securities and Exchange Board of India (Debenture Trustee) Regulations, 1993 as amended from time to time, the SEBI (Listing Obligations and Disclosure Requirements) 2015, SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and the Companies Act 2013, we furnish the required information for your records.

Sl. No.	Particulars of Information/Documents																
1.	<b><u>Regulatory Requirement:</u></b>	<b>Furnished Yes/No</b>															
a.	<p>An updated list of Debenture holders registered in the Register of Debenture Holders in the following format:</p> <table border="1"> <thead> <tr> <th colspan="5">ISSUE-WISE PARTICULARS</th> </tr> <tr> <th>Issue size</th> <th>Name(s) of Debenture Holder</th> <th>Address</th> <th>Contact No.</th> <th>Email Id</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ISSUE-WISE PARTICULARS					Issue size	Name(s) of Debenture Holder	Address	Contact No.	Email Id						List of Debenture Holders as on June 30, 2023 is attached as Annexure I.
ISSUE-WISE PARTICULARS																	
Issue size	Name(s) of Debenture Holder	Address	Contact No.	Email Id													
b.	<p>Details of complaints for the quarter ended on June 30, 2023</p> <p>A) Status of Investor Grievance:</p> <table border="1"> <thead> <tr> <th>Nos. of Complaints/ received during the Quarter</th> <th>No. of complaints resolved during the quarter</th> <th>No. of Complaints pending at the end of reporting Quarter</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>B) Details of complaints pending for more than 30 days:</p> <table border="1"> <thead> <tr> <th>Nos. of Complaints pending for more than 30 days</th> <th>Nature of complaints Steps taken for redressal</th> <th>Steps taken for Redressal</th> <th>Status of complaint (if redressed, date of redressal)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Nos. of Complaints/ received during the Quarter	No. of complaints resolved during the quarter	No. of Complaints pending at the end of reporting Quarter				Nos. of Complaints pending for more than 30 days	Nature of complaints Steps taken for redressal	Steps taken for Redressal	Status of complaint (if redressed, date of redressal)					There were no complaints recorded during the quarter ended June 30, 2023. Investor Grievance Report for Quarter ended June 30, 2023, attached as Annexure II	
Nos. of Complaints/ received during the Quarter	No. of complaints resolved during the quarter	No. of Complaints pending at the end of reporting Quarter															
Nos. of Complaints pending for more than 30 days	Nature of complaints Steps taken for redressal	Steps taken for Redressal	Status of complaint (if redressed, date of redressal)														

		Delay in payment of interest	Delay in payment of redemption	Any other			

<b>2.</b>	<b><u>Management Confirmations:</u></b>	<b>Furnished Yes/No</b>
a.	The assets of Embassy REIT and of the guarantors, if any, which are available by way of security/cashflows/profits are sufficient to discharge the claims of the debenture holders as and when they become due and that such assets are free from any other encumbrances except those which are specifically agreed to by the debenture holders.	Yes - Attached as Annexure III
b.	A Certificate cum Confirmation duly signed by key managerial personnel viz., <del>Managing Director/ Whole Time Director/CEO/ CS/ CFO</del> of Embassy REIT	Attached as Annexure A

<b>3.</b>	<b>Details of Recovery Expense Fund</b>					
<b>Sr. No.</b>	<b>Name of the Listed Entity (including ISINs)</b>	<b>Issue Type (public/ Privately placed)</b>	<b>Issue Size (in ₹ crores)</b>	<b>Size/Value of recovery fund maintained</b>	<b>Any addition in the recovery Expense fund during the quarter</b>	<b>Details of usage of the funds, if any, during the quarter</b>
1.	Embassy office parks REIT INE041007035 (Series II Tranche A)	Privately Placed	750	25,00,000	NA	NA
2.	Embassy office parks REIT INE041007043 (Series II Tranche B)	Privately Placed	750		NA	NA
3.	Embassy office parks REIT INE041007050 (Series III)	Privately Placed	2,600		NA	NA
4.	Embassy office parks REIT INE041007068 (Series IV)	Privately Placed	300		NA	NA
5.	Embassy office parks REIT INE041007076 (Series V Tranche A)	Privately Placed	2,000		NA	NA
6.	Embassy office parks REIT INE041007084 (Series V Tranche B)	Privately Placed	1,100		NA	NA



7.	Embassy office parks REIT INE041007092 (Series VI)	Privately Placed	1,000		NA	NA
8.	Embassy office parks REIT INE041007100 (Series VII)	Privately Placed	1,050		NA	NA

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

VINITHA Digitally signed  
by VINITHA  
ARAVIND ARAVIND  
MENON MENON  
MENON Date: 2023.07.27  
17:16:57 +05'30'

**Vinitha Menon**  
**Company Secretary and Compliance Officer**  
**A25036**

## Annexure A

### Embassy Office Parks REIT hereby declares the following as on June 30, 2023:

1. Interest and Principal due on debentures in respect of Series IV, Series V Tranche A and Series V Tranche B, Series VI and Series VII has been paid on June 28, 2023 which is within due dates i.e June 30, 2023. Interest was paid to those debenture holders who held the debentures as on record date i.e. June 23, 2023;
2. There is no change in credit rating of the issues since the date of issuance of captioned NCDs;
3. There is no change in composition of Board of Directors of Embassy REIT since the date of issuance of captioned NCDs;
4. The properties secured for the Debentures are adequately insured;
5. The Insurance policies are in the joint names of the Trustees; (wherever applicable)- The Insurance policy in respect of Series IV, Series V Tranche A and Series V Tranche B and Series VI (NCD'S) are in the name of Catalyst Trustee Limited. Please note that the endorsement of insurance policy in respect of Series VII is in progress;
6. All requisite information / documents indicated as per conditions precedent/subsequent in debenture document/s in respect of NCD are submitted from time to time;
7. There are no events or information or happenings which may have a bearing on the performance/operation of Embassy REIT, or there is no price sensitive information or any action as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 that may affect the payment of interest or redemption of the Debentures;
8. Embassy REIT has submitted the pre-authorization as per SEBI Circular on Operational framework for transactions in defaulted debt securities dated 23.06.2020 and if there is any change in the provided bank details same will be shared within 1 day - Circular repealed by SEBI;
9. Embassy REIT has complied with the applicable provisions of Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015, the listing agreement with stock exchange, trust deed and all other regulations issued by SEBI pertaining to debt issue from time to time as applicable;
10. Embassy REIT has complied with all the necessary covenants of the issues;
11. Embassy REIT has complied with para 2.2 of the SEBI circular dated 12.11.2020, for all existing debt securities, listed entities and trustees are required to enter into supplemental/amended debenture trust deed incorporating the changes in the debenture trust deed - Not applicable for Series IV, Series V, Series VI and Series VII;
12. There are no Fraud/defaults by promoter or key managerial personnel or by the issuer Company or arrest of Key managerial personnel or Promoter;
13. A functional website containing, amongst others, email address for grievance redressal and other relevant details and Name of the debenture trustees with full contact details is maintained by Embassy REIT; and



14. Embassy REIT is in compliance with provisions of Security and Covenant Monitoring System as per Chapter III of SEBI Operational circular dated March 31, 2023, wherever applicable.

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

VINITHA Digitally signed  
by VINITHA  
ARAVIND  
MENON  
Date: 2023.07.27  
17:17:39 +05'30'

**Vinitha Menon**  
**Company Secretary and Compliance Officer**  
**A25036**

July 27, 2023

To,

IDBI Trusteeship Services Ltd,  
Universal Insurance Building,  
Ground Floor, Sir P.M. Road,  
Mumbai – 400 001

Kind attn: Ms. Niharika

Dear Madam,

**Subject: Quarterly Compliance Report for the quarter ended June 30, 2023, for Embassy REIT Series III Non-Convertible Debentures (ISIN: INE041007050)**

In compliance with the Securities and Exchange Board of India (SEBI) (Debenture Trustee) Regulations, 1993, the SEBI (Listing Obligations and Disclosure Requirements), Regulation, 2015, Companies Act, 2013 and other applicable laws as amended from time to time and acts, rules, regulations, circulars, guidelines framed and issued thereunder, we furnish the required information.

**1. REGULATORY REQUIREMENT:**

Sl. No.	Particulars of Information/Documents	Comments																		
a.	<p><b>List Of Debenture Holders:-</b> An updated list of debenture holders registered in the Register of Debenture Holders in the following format:</p> <table border="1"> <thead> <tr> <th colspan="5">ISSUE-WISE PARTICULARS</th> </tr> <tr> <th>Issue size (including ISIN No)</th> <th>Name(s) of Debenture Holder</th> <th>Address</th> <th>Contact No.</th> <th>Email Id</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ISSUE-WISE PARTICULARS					Issue size (including ISIN No)	Name(s) of Debenture Holder	Address	Contact No.	Email Id						List of Debenture Holders as on June 30, 2023, is attached as <b>Annexure I</b> .			
ISSUE-WISE PARTICULARS																				
Issue size (including ISIN No)	Name(s) of Debenture Holder	Address	Contact No.	Email Id																
b.	<p><b>Any Modification In Existing Outstanding ISINs:</b></p> <table border="1"> <thead> <tr> <th colspan="5">ISSUE DETAILS</th> </tr> <tr> <th>Existing ISIN No.</th> <th>Revised ISIN No.</th> <th>Date of change in ISIN No.</th> <th>Date of DP letter for change in ISIN</th> <th>Furnish copy of letter from DP</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ISSUE DETAILS					Existing ISIN No.	Revised ISIN No.	Date of change in ISIN No.	Date of DP letter for change in ISIN	Furnish copy of letter from DP						There were no modifications to the existing outstanding ISINs for the quarter ended June 30, 2023.			
ISSUE DETAILS																				
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c.	<p><b>Investor Grievances Details:-</b> Details of complaints/grievances in the following format. In case no complaints have been received, a confirmation thereof.</p> <table border="1"> <thead> <tr> <th colspan="6">ISSUE-WISE PARTICULARS</th> </tr> <tr> <th>Issue size</th> <th>Nos. of Complaints/ Grievances pending for the previous quarter</th> <th>Nos. of Complaints/ Grievances Received during current quarter</th> <th>Resolved / Unresolved</th> <th>Nos. of Complaints/ Grievances pending for the current quarter</th> <th>Reason (if pending beyond 30days of receipt of grievance)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ISSUE-WISE PARTICULARS						Issue size	Nos. of Complaints/ Grievances pending for the previous quarter	Nos. of Complaints/ Grievances Received during current quarter	Resolved / Unresolved	Nos. of Complaints/ Grievances pending for the current quarter	Reason (if pending beyond 30days of receipt of grievance)							There were no complaints recorded during the quarter ended June 30, 2023. Investor Grievance Report for the quarter ended June 30, 2023, is attached as <b>Annexure II</b> .
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d.	<p><b><u>Payment Of Interest / Principal:</u></b></p> <p>A certificate cum confirmation duly signed by a key managerial personnel viz., Managing Director/ Whole Time Director/CEO/ CS/CFO of the Company to the effect that:-</p>				Attached as <b>Annexure III</b>																																								
<p style="text-align: center;"><b>INTEREST/PRINCIPAL (ISIN WISE) list of due dates falling in the quarter</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Issue size</th> <th style="width: 10%;">ISIN No</th> <th style="width: 15%;">Due date of redemption and/or interest</th> <th style="width: 15%;">Paid/unpaid (actual date of payment, if paid, reasons if not paid)</th> <th style="width: 15%;">Next due date for the payment of Interest / principal</th> <th style="width: 15%;">Reasons for delay (if any)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>						Issue size	ISIN No	Due date of redemption and/or interest	Paid/unpaid (actual date of payment, if paid, reasons if not paid)	Next due date for the payment of Interest / principal	Reasons for delay (if any)																																		
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e.	<p><b><u>Credit Rating:-</u></b></p> <p>Details of revisions in the credit rating (if any);</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Name(s) of Agency</th> <th style="width: 15%;">Rating</th> <th style="width: 15%;">Immediate Previous Rating</th> <th style="width: 15%;">Credit</th> <th style="width: 30%;">Revised Credit Rating &amp; date of revision</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Name(s) of Agency	Rating	Immediate Previous Rating	Credit	Revised Credit Rating & date of revision						There were no revisions of the credit rating for the quarter ended June 30, 2023.																														
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f.	<p><b><u>DRR and REF details:-</u></b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Issue size</th> <th style="width: 20%;">Maintenance of Debenture Redemption Reserve</th> <th style="width: 20%;">DRR required to be Created [In Crs.]</th> <th style="width: 15%;">DRR Created upto June 30, 2023 Rs. (In Cr.)</th> <th style="width: 35%;"> </th> </tr> </thead> <tbody> <tr> <td>Please mention issue size along with ISIN no. for DRR &amp; REF</td> <td>Not Applicable</td> <td>Not Applicable</td> <td>Not Applicable</td> <td> </td> </tr> <tr> <td colspan="5" style="text-align: center;">Details of Recovery Expense Fund - REF required to be created – INR 25,00,000</td> </tr> <tr> <td></td> <td><b>Particulars</b></td> <td><b>REF created upto June 30, 2023</b></td> <td><b>REF maintained in the form of:</b></td> <td><b>Any addition in the REF during the last quarter June, 30 2023</b></td> </tr> <tr> <td></td> <td>Embassy office parks REIT INE041007035 (Series II Tranche A) (INR 750 crores)</td> <td>INR 25,00,000</td> <td>Deposit</td> <td>There were no additions in the REF for the quarter ended June 30, 2023</td> </tr> <tr> <td></td> <td>Embassy office parks REIT INE041007043 (Series II Tranche B) (INR 750 crores)</td> <td>INR 25,00,000</td> <td>Deposit</td> <td>There were no additions in the REF for the quarter ended June 30, 2023</td> </tr> <tr> <td></td> <td>Embassy office parks REIT INE041007050 (Series III) (INR 2,600 crores)</td> <td>INR 25,00,000</td> <td>Deposit</td> <td>There were no additions in the REF for the quarter ended June 30, 2023</td> </tr> <tr> <td></td> <td>Embassy office parks REIT INE041007068 (Series IV)</td> <td>INR 25,00,000</td> <td>Deposit</td> <td>There were no additions in the REF for the</td> </tr> </tbody> </table>				Issue size	Maintenance of Debenture Redemption Reserve	DRR required to be Created [In Crs.]	DRR Created upto June 30, 2023 Rs. (In Cr.)		Please mention issue size along with ISIN no. for DRR & REF	Not Applicable	Not Applicable	Not Applicable		Details of Recovery Expense Fund - REF required to be created – INR 25,00,000						<b>Particulars</b>	<b>REF created upto June 30, 2023</b>	<b>REF maintained in the form of:</b>	<b>Any addition in the REF during the last quarter June, 30 2023</b>		Embassy office parks REIT INE041007035 (Series II Tranche A) (INR 750 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended June 30, 2023		Embassy office parks REIT INE041007043 (Series II Tranche B) (INR 750 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended June 30, 2023		Embassy office parks REIT INE041007050 (Series III) (INR 2,600 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended June 30, 2023		Embassy office parks REIT INE041007068 (Series IV)	INR 25,00,000	Deposit	There were no additions in the REF for the	The provisions of Debenture Redemption Reserve is not applicable as Companies Act, 2013, is not applicable to Embassy REIT. The details of the Recovery Expense Fund has been provided as a part of this letter.
Issue size	Maintenance of Debenture Redemption Reserve	DRR required to be Created [In Crs.]	DRR Created upto June 30, 2023 Rs. (In Cr.)																																										
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	Embassy office parks REIT INE041007068 (Series IV)	INR 25,00,000	Deposit	There were no additions in the REF for the																																									

	(INR 300 crores)			quarter ended June 30, 2023	
	Embassy office parks REIT INE041007076 (Series V Tranche A) (INR 2,000 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended June 30, 2023	
	Embassy office parks REIT INE041007084 (Series V Tranche B) (INR 1,100 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended June 30, 2023	
	Embassy office parks REIT INE041007092 (Series VI)A (INR 1,000 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended June 30, 2023	
	Embassy office parks REIT INE041007100. (Series VII) (INR 1,050 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended June 30, 2023	

**Copies of the following information/documents (to be attached) (mandatory as applicable:-)**

Sl. No.	Particulars of Information/Documents	Comments
	Security cover Certificate as per guidelines and the format of <b>Annex-VA</b> of the SEBI operational Circular dated 31.03.2023.	For the Quarter ended March 31, 2023: Submitted  For the quarter ended June 30, 2023: Submitted on July 26, 2023
	Certificate of Confirmation of compliances of all covenants from the statutory auditor of the company. pursuant to Regulation 56 (1) (d) of SEBI (LODR) Regulations 2015. (Applicable to Secured as well as Unsecured NCDs)	For the quarter ended March 31, 2023: Submitted  For the quarter ended June 30, 2023: Not applicable for the quarter ended June 30, 2023, as this is a half yearly requirement
	ISIN wise details (Applicable to Secured as well as Unsecured NCDs)	Please refer to the security cover certificate filed on July 26, 2023, for details of ISINs.
	A statement of value of pledged securities as per the format of Annexure II, if any / applicable ( <b>Applicable Quarterly</b> )	For the Quarter ended March 31, 2023: Submitted For the Quarter ended June 30, 2023: In progress, as timeline is available for compliance till August 29, 2023.



	A statement of value of Debt Service Reserve Account or any other form of security as per the format of Annexure III if any / applicable ( <i>Applicable Quarterly</i> )	Not Applicable
	A one-time certificate from the statutory auditor of the Company with respect to the use of the proceeds raised through the issue of Debentures as and when such proceeds have been completely deployed toward the proposed end-uses as per the format of <b>Annexure IV</b> .	Not Applicable for the current quarter
	Quarterly statement indicating the utilisation of the issue proceeds and a statement disclosing material deviation(s) (if any) in the use of issue proceeds of non-convertible securities from the objects of the issue, till such proceeds have been fully utilised or the purpose for which the proceeds were raised has been achieved.	Not Applicable
	Certified True Copy of quarterly and year-to-date standalone financial results containing line items as required under Regulation 52 (4) of SEBI LODR Regulations.	Regulation 52 of SEBI LODR Regulations is not applicable to a Real Estate Investment Trust
	Copy of the un-audited [with limited review report] or audited financial results submitted to stock exchange	Submitted on July 26, 2023
	A copy of the draft or provisional statement of assets and liabilities certified by the KMP of the Company. (To be provided by Secured NCD Issuers)	Regulation 52 of SEBI LODR Regulations is not applicable to a Real Estate Investment Trust
	Periodical reports from lead bank regarding progress of the Project, if applicable	Not Applicable
	Copy of the Insurance Policies duly endorsed in favor of the Debenture Trustee as 'Loss Payee'	The insurance policy has been endorsed in favor of Debenture Trustee.
	Details of initiation of forensic audit (by whatever name called) in respect of the Company and copies of the disclosures made by the Company to the Stock Exchange in this regard	Not Applicable

### 3. **MANAGEMENT CONFIRMATIONS:**

A.	<b><u>Management Confirmation for Security and insurance:</u></b>	<b>Furnished Yes/No</b>																																
i.	Security Documents executed by the Company remain valid (including but not limited to the purpose of and as provided in Limitation Act 1963), subsisting and binding upon the Company	Yes, all security documents executed by Embassy REIT remain valid, subsisting and binding.																																
ii.	<p><b><u>Details of security provided to IDBI Trusteeship:</u></b></p> <table border="1"> <thead> <tr> <th>Type</th> <th>Confirmation (Yes/No)</th> <th>Self-owned/ Holding/ Subsidiary/Third Party etc.</th> <th>Type of charge (pari passu/ exclusive/residual etc.)</th> </tr> </thead> <tbody> <tr> <td>Receivables/Book debts/Hypothecation</td> <td>Yes</td> <td>Self and Special Purpose Vehicle</td> <td>Pari-Passu</td> </tr> <tr> <td>Immovable Property</td> <td>Yes</td> <td>Special Purpose Vehicle</td> <td>Pari-Passu</td> </tr> <tr> <td>Pledge of Securities</td> <td>Yes</td> <td>Special Purpose Vehicle</td> <td>First Ranking</td> </tr> <tr> <td>Personal Guarantee</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Corporate Guarantee</td> <td>Yes</td> <td>Special Purpose Vehicle</td> <td>Exclusive</td> </tr> <tr> <td>Government Guarantee</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other movable assets</td> <td>Yes</td> <td></td> <td></td> </tr> </tbody> </table>	Type	Confirmation (Yes/No)	Self-owned/ Holding/ Subsidiary/Third Party etc.	Type of charge (pari passu/ exclusive/residual etc.)	Receivables/Book debts/Hypothecation	Yes	Self and Special Purpose Vehicle	Pari-Passu	Immovable Property	Yes	Special Purpose Vehicle	Pari-Passu	Pledge of Securities	Yes	Special Purpose Vehicle	First Ranking	Personal Guarantee				Corporate Guarantee	Yes	Special Purpose Vehicle	Exclusive	Government Guarantee				Other movable assets	Yes			
Type	Confirmation (Yes/No)	Self-owned/ Holding/ Subsidiary/Third Party etc.	Type of charge (pari passu/ exclusive/residual etc.)																															
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Personal Guarantee																																		
Corporate Guarantee	Yes	Special Purpose Vehicle	Exclusive																															
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Other movable assets	Yes																																	

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Intangible Assets														
DSRA/ ISRA or any other account														
Any other form of security														
iii.	<b>Addition/Revision/ Release of security during the quarter:</b> <i>(If there is no such change, kindly mention NIL)</i>													
iv.	The assets of the Company and of the guarantors, if any, which are available by way of security/cash flows/profits are sufficient to discharge the claims of the debenture holders as and when they become due and that such assets are free from any other encumbrances except those which are specifically agreed to by the debenture holders and adequate security cover is maintained.	Yes, the assets of the Special Purpose Vehicles of Embassy REIT available by way of security/cashflows/profits are sufficient to discharge the claims of the debenture holders as and when they become due and that such assets are free from any other encumbrances except those which are specifically agreed to by the debenture holders and debenture trustees.												
v.	Delay or Failure to create security (if any), with detailed reasons for delay or default in security creation and the time lines within which the same shall be created	Not Applicable												
vi.	<p>All the Insurance policies of the Secured Assets of the captioned debentures obtained are valid, enforceable and cover the risks as required under the Information Memorandum/ Debenture Trust Deed, and are endorsed in favour of Debenture Trustee as 'Loss Payee'. The premium in respect of the following insurance policies have been paid.</p> <table border="1"> <thead> <tr> <th>Issue Size</th> <th>Policy No.</th> <th>Coverage (Rs.)</th> <th>Period &amp; expiry date</th> <th>Status of Endorsement</th> </tr> </thead> <tbody> <tr> <td>2,600 Crore</td> <td>2999204281627 901000</td> <td>29,98,72,12,229</td> <td>15/08/2022 to 14/08/2023</td> <td>Endorsed</td> </tr> </tbody> </table>	Issue Size	Policy No.	Coverage (Rs.)	Period & expiry date	Status of Endorsement	2,600 Crore	2999204281627 901000	29,98,72,12,229	15/08/2022 to 14/08/2023	Endorsed	Yes		
Issue Size	Policy No.	Coverage (Rs.)	Period & expiry date	Status of Endorsement										
2,600 Crore	2999204281627 901000	29,98,72,12,229	15/08/2022 to 14/08/2023	Endorsed										
B.	<b>Management Confirmation for statutory items:</b>	<b>Yes/No</b>												
	i. The Company has complied with and is in compliance with the provisions of the Companies Act 2013, the extant SEBI Regulations and the terms and conditions of the captioned Debentures and there is no event of default which has occurred or continuing or subsisting as on date. If no, please specify details.	Companies Act, 2013 is not applicable to Embassy REIT. Please note that Embassy REIT has complied with the extant SEBI Regulations and the terms and conditions of the captioned Debentures.												
	ii. Whether there is any breach of covenant / terms of the debenture issues in terms of the Information Memorandum and DTD.  If yes, please specify date of such breach occurred, the details of breach of covenant and remedial action taken by the Company along with requisite documents.  Any additional covenants of the issue (including side letters, accelerated payment clause, etc.) and status thereof	There is no breach of covenant/terms of the debenture issues in terms of the Information Memorandum and DTD in respect of the captioned debentures												

	<i>Note: As per SEBI Operational Circular, bearing reference number SEBI/HO/DDHS/P/CIR/2023/50 dated 31.03.23, Debenture Trustee is required to intimate the covenant breach to Debenture Holders, Stock Exchange, SEBI, etc.</i>	
iii.	There is no major change in composition of its Board of Directors, which may amount to change in control as defined in SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 (Changes if any to be disclosed along with copies of intimation made to the stock exchanges)	There is no change in the composition of the Board of Directors of Embassy REIT, since the issuance of Series III Non-Convertible Debentures
iv.	Any amalgamation, demerger, merger or corporate restructuring or reconstruction scheme proposed by the Company.	Other than those disclosed in Debenture Trust deed, there are no amalgamation, demerger, merger or corporate restructuring or reconstruction scheme proposed by Embassy REIT
v.	Change, if any, in the nature and conduct of the business by the Company	Nil
vi.	Outstanding litigations, orders, directions, notices, of court/tribunal affecting, or likely to materially affect the interests of the Debenture Holders or the assets, mortgaged and charged under security creation documents, if any	Other than those stated in the financial statements of Embassy REIT, there were no Outstanding litigations, orders, directions, notices, of court/tribunal affecting, or likely to materially affect the interests of the Debenture Holders or the assets, mortgaged and charged under security creation documents
vii.	Proposals, if any placed before the board of directors for seeking alteration in the form or nature or rights or privileges of the Debentures or in the due dates on which interest or redemption are payable, if any	Not Applicable
viii.	Disclosures, if any made to the stock exchange in terms of Regulation 30 or Regulation 51(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 which may have a bearing on the Debentures or on the payment of interest or redemption of the Debentures	Not Applicable
ix.	Events or information or happenings which may have a bearing on the performance/operation of the Company, or there is no price sensitive information or any action as per SEBI (LODR) Regulations, 2015 that may affect the payment of interest or redemption of the Debentures	Nil
x.	Confirmation that the unclaimed/ unpaid amounts of monies due on debentures and redemption of debentures are transferred to Investor Education and Protection Fund (IEPF)	Not Applicable

C.	<b>Management Confirmation for other items:</b>	<b>Yes/No</b>
	Confirmation of onboarding onto DLT platform and obtaining Login ID and Password. (Applicable for both secured and unsecured NCDs)	We confirm that Embassy REIT has been onboarded to the DLT platform
	Uploading of details for all the existing outstanding secured non – convertible securities by the issuer company on DLT platform on or before January 31, 2023 (Only for secured NCDs)	Details of all the existing outstanding non – convertible debentures have been uploaded on the DLT platform on or before the due date.
	Uploading of interest payment and principal repayment (on retrospective basis), as per the SEBI Operational Circular, bearing reference number SEBI/HO/DDHS/P/CIR/2023/50 dated 31.03.23. (Applicable for both secured and unsecured NCDs)	Details have been uploaded for interest payments for the quarter June 30, 2023 and there was no principal repayment during the quarter ended June 30, 2023.
	Confirmation on uploading of details for all the existing outstanding secured non – convertible securities by the issuer company on DLT platform on or before January 31, 2023 and updation of interest payment and principal repayment (on retrospective basis), as per the SEBI Operational Circular, bearing reference number SEBI/HO/DDHS/P/CIR/2023/50 dated 31.03.23.	Details of all the existing outstanding non – convertible debentures have been uploaded on the DLT platform on or before the due date..
	Details of any default committed by the Issuer with respect to borrowings obtained from banks / financial institutions pertaining to payment obligations and / or covenant compliance	Not Applicable
	Details of Reference to Insolvency or a petition (if any) filed by any creditor or details of Corporate Debt Restructuring (if any);	Not Applicable
	Details of lenders/creditors joining or entering into Inter Creditor Agreement as per RBI guidelines, including all such information/ documents required to be submitted by the Company to the RBI on an annual basis in respect of such Financial Year, as applicable.	Not Applicable
	Details of fraud/defaults by promoter or key managerial personnel or by Issuer Company or arrest of key managerial personnel or promoter;	Not Applicable
	Details of one-time settlement with any bank (if any);	Not Applicable
	Confirmation that a functional website containing, amongst others as per Regulation 62 of SEBI (LODR) Regulations is maintained by the Company.	We confirm that Embassy REIT is maintaining a functional website, duly updated with details of Regulation 62 of the SEBI LODR Regulations.
	Confirmation that the information/documents has been submitted to the debenture holders as per Regulation 58 of SEBI LODR Regulations.	We confirm that all information/documents have been submitted to the debenture holders as per Regulation 58 of SEBI LODR Regulations
	Confirmation that the capital adequacy norms are maintained as per RBI Non-Banking Financial Company - Systemically Important Non-Deposit taking Company and Deposit taking Company (Reserve Bank) Directions, 2016	Not Applicable
	Confirmation that there has been no change in the bank details of the Company for preauthorizing Debenture Trustee(s) to seek debt redemption payment related information from the Bank	There is no change in the bank account details

	<p>Confirmation that a provision, mandating the issuer to appoint the person nominated by the debenture trustee(s) has been duly mentioned in the Trust deed as well as authorized by the Articles of Association of the Company</p>	<p>As per SEBI circular SEBI/HO/DDHS/POD1/P /CIR/2023/112 dated July 04, 2023, as Embassy REIT is not a company, a confirmation will be provided to the Debenture Trustees regarding appointment of a Director nominated by the Debenture Trustee on the Board of Embassy REIT.</p>
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For and on behalf of **Embassy Office Parks REIT** acting through the Manager, Embassy Office Parks Management Services Private Limited

VINITHA ARAVIND MENON  
Digitally signed by VINITHA ARAVIND MENON  
Date: 2023.07.27 17:08:59 +05'30'

**Vinitha Menon**  
**Company Secretary and Compliance Officer**  
**A25036**

July 27, 2023

To,

SBICAP Trustee Company Limited,  
Apeejay House, 6<sup>th</sup> Floor,  
3, Dinshaw Wachha Road,  
Churchgate,  
Mumbai – 400 020.

Dear Sir/Madam,

**Subject: Listed Non-Convertible Debentures- Compliance Report for the quarter ended June 30, 2023 for Embassy REIT Series II Tranche A Non-Convertible Debentures 2020 (ISIN: INE041007035) and, Embassy REIT Series II Tranche B Non-Convertible Debentures 2020 (ISIN: INE041007043).**

In compliance with the Securities and Exchange Board of India (SEBI) (Debenture Trustee) Regulations, 1993 as amended from time to time, the SEBI (Listing Obligations and Disclosure Requirements) 2015, SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, we furnish the required information for your records.

**Part I (General Requirement)**

Sr. No.	Particulars	Series II – 1500cr	
		Series II Tranche A	Series II Tranche B
1	Issue Size (Rs. in crore)	750 crores	750 crores
2	Public/Rights/ Privately Placed	Privately Placed	Privately Placed
3	Listed/Unlisted	Listed	Listed
4	Secured/Unsecured	Secured	Secured
5	Credit Rating as on date state, revision if any and immediate previous ratings	AAA / Stable	AAA / Stable
6	Date of Opening of Issue	September 08, 2020	October 26, 2020
7	Date of Closure of Issue	September 08, 2020	October 26, 2020
8	Date of Allotment	September 09, 2020	October 27, 2020
9	Date of Dispatch of Bonds/Debentures/Credit of Bonds/Debentures to Bond/Debenture Holder's Demat Account	September 09, 2020	October 27, 2020
10	Listing Confirmation: Name of Stock Exchange Date of Listing on stock exchange Copy of Listing Notification	BSE Limited September 16, 2020 The Non-Convertible Debentures are listed. Copy of the	BSE Limited September 16, 2020 The Non-Convertible Debentures are listed. Copy of the

		listing approval is attached.	listing approval is attached.
11	CDSL/NSDL Letters to be Provided	Submitted during listing	Submitted during listing
12	Date of Execution of Debenture Trustee Agreement	August 14, 2020	August 14, 2020
13	Date of Execution of Trust Deed	September 08, 2020	September 08, 2020
14	Date of Registration with ROC (ROC Certificate to be provided)	Submitted	Submitted
15	Respective forms filed with the Registrar of Companies thereby submitting / filling the Information Memorandum with RoC, along with challan.	NA	NA
16	Form PAS 5 along with Information Memorandum filed with SEBI along with acknowledgement receipt. Confirmation the said filing has been done within 30 days from the date of Information Memorandum.	NA	NA
17	Form MGT14 in respect of the shareholder and board resolution for issue of debentures along with challan filed with Registrar of Companies	NA	NA
18	Please attach an updated list of Debenture holders registered in the Register of Debenture Holders including Issue size, Name(s) of Debenture Holder, Address, Contact No. and email ID. In case no complaints have been received, a confirmation thereof.	The list of debenture holders are attached as Annexure I. The investor grievance report for the quarter ended June 30, 2023, is attached as Annexure II	The list of debenture holders are attached as Annexure I. The investor grievance report for the quarter ended June 30, 2023, is attached as Annexure II
19	<b>Details of complaints/grievances</b>		
	Complaints/Grievances pending for the previous quarter	Nil	Nil
	Complaints/Grievances pending for the current quarter	Nil	Nil
	Resolved/Unresolved	Nil	Nil
	No. of complaints pending at the end of Quarter (for more than 30 days)	Nil	Nil
	<b>Reason and Step taken to resolve the pending complaints (if pending beyond 30 days of receipt of grievance)</b>	NA	NA
20	<b>Security and Insurance</b>		

A	The assets of the Company and of the guarantors, if any, which are available by way of security/cashflows/profits are sufficient to discharge the claims of the debenture holders as and when they become due and that such assets are free from any other encumbrances except those which are specifically agreed to by the debenture holders (Furnished Yes/No)	Yes	Yes
B	All the Insurance policies obtained are valid, enforceable and cover the risks as required under the Information Memorandum/Debenture Trust Deed and are endorsed in favour of Debenture Trustee as 'Loss Payee'. The premium in respect of the following insurance policies have been paid.	Yes	Yes
	Policy No.	2999204844356200000 / Other policy under renewal	299920484435620000/ Other policy under renewal
	Coverage (Rs.)	16,11,76,94,924	16,11,76,94,924
	Period & expiry date	15/08/2022 to 14/08/2023	15/08/2022 to 14/08/2023
	Status of Endorsement	Yes	Yes
21	<b>Statutory Confirmation by the issuer (As per Annexure A)</b>	Attached as Annexure A	Attached as Annexure A
<b>Copies of the following information/documents (to be attached): -</b>			
21a.	Security cover Certificate along with the details (on market value) to be certified by the external empaneled agency appointed by SBICAP Trustee Company Limited	For the quarter ended March 31, 2023- Submitted	
i.	Security cover ratio Required	For the quarter ended June 30, 2023- In progress as the available timeline is until August 29, 2023.	
ii.	Security cover ratio maintained		
21b.	Certificate from Statutory Auditors certifying the book value of Assets provided.	For the quarter ended March 31, 2023- Submitted For the quarter ended June 30, 2023- Submitted on July 26, 2023.	
22.	A statement of value of pledged securities- - If Applicable, please furnish CA Certificate external agency appointed by SBICAP Trustee Company Limited for total value of pledge share as required under DTD/Share Pledge agreement/IM Along with the Demat statement and PMR)	For the quarter ended March 31, 2023- Submitted For the quarter ended March 31, 2023- In progress as the available timeline is until August 29, 2023.	
23.	A statement of value of Debt Service Reserve Account or any other form of security --to be certified by the external agency appointed by SBICAP Trustee Company Limited.	Not applicable	
24.	Net worth certificates of personal guarantors [if any] --to be certified by the external agency appointed by SBICAP Trustee Company Limited	Not applicable	



25.	Financials/value of corporate guarantor [If any] prepared on basis of audited financial statement etc. of the guarantors - to be certified by the external agency appointed by SBICAP Trustee Company Limited	Not applicable for current quarter
26.	Valuation report and title search report for immovable and movable secured assets -to be certified by the external agency appointed by SBICAP Trustee Company Limited	Not applicable for current quarter
27.	<p>A one-time certificate from the statutory auditor of the Company with respect to the use of the proceeds raised through the issue of Debentures as and when such proceeds have been completely deployed toward the proposed end-uses: 1) Periodical reports from lead bank regarding progress of the Project.</p> <p>(i) In respect of utilization of funds during the implementation period of the project.</p>	Not applicable for current quarter

**Part II - Details of Recovery Expense Fund**

Sr. No.	Name of the Listed Entity (including ISINs)	Type of Issue (Public/ Privately Placed)	Issue Size (in ₹ crores)	Size/ Value of recovery fund maintained	Any addition in the Recovery Expense fund during the quarter	Details of usage of the funds, if any, during the quarter	Additional Remarks
1.	Embassy office parks REIT INE041007035(Series II Tranche A)	Privately Placed	750	25,00,000	NA	NA	NA
2.	Embassy office parks REIT INE041007043 (Series II Tranche B)	Privately Placed	750		NA	NA	NA
3.	Embassy office parks REIT INE041007050 (Series III)	Privately Placed	2,600		NA	NA	NA
4.	Embassy office parks REIT INE041007068 (Series IV)	Privately Placed	300		NA	NA	NA
5.	Embassy office parks REIT INE041007076 (Series V Tranche A)	Privately Placed	2,000		NA	NA	NA
6.	Embassy office parks REIT INE041007084 (Series V Tranche B)	Privately Placed	1,100		NA	NA	NA



7.	Embassy office parks REIT INE041007092 (Series VI)	Privately Placed	1,000	NA	NA	NA
8.	Embassy office parks REIT INE041007100. (Series VII)	Privately Placed	1,050	NA	NA	NA

## Annexure A

### **Embassy REIT hereby declares the following for the quarter ended June 30, 2023:**

1. There is no default in payment of interest in respect to Series II Tranche A and Series II Tranche B.
2. There is no change in the composition of the Board of Directors of Embassy REIT.
3. All requisite information / documents indicated as per conditions precedent/subsequent in debenture document/s in respect of NCD are submitted from time to time.
4. There are no events or information or happenings which may have a bearing on the performance/operation of the Embassy REIT, or there is no price sensitive information or any action as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 that may affect the payment of interest or redemption of the Debentures.
5. Company has submitted the pre-authorization as per SEBI Circular on Operational circular dated 10.08.2021 bearing reference no SEBI/HO/DDHS/P/CIR/2021/613 and if there is any change in the bank details provided, the information will be intimated will be shared within 1 working day as specified in the circular.
6. Embassy REIT has complied with the provisions of Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015, the listing agreement with stock exchange, trust deed and all other regulations issued by SEBI pertaining to debt issue from time to time.
7. Security Documents executed by the Embassy REIT remain valid (including but not limited to the purpose of and as provided in Limitation Act 1963), subsisting and binding upon Embassy REIT.
8. There is no Delay or Failure to create security (if any), with detailed reasons for delay or default in security creation and the timelines within which the same shall be created.
9. Any additional covenants of the issue (including side letters, accelerated payment clause, etc.) and status thereof has been furnished to Debenture Trustee/Debenture Holders. - Not applicable
10. There is no amalgamation, demerger, merger or corporate restructuring or reconstruction scheme proposed by the Embassy REIT.
11. There are no changes in the nature and conduct of the business by the Embassy REIT.
12. There is no Outstanding litigations, orders, directions, notices, of court/tribunal affecting, or likely to materially affect the interests of the Debenture Holders or the assets, mortgaged and charged under security creation documents, if any.
13. Proposals, if any placed before the board of directors for seeking alteration in the form or nature or rights or privileges of the Debentures or in the due dates on which interest or redemption are payable, if any. Not Applicable
14. There are no events or information or happenings which may have a bearing on the performance/operation of the Company, or there is no price sensitive information or any action as per SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 that may affect the payment of interest or redemption of the Debentures.

15. Details of Corporate Debt Restructuring (if any); Not Applicable.
16. Details of lenders/creditors joining or entering into Inter Creditor Agreement as per RBI guidelines, including all such information/ documents required to be submitted by the Embassy REIT to the RBI on an annual basis in respect of such Financial Year, as applicable - Not Applicable
17. Details of Fraud/defaults by promoter or key managerial personnel or by Issuer Company or arrest of key managerial personnel or promoter. Not Applicable
18. Details of one-time settlement with any bank/Any other Creditor (if any) - Not Applicable
19. Details of Reference to Insolvency or a petition (if any) filed by any creditor - **Not Applicable**
20. We confirm that a functional website containing, amongst others, Email address for grievance redressal and other relevant details and Name of the debenture trustees with full contact details is maintained by the Embassy REIT.
  - All information and reports including compliance reports filed by the Embassy REIT, are hosted on the website; and
  - The information, report, notices, call letters, circulars, proceedings, etc., concerning non-convertible securities, have been filed by Embassy REIT.

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

VINITHA Digitally signed by  
VINITHA ARAVIND  
MENON  
ARAVIND Date: 2023.07.27  
17:07:12 +05'30'  
MENON

**Vinitha Menon**  
**Company Secretary and Compliance Officer**  
**A25036**