

## EMBASSY OFFICE PARKS



To,

The National Stock Exchange of India Ltd.  
Exchange Plaza, 5<sup>th</sup> Floor,  
Plot No. C/1, G-Block,  
Bandra- Kurla Complex,  
Bandra (E), Mumbai – 400051

BSE Limited  
25<sup>th</sup> Floor, Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai- 400001

**Scrip Code: EMBASSY**

**Scrip Code: 542602**

Dear Sir/ Madam,

**Sub.: Disclosure under Securities and Exchange Board of India circular SEBI/HO/DDHS/DDHS/CIR/P/2020/44 dated March 23, 2020 - Encumbrance on units of Real Estate Investment Trusts (REITs) (“SEBI Circular”) and Regulation 7(2) read with Regulation 6(2) of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended (the “PIT Regulations”)**

Dear Sir/Madam,

Please find enclosed herewith disclosures under **Annexure I** pursuant to the SEBI Circular and under **Form C** pursuant to Regulation 7(2) read with Regulation 6(2) of the PIT Regulations and the code on unpublished price sensitive information and dealing in securities of the Embassy Office Parks REIT received from Embassy Property Developments Private Limited, a Sponsor of Embassy Office Parks REIT.

Kindly take the above disclosure on your record.

Thanking you,

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

**Ramesh Periasamy**  
**Company Secretary and Compliance Officer**

Encl.: As above

Place: Bengaluru  
Date: April 17, 2020

**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

To,  
The Compliance Officer  
Embassy Office Parks Management Services Private  
Limited  
Manager to Embassy Office Parks REIT  
Bengaluru.

Date: 16.04.2020

Dear Sir,

This is with reference to the disclosures required to be made by Embassy Property Developments Private Limited (the “**Pledgor**”) to Embassy Office Parks Management Services Private Limited (the “**REIT Manager**”) in relation to the creation of a pledge on 100,31,649 (i.e.1.30%) units (collectively, the “**Relevant Units**”) of Embassy Office Parks REIT (the “**Embassy REIT**”) (Copy of the relevant disclosures enclosed as “**Annexure I and Annexure A**”).

As on the date of this letter, the Embassy Property Developments Private Limited holds, in aggregate, 11,54,84,802 units of the Embassy REIT that constitute approximately 14.97% of the total outstanding units of the Embassy REIT.

The Relevant Units which have been pledged by the Pledgor, constitute 1.30% of the total outstanding units of the REIT and aggregate units pledged by Pledgor till date with above pledge constitute of 14.97% of the total outstanding units of the Embassy REIT.

The Relevant Units of the Pledgor have been pledged in favour of Catalyst Trusteeship Limited, in its capacity as the “Debenture Trustee” to secure redeemable, rated, listed, secured, tradable, principal protected, market linked non-convertible debentures (“NCDs”) aggregating to Rs.1,355/- crores on such terms and conditions as may be approved/agreed by Catalyst Trusteeship Limited and please note the pledge on 1,00,31,649 units created on 16<sup>th</sup> April, 2020.

In connection with the above NCDs, Mr. Jitendra Virwani has given an undertaking to assist the Debenture Trustee in the enforcement of the pledge and related matter.

**For EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED**

  
**G.BHARGAVI REDDY**  
**COMPANY SECRETARY**  
**ACS: 17036**



Place: Bangalore

Date:16.04.2020

**Encl: A/A**

**Embassy Property Developments Pvt. Ltd.**

Embassy Point, 1st Floor, 150, Infantry Road, Bangalore - 560 001, India. T: +91 80 4179 9999 F: +91 80 2228 6912  
www.embassyindia.com | CIN: U85110KA1996PTCO20897

**Annexure-I**  
**Format for disclosure of details of encumbrance**  
**(To be submitted within two Trading Days of transaction / trading in Embassy REIT's Securities)**

Name of REIT	Embassy Office Parks REIT (“Embassy REIT”)
Name of the recognized stock exchanges where the units of REIT are listed	BSE Limited and National Stock Exchange of India Limited
Name of the sponsor or the member of sponsor group, as applicable	Embassy Property Developments Private Limited
Total unitholding	No. of units -11,54,84,802 i.e. 14.97% of total outstanding units of the Embassy REIT
<b>Specific details about the encumbrance</b>	
Encumbrance	Date of creation of encumbrance: 16/04/2020
Type of encumbrance	Pledge
No. and % of units encumbered	No. of units: 1,00,31,649; % of units: 1.30% of total outstanding units
Encumbered units as a % of total units held	8.69% of the total units held by Embassy Property Developments Private Limited
Period of encumbrance	10 years
Name of the entity in whose favour units have been encumbered	Catalyst Trusteeship Limited, Debenture Trustee
Purpose of borrowing	1. Refinance of identified existing debt 2. working capital requirements 3. General corporate purpose 4. Issue related expenses for issue of secured redeemable, rated, listed, secured, tradable, principal protected, market linked non-convertible debentures

**For EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED**

  
**G. BHARGAVI REDDY**  
**COMPANY SECRETARY**  
**ACS: 17036**



Place: Bangalore

Date: 16.04.2020

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**Annexure A  
FORM C**

SEBI (Prohibition of Insider Trading) Regulations, 2015  
[Regulation 7 (2) read with Regulation 6(2) – Continual disclosure]

Name of the Trust: Embassy Office Parks REIT  
ISIN of the Trust: INE041025011

**Details of change in holding of Securities of Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).**

Name, PAN, CIN/DIN, & address with contact nos.	Category of Person (Sponsors/ KMP / Director s/Immediate Relative to/others etc.)	Securities held prior to acquisition/disposal		Securities acquired/Disposed				Securities held post acquisition/disposal		Date of allotment advice/ acquisition of shares/ sale of shares specify		Date of intimation to Manager	Mode of acquisition/ disposal (on market/public/ rights/ preferential offer/off market/Inter-se transfer, ESOPs etc.)
		Type of security (For eg. – Shares, Warrants, Convertible Debentures etc.)	No. and % of shareholding	Type of security (For eg. – Shares, Warrants, Convertible Debentures etc.)	No.	Value	Transaction Type (Buy/ Sale/ Pledge / Revoke/ Invoke)	Type of security (For eg. – Shares, Warrants, Convertible Debentures etc.)	No. and % of shareholding	From	To		
Embassy Property Developments Pvt. Ltd. PAN: AAACD6927A	Sponsor	REIT Units	11,54,84,802 (14.97%)	REIT Units	1,00,31,649 (1.30%)	INR. 3,66,65,67,710	Pledge	REIT Units	11,54,84,802 (14.97%)	April 16, 2020	-	April 16, 2020	Pledge creation through depository

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CIN: U85110KA1 996PTC0208 97 Add: 1 <sup>st</sup> Floor, Embassy Point, Infantry Road, Bangalore – 560001 Contact No: 7090793674																				
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*Note: "Securities" shall have the meaning as defined under Regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015.*

**Details of trading in derivatives of the REIT by Sponsor, Sponsor Group, Employee or Director of a listed REIT and other such persons as mentioned in Regulation 6(2).**

Trading in derivatives (Specify type of contract, Futures or Options etc.)						Exchange on which the Trade was executed
Type of contract	Contract specifications	Buy		Sell		
		Notional Value	Number of Securities (contracts * lot size)	Notional Value	Number of Securities (contracts * lot size)	
N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Note: In case of Options, notional value shall be calculated based on Premium plus strike price of options.*

**For EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED**

*G. Bhargavi*  
**G. BHARGAVI REDDY**  
 COMPANY SECRETARY  
 ACS: 17036



Place: Bangalore  
 Date: 16.04.2020

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**EMBASSY CORPORATE**



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[www.embassyindia.com](http://www.embassyindia.com) | CIN: U85110KA1996PTCO20897