



April 21, 2021

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 (E), Mumbai – 400051

The Corporate Relations Department
Department of Corporate Services
BSE Limited, 25th Floor,
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai – 400001

Re: Scrip Code: EMBASSY

Scrip Symbol: 542602

Dear Sir/ Madam,

Subject: Unitholding Pattern for the quarter ended March 31, 2021.

Pursuant to Paragraph 2.2 of Annexure B to SEBI Circular No. CIF/IMD/DF/146/2016 dated December 29, 2016 for Continuous Disclosures and Compliances by REITs read with Paragraph 7 of SEBI Circular SEBI/HO/DDHS/DDHS/CIR/P/2020/44 dated March 23, 2020, we are enclosing herewith the Unitholding Pattern of Embassy Office Parks REIT for the quarter ended March 31, 2021.

Kindly take the same on record.

Thank you,

Yours sincerely,

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

Embassy Office Parks Management Services Private Limited.
Embassy GolfLinks Business Park, Pebble Beach, Off Intermediate Ring Road, Bangalore – 560 071, India.
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www.embassyofficeparks.com | CIN: U70100KA2014PTC073362

Registered Office: Embassy Point, 1st Floor, 150, Infantry Road, Bangalore – 560 001. India
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Unit Holding Pattern for the quarter ended March 31, 2021

Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held [^]
(A)	Sponsor(s) / Manager and their associates/related parties and Sponsor Group			-			
(1)	Indian	0	0.00				
(a)	Individuals / HUF	0	0.00				
(b)	Central/State Govt.	0	0.00				
(c)	Financial Institutions/Banks	0	0.00				
(d)	Any Other Embassy Property Developments Private Limited – (Body Corporate) Sponsor	11,54,84,802	12.18	11,54,84,802 [#]	100.00	11,54,84,802	100.00
	Sub- Total (A) (1)	11,54,84,802	12.18	11,54,84,802	100.00	11,54,84,802	100.00
(2)	Foreign						
(a)	Individuals (Non-Resident Indians / Foreign Individuals)	0	0.00				
(b)	Foreign government	0	0.00				
(c)	Institutions	0	0.00				
(d)	Foreign Portfolio Investors	0	0.00				
(e)	Any Other:						
	a. BRE/ Mauritius Investments – Sponsor (Body Corporate)	8,37,30,208	8.83	7,74,31,534 [#]	92.48	0	0.00
	b. Sponsor Group [@] (Bodies Corporate)	27,38,66,980 [*]	28.89	0	0.00	27,38,66,980	100.00

	Sub- Total (A) (2)	35,75,97,188	37.72	77,431,534	92.48	27,38,66,980	100.00
	Total unit holding of Sponsor & Sponsor Group (A) = (A)(1) + (A)(2)	47,30,81,990	49.90	19,29,16,336[#]	-	38,93,51,782	-

Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units
(1)	Institutions		
(a)	Mutual Funds	1,85,01,400	1.95
(b)	Financial Institutions/Banks		0.00
(c)	Central/State Govt.		0.00
(d)	Venture Capital Funds		0.00
(e)	Insurance Companies	1,47,45,200	1.56
(f)	Provident/pension funds	2,38,800	0.03
(g)	Foreign Portfolio Investors	27,91,43,800	29.45
(h)	Foreign Venture Capital Investors		0.00
(i)	Any Other:-		
	Alternative Investment Fund	40,65,800	0.43
	Sub- Total (B) (1)	31,66,95,000	33.42
(2)	Non-Institutions		
(a)	Central Government/State Governments(s)/President of India	-	0.00
(b)	Individuals**	13,47,99,291	14.22
(c)	NBFCs registered with RBI	32,45,600	0.34
(d)	Any Other (specify)		0.00
i.	Trusts	20,75,400	0.22
ii.	Non-Resident Indians**	21,10,400	0.22
iii.	Clearing Members	7,68,451	0.08
iv.	Body Corporates	1,51,17,611	1.60
	Sub- Total (B) (2)	15,81,16,753	16.68
	Total Public Unit holding (B) = (B)(1)+(B)(2)	47,48,11,753	50.10
	Total Units Outstanding (C) = (A) + (B)	94,78,93,743	100.00

[#] Pursuant to Regulation 11(3)(a) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended (“**REIT Regulations**”), the sponsors and sponsor group are required to collectively hold a minimum of 25% of the total units of the REIT after initial offer on a post-issue basis for a period of three years. 115,484,802 units (i.e., 14.97% of the total post-IPO outstanding units) held by Embassy Property Developments Private Limited (Embassy Sponsor) and 77,431,534 units (i.e., 10.03% of total post-IPO outstanding units) held by BRE/ Mauritius Investments (Blackstone Sponsor) together constitute the minimum holding of 25% on a post-issue basis after the initial offer.

**As at March 31, 2021 the total number of Unitholders stood at 11,354, out of which Retail Unitholders stood at 10,717. “Retail Unitholders” for purpose of this note refers to Individuals and Non-Resident Indians under sub-category 2(b) and 2(d) (ii) respectively of Category (2) (Non-Institutions) of the Unitholding Pattern for the quarter ended March 31, 2021.

SPONSOR INDIAN UNITHOLDER

Category	Name of the Indian Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held [^]
1.	EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED	115,484,802	12.18	115,484,802	100	115,484,802	100

SPONSOR FOREIGN UNITHOLDER

Category	Name of the Foreign Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held [^]
1.	BRE/ MAURITIUS INVESTMENTS	8,37,30,208	8.83	77,431,534	92.48	0	0.00

SPONSOR GROUP FOREIGN UNITHOLDERS[@]

Category	Name of the Foreign Unit holder(s)	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held [^]
1.	SG INDIAN HOLDING (NQ) CO I PTE LTD.	8,83,33,166	9.32	0	0.00	88,333,166	100.00

2.	BRE/MAURITIUS INVESTMENTS II	3,97,00,450	4.19	0	0.00	39,700,450	100.00
3.	INDIA ALTERNATE PROPERTY LIMITED	3,11,93,186	3.29	0	0.00	31,193,186	100.00
4.	BREP ASIA SG OXYGEN HOLDING NQ PTE. LTD	2,57,42,082	2.72	0	0.00	25,742,082	100.00
5.	BREP ASIA HCC HOLDING (NQ) PTE. LTD.	2,26,64,630	2.39	0	0.00	22,664,630	100.00
6.	BREP ASIA SG INDIAN HOLDING (NQ) CO II PTE LTD	2,09,79,024	2.21	0	0.00	20,979,024	100.00
7.	BREP NTPL HOLDING (NQ) PTE. LTD.	1,23,01,984	1.30	0	0.00	12,301,984	100.00
8.	BREP GML HOLDING (NQ) PTE. LTD.	1,00,52,995	1.06	0	0.00	10,052,995	100.00
9.	BREP VII SG OXYGEN HOLDING NQ PTE. LTD	64,31,212	0.68	0	0.00	6,431,212	100.00
10.	BREP VII HCC HOLDING (NQ) PTE. LTD.	56,42,881	0.60	0	0.00	5,642,881	100.00
11.	BREP VII SG INDIAN HOLDING (NQ) CO II PTE LTD	52,41,345	0.55	0	0.00	5,241,345	100.00
12.	BREP VII NTPL HOLDING (NQ) PTE. LTD.	30,72,910	0.32	0	0.00	3,072,910	100.00
13.	BREP VII GML HOLDING (NQ)PTE.LTD.	25,11,115	0.26	0	0.00	2,511,115	100.00
	Total	27,38,66,980	28.89	0.00	0.00	27,38,66,980	100.00

© BRE/Mauritius Investments, the Blackstone Sponsor, along with certain other entities forming part of the Blackstone Sponsor Group, transferred Units held by them to the Embassy Office Parks

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Employee Welfare Trust in March 2021 in connection with the Employee Incentive Plan 2020 adopted by the Manager to the Embassy REIT (“**Transfer**”). Pursuant to the Transfer, certain entities (listed below) that formed part of the Blackstone Sponsor Group by virtue of *inter-alia* their unitholding in the Embassy REIT, ceased to hold any Units in the Embassy REIT.

Accordingly, the entities listed below have ceased to form part of the Blackstone Sponsor Group, under Regulation 2(1)(zta) of the REIT Regulations read with Regulation 4(2)(d)(ia) of the REIT Regulations:

1. SG Indian Holding (NQ) Co. III Pte. Ltd
2. BREP Asia SBS Oxygen Holding (NQ) Ltd
3. BREP Asia SBS Holding-NQ CO XI Ltd
4. BREP Asia SBS NTPL Holding (NQ) Ltd
5. BREP Asia SBS HCC Holding (NQ) Ltd
6. SG Indian Holding (NQ) Co. II Pte. Ltd
7. BREP Asia SBS GML Holding (NQ) Ltd
8. BREP VII SBS Oxygen Holding (NQ) Ltd
9. BREP VII SBS HCC Holding (NQ) Ltd
10. BREP VII SBS Holding-NQ CO XI Ltd
11. BREP VII SBS NTPL Holding (NQ) Ltd
12. BREP VII SBS GML Holding (NQ) Ltd

^the Percentage shown is number of units pledged or otherwise encumbered as a % of total units held.

PUBLIC HOLDING MORE THAN 1% UNITS			
Category	Name of the Unit Holder	Number of Units held	As a percentage of total outstanding units
1.	American Balanced Fund	3,63,51,600	3.83
2.	Reddy Veeranna	2,93,72,782	3.10
3.	Vasudev Garg	2,85,52,800	3.01
4.	Chaitanya Garg	2,85,52,600	3.01
5.	SmallCap World Fund INC	2,20,10,000	2.32
6.	Capital Income Builder	2,13,28,000	2.25
7.	New World Fund INC	1,20,41,405	1.27

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8.	The New Economy Fund	1,00,07,200	1.06
9.	BNP Paribas Arbitrage – ODI	96,26,400	1.02

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
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