April 30, 2020

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

Sub: Listed Non-Convertible Debentures - Compliance Report for the Quarter ended March 31, 2020

Dear Sir/Madam,

We, Embassy Office Parks Management Services Private Limited acting in the capacity of Manager to Embassy Office Parks REIT ("**Embassy REIT**"), pursuant to the Debenture Trust Deed executed between the Embassy REIT and Catalyst Trusteeship Limited dated May 6, 2019, applicable provisions of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, the Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008, the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the Securities and Exchange Board of India (Debenture Trustee) Regulations, 1993, each as amended from time to time, do hereby submit as follows for the Quarter ended **March 31, 2020**:

i) Updated list of the names and addresses of the Debenture Holders as on March 31, 2020 (*as recorded in the Beneficiary Position statement, i.e., "BENPOS"*) separately under each ISIN:

Enclosed as **Annexure I.**

ii) Details of any due and unpaid interest and principal payments separately under each CL/ISIN and reasons thereof):

Nil

iii) The number and nature of grievances received from the debenture holders, along with: (a) number of grievances resolved by the Company; and (b) grievances unresolved by the Company and the reasons for the same:

Nil Grievances during the quarter ended March 31, 2020. Investors Grievance Report submitted with Stock Exchanges is enclosed as **Annexure II.**

Embassy Office Parks Management Services Pvt. Ltd.
Embassy GolfLinks Business Park, Pebble Beach, Off International Ring Road, Bangalore - 560071.
T: +91 80 4903 0000 F: +91 80 4903 0046
www.embassyofficeparks.com | CIN: U70100KA2014PTC073339

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

iv)[1]   A statement ensuring that the assets of the REIT issuing debentures and of the guarantors, if any, are sufficient to discharge the interest and principal amount at all times and that such assets are free from any other encumbrances except those which are specifically agreed to by the debenture holders. (Please furnish a separate Certificate from a Practicing Chartered Accountant ("PCA") supporting the security cover certificate):

Management Representation Letter is enclosed as **Annexure III** and PCA Certificate on security coverage for the half-year ended March 31, 2020 will be submitted along with the Audited Financial Statements of the Embassy REIT for the year ended March 31, 2020 post the meeting of Board of Directors of the Manager.

v)[2]   In case where listed debt securities are secured by way of receivables/ book debts, (a) a Certificate from the Director / Managing Director of the issuer company, certifying the value of the book debts / receivables; and (b) a Certificate from an independent chartered accountant giving the value of book debts / receivables:

Not Applicable.

vi)[3]   (a)   Reports from the lead bank regarding progress of the project; - **Not Applicable**

(b)   A certificate from the Company's PCA - **Not Applicable**

(i)   in respect of utilisation of funds during the implementation period of the project and

(ii)   in the case of debentures issued for financing working capital, at the end of each accounting year.

Kindly take the same on record.

Yours Faithfully,

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

Ramesh Periasamy
Company Secretary and Compliance Officer

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[1]   Clause 15 (1) (i) of Amended DT Regulations
[2]   Clause 15 (1)(t) of Revised DT Regulations,
[3]   Clause 15 (1A)(a) of Revised DT Regulations