



To,

The National Stock Exchange of India Ltd.  
Exchange Plaza, 5<sup>th</sup> Floor,  
Plot No. C/1, G-Block,  
Bandra- Kurla Complex,  
Bandra (E), Mumbai – 400051

BSE Limited  
25<sup>th</sup> Floor, Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai- 400001

**Scrip Code: EMBASSY**

**Scrip Code: 542602**

Dear Sir/ Madam,

**Subject: Disclosure under Securities and Exchange Board of India circular SEBI/HO/DDHS/DDHS/CIR/P/2020/44 dated March 23, 2020 - Encumbrance on units of Real Estate Investment Trusts (REITs) (“SEBI Circular”) and Regulation 7(2) read with Regulation 6(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (the “PIT Regulations”)**

Dear Sir/Madam,

Please find enclosed herewith disclosures under **Annexure I** pursuant to the SEBI Circular and **Form C** pursuant to the PIT Regulations and the code on unpublished price sensitive information and dealing in securities of the Embassy Office Parks REIT received from BRE/Mauritius Investments, a Sponsor of Embassy Office Parks REIT.

Kindly take the above disclosure on your record.

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 and Compliance Officer**  
**A23654**

Encl.: As above

Place: Bengaluru  
Date: May 17, 2021

Embassy Office Parks Management Services Private Limited.  
Embassy GolfLinks Business Park, Pebble Beach, Off Intermediate Ring Road, Bangalore – 560 071, India.  
T: +91 80 4903 0000 F: +91 80 4903 0046.  
www.embassyofficeparks.com | CIN: U70100KA2014PTC073362

Registered Office: Embassy Point, 1st Floor, 150, Infantry Road, Bangalore – 560 001. India  
T: +91 80 4179 9999 | F: +91 80 2228 6912

Date: May 13, 2021

To,

Compliance Officer

Embassy Office Parks Management Services Private Limited

Manager to Embassy Office Parks REIT

**Subject: Creation of encumbrance over Units of the Embassy Office Parks REIT listed on the BSE Limited and the National Stock Exchange of India Limited**

Dear Sir,

As required under Paragraph 5 of the Securities and Exchange Board of India circular SEBI/HO/DDHS/DDHS/CIR/P/2020/44 dated March 23, 2020 - Encumbrance on units of Real Estate Investment Trusts (REITs) ("**SEBI Circular**"), we wish to intimate you that a pledge has been created over 83,730,208 Units held by BRE/Mauritius Investments (the "**Blackstone Sponsor**") (aggregating to 8.83% of the total outstanding Units of the Embassy Office Parks REIT). The creation of the pledge was initiated on May 12, 2021 and completed on May 12, 2021.

In terms of background, as intimated pursuant to our disclosures dated June 24, 2019, October 4, 2019 and June 29, 2020, a pledge was created over an aggregate of 273,866,980 Units held by certain Blackstone Sponsor Group entities in favour of Deutsche Bank AG, Mumbai Branch, in its capacity as the security agent, in relation to a credit facility availed by I-REIT ML (NQ) LTD ("**Borrower**") from specific overseas banks as required under the terms of, the facility agreement dated June 24, 2019 (the "**Existing Facility Agreement**", as amended from time to time). In furtherance of the Existing Facility Agreement, the Blackstone Sponsor has created a pledge over an additional 83,730,208 Units in favour of Deutsche Bank AG, Mumbai Branch (in its capacity as the Onshore Security Agent) and all of the shareholding of the Blackstone Sponsor has been pledged in favour of Deutsche Bank AG, Singapore Branch (in its capacity as the Offshore Security Agent).

As on May 12, 2021, the Blackstone Sponsor, together with the Blackstone Sponsor Group holds 357,597,188 Units, aggregating to 37.73% of the total unitholding of the REIT, of which 357,597,188 Units, aggregating to 37.73% of the total unitholding of the REIT, are encumbered until March 24, 2023 or until repayment of the facility. The Units which have been pledged by the Blackstone Sponsor together with Units pledged previously by the Blackstone Sponsor Group, as previously disclosed to the REIT Manager, constitute 37.73% of the total outstanding units of the REIT, i.e. more than 50% of the total units owned by the sponsor groups and more than 20% of the total outstanding units of the REIT, in each case, as on the date of this letter.

The aggregate value of the total pledged units (including Units pledged by the Blackstone Sponsor and Blackstone Sponsor Group) as on May 12, 2021, was INR 112,687.24 million ("**Amount A**") and the credit facility made available to the Borrower was USD 600 million, which amounts to INR 44,030 million ("**Amount B**"), using the USD/INR exchange rate prevailing on May 12, 2021. The security cover ratio (i.e. Amount A / Amount B) as on May 12, 2021 was 2.6 times.

Details as required under the SEBI Circular are set out below:

Name of REIT	Embassy Office Parks REIT
Name of the recognised stock exchanges where the units of REIT are listed	BSE and NSE

<b>Name of the sponsor or the member of sponsor group, as applicable</b>	BRE/Mauritius Investments
<b>Total unitholding</b>	No. of units – 83,730,208 % of total outstanding units – 8.83%

<b>Specific details about the encumbrance</b>	
	Encumbrance (Date of creation of encumbrance: Process for creation of encumbrance initiated on May 12, 2021 and the encumbrance was created on May 12, 2021.)
<b>Type of encumbrance</b>	Pledge
<b>No. and % of units encumbered</b>	No. of units: 83,730,208 % of total outstanding units: 8.83%
<b>Encumbered units as a % of total units held</b>	100%
<b>Period of encumbrance</b>	Until March 24, 2023 or until repayment of the facility
<b>Name of the entity in whose favour units have been encumbered</b>	Deutsche Bank AG, Mumbai Branch, in its capacity as the Onshore Security Agent
<b>Purpose of borrowing</b>	The amounts borrowed by the Borrower under the Facility Agreement are to be utilized for genuine business purposes of the pledgor outside India and not for any investments, either directly or indirectly, in India. The amounts borrowed would not be made available, directly or indirectly, to the REIT.

Place: Mauritius

Date: May 13, 2021

Signed and delivered for and on behalf of  
**BRE/MAURITIUS INVESTMENTS**

KLL

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Authorised Signatory

Name: *Kemi Lufor*

Title: Director

Date: May 13, 2021

To,

The Compliance Officer  
Embassy Office Parks Management Services Private Limited  
Manager to Embassy Office Parks REIT

Dear Sir,

This is pursuant to the pre-clearance letter dated May 11, 2021 provided to us for the creation of pledge over up to 83,730,208 REIT units held by us in the Embassy Office Parks REIT.

As required under the pre-clearance letter, and the Code on Unpublished Price Sensitive Information and Dealing in Units of the Embassy Office Parks REIT (the “**Code**”), we wish to inform you a pledge has been created over 83,730,208 Units (aggregating to 8.83% of the total outstanding Units of the Embassy Office Parks REIT) held by BRE/Mauritius Investments (the “**Blackstone Sponsor**”). The process for creating the pledge was initiated on May 12, 2021 and the process was completed on May 12, 2021.

In terms of background, as intimated pursuant to our disclosures dated June 24, 2019, October 4, 2019 and June 29, 2020, a pledge was created over an aggregate of 273,866,980 Units held by certain Blackstone Sponsor Group entities in favour of Deutsche Bank AG, Mumbai Branch, in its capacity as the security agent, in relation to a credit facility availed by I-REIT ML (NQ) LTD (“**Borrower**”) from specific overseas banks as required under the terms of, the facility agreement dated June 24, 2019 (the “**Existing Facility Agreement**”, as amended from time to time). In furtherance of the Existing Facility Agreement, the Blackstone Sponsor has created a pledge over an additional 83,730,208 Units in favour of Deutsche Bank AG, Mumbai Branch (in its capacity as the Onshore Security Agent) and all of the shareholding of the Blackstone Sponsor has been pledged in favour of Deutsche Bank AG, Singapore Branch (in its capacity as the Offshore Security Agent).

As on May 12, 2021, the Blackstone Sponsor, together with the Blackstone Sponsor Group holds 357,597,188 Units, aggregating to 37.73% of the total unitholding of the REIT, of which 357,597,188 Units, aggregating to 37.73% of the total unitholding of the REIT, are encumbered until March 24, 2023 or until repayment of the facility. The Units which have been pledged by the Blackstone Sponsor together with Units pledged previously by the Blackstone Sponsor Group, as previously disclosed to the REIT Manager, constitute 37.73% of the total outstanding units of the REIT, i.e. more than 50% of the total units owned by the sponsor groups and more than 20% of the total outstanding units of the REIT, in each case, as on the date of this letter.

The aggregate value of the total pledged units (including Units pledged by the Blackstone Sponsor and Blackstone Sponsor Group) as on May 12, 2021, was INR 112,687.24 million (“**Amount A**”) and the credit facility made available to the Borrower was USD 600 million, which amounts to INR 44,030 million (“**Amount B**”), using the USD/INR exchange rate prevailing on May 12, 2021. The security cover ratio (i.e. Amount A / Amount B) as on May 12, 2021 was 2.6 times.

In accordance with the terms of the Existing Facility Agreement, the amounts borrowed by the Borrower under the Existing Facility Agreement are to be utilised for genuine business purposes of the Pledgor outside India and not for any investments, either directly or indirectly, in India. The amounts borrowed would not be made available, directly or indirectly, to the REIT.

The total outstanding Units of the Embassy Office Parks REIT is 947,893,743 Units as on May 12, 2021.

Accordingly, please find enclosed:

- Details of the creation of pledge over units in Annexure 3 of the Code (**Annexure I**)
- Details of the creation of pledge over the units in Annexure 6 (Form C) of the Code (**Annexure II**).

Signed and delivered for and on behalf of  
**BRE/MAURITIUS INVESTMENTS**

KLL

Authorised Signatory

Name: Keni Lufor

Title: Director

## **ANNEXURE II**

### **Annexure 6 (Form C) of the Code**

#### **SEBI (Prohibition of Insider Trading) Regulations, 2015 [Regulation 7 (2) read with Regulation 6(2) - Continual disclosure]**

Name of the Trust: Embassy Office Parks REIT ISIN  
of the Trust: INE041025011

#### **Details of change in holding of Securities of Sponsor, members of the Sponsor Group, Designated Person or Director of a listed REIT and immediate relatives of such persons and other such persons as mentioned in Regulation 6(2).**

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/member of the Sponsor Group designated person / Director s/Immediate Relative to/others etc.)	Securities held prior to acquisition/disposal		Securities acquired/Disposed				Securities held post acquisition/disposal		Date of allotment advice/ acquisition of shares/ disposal of shares, specify		Date of intimation to Manager	Mode of acquisition/ disposal (on market/public/ rights/ preferential offer/off market/Inter-se transfer, ESOPs etc.)	Exchange on which trade was executed
		Type of security (For eg. – Shares, Warrants , Convertible Debentures, right entitlements etc.)	No. and % of shareholding	Type of security (For eg. – Shares, Warrants, Convertible Debentures, Rights entitlements etc.)	No.	Value	Transaction Type (Purchase/ Sale/ Pledge / Revocation/ Invocations/Others – please specify)	Type of securities (For eg. – Shares, Warrants , Convertible Debentures, Rights entitlements etc.)	No. and % of shareholding post creation of pledge	From	To			



Name: BRE/Mauritius Investments  PAN: AAECB6357J  CIN: 083633  Address: 6th Floor Tower A, 1 Cybercity, Ebene, Republic of Mauritius  Contact No.: +230 403 6000	Blackstone Sponsor	REIT Units	83,730,208 (8.83%)	REIT Units	83,730,208 (8.83%)	INR 26,385,347,827.67	Pledge	REIT Units	83,730,208 (8.83%)	May 12, 2021		May 13, 2021	Creation of pledge	NA
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**Note:** (i) "Securities" shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015.  
(ii) Value of transaction excludes taxes/brokerage/any other charges

**Details of trading in derivatives of the REIT by Sponsor, Sponsor Group, designated person or Director of a listed REIT and immediate relatives of such persons and other such persons as mentioned in Regulation 6(2).**

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the trade was executed
Type of contract	Contract specifications	Buy		Sell		
		Notional Value	Number of units (contracts * lot size)	Notional Value	Number of units (contracts * lot size)	
NOT APPLICABLE						

**Note:** In case of Options, notional value shall be calculated based on Premium plus strike price of options.

Place: Mauritius

Date: May 13, 2021

Signed and delivered for and on behalf of  
**BRE/MAURITIUS INVESTMENTS**

KLL

Authorised Signatory

Name: Keni Lufor

Title: Director