



January 30, 2023

To,

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

Kind attn: Ms. Niharika

Dear Madam,

Subject: Quarterly Compliance Report for the Quarter ended December 31, 2022

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 for your needful.

Sl. No.	Particulars of Information/Documents																
1.	REGULATORY REQUIREMENT: <i>To be provided by Management/KMP/Compliance Officer</i>	Furnished Yes/No [Details to be filled in the table or enclosed the requisite attachment]															
a.	List Of Debenture Holders:- An updated list of debenture holders registered in the Register of Debenture Holders in the following format: <table border="1" style="width: 100%; border-collapse: collapse;"> <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, 2022, is attached as Annexure I.
ISSUE-WISE PARTICULARS																	
Issue size (including ISIN No)	Name(s) of Debenture Holder	Address	Contact No.	Email Id													
b.	Any Modification In Existing Outstanding ISINs: <table border="1" style="width: 100%; border-collapse: collapse;"> <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, 2022.
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.	Investor Grievances Details:- Details of complaints/grievances in the following format. In case no complaints have been received, a confirmation thereof. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ISSUE-WISE PARTICULARS</th> </tr> </thead> <tbody> <tr> <td> </td> </tr> </tbody> </table>	ISSUE-WISE PARTICULARS		There were no Complaints recorded during the quarter ended December 31, 2022, the same was furnished for your													
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 30 days of receipt of grievance)	perusal. (Investor Grievance Report for Quarter ended December 31, 2022, attached as Annexure II)																									
<p>c. 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 of the Company to the effect that:-</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th colspan="6">INTEREST/PRINCIPAL (ISIN WISE)</th> </tr> <tr> <th>Issue size</th> <th>ISIN No</th> <th>Due date of redemption and/or interest (falling in the quarter)</th> <th>Paid/unpaid (actual date of payment, if paid, reasons if not 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)						Issue size	ISIN No	Due date of redemption and/or interest (falling in the quarter)	Paid/unpaid (actual date of payment, if paid, reasons if not paid)	Next due date for the payment of Interest / principal	Reasons for delay (if any)													
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<p>d. Credit Rating:- Details of revisions in the credit rating (if any);</p> <table border="1" style="width: 100%;"> <thead> <tr> <th>Name(s) of Agency</th> <th>Rating</th> <th>Immediate Previous Rating</th> <th>Credit</th> <th>Revised Credit Rating & date of revision</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>							Name(s) of Agency	Rating	Immediate Previous Rating	Credit	Revised Credit Rating & date of revision																				
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<p>e. DRR And REF Details:-</p> <table border="1" style="width: 100%;"> <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 March 31, 2022 Rs. (In Cr.)</th> <th>Funds invested for debentures maturing during the year</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>Not Applicable</td> </tr> <tr> <td colspan="5">Creation of Recovery Expense Fund (REF) in terms of SEBI Circular dated 22.10.2020</td> </tr> <tr> <td></td> <td>Maintenance of REF, REF required to be created [in Rs.]</td> <td>REF created upto December 31, 2022</td> <td>REF maintained In the form of</td> <td>Any addition in the REF during the last quarter <u>December, 2022</u></td> </tr> <tr> <td></td> <td>Embassy office parks REIT INE041007035</td> <td>INR 25,00,000</td> <td>Deposit</td> <td>There were no additions in the REF for the</td> </tr> </tbody> </table> <p>DRR is not applicable as the Companies Act is not applicable to Embassy REIT, and the details of the REF have been provided.</p>							Issue size	Maintenance of Debenture Redemption Reserve	DRR required to be Created [In Crs.]	DRR Created upto March 31, 2022 Rs. (In Cr.)	Funds invested for debentures maturing during the year	Please mention issue size along with ISIN no. for DRR & REF	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Creation of Recovery Expense Fund (REF) in terms of SEBI Circular dated 22.10.2020						Maintenance of REF, REF required to be created [in Rs.]	REF created upto December 31, 2022	REF maintained In the form of	Any addition in the REF during the last quarter <u>December, 2022</u>		Embassy office parks REIT INE041007035	INR 25,00,000	Deposit	There were no additions in the REF for the
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	(Series II Tranche A) (INR 750 crores)		Quarter ended December 31, 2022	
	Embassy office parks REIT INE041007043 (Series II Tranche B) (INR 750 crores)			
	Embassy office parks REIT INE041007050 (Series III) (INR 2,600 crores)			
	Embassy office parks REIT INE041007068 (Series IV) (INR 300 crores)			
	Embassy office parks REIT INE041007076 (Series V Tranche A) (INR 2,000 crores)			
	Embassy office parks REIT INE041007084 (Series V Tranche B) (INR 1,100 crores)			
	Embassy office parks REIT INE041007092 (Series VI) (INR 1,000 crores)			
2.	<u>Copies of the following information/documents (to be attached) (all fields mandatory):-</u>			Whether copy enclosed
a.	i.	Security cover Certificate ¹ as per guidelines and the format of Annexure I of the SEBI Circular dated 19.05.2022. (attached below)	i. For the Quarter ended September 30, 2022: Submitted For the Quarter	
	ii.	Certificate of Confirmation of compliances of all the financial covenants from		

¹ To be submitted within 60 days from the end of each quarter except last quarter of the financial year where the issuer to submit the report within 75 days from the end of said quarter. To be submitted in the format as provided under SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated 19.05.2022.

	the statutory auditor of the company. (Applicable to Secured as well as Unsecured NCDs)	ended December 31, 2022: Submitted on January 23, 2023 ii. For the Quarter ended September 30, 2022: Submitted For the Quarter ended December 31, 2022: Submitted on January 23, 2023
b.	A statement of value of pledged securities ² as per the format of Annexure II, if any / applicable (<i>Applicable Quarterly</i>)	For the Quarter ended September 30, 2022: Submitted For the Quarter ended December 31, 2022: In progress as timeline is available for compliance till February 14, 2023.
c.	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
d.	Net worth certificate of personal guarantors [if any] (<i>Applicable on half yearly basis</i>)	Not Applicable
e.	Copy of Title Search Reports for movable/immovable assets, as applicable (<i>Applicable Annually</i>)	Not applicable for the Quarter ended December 31, 2022
f.	Copy of Valuation Report for movable/immovable assets, as applicable (<i>Applicable Annually</i>)	Not applicable for the Quarter ended December 31, 2022
g.	Financials/Value of guarantor prepared on the basis of audited financial statements, etc. of the guarantor (secured by way of corporate guarantee) (<i>Applicable Annually</i>)	Not applicable for the Quarter ended December 31, 2022
h.	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 . In case of deviation/variation, please provide as per ' Appendix A '.	Yes. Certificate of End use for the existing issuance provided in February 2021.
i.	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 is not applicable to REIT's
j.	Copy of the un-audited [with limited review report] or audited financial results submitted to stock exchange ³	Not Applicable for the Quarter ended

² To be submitted within 45 days from the end of each quarter as per the SEBI Circular, bearing reference number SEBI/ HO/ MIRSD/ CRADT/ CIR/ P/ 2020/230 dated 12.11.2020. / 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

		December 31, 2022																								
k.	Periodical reports from lead bank regarding progress of the Project, if applicable	Not Applicable																								
l.	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.																								
m.	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.	CONFIRMATIONS/CERTIFICATES FROM STATUTORY AUDITORS	Whether copy enclosed																								
a.	Certificate of confirmation from Statutory Auditor of the Company along with quarterly/annual financial results on following issues (please also enclose certificate of statutory auditor):- <table border="1" data-bbox="130 913 944 1133"> <thead> <tr> <th>Issue size with ISINs</th> <th>Security Value/Cover</th> <th>Debt Ratio</th> <th>Equity</th> <th>Value of book debts / receivables certified by the statutory auditor.</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <table border="1" data-bbox="130 1167 1150 1541"> <thead> <tr> <th>Purpose of utilization of Proceeds (deviations, if any)</th> <th>Status of compliance with the covenants of the Offer Document/Information Memorandum</th> <th>Debt Service Coverage Ratio</th> <th>Interest Service Coverage Ratio</th> </tr> </thead> <tbody> <tr> <td></td> <td>In case of breaches, please provide details of breach and steps taken by the Company.</td> <td>[Not applicable to Banks]</td> <td>[Not applicable to Banks]</td> </tr> </tbody> </table> <table border="1" data-bbox="130 1585 1150 1709"> <thead> <tr> <th>Net worth of the company</th> <th>Net profit after tax</th> <th>Earnings per share</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Issue size with ISINs	Security Value/Cover	Debt Ratio	Equity	Value of book debts / receivables certified by the statutory auditor.						Purpose of utilization of Proceeds (deviations, if any)	Status of compliance with the covenants of the Offer Document/Information Memorandum	Debt Service Coverage Ratio	Interest Service Coverage Ratio		In case of breaches, please provide details of breach and steps taken by the Company.	[Not applicable to Banks]	[Not applicable to Banks]	Net worth of the company	Net profit after tax	Earnings per share				For the Quarter ended September 30, 2022: Submitted For the Quarter ended December 31, 2022: Provided along with the results published on January 25, 2023
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Net worth of the company	Net profit after tax	Earnings per share																								
4.	<u>MANAGEMENT CONFIRMATIONS:</u>	Furnished Yes/No																								
a.	<u>Management Confirmation for Security and insurance⁴:</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	Yes, all security documents executed																								

³ Regulation 52(1) of SEBI LODR Regulations – To be submitted within forty five days from the end the second and fourth quarter and on the same day the information is submitted to stock exchanges.

⁴ applicable for secured debentures

	binding upon the Company	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/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 Asset SPV's of Embassy REIT available by way of security/cashflows/pr ofits 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.										
	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	Not Applicable										
	iv. 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.	Yes										
	<table border="1"> <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>299920428162 7901000</td> <td>29,98,72,12,22 9</td> <td>15/08/2022 to 14/08/2023</td> <td>Endorsed</td> </tr> </tbody> </table>	Issue Size	Policy No.	Coverage (Rs.)	Period & expiry date	Status of Endorsement	2,600 Crore	299920428162 7901000	29,98,72,12,22 9	15/08/2022 to 14/08/2023	Endorsed	
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2,600 Crore	299920428162 7901000	29,98,72,12,22 9	15/08/2022 to 14/08/2023	Endorsed								
b.	Management Confirmation for statutory items:	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.	There is no breach of covenant/terms of										



	<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 circular no. SEBI/ HO/ MIRSD/ CRADT/ CIR/ P/ 2020/230 dated November 12, 2020, Debenture Trustee is required to intimate the covenant breach to Debenture Holders, Stock Exchange, SEBI, etc.</i></p>	<p>the debenture issues in terms of the Information Memorandum and DTD in respect of the captioned debentures</p>
iii.	<p>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)</p>	<p>There is no change in the composition of its Board of Directors of the Manager to Embassy Office Parks REIT since the issuance of NCDs'</p>
iv.	<p>Any amalgamation, demerger, merger or corporate restructuring or reconstruction scheme proposed by the Company</p>	<p>Other than those disclosed in Debenture Trust deed, there are no amalgamation, demerger, merger or corporate restructuring or reconstruction scheme proposed by Embassy REIT</p>
v.	<p>Change, if any, in the nature and conduct of the business by the Company</p>	<p>Nil</p>
vi.	<p>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</p>	<p>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</p>

	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	Nil																								
	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 (LODR) Regulations, 2015 that may affect the payment of interest or redemption of the Debentures	Nil																								
	x. Confirmation that the unclaimed/ unpaid amounts of monies due on debentures and redemption of debentures are transferred to Investor Education and Protection Fund (IEPF)	Nil																								
c.	Management Confirmation for other items:	Yes/No																								
	<p>i. ISIN Wise details:-</p> <table border="1" data-bbox="127 996 1204 1249"> <thead> <tr> <th>S.No.</th> <th>ISIN</th> <th>Facility (in cr)</th> <th>Type of charge</th> <th>Sanctioned Amount</th> <th>Outstanding Amount As on 31-12-2022</th> <th>Cover Required</th> <th>Security Required</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	S.No.	ISIN	Facility (in cr)	Type of charge	Sanctioned Amount	Outstanding Amount As on 31-12-2022	Cover Required	Security Required	1								2								For details, Please refer to the security cover certificate certified by the statutory auditor submitted on January 23, 2023.
S.No.	ISIN	Facility (in cr)	Type of charge	Sanctioned Amount	Outstanding Amount As on 31-12-2022	Cover Required	Security Required																			
1																										
2																										
	<p>ii. 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, as per SEBI circular dated March 29, 2022 on Operational guidelines for “Security and Covenant Monitoring” using Distributed Ledger Technology (DLT) read with SEBI circular dated 05.01.2023.</p> <hr/> <p>iii. Details of any default committed by the Issuer with respect to borrowings obtained from banks / financial institutions pertaining to:- a. payment obligations; and / or b. covenant compliance</p>	<p>Yes, upload of details for all the existing outstanding Secured non – convertible securities on DLT platform has been completed on or before the due date.</p> <p>Not Applicable</p>																								
	iv. Details of Reference to Insolvency or a petition (if any) filed by any creditor or details of Corporate Debt Restructuring (if any);	Not Applicable																								
	v. 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	Not Applicable																								



Financial Year, as applicable.	
vi. Details of fraud/defaults by promoter or key managerial personnel or by Issuer Company or arrest of key managerial personnel or promoter;	Not Applicable
vii. Details of one-time settlement with any bank (if any);	Not Applicable
viii. Confirmation that a functional website containing, amongst others as per Regulation 62 of SEBI (LODR) Regulations is maintained by the Company.	Yes.
ix. Confirmation that the information/documents has been submitted to the debenture holders as per Regulation 58 of SEBI LODR Regulations.	Yes
x. 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
xi. 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

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

Vinitha Menon
Company Secretary and Compliance Officer
A25036





January 30, 2022

To,

SBICAP Trustee Company Limited,
Apeejay House, 6th Floor,
3, Dinshaw Wachha Road,
Churchgate,
Mumbai – 400 020.

Dear Sir/Madam,

Subject: Listed Non-Convertible Debentures- Compliance Report for the Quarter ended December 31, 2022

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.

Part I (General Requirement)

Sr. No.	Particulars	Issue No.1	Issue No. 2
		Series II – 1500cr	
1	Issue Size (Rs. in crore)	750 crores	750 crores
2	Public/Rights/ Privately Placed	Privately Placed	Privately Placed
3	Listed/Unlisted	Listed	Listed
4	Secured/Unsecured	Secured	Secured
5	Credit Rating as on date state, revision if any and immediate previous ratings	AAA(Stable)	AAA(Stable)
6	Date of Opening of Issue	08-Sep-20	26-Oct-20
7	Date of Closure of Issue	08-Sep-20	26-Oct-20
8	Date of Allotment	09-Sep-20	27-Oct-20
9	Date of Dispatch of Bonds/Debentures/Credit of Bonds/Debentures to Bond/Debenture Holder's Demat Account	09-Sep-20	27-Oct-20
10	Listing Confirmation: <ul style="list-style-type: none"> • Name of Stock Exchange • Date of Listing on stock exchange • Copy of Listing Notification 	BSE Limited 16-09-2020 Listing Approval Submitted	BSE Limited 16-09-2020 Listing Approval Submitted
11	CDSL/NSDL Letters to be Provided	Submitted during the Listing	Submitted during the Listing
12	Date of Execution of Debenture Trustee Agreement	August 14, 2020	August 14, 2020
13	Date of Execution of Trust Deed	September 08, 2020	September 08, 2020
14	Date of Registration with ROC (ROC Certificate to be provided)	Submitted	Submitted

15	Respective forms filed with the Registrar of Companies thereby submitting / filling the Information Memorandum with RoC, along with challan.	NA	NA
16	Form PAS 5 along with Information Memorandum filed with SEBI along with acknowledgement receipt. Confirmation the said filing has been done within 30 days from the date of Information Memorandum.	NA	NA
17	Form MGT14 in respect of the shareholder and board resolution for issue of debentures along with challan filed with Registrar of Companies	NA	NA
18	Please attached an updated list of Debenture holders registered in the Register of Debenture Holders including Issue size, Name(s) of Debenture Holder, Address, Contact No. and email ID. In case no complaints have been received, a confirmation thereof.	Attached as Annexure I and Annexure II	Attached as Annexure I and Annexure II
19	Details of complaints/grievances		
	Complaints/Grievances pending for the previous quarter	NIL	NIL
	Complaints/Grievances pending for the current quarter	NIL	NIL
	Resolved/Unresolved	NIL	NIL
	No. of complaints pending at the end of Quarter (for more than 30 days)	NIL	NIL
	Reason and Step taken to resolve the pending complaints (if pending beyond 30days of receipt of grievance)	NIL	NIL
20	Security and Insurance		
A	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 (Furnished Yes/No)	Yes	Yes
B	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	Yes
	Policy No.	29992048443562 00000 / 2356948- 0000-01	29992048443562 00000/ 2356948-0000-01
	Coverage (Rs.)	16,11,76,94,924/2 5,36,14,48,977	16,11,76,94,924/ 25,36,14,48,977
	Period & expiry date	15/08/2022 to 14/08/2023/	15/08/2022 to 14/08/2023/



		01/04/2022 to 31/03/2023	to 01/04/2022 to 31/03/2023
	Status of Endorsement	Yes	Yes
21	Statutory Confirmation by the issuer (As per Annexure A)	Attached as Annexure A	Attached as Annexure A
Copies of the following information/documents (to be attached): -			
21a.	Security cover Certificate along with the details (on market value) to be certified by the external empaneled agency appointed by SBICAP Trustee Company Limited (Note 2)	For the Quarter ended September 30, 2022- Submitted	
i.	Security cover ratio Required	For the Quarter ended December 31, 2022- In progress and timeline available till March 01, 2023.	
ii.	Security cover ratio maintained		
21b.	Certificate from Statutory Auditors certifying the book value of Assets provided.	For the Quarter ended September 30, 2022- Submitted	For the Quarter ended December 31, 2022- Submitted on January 23, 2023.
22.	A statement of value of pledged securities- - If Applicable, please furnish CA Certificate external agency appointed by SBICAP Trustee Company Limited for total value of pledge share as required under DTD/Share Pledge agreement/IM Along with the Demat statement and PMR)	For the Quarter ended September 30, 2022- Submitted	For the Quarter ended December 31, 2022- In progress and timeline available till February 14, 2023.
23.	A statement of value of Debt Service Reserve Account or any other form of security --to be certified by the external agency appointed by SBICAP Trustee Company Limited	Not applicable	
24.	Net worth certificates of personal guarantors [if any] --to be certified by the external agency appointed by SBICAP Trustee Company Limited	Not applicable	
25.	Financials/value of corporate guarantor [If any] prepared on basis of audited financial statement etc. of the guarantors - to be certified by the external agency appointed by SBICAP Trustee Company Limited (Note -6)	Not applicable for the Quarter ended December 31, 2023	
26.	Valuation report and title search report for immovable and movable secured assets -to be certified by the external agency appointed by SBICAP Trustee Company Limited (Note -7)	Not applicable for the Quarter ended December 31, 2023	
27.	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: 1) Periodical reports from lead bank regarding progress of the Project. (i) In respect of utilization of funds during the implementation period of the project.	End use certificate submitted	

Part II (Details of Recovery Expense Fund)

Sr. No.	Name of the Listed Entity (including ISINs)	Type of Issue (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	Additional Remarks
1.	Embassy office parks REIT INE041007035(Series II Tranche A)	Privately Placed	750	25,00,000	NA	NA	NA
2.	Embassy office parks REIT INE041007043 (Series II Tranche B)	Privately Placed	750		NA	NA	NA
3.	Embassy office parks REIT INE041007050 (Series III)	Privately Placed	2,600		NA	NA	NA
4.	Embassy office parks REIT INE041007068 (Series IV)	Privately Placed	300		NA	NA	NA
5.	Embassy office parks REIT INE041007076 (Series V Tranche A)	Privately Placed	2,000		NA	NA	NA
6.	Embassy office parks REIT INE041007084 (Series V Tranche B)	Privately Placed	1,100		NA	NA	NA
7.	Embassy office parks REIT INE041007092 (Series VI)	Privately Placed	1,000		NA	NA	NA

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

Vinitha Menon

**Vinitha Menon
Company Secretary and Compliance Officer
A25036**





Annexure A

The Issuer hereby declares the following for the Quarter ended December 31, 2022:

1. There is no default in payment of interest in respect to Series II.
2. There is no significant change in composition of Board of Directors.
3. All requisite information / documents indicated as per conditions precedent/subsequent in debenture document/s in respect of NCD are submitted from time to time.
4. There are no events or information or happenings which may have a bearing on the performance/operation of the 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.
5. Company has submitted the pre-authorization as per SEBI Circular on Operational circular dated 10.08.2021 bearing reference no SEBI/HO/DDHS/P/CIR/2021/613 and if there is any change in the provided bank details same will be shared within 1 working day as specified in the said circular.
6. 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.
7. Security Documents executed by the Embassy REIT remain valid (including but not limited to the purpose of and as provided in Limitation Act 1963), subsisting and binding upon Embassy REIT.
8. There is no Delay or Failure to create security (if any), with detailed reasons for delay or default in security creation and the timelines within which the same shall be created.
9. Any additional covenants of the issue (including side letters, accelerated payment clause, etc.) and status thereof has been furnished to Debenture Trustee/Debenture Holders. - **Not applicable**
10. There is no amalgamation, demerger, merger or corporate restructuring or reconstruction scheme proposed by the Embassy REIT.
11. There are no changes in the nature and conduct of the business by the Embassy REIT.
12. There is 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, if any.
13. 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**



14. 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.
15. Details of Corporate Debt Restructuring (if any); **Not Applicable.**
16. 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 Embassy REIT to the RBI on an annual basis in respect of such Financial Year, as applicable **Not Applicable**
17. Details of Fraud/defaults by promoter or key managerial personnel or by Issuer Company or arrest of key managerial personnel or promoter. **Not Applicable**
18. Details of one-time settlement with any bank/Any other Creditor (if any). **Not Applicable**
19. Details of Reference to Insolvency or a petition (if any) filed by any creditor. **Not Applicable**
20. We confirm that 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 the Embassy REIT.
21. All information and reports including compliance reports filed by the Embassy REIT.
22. The information, report, notices, call letters, circulars, proceedings, etc., concerning non-convertible securities.

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

Vinitha Menon
Company Secretary and Compliance Officer
A25036





January 30, 2023

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 September 30, 2022 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)

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.

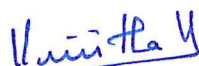
Sl. No.	Particulars of Information/Documents																
1.	Regulatory Requirement:	Furnished Yes/No															
a.	An updated list of Debenture holders registered in the Register of Debenture Holders in the following format: <table border="1"><thead><tr><th colspan="5">ISSUE-WISE PARTICULARS</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, 2022 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- Quarter ended on 31.12.2022</p> <p>A) Status of Investor Grievance:</p> <table border="1" data-bbox="276 434 1018 607"> <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> <table border="1" data-bbox="180 819 1086 1160"> <thead> <tr> <th rowspan="2">Nos. of Complaints pending for more than 30 days</th> <th colspan="3">Nature of complaints Steps taken for redressal</th> <th rowspan="2">Steps taken for Redressal</th> <th rowspan="2">Status of complaint (if redressed, date of redressal)</th> </tr> <tr> <th>Delay in payment of interest</th> <th>Delay in payment of redemption</th> <th>Any other</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <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 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							<p>There were no Complaints recorded during the quarter ended December 31, 2022. (Investor Grievance Report for Quarter ended December 31, 2022, attached as Annexure II)</p> <p style="text-align: center;">Nil</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 INE041007035 (Series II Tranche A)	Privately Placed	750	25,00,000	NA	NA
2.	Embassy office parks REIT INE041007043 (Series II Tranche B)	Privately Placed	750		NA	NA
3.	Embassy office parks REIT INE041007050 (Series III)	Privately Placed	2,600		NA	NA
4.	Embassy office parks REIT INE041007068 (Series IV)	Privately Placed	300		NA	NA
5.	Embassy office parks REIT INE041007076 (Series V Tranche A)	Privately Placed	2,000		NA	NA
6.	Embassy office parks REIT INE041007084 (Series V Tranche B)	Privately Placed	1,100		NA	NA
7.	Embassy office parks REIT INE041007092 (Series VI)	Privately Placed	1,000		NA	NA

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


Vinitha Menon
Company Secretary and Compliance Officer
A25036



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



Annexure A

Embassy Office Parks REIT hereby declares the following as on December 31, 2022:

i) Interest and Principal due on debentures in respect of Series IV, Series V Tranche A and Series V Tranche B and Series VI has been paid on December 29, 2022 which is within due dates i.e. December 31, 2022 to those debenture holders who have held the debentures as on record date i.e. December 24, 2022.

ii) There is no change in credit rating of the issues since the date of issuance of captioned NCD's.

iii) There is no change in composition of Board of Directors of manager to Embassy Office Parks REIT since the date of issuance of captioned NCD's.

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)- **The Insurance policy in respect of Series IV, Series V Tranche A and Series V Tranche B and Series VI (NCD'S) are in the name of Catalyst Trustee Limited.**

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. - **Circular repealed by SEBI.**

viii) 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.

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. - **Not applicable for Series IV, Series V and Series VI.**

x) There are no Fraud/defaults by promoter or key managerial personnel or by Issuer Company or arrest of Key managerial personnel or Promoter.

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



xi) 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 the company

For and on behalf of Embassy Office Parks REIT

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

Abhishek Agrawal

Abhishek Agrawal

Interim Chief Financial Officer



Embassy Office Parks Real Estate Investment Trust (REIT)

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

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