



May 03, 2021

To,

Catalyst Trusteeship Limited
Windsor, 6th Floor, Office No-604,
C.S.T. Road, Kalina, Santacruz (East),
Mumbai-400 098

Dear Sir/Madam,

Subject: Quarterly Compliance Report for the Quarter ended March 31st, 2021

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, and the Companies Act 2013, we furnish the required information for your needful.

Sl. No.	Particulars of Information/Documents																			
1.	<u>Regulatory Requirement:</u>	Furnished Yes/No																		
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						Yes, already shared vide e-mail dated April 30, 2021			
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b.	<p>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>Nos. of Complaints/ Grievances pending for the current quarter</th> <th>Resolved/ Unresolved</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	Nos. of Complaints/ Grievances pending for the current quarter	Resolved/ Unresolved	Reason (if pending beyond 30days of receipt of grievance)							Yes, already shared vide e-mail dated April 30, 2021
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2.	<u>Management Confirmations:</u>	Furnished Yes/No
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, already shared vide e-mail dated April 30, 2021
b.	A Certificate cum Confirmation duly signed by a key managerial personnel viz., Managing Director/ Whole Time Director/CEO/ CS/CFO of Embassy REIT	Attached as Annexure A

Further, kindly note that all compliances as stated under SEBI Circular (“Circular”), bearing reference number SEBI/ HO/ MIRSD/ CRADT/ CIR/ P/ 2020/230 dated 12.11.2020 will be complied as per the timelines stipulated in Supplementary Debenture Trust deed Dated March 10, 2021.

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

Deepika Srivastava
Digitally signed by
Deepika Srivastava
Date: 2021.05.03
10:21:11 +05'30'

**Deepika Srivastava
Company Secretary and Compliance Officer
A23654**



Annexure A

Embassy Office Parks REIT hereby declares the following:

- i) Interest and Principal due on debentures are paid on due dates- **Not Applicable**
- ii) There is no change in credit rating of the issues
- iii) There is no significant change in composition of Board of Directors.
- iv) The properties secured for the Debentures are adequately insured.
- iv(a) The Insurance policies are in the joint names of the Trustees; (wherever applicable)- **Not Applicable**
- v) All requisite information / documents indicated as per conditions precedent/subsequent in debenture document/s in respect of NCD are submitted from time to time (If not submitted details of the same)
- vi) 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.
- vii) 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. (If same is not provided please share at earliest)
- viii) 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.
- ix) 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.

For and on behalf of Embassy Office Parks REIT

Acting through the Manager, Embassy Office Parks Management Services Private Limited

Deepika Srivastava
Digitally signed by
Deepika Srivastava
Date: 2021.05.03
10:22:06 +05'30'

Deepika Srivastava

Company Secretary and Compliance Officer

A23654

Embassy Office Parks Real Estate Investment Trust (REIT)

Principle Place of Business: Royal Oaks, Embassy Golflinks Business Park, Off Intermediate Ring Road,
Bangalore, Karnataka, India – 560 071. | T: + 91 80 3322 0000/2222 | F: +91 80 4903 0046

www.embassyofficeparks.com | SEBI Reg. No.IN/REIT/17-18/0001



April 30, 2021

To,

IDBI Trusteeship Services Ltd,
Asian Building, Ground Floor,
17, R. Kamani Marg, Ballard Estate,
Mumbai – 400 001

Kind attn: Ms. Niharika

Dear Sir,

Subject: Quarterly Compliance Report for the Quarter ended March 31st, 2021

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, and the Companies Act 2013, we furnish the required information for your needful.

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ISSUE-WISE PARTICULARS																				
Issue size	Nos. of Complaints/ Grievances pending for the previous quarter	Nos. of Complaints/ Grievances Received during current quarter	Nos. of Complaints/ Grievances pending for the current quarter	Resolved/ Unresolved	Reason (if pending beyond 30days of receipt of grievance)															

2.	<u>Management Confirmations:</u>	Furnished Yes/No															
a.	<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> <table border="1" data-bbox="188 461 1072 734"> <thead> <tr> <th colspan="5" data-bbox="188 461 1072 495">Interest/Principal (ISIN wise)</th> </tr> <tr> <th data-bbox="188 501 293 566">Issue size</th> <th data-bbox="298 501 403 566">ISIN No</th> <th data-bbox="408 501 635 667">Due date of redemption and/or interest (falling in the quarter)</th> <th data-bbox="639 501 788 701">Paid/unpaid (date of payment, if paid, reasons if not paid)</th> <th data-bbox="793 501 1072 600">Next due date for the payment of Interest / principal</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Interest/Principal (ISIN wise)					Issue size	ISIN No	Due date of redemption and/or interest (falling in the quarter)	Paid/unpaid (date of payment, if paid, reasons if not paid)	Next due date for the payment of Interest / principal						Attached as Annexure III
Interest/Principal (ISIN wise)																	
Issue size	ISIN No	Due date of redemption and/or interest (falling in the quarter)	Paid/unpaid (date of payment, if paid, reasons if not paid)	Next due date for the payment of Interest / principal													
b.	<u>Security and insurance¹:</u>																
	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. 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	Yes, the assets of Asset SPV's 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															
	iii. 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	NA															
	iv. The Secured Assets have been insured against all risks as prescribed in the Prospectus/Information Memorandum of the captioned Debentures and Security Documents thereof	Yes, all secured assets have been insured against all risks as prescribed in the Information Memorandum of the captioned Debentures and Security Documents															

¹ applicable for secured debentures

Embassy Office Parks Real Estate Investment Trust (REIT)

Principle Place of Business: Royal Oaks, Embassy Golflinks Business Park, Off Intermediate Ring Road,

Bangalore, Karnataka, India – 560 071. | T: + 91 80 3322 0000/2222 | F: +91 80 4903 0046

www.embassyofficeparks.com | SEBI Reg. No.IN/REIT/17-18/0001

	v. 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			
Issue Size	Policy No.		Coverage (Rs.)	Period & expiry date	Status of Endorsement
c.	Statutory:	Yes/No			
	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 provisions are not applicable to Embassy REIT, however Embassy REIT have 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.			
	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 its Board of Directors of the Manager to Embassy Office Parks REIT			
	iv. any amalgamation, demerger, merger or corporate restructuring or reconstruction scheme proposed by the Company	Other than those disclosed, 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	Nil
ix.	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.	Nil
d.	Others:	Yes/No
	i. Details of revisions in the credit rating (if any)(to be attached);	NA
	ii. Details of Corporate Debt Restructuring (if any);	NA
	iii. 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	NA
	iv. Details of Fraud/defaults by promoter or key managerial personnel or by Issuer Company or arrest of key managerial personnel or promoter;	NA
	v. Details of one time settlement with any bank (if any);	NA
	vi. Details of Reference to Insolvency or a petition (if any) filed by any creditor	NA
	vii. Confirmation that a functional website containing, amongst others, the following information is maintained by the Company:- <ul style="list-style-type: none"> • email address for grievance redressal and other relevant details; • name of the debenture trustees with full contact details; • the information, report, notices, call letters, circulars, proceedings, etc., concerning non-convertible redeemable preference shares or non-convertible debt securities; • all information and reports including compliance reports filed by the Company; • Debenture redemption reserve • Default by issuer to pay interest or redemption amount [if any] • failure to create a charge on the assets [if any] • revision in rating assigned to the NCDs [if any] 	Yes

Further, kindly note that all compliances as stated under SEBI Circular (“Circular”), bearing reference number SEBI/ HO/ MIRSD/ CRADT/ CIR/ P/ 2020/230 dated 12.11.2020 will be shared as per the timelines stated in the aforesaid circular.



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

Deepika
Srivastava

Digitally signed by
Deepika Srivastava
Date: 2021.04.30
17:28:28 +05'30'

Deepika Srivastava
Company Secretary and Compliance Officer
A23654