



February 02, 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 December 31, 2023 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) and Embassy REIT Series IX Non-Convertible Debentures 2023 (ISIN : INE041007126)

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

Sl. No.	Particulars of Information/Documents																
1.	<u>Regulatory Requirement:</u>	Furnished Yes/No															
a.	An updated list of Debenture holders registered in the Register of Debenture Holders in the following format: <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						List of Debenture Holders as on December 31, 2023 is attached as Annexure I .
ISSUE-WISE PARTICULARS																	
Issue size	Name(s) of Debenture Holder	Address	Contact No.	Email Id													

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

b.	Details of complaints for the quarter ended on December 31, 2023				There were no complaints recorded during the quarter ended December 31, 2023. Investor Grievance Report for the quarter ended December 31, 2023, is attached as Annexure II						
	A) Status of Investor Grievance:										
	<table border="1"> <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>		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/ received during the Quarter	No. of complaints resolved during the quarter	No. of Complaints pending at the end of reporting Quarter									
	B) Details of complaints pending for more than 30 days:										
	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 INE041007050 (Series III)	Privately Placed	2,600		NA	NA
2.	Embassy office parks REIT INE041007068 (Series IV)	Privately Placed	300		NA	NA

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

3.	Embassy office parks REIT INE041007076 (Series V Tranche A)	Privately Placed	2,000	25,00,000	NA	NA
4.	Embassy office parks REIT INE041007084 (Series V Tranche B)	Privately Placed	1,100		NA	NA
5.	Embassy office parks REIT INE041007092 (Series VI)	Privately Placed	1,000		NA	NA
6.	Embassy office parks REIT INE041007100 (Series VII)	Privately Placed	1,050		NA	NA
7.	Embassy office parks REIT INE041007118 (Series VIII)	Privately Placed	500		NA	NA
8.	Embassy office parks REIT INE041007126 (Series IX)	Privately Placed	500		NA	NA

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

VINITHA
ARAVIND
MENON

Digitally signed by
VINITHA ARAVIND
MENON
Date: 2024.02.02 18:28:41
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Vinitha Menon
Company Secretary and Compliance Officer
A25036

Annexure A

Embassy Office Parks REIT hereby declares the following as on December 31, 2023:

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 and Series IX has been paid on December 29, 2023 which is within the due date i.e December 31, 2023 to those debenture holders who have held the debentures as on record date i.e. December 24, 2023;
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 composition of Board of Directors;
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 and Series VI NCDs are in the name of Catalyst Trustee Limited. The endorsement of insurance policy in respect of Series VII, Series VIII and Series IX NCDs is completed;
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 March 31, 2023, wherever applicable; and



- Embassy REIT has complied with Regulation 18(6A) of SEBI (Issue and listing of non-convertible securities) Regulations, 2021 amended on February 02, 2023 w.r.t. Appointment of 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
ARAVIND MENON

Digitally signed by
VINITHA ARAVIND MENON
Date: 2024.02.02 18:29:05
+05'30'

Vinitha Menon
Company Secretary and Compliance Officer
A25036

February 02, 2024

To,
IDBI Trusteeship Services Ltd,
Universal Insurance Building,
Ground Floor, Sir P.M. Road,
Mumbai – 400 001

Kind attn: Ms. Niharika

Dear Madam,

Subject: Quarterly Compliance Report for the quarter ended December 31, 2023, for Embassy REIT Series III Non-Convertible Debentures (ISIN: INE041007050)

In compliance with the Securities and Exchange Board of India (SEBI) (Debenture Trustee) Regulations, 1993, the SEBI (Listing Obligations and Disclosure Requirements), Regulation, 2015, Companies Act, 2013 and other applicable laws as amended from time to time and acts, rules, regulations, circulars, guidelines framed and issued thereunder, we furnish the required information.

1. **REGULATORY REQUIREMENT:**

Sl. No.	Particulars of Information/Documents	Comments																		
a.	<p>List Of Debenture Holders:- 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 (including ISIN No)</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 (including ISIN No)	Name(s) of Debenture Holder	Address	Contact No.	Email Id						List of Debenture Holders as on December 31, 2023 is attached as Annexure I .			
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b.	<p>Any Modification In Existing Outstanding ISINs:</p> <table border="1"> <thead> <tr> <th colspan="5">ISSUE DETAILS</th> </tr> <tr> <th>Existing ISIN No.</th> <th>Revised ISIN No.</th> <th>Date of change in ISIN No.</th> <th>Date of DP letter for change in ISIN</th> <th>Furnish copy of letter from DP</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ISSUE DETAILS					Existing ISIN No.	Revised ISIN No.	Date of change in ISIN No.	Date of DP letter for change in ISIN	Furnish copy of letter from DP						There were no modifications to the existing outstanding ISIN for the quarter ended December 31, 2023.			
ISSUE DETAILS																				
Existing ISIN No.	Revised ISIN No.	Date of change in ISIN No.	Date of DP letter for change in ISIN	Furnish copy of letter from DP																
c.	<p>Investor Grievances Details:- 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>Resolved/ Unresolved</th> <th>Nos. of Complaints/ Grievances pending for the current quarter</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	Resolved/ Unresolved	Nos. of Complaints/ Grievances pending for the current quarter	Reason (if pending beyond 30days of receipt of grievance)							There were no complaints recorded during the quarter ended December 31, 2023 (Investor Grievance Report for the quarter ended December 31, 2023, is attached as Annexure II)
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d.	<p>Payment Of Interest / Principal:</p> <p>A certificate cum confirmation duly signed by a key managerial personnel viz., Managing Director/ Whole Time Director/CEO/CS/CFO Managing Director/ Whole Time Director/CEO/CS/CFO of the Company to the effect that:-</p> <table border="1"> <thead> <tr> <th colspan="6">INTEREST/PRINCIPAL (ISIN WISE) list of due dates falling in the quarter</th> </tr> <tr> <th>Issue size</th> <th>ISIN No</th> <th>Due date of redemption and/or interest</th> <th>Paid/unpaid (actual date of payment, if paid,</th> <th>Next due date for the payment of Interest / principal</th> <th>Reasons for delay (if any)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	INTEREST/PRINCIPAL (ISIN WISE) list of due dates falling in the quarter						Issue size	ISIN No	Due date of redemption and/or interest	Paid/unpaid (actual date of payment, if paid,	Next due date for the payment of Interest / principal	Reasons for delay (if any)							Attached as Annexure III
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			<i>reasons if not paid)</i>																																																	
e.	<p>Credit Rating:- Details of revisions in the credit rating (if any);</p> <table border="1"> <thead> <tr> <th>Name(s) of Agency</th> <th>Rating</th> <th>Immediate Previous Credit Rating</th> <th>Revised Credit Rating & date of revision</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Name(s) of Agency	Rating	Immediate Previous Credit Rating	Revised Credit Rating & date of revision						There were no revisions of the credit rating for the quarter ended December 31, 2023.																																					
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f.	<p>DRR and REF details:-</p> <table border="1"> <thead> <tr> <th>Issue size</th> <th>Maintenance of Debenture Redemption Reserve</th> <th>DRR required to be Created [In Crs.]</th> <th>DRR Created upto December 31, 2023 Rs. (In Cr.)</th> <th></th> </tr> </thead> <tbody> <tr> <td>Please mention issue size along with ISIN no. for DRR & REF</td> <td>Not Applicable</td> <td>Not Applicable</td> <td>Not Applicable</td> <td></td> </tr> <tr> <td colspan="5">Details of Recovery Expense Fund (REF) required to be created – INR 25,00,000</td> </tr> <tr> <td></td> <td>Particulars</td> <td>REF created upto December 31, 2023</td> <td>REF maintained in the form of</td> <td>Any addition in the REF during the quarter ended December 31, 2023</td> </tr> <tr> <td></td> <td>Embassy office parks REIT INE041007050 (Series III) (INR 2,600 crores)</td> <td>INR 25,00,000</td> <td>Deposit</td> <td>There were no additions in the REF for the quarter ended December 31, 2023</td> </tr> <tr> <td></td> <td>Embassy office parks REIT INE041007068 (Series IV) (INR 300 crores)</td> <td>INR 25,00,000</td> <td>Deposit</td> <td>There were no additions in the REF for the quarter ended December 31, 2023</td> </tr> <tr> <td></td> <td>Embassy office parks REIT INE041007076 (Series V Tranche A) (INR 2,000 crores)</td> <td>INR 25,00,000</td> <td>Deposit</td> <td>There were no additions in the REF for the quarter ended December 31, 2023</td> </tr> <tr> <td></td> <td>Embassy office parks REIT INE041007084 (Series V Tranche B) (INR 1,100 crores)</td> <td>INR 25,00,000</td> <td>Deposit</td> <td>There were no additions in the REF for the quarter ended December 31, 2023</td> </tr> <tr> <td></td> <td>Embassy office parks REIT INE041007092 (Series VDA) (INR 1,000 crores)</td> <td>INR 25,00,000</td> <td>Deposit</td> <td>There were no additions in the REF for the quarter ended December 31, 2023</td> </tr> </tbody> </table>					Issue size	Maintenance of Debenture Redemption Reserve	DRR required to be Created [In Crs.]	DRR Created upto December 31, 2023 Rs. (In Cr.)		Please mention issue size along with ISIN no. for DRR & REF	Not Applicable	Not Applicable	Not Applicable		Details of Recovery Expense Fund (REF) required to be created – INR 25,00,000						Particulars	REF created upto December 31, 2023	REF maintained in the form of	Any addition in the REF during the quarter ended December 31, 2023		Embassy office parks REIT INE041007050 (Series III) (INR 2,600 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended December 31, 2023		Embassy office parks REIT INE041007068 (Series IV) (INR 300 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended December 31, 2023		Embassy office parks REIT INE041007076 (Series V Tranche A) (INR 2,000 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended December 31, 2023		Embassy office parks REIT INE041007084 (Series V Tranche B) (INR 1,100 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended December 31, 2023		Embassy office parks REIT INE041007092 (Series VDA) (INR 1,000 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended December 31, 2023		The provisions of Debenture Redemption Reserve is not applicable as Companies Act, 2013, is not applicable to Embassy REIT. The details of the Recovery Expense Fund has been provided as a part of this letter.
Issue size	Maintenance of Debenture Redemption Reserve	DRR required to be Created [In Crs.]	DRR Created upto December 31, 2023 Rs. (In Cr.)																																																	
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	Embassy office parks REIT INE041007100. (Series VII) (INR 1,050 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended December 31, 2023
	Embassy office parks REIT INE041007118. (Series VIII) (INR 500 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended December 31, 2023
	Embassy office parks REIT INE041007126. (Series IX) (INR 500 crores)	INR 25,00,000	Deposit	There were no additions in the REF for the quarter ended December 31, 2023

2. Copies of the following information/documents (to be attached) (mandatory as applicable:)

SI No	Particulars of Information/Documents	Comments
1.	Security cover Certificate as per guidelines and the format of Annex-VA of the SEBI operational Circular dated 31.03.2023.	For the quarter ended September 30, 2023: Submitted For the quarter ended December 31, 2023: Submitted on February 02, 2024.
	Certificate of Confirmation of compliances with Financial covenants from the statutory auditor of the company. pursuant to Regulation 56 (1) (d) of SEBI (LODR) 2018 and SEBI Master Circular dated 31.03.23 (updated as on 06.07.23). (Applicable to Secured as well as Unsecured NCDs)	For the quarter ended September 30, 2023: Submitted For the quarter ended December 31, 2023: Not applicable
	ISIN wise details (Applicable to Secured as well as Unsecured NCDs)	Please refer to the security cover certificate filed on February 02, 2024 for details.
2.	A statement of value of pledged securities as per the format of Annexure II, if any / applicable (<i>Applicable Quarterly</i>)	For the quarter ended September 30, 2023: Submitted For the quarter ended December 31, 2023: In progress as the due date for compliance is February 29, 2024.
3.	A statement of value of Debt Service Reserve Account or any other form of security as per the format of Annexure III if any / applicable (<i>Applicable Quarterly</i>)	Not Applicable
a.	A one-time certificate from the statutory auditor of the Company with respect to the use of the proceeds raised through the issue of Debentures as and when such proceeds have been completely deployed toward the proposed end-uses as per the format of Annexure IV .	Not applicable for the current quarter
b.	Quarterly statement indicating the utilisation of the issue proceeds and a statement disclosing material deviation(s) (if any) in the use of issue proceeds of non-convertible securities from the objects of the issue, till such proceeds have been fully utilised or the purpose for which the proceeds were raised has been achieved.	Not Applicable
c.	Certified True Copy of quarterly and year-to-date standalone financial results containing line items as required under Regulation 52 (4) of SEBI LODR Regulations.	Regulation 52 of SEBI LODR Regulations is not applicable to Embassy REIT.
d.	Copy of the un-audited with limited review report or audited financial results submitted to stock exchange	Submitted on February 02, 2024

e.	A copy of the draft or provisional statement of assets and liabilities certified by the KMP of the Company. (To be provided by Secured NCD Issuers)	Regulation 52 of SEBI LODR Regulations is not applicable to Embassy REIT.
f.	Periodical reports from lead bank regarding progress of the Project, if applicable	Not Applicable
g.	Copy of the Insurance Policies duly endorsed in favor of the Debenture Trustee as 'Loss Payee'	The insurance policy has been endorsed in favor of Debenture Trustee.
h.	Details of initiation of forensic audit (by whatever name called) in respect of the Company and copies of the disclosures made by the Company to the Stock Exchange in this regard	Not Applicable

3. MANAGEMENT CONFIRMATIONS:

A.	<u>Management Confirmation for Security and insurance:</u>	Furnished Yes/No																																												
i. a.	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. b.	<p><u>Details of security provided to IDBI Trusteeship:</u></p> <table border="1"> <thead> <tr> <th>Type</th> <th>Confirmation (Yes/No)</th> <th>Self-owned/ Holding/ Subsidiary/Third Party etc.</th> <th>Type of charge (pari passu/ exclusive/residual etc.)</th> </tr> </thead> <tbody> <tr> <td>Receivables/Book debts/Hypothecation</td> <td>Yes</td> <td>Self & Special Purpose Vehicle</td> <td>Pari-Passu</td> </tr> <tr> <td>Immovable Property</td> <td>Yes</td> <td>Special Purpose Vehicle</td> <td>Pari-Passu</td> </tr> <tr> <td>Pledge of Securities</td> <td>Yes</td> <td>Special Purpose Vehicle</td> <td>First Ranking</td> </tr> <tr> <td>Personal Guarantee</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Corporate Guarantee</td> <td>Yes</td> <td>Special Purpose Vehicle</td> <td>Exclusive</td> </tr> <tr> <td>Government Guarantee</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other movable assets</td> <td>Yes</td> <td></td> <td></td> </tr> <tr> <td>Intangible Assets</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>DSRA/ ISRA or any other account</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>Any other form of security</td> <td>-</td> <td></td> <td></td> </tr> </tbody> </table>	Type	Confirmation (Yes/No)	Self-owned/ Holding/ Subsidiary/Third Party etc.	Type of charge (pari passu/ exclusive/residual etc.)	Receivables/Book debts/Hypothecation	Yes	Self & Special Purpose Vehicle	Pari-Passu	Immovable Property	Yes	Special Purpose Vehicle	Pari-Passu	Pledge of Securities	Yes	Special Purpose Vehicle	First Ranking	Personal Guarantee				Corporate Guarantee	Yes	Special Purpose Vehicle	Exclusive	Government Guarantee				Other movable assets	Yes			Intangible Assets	-			DSRA/ ISRA or any other account	-			Any other form of security	-			
Type	Confirmation (Yes/No)	Self-owned/ Holding/ Subsidiary/Third Party etc.	Type of charge (pari passu/ exclusive/residual etc.)																																											
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Pledge of Securities	Yes	Special Purpose Vehicle	First Ranking																																											
Personal Guarantee																																														
Corporate Guarantee	Yes	Special Purpose Vehicle	Exclusive																																											
Government Guarantee																																														
Other movable assets	Yes																																													
Intangible Assets	-																																													
DSRA/ ISRA or any other account	-																																													
Any other form of security	-																																													
iii. c.	<u>Addition/Revision/ Release of security during the quarter:</u> (If there is no such change, kindly mention NIL)																																													
iv. d.	The assets of the Company and of the guarantors, if any, which are available by way of security/cash flows/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 and adequate security cover is maintained.	Yes, the assets of the Special Purpose Vehicles 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 and debenture trustees.																																												
v. e.	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	Not Applicable																																												

vi. f.	<p>All the Insurance policies of the Secured Assets of the captioned debentures 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.</p> <table border="1" data-bbox="217 376 1168 517"> <thead> <tr> <th>Issue Size</th> <th>Policy No.</th> <th>Coverage (Rs.)</th> <th>Period & expiry date</th> <th>Status of Endorsement</th> </tr> </thead> <tbody> <tr> <td>2,600 Crore</td> <td>2999204281627902000</td> <td>33,98,72,12,229</td> <td>15/08/2023 to 14/08/2024</td> <td>Endorsed</td> </tr> </tbody> </table>	Issue Size	Policy No.	Coverage (Rs.)	Period & expiry date	Status of Endorsement	2,600 Crore	2999204281627902000	33,98,72,12,229	15/08/2023 to 14/08/2024	Endorsed	Yes
Issue Size	Policy No.	Coverage (Rs.)	Period & expiry date	Status of Endorsement								
2,600 Crore	2999204281627902000	33,98,72,12,229	15/08/2023 to 14/08/2024	Endorsed								
B.	<u>Management Confirmation for statutory items:</u>	Yes/No										
1.	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 is not applicable to Embassy REIT. Please note that Embassy REIT has complied with the extant SEBI Regulations and the terms and conditions of the captioned Debentures.										
2.	<p>Whether there is any breach of covenant / terms of the debenture issues in terms of the Information Memorandum and DTD.</p> <p>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.</p> <p>Any additional covenants of the issue (including side letters, accelerated payment clause, etc.) and status thereof</p> <p><i>Note: As per SEBI Operational Circular, bearing reference number SEBI/HO/DDHS/P/CIR/2023/50 dated 31.03.23, Debenture Trustee is required to intimate the covenant breach to Debenture Holders, Stock Exchange, SEBI, etc.</i></p>	There is no breach of covenant/terms of the debenture issues in terms of the Information Memorandum and Debenture Trust Deed in respect of the captioned the debentures.										
3.	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)	Not applicable										
4.	Any amalgamation, demerger, merger or corporate restructuring or reconstruction scheme proposed by the Company.	Other than those disclosed in Debenture Trust deed, there are no amalgamation, demerger, merger or corporate restructuring or reconstruction scheme proposed by Embassy REIT										
5.	Change, if any, in the nature and conduct of the business by the Company	Nil										
6.	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										
7.	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										

8.	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	Not Applicable
9.	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 (LODR) Regulations, 2015 that may affect the payment of interest or redemption of the Debentures	Nil
10.	Confirmation that the unclaimed/ unpaid amounts of monies due on debentures and redemption of debentures are transferred to Investor Education and Protection Fund (IEPF)	Not Applicable
C.	Management Confirmation for other items:	Yes/No
1.	Confirmation of onboarding onto DLT platform and obtaining Login ID and Password. (Applicable for both secured and unsecured NCDs)	We confirm that Embassy REIT has been onboarded to the DLT platform
2.	Uploading of details for all the existing outstanding secured non – convertible securities by the issuer company on DLT platform on or before January 31, 2023 (Only for secured NCDs)	Details of all the existing outstanding non – convertible debentures have been uploaded on the DLT platform on or before the due date.
3.	Uploading of interest payment and principal repayment (on retrospective basis), as per the SEBI Operational Circular, bearing reference number SEBI/HO/DDHS-PoD1/P//CIR/2023/109 dated 31.03.23. (updated as on July 06, 2023) (Applicable for both secured and unsecured NCDs)	Details have been uploaded for interest payments for the quarter December 31, 2023 and there was no principal repayment during the quarter ended December 31, 2023.
4.	Confirmation on uploading of details for all the existing outstanding secured non – convertible securities by the issuer company on DLT platform on or before January 31, 2023 and updation of interest payment and principal repayment (on retrospective basis), as per the SEBI Operational Circular, bearing reference number SEBI/HO/DDHSPoD1/P/CIR/2023/109 dated 31.03.23.(updated as on July 06, 2023)	Details of all the existing outstanding non – convertible debentures have been uploaded on the DLT platform on or before the due date.
5.	Details of any default committed by the Issuer with respect to borrowings obtained from banks / financial institutions pertaining to payment obligations; and / or covenant compliance	Not Applicable
6.	Details of Reference to Insolvency or a petition (if any) filed by any creditor or details of Corporate Debt Restructuring (if any);	Not Applicable
7.	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.	Not Applicable
8.	Details of fraud/defaults by promoter or key managerial personnel or by Issuer Company or arrest of key managerial personnel or promoter;	Not Applicable
9.	Details of one-time settlement with any bank (if any);	Not Applicable
10.	Confirmation that a functional website containing, amongst others as per Regulation 62 of SEBI (LODR) Regulations is maintained by the Company.	We confirm that Embassy REIT is maintaining a functional website, duly updated with details of Regulation 62 of the SEBI LODR Regulations.
11.	Confirmation that the information/documents has been submitted to the debenture holders as per Regulation 58 of SEBI LODR Regulations.	We confirm that all information/documents have been submitted to the debenture holders as per Regulation 58 of SEBI LODR Regulations

12.	Confirmation that the capital adequacy norms are maintained as per RBI Non-Banking Financial Company - Systemically Important Non-Deposit taking Company and Deposit taking Company (Reserve Bank) Directions, 2016	Not Applicable
13.	Confirmation that there has been no change in the bank details of the Company for preauthorizing Debenture Trustee(s) to seek debt redemption payment related information from the Bank	There is no change in the bank account details
14.	Confirmation that a provision, mandating the issuer to appoint the person nominated by the debenture trustee(s) has been duly mentioned in the Trust deed as well as authorized by the Articles of Association of the Company	We confirm that the Articles of Association and Debenture Trust Deed of Embassy REIT, entered into with IDBI Trusteeship Services Limited has been amended to include a provision mandating the issuer to appoint the person nominated by the debenture trustee(s), as per the SEBI circular.

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

VINITHA
 ARAVIND
 MENON

Digitally signed by
 VINITHA ARAVIND
 MENON
 Date: 2024.02.02
 18:29:57 +05'30'

Vinitha Menon
Company Secretary and Compliance Officer
A25036