

Date: 28th June, 2019

To,
The Corporate Relations Department
The National Stock Exchange of India Ltd.
Exchange Plaza, 5th Floor,
Plot No. C/1, G-Block,
Bandra- Kurla Complex,
Bandra (E), Mumbai - 400051

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

Subject: Intimation under Regulation 30 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation 2015, as amended (“Listing Regulations”).

Re: Scrip Code 542602 and Scrip Symbol “EMBASSY”

Dear Sir/ Madam,

We wish to inform you that the Board of Directors of Embassy Office Parks Management Services Private Limited, the Manager to Embassy Office Parks REIT (“**Manager**”), has pursuant to the resolution by circulation dated June 28, 2019, *inter alia*, considered and approved the following:

- (i) Appointment of CBRE South Asia Private Limited to provide value assessment services to Embassy Office Parks REIT and appointment of Mr. Manish Gupta, Partner, iVAS Partners as the Valuer under SEBI (Real Estate Investment Trusts) Regulations, 2014; and
- (ii) Appointment of M/s. S.R. Batliboi & Associates LLP, Chartered Accountants as the Statutory Auditor of Embassy Office Parks REIT for a period of 5 years commencing from the financial year 2019-2020 after taking on record the resignation of M/s. BSR & Associates LLP, Chartered Accountants, the present Statutory Auditors of Embassy Office Parks REIT.

The information as required under Regulation 30 of the Listing Regulations read with SEBI Circular No. CIR/CFD/CMD/4/2015 dated September 9, 2015 is set out in the Annexure.

This is for your information and records.

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

Ramesh Periasamy
Company Secretary & Compliance Officer

Encl: as above.

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: U70100KA2014PTC073362

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

ANNEXURE

Appointment of Valuer

The Board of Directors of the Manager in consultation with the Trustee of Embassy Office Parks REIT has pursuant to a resolution passed by circulation dated June 28, 2019 has appointed CBRE South Asia Private Limited (the Valuer of Embassy Office Parks REIT for financial year 2018-2019) to provide value assessment services to Embassy Office Parks REIT and its assets during the financial year 2019-2020.

Further, the Board of Directors of the Manager also appointed Mr. Manish Gupta, Partner, iVAS Partners, a registered valuer with Registration Number IBBI/RV/02/2019/11505 as the Valuer under the SEBI (Real Estate Investment Trusts) Regulations, 2014 for a term of One year, subject to the approval of the Unitholders.

Sr. No.	Details of events that need to be provided	Information of such events
1.	Reason for change	<p>As per the SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended, (“SEBI REIT Regulations”) real estate investment trusts are mandatorily required to appoint persons who are registered as ‘registered valuers’ under Section 247 of the Companies Act, 2013 as the Valuer.</p> <p>Accordingly, in accordance with Regulation 10(5) of the SEBI REIT Regulations, Mr. Manish Gupta, Partner, iVAS Partners, a registered valuer with Registration Number IBBI/RV/02/2019/11505 has been appointed as the Valuer.</p>
2.	Date of appointment and terms of appointment	<p>June 28, 2019</p> <p>Mr. Manish Gupta, Partner, iVAS Partners shall be appointed as a Valuer for Financial Year 2019-20, subject to approval of the Unitholders of Embassy Office Parks REIT.</p>
3.	Brief Profile	<p>Manish is a Registered Valuer (Land and Building) with Insolvency and Bankruptcy Board of India. He has over 8 years of valuation experience and has undertaken diverse valuation and technical due-diligence assignments for various purposes including investment related due</p>

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		<p>diligences, mortgage/ collateral appraisals, financial reporting, etc. across asset classes ranging from integrated residential township developments, hospitality assets, commercial projects, industrial and infrastructure developments, educational projects, etc. He has advised various national and international Clients comprising of financial institutions, private equity funds, developers, NBFCs, corporate houses and landowners.</p> <p>He also holds a membership of Royal Institute of Chartered Surveyors and is a registered Architect with Council of Architecture, India. He has a masters degree in town planning from School of Planning and Architecture, New Delhi and a bachelors’ degree in Architecture.</p>
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Change of Statutory Auditors of the Embassy Office Parks REIT

M/s. BSR & Associates LLP, Chartered Accountants (Firm Registration No. – 116231W /W-100024) are the existing Statutory Auditors of the Embassy Office Parks REIT (“**BSR**”), the Manager and its Holdco and SPVs other than Umbel Properties Private Limited.

In this regard, we wish to update as follows:

- (i) BSR’s term as the statutory auditors of the Manager ends at the ensuing annual general meeting of the Manager;
- (ii) BSR has completed two terms of five years each as the statutory auditors of Manyata Promoters Private Limited, an SPV of Embassy Office Parks REIT that represents approximately 45% of the Gross Asset Value of Embassy Office Parks REIT as per March, 2019 valuation and is therefore not eligible for re-appointment as the Statutory Auditors of Manyata Promoters Private Limited, for another consecutive term; and
- (iii) BSR is not the statutory auditors of the SPV as named above.

Given that, it is important to have a common statutory auditor for Embassy Office Parks REIT, its Holdco, SPVs as well as its Manager in the interest of efficiency and also to aid better governance. The Board of Directors of the Manager, in consultation with the Trustee and upon recommendation of the Audit Committee of the Board of the Manager, through resolution by circulation dated June 28, 2019 considered and:

- (a) Took note of the resignation of BSR with effect from June 28, 2019 vide their letter dated June 28, 2019; and

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- (b) Approved the appointment of M/s. S.R. Batliboi & Associates LLP, Chartered Accountants (Firm Registration No. – 101049W/E300004), Bangalore as the Statutory Auditors of Embassy Office Parks REIT for a period of 5 years commencing from the financial year 2019-2020, subject to the approval of Unitholders at the ensuing Annual Meeting.

The Board of Directors of 1) Manyata Promoters Private Limited, 2) Indian Express Newspapers (Mumbai) Private Limited, 3) Vikhroli Corporate Park Private Limited, 4) Earnest Towers Private Limited, 5) Quadron Business Park Private Limited, 6) Qubix Business Park Private Limited, 7) Oxygen Business Park Private Limited, 8) Galaxy Square Private Limited, 9) Umbel Properties Private Limited, 10) Embassy Energy Private Limited, 11) Embassy Office Parks Private Limited (Holdco) (based on the recommendation of the Manager) have approved the appointment of M/s. S.R. Batliboi & Associates LLP, Chartered Accountants (Firm Registration No. – 101049W/E300004), Bangalore as the statutory auditors of the relevant SPVs/ Holdco for a term of five years from the date of their appointment, subject to the approval of their shareholders, at their respective ensuing Annual General Meetings.

Brief profile of M/s. S.R. Batliboi & Associates LLP, Chartered Accountants is as under:

M/s. S R Batliboi & Associates LLP (ICAI Firm Registration No: 101049W/E300004) is a limited liability partnership firm of Chartered Accountants, registered with the Institute of Chartered Accountants of India and having its registered office at 22, Camac Street, Block B, 3rd Floor, Kolkata – 700016.

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

Ramesh Periasamy
Company Secretary & Compliance Officer

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