

October 24, 2024

To,
 Catalyst Trusteeship Limited
 Unit No- 901, 9th Floor, Tower – B,
 Peninsula Business Park, Senapati Bapat Marg,
 Lower Parel (W), Mumbai - 400013

Dear Sir/Madam,

Subject: Quarterly Compliance Report for the quarter ended September 30, 2024 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) Embassy REIT Series VIII Non-Convertible Debentures 2023 (ISIN : INE041007118) Embassy REIT Series IX Non-Convertible Debentures 2023 (ISIN : INE041007126) Embassy REIT Series X Non-Convertible Debentures 2024 (ISIN : INE041007134 and Embassy REIT Series XI Non-Convertible Debentures 2024 (ISIN : INE041007142).

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, we furnish the required information for your records.

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" style="width: 100%; border-collapse: collapse;"> <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 September 30, 2024 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 September 30, 2024</p> <p>A) Status of Investor Grievance:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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>	Nos. of Complaints/ received during the Quarter	No. of complaints resolved during the quarter	No. of Complaints pending at the end of reporting Quarter				<p>There were no complaints recorded during the quarter ended September 30, 2024 received from debenture holders.</p> <p>Investor Grievance Report for the quarter ended September 30, 2024, is attached as Annexure II</p>									
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			

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 - Attached as Annexure III
b.	A Certificate cum Confirmation duly signed by key managerial personnel viz., Managing Director/Whole Time Director/CEO/CS/CFO of Embassy REIT	Attached as Annexure A

3.	Details of Recovery Expense Fund.					
Sr. No.	Name of the Listed Entity (including ISINs)	Issue Type (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
1.	Embassy office parks REIT INE041007068 (Series IV)	Privately Placed	300	25,00,000	NA	NA
2.	Embassy office parks REIT INE041007076 (Series V Tranche A)	Privately Placed	2,000		NA	NA
3.	Embassy office parks REIT INE041007084 (Series V Tranche B)	Privately Placed	1,100		NA	NA
4.	Embassy office parks REIT INE041007092 (Series VI)	Privately Placed	1,000		NA	NA
5.	Embassy office parks REIT INE041007100 (Series VII)	Privately Placed	1,050		NA	NA
6.	Embassy office parks REIT INE041007118 (Series VIII)	Privately Placed	500		NA	NA

7.	Embassy office parks REIT INE041007126 (Series IX)	Privately Placed	500		NA	NA
8.	Embassy office parks REIT INE041007134 (Series X)	Privately Placed	1000		NA	NA
9.	Embassy office parks REIT INE041007142 (Series XI)	Privately Placed	900		NA	NA

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

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Annexure A

Embassy Office Parks REIT hereby declares the following as on September 30, 2024:

1. Interest and Principal due on debentures in respect of Series IV, Series V Tranche A and Series V Tranche B, Series VI, Series VII, Series VIII, Series IX and Series X has been paid on September 27, 2024 which is within the due date i.e September 30, 2024 to those debenture holders who have held the debentures as on record date i.e. September 15, 2024;
2. There was no change in credit rating of the issues since the date of issuance of captioned NCDs;
3. There was no change in the Directors of Embassy Office Parks Management Services Private Limited, Manager to Embassy REIT;
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, Series VI NCDs Series VII NCDs, Series VIII NCDs, Series IX NCDs, Series X NCDs are in the name of Catalyst Trustee Limited. In respect of Series XI NCDs, the endorsement of the insurance in the name of catalyst is in progress it will be shared shortly
6. All requisite information / documents indicated as per conditions precedent/subsequent in debenture documents 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 – Please note that this circular has been 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 compliance of all covenants of the issue;
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;
12. There are no Fraud/defaults by promoter or key managerial personnel or by 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;
14. Embassy REIT is in compliance with provisions of Security and Covenant Monitoring System as per Chapter III of SEBI Operational circular dated May 16, 2024, wherever applicable; and

15. Embassy REIT has complied with Regulation 18(6A) of SEBI (Issue and listing of non-convertible securities) Regulations, 2021, as amended, w.r.t. amendment of the debenture trust deed for enabling a provision for appointment of a nominee director for all existing debt securities by entering in to supplemental/amended debenture trust deed incorporating the changes in the debenture trust deed and amending Articles of Associations of the Company.

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

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036