

EMBASSY OFFICE PARKS



To,

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

BSE Limited
25th 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and under **Form C** pursuant to Regulation 7(2) read with Regulation 6(2) of the PIT Regulations and the code on unpublished price sensitive information and dealing in securities of the Embassy Office Parks REIT received from Embassy Property Developments Private Limited, a Sponsor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 24, 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: 24.04.2020

Dear Sir,

We wish to inform you that on 7th April, 2020, we have intimated about creation of pledge on 8,12,62,921 (i.e.10.54%) Units of Embassy Office Parks REIT (“**REIT Units**”) in favour Catalyst Trusteeship Limited (“**Catalyst**”), Debenture Trustee to secure redeemable, rated, listed, secured, tradable, principal protected, market linked non-convertible debentures (“**NCDs**”) aggregating to Rs.1355 crores issued by Embassy Property Developments Private Limited (“**the Company**”).

As per the terms of agreements executed with NCD holders and Catalyst, the Company has to transfer 8,12,62,921 REIT units from our existing Demat account to our new Demat account, after release of pledge by Catalyst in two tranches i.e. in first tranche, 4,00,00,000 REIT Units and in second tranche, 4,12,62,921 REIT Units.

After completion of transfer of above said REIT units in tranches to our new Demat account, the Company has to create pledge in favour of Catalyst in two tranches as mentioned above.

In view of the above and 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 pledge on 4,00,00,000 REIT units in favour of Catalyst on 23rd April, 2020, we are submitting the relevant disclosures herewith. Copy of the relevant disclosures enclosed as “**Annexure I and Annexure A**”.

Please note as on the date of this letter, the Embassy Property Developments Private Limited holds, in aggregate, 11,54,84,802 REIT Units that constitute 14.97% of the total outstanding Units of the Embassy Office Parks REIT.

For EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED


G.BHARGAVI REDDY
COMPANY SECRETARY
ACS: 17036



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
Specific details about the encumbrance	
Encumbrance	Date of creation of encumbrance: 23/04/2020
Type of encumbrance	Pledge
No. and % of units encumbered	No. of units: 4,00,00,000 % of total outstanding units: 5.18%
Encumbered units as a % of total units held	34.64% 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



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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	4,00,00,000 (5.18%)	INR. 1501,80,00,000	Pledge	REIT Units	11,54,84,802 (14.97%)	April 23, 2020	-	April 24, 2020	Pledge creation through depository

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CIN: U85110KA1 996PTC0208 97 Add: 1 st 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 REDDY
 COMPANY SECRETARY
 ACS: 17036



Place: Bangalore
 Date: 24.04.2020

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