

December 13, 2022

To, To,

The National Stock Exchange of India Limited, Department of Corporate Services,

Exchange Plaza, 5th Floor, BSE Limited,

Plot No. C/1, G-Block, Bandra-Kurla Complex, 25th Floor, Phiroze Jeejeebhoy Towers,

Bandra (East), Mumbai – 400051. Dalal Street, Mumbai – 400001.

Scrip Code "EMBASSY" Scrip Code: 542602

Dear Sir/ Madam,

Subject: Disclosure under Securities and Exchange Board of India circular SEBI/HO/DDHS/DDHS/CIR/P/2020/44 dated March 23, 2020 – Encumbrance on the 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")

Pursuant to the SEBI Circular and Regulation 7(2) read with Regulation 6(2) of the PIT Regulations and the code on unpublished price sensitive information and dealing in securities of Embassy Office Parks REIT ("Embassy REIT"), we have received disclosures from Embassy Property Developments Private Limited, a Sponsor of Embassy REIT. The disclosures received are enclosed as Annexure A.

Thanking you,

Yours sincerely,

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

Namitha Kutnikar Compliance Officer A68258



To,

Date: 13.12.2022

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

Dear Madam,

This is with reference to the disclosures required to be made by Embassy Property Developments Private Limited (the "Pledgor"/"Company") to Embassy Office Parks Management Services Private Limited (the "REIT Manager") in relation to the creation of first ranking pari-passu charge by way of pledge on 1,66,32,928 (i.e. 1.76%) units and second ranking charge by way of pledge of 6,00,00,000 (i.e. 6.32%) 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 Pledgor holds, in aggregate, 11,54,84,802 units of the Embassy REIT that constitute approximately 12.18% of the total outstanding units of the Embassy REIT.

The Relevant Units which have been pledged by the Pledgor, constitute 1.76% of the total outstanding units of the Embassy REIT and aggregate units pledged by Pledgor till date with above pledge constitute 12.18% of the total outstanding units of the Embassy REIT.

The Relevant Units of the Pledgor were pledged in favour of Catalyst Trusteeship Limited, (the "Security Trustee"), to secure the Non-Convertible Debentures issued by the Company.

For Embassy Property Developments Private Limited

NARPAT SINGH

Digitally signed by NARPAT SINGH CHORARIA Date: 2022.12.13 11:16:10 +05'30'

CHORARIA

Narpat Singh Choraria Director DIN:00027580

Encl: A/A



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

Securiti	es)
Name of REIT	Embassy Office Parks REIT
Name of the recognized stock exchanges where the	BSE Limited and National Stock Exchange of
units of REIT are listed	India Limited
Name of the sponsor or the member of sponsor group,	Embassy Property Developments Private
as applicable	Limited
Total unitholding	No. of units -11,54,84,802 i.e. 12.18% of total
	outstanding units of the Embassy REIT
Specific details about the encumbrance	
Encumbrance	Date of creation of encumbrance:
Type of encumbrance/transaction	Modification of existing first ranking charge
	on and creation of (i) first ranking pari passu
	charge over 1,66,32,928 REIT units to be
	pledged in relation to certain MLD facilities;
	and (ii) a further second charge over
	6,00,00,000 REIT Units to be pledge in
	relation to certain MLD facilities.
No. and % of units encumbered/released	No. of units (first charge): 1,66,32,928
	% of total outstanding units: 1.76%
	No. of units (second charge): 6,00,00,000
	% of total outstanding units: [6.32%]
Encumbered/released units as a % of total units held	1.76% of total units held
Period of encumbrance	Till the date of redemption of NCDs
Name of the entity in whose favour units have been	1st and 2nd charge was created in favour of
encumbered	Catalyst Trusteeship Limited in its capacity as
	the debenture trustee for the Debentures
	issued by the Company
Purpose of borrowing	1. Repayment of the YBL Facilities, in full;
	2. The balance, if any, towards:
	a. payment of the transaction costs in
	relation to the issuance of the
	Debentures; and
	b. general corporate purpose of the
	Company,
	in each case, in compliance with the
	provisions of the Debenture Regulations, FPI
	Regulations and other Applicable Law.



Except as specifically provided above, the Company shall not use the proceeds of the Debenture towards:

- (i) any capital market instrument such as equity and equity linked instruments or any other capital market related activities;
- (ii) acquisition of land;
- (iii) any speculative purposes; or
- (iv) any other activities prohibited by the RBI.



Annexure A

DISCLOSURE OF TRANSACTIONS

(To be submitted within two Trading Days of transaction / trading in Embassy REIT's Securities)

To

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

We hereby inform that we have created: (i) first ranking pari-passu charge by way of pledge on 1,66,32,928 units; and (ii) second ranking charge by way of pledge on 6,00,00,000 units in favour of Catalyst Trusteeship Limited, Debenture Trustee on 09.12.2022

Name of holder	No. of Embassy REIT's Securities	Bought / sold / subscribed	DP ID/Client ID/Folio No.	Price (Rs.)
	On which pledge	Subscribed	12/1 0110 1101	
	was created			
Embassy Property	1,66,32,928	Modification of	ID. 10149421	NA
Developments		existing first ranking	DP ID IN304158	
Private Limited		charge on and creation		
		of 1st ranking pari		
		passu charge by way of		
		pledge in relation to		
		certain MLD facilities		
Embassy Property		Modification of		NA
Developments		existing first ranking	DP ID IN304158	
Private Limited		charge on and creation		
		of 2nd charge by way of	,	
	P	pledge in relation to	,	
		certain MLD facilities.		

We declare that the above information is correct and that no provisions of the Code and/or applicable laws/regulations have been contravened for effecting the above said transactions(s).

For Embassy Property Developments Private Limited

NARPAT

SINGH CHORARIA Digitally signed by NARPAT SINGH CHORARIA Date: 2022.12.13 11:20:21 +05'30'

Narpat Singh Choraria

Director

DIN:00027580

Date: 13.12.2022 Place: Bangalore

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



Form-C

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

Name of the company: <u>Embassy Office Parks REIT</u>

ISIN of the company: INE041025011

Details of change in holding of Securities of Promoter, Member of the Promoter Group, Designated Person or Director of a listed companyand immediate relatives of such persons and other such persons as mentioned in Regulation 6(2).

Name,	Categor	Securities	held	Securitie	s			Securitie	s	Date	of	Date	of	Mode	Excha
PAN,	y of	prior	to	acquired	/Dispos	ed		heldpost		allotment		intimation	nto		nge on
CIN/DIN,	Person	acquisition/	disposal					acquisition/		advice/		company		of	w
& address	(Promot							disposal		acquis	sition			acquisi	hich
with contact														tion	The
nos.	ember of									ofshai	res/			/dispos	
	the									dispo				al (on	was execute
	promote									sal of				market	d
	r									share				/	-
	group/de									S,	e e			public/	trade
	signated									specif				rights/	was
	person/ Director	Type of	No. and	Type of	No.	Val	Transa	Type	No.	From	То			prefere ntial	execut
		securities	% of	securitie		ue	ction	31	and %	FIOIII	10			offer/	ed
		(Foreg.	share	s (For		u.	Туре	s(For eq.	of					off	
		- Shares	holding	eg.			(Purch	or eg.	shareh					market/	
		Warrants,		- I			à	Shares,	olding	ĺ .				Inter-	
	etc.)	Convertible		Shares,			se/sale	Warrant						se	
	,	Debentu		Warrant			Pledge	s,						transfe	
		res, Rights		s,		l	1	Convert		į.				r,	
		entitlement		Convert			Revoc	i ble						ESOPs	
		s		ible			ation /	Debent							
		etc.)		Debentu			Invoca	ures,						etc.)	

Embassy Property Developments Pvt. Ltd.



											lices B ' B Since	,
				r es, Rights entitlem e nt, etc.)		tion/ Others - please specif y)	Rights entitlem ent, etc.)					
Embassy Property Development s Pvt. Ltd. PAN: AAACD6927 A CIN: U85110KA19 P6PTC020897 Add: 1st Floor, Embassy Point, Infantry Road, Bangalore – 560001 Contact No: +91 8951973124	Sponsor	REIT Units	11,54,84,8 02 (12.18%)	Units	1,66,32, 928 (1.76%)	Modificiation of existing first ranking charge on and creation of 1st ranking pari passu charge by way of pledge in relation to certain MLD facilitie s	Units	11,54,8 4,802(1 2.18%)	09. 12. 2002 2	09.12	N. a	N. a

Note: (i) "Securities" shall have the meaning as defined under regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015.

(ii) Value of transaction excludes taxes/brokerage/any other charges

Details of trading in derivatives on the securities of the company by other connected personsas identified by the company

Embassy Property Developments Pvt. Ltd.



Type of Contract Buy Sell e Contract specifications												
Contract	specifications	Notional Value	Number of units (contracts * lot size)	Notional Value	Number of units (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

NARPAT SINGH CHORARIA Digitally signed by NARPAT SINGH CHORARIA Date: 2022.12.13 12:55:20 +05'30'

Narpat Singh Choraria

Director

DIN: 00027580Place: Bangalore
Date: 13.12.2022

Embassy Property Developments Pvt. Ltd.



Form-C

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

Name of the company: $\underline{ \mbox{Embassy Office Parks REIT} }$

ISIN of the company: INE041025011

Details of change in holding of Securities of Promoter, Member of the Promoter Group, Designated Person or Director of a listed companyand immediate relatives of such persons and other such persons as mentioned in Regulation 6(2).

Name,	Categor	Securities	held	Securitie	es			Securitie	s	Date	of	Date	of	Mode	Excha
PAN,	y of	prior	to	acquired	/Dispos	ed		h	eldpost	allotment		intimation	to		nge on
CIN/DIN,	Person	acquisition/	disposal					acquisition/		advice	e/	company		of	w
& address	(Promot	l						disposal		acquis	sition			acquisi	hich
with contact	er/m	9												tion	The
nos.	ember of	1								ofshai	'es/			/dispos	
	the									dispo				al (on	was
1	promote	ĺ						*		sal of				market	execute
	r									share				1	d
	group/de									s,				public/	trade
	signated									specif				rights/	was
	person/						T=			У				prefere	execut
	Director	2.0	No. and	Type of		Val	Transa		No.	From	То			ntial	ed
		securities	% of	securitie		ue	ction	securitie					- 1	offer/	-
		(Foreg.	share	s (For			Туре	s(For eg.						off	
	relative	- Shares	holding	eg.			(Purch		shareh					market/	
	JEST D. GESTESS DESCRIPTION OF STREET	Warrants,		- .			a	Shares,	olding					Inter-	1
	etc.)	Convertible		Shares,			se/sale	Warrant						se	
		Debentu		Warrant			Pledge							transfe	
		res, Rights		s,			/	Convert						r,	1
		entitlement		Convert			Revoc	i ble						ESOPs	
		s		ible			ation /	Debent						,	
		etc.)		Debentu			Invoca	ures,						etc.)	

Embassy Property Developments Pvt. Ltd.



				5) (3-2-7-5)								The same of the same
				r es, Rights entitlem e nt, etc.)		tion/ Others - please specif y)						
Embassy Property Development s Pvt. Ltd. PAN: AAACD6927 A CIN: U85110KA19 96PTC020897 Add: 1st Floor, Embassy Point, Infantry Road, Bangalore – 560001 Contact No: +91 8951973124	Sponsor	REIT Units	11,54,84,8 02 (12.18%)	REIT Units	6,00,00 ,000 (6.32%)	Modific ation of existing first ranking charge on and creation of 2 nd charge by way of pledge in relation to certain MLD facilities	Units	11,54,8 4,802(1 2.18%)	09. 12. 20 22	09.12	N. a	N. a

Note: (i) "Securities" shall have the meaning as defined under regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015.

(ii) Value of transaction excludes taxes/brokerage/any other charges

Details of trading in derivatives on the securities of the company by other connected personsas identified by the company

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



ading in der	ivatives (Specifyty	ype of contract, Fu	tures or Options et	tc.)		Exchange or which the trade was
Type of	Contract specifications	В	uy		executed	
Contract	specifications	Notional Value	Number of units (contracts * lot size)	Notional Value	Number of units (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

NARPAT SINGH Digitally signed by NARPAT SINGH CHORARIA

CHORARIA
Date: 2022.12.13 13:18:30 +05'30'

Narpat Singh Choraria

Director

DIN: 00027580Place: Bangalore
Date: 13.12.2022

Embassy Property Developments Pvt. Ltd.



Date: 13.12.2022

EMBASSY CORPORATE

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

Dear Madam,

This is with reference to the disclosures required to be made by Embassy Property Developments Private Limited (the "Pledgor/Company") to Embassy Office Parks Management Services Private Limited (the "REIT Manager") in relation to the creation of first ranking pari-passu charge by way of pledge on 6,00,00,000 (i.e. 6.32%) units (collectively, the "Relevant Units") of Embassy Office Parks REIT ("Embassy REIT") (Copy of the relevant disclosures enclosed as "Annexure I and Annexure A").

As on the date of this letter, the Pledgor holds, in aggregate, 11,54,84,802 units of the Embassy REIT that constitute approximately 12.18% of the total outstanding units of the Embassy REIT.

The Relevant Units which have been created by the Pledgor, constitute 6.32% of the total outstanding units of the Embassy REIT and aggregate units pledged by Pledgor till date with above pledge constitute 12.18% of the total outstanding units of the Embassy REIT.

The Relevant Units of the Pledgor were pledged in favour of Catalyst Trusteeship Limited (the "Security Trustee"), to secure Non-Convertible Debentures issued by the Company.

For Embassy Property Developments Private Limited

NARPAT SINGH Digitally signed by NARPAT SINGH CHORARIA Date: 2022.12.13 11:13:37 +05'30'

CHORARIA Date: 2022.12.13
11:13:37 +05'30'

Narpat Singh Choraria

Director DIN:00027580

Encl: A/A

Embassy Property Developments Pvt. Ltd.



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
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,	Embassy Property Developments Private
as applicable	Limited
Total unitholding	No. of units -11,54,84,802 i.e. 12.18% of total
	outstanding units of the REIT
Specific details about the encumbrance	
Encumbrance	Date of creation of encumbrance:
Type of encumbrance/transaction	Modification of existing first ranking charge
	on and creation of 1st ranking pari passu
	charge by way of pledge in relation to certain
	MLD facilities
No. and % of units encumbered/released	No. of units: 6,00,00,000
B 1 1/1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	% of total outstanding units: 6.32%
Encumbered/released units as a % of total units held	6.32% of total units held
Period of encumbrance	Till the date of redemption of NCDs
Name of the entity in whose favour units have been encumbered	1st charge was created in favour of Catalyst Trusteeship Limited in its capacity as the debenture trustee for the Debentures issued by the Company
Purpose of borrowing	Repayment of the existing facilities availed by the Company;
	towards:
	(a) payment of the transaction costs in relation to the issuance of the Debentures, including but not limited to payment of any fees pursuant to any Fee Letter;
	(b) working capital requirements of the Company; and
	(c) general corporate purpose of the Company,
	in each case, in compliance with the provisions of the Debenture

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Regulations and other Applicable Law.

 Issue proceeds shall not be used for investing in capital markets, land purchase or other activities prohibited by Reserve Bank of India.



Annexure A

DISCLOSURE OF TRANSACTIONS

(To be submitted within two Trading Days of transaction / trading in Embassy REIT's Securities)

To

The Compliance Officer Embassy Office Parks Management Services Private Limited Manager to Embassy Office Parks REIT

We hereby inform that we have created first ranking pari-passu charge by way of pledge on 6,00,00,000 units in favour of Catalyst Trusteeship Limited, Debenture Trustee on 09.12.2022

Name of holder	No. of Embassy REIT's Securities	Bought / sold / subscribed	DP ID/Client ID/Folio No.	Price (Rs.)
	On which pledge			
	was created			
Embassy Property	6,00,00,000	Modification of existing	ID. 10149421	NA
Developments Private		first ranking charge on and	DP ID IN304158	
Limited		creation of 1st ranking pari		
		passu charge by way of		
		pledge in relation to certain		
		MLD facilities		

We declare that the above information is correct and that no provisions of the Code and/or applicable laws/regulations have been contravened for effecting the above said transactions(s).

For Embassy Property Developments Private Limited

NARPAT Digitally signed by NARPAT SINGH
SINGH CHORARIA
Date: 2022.12.13
11:17:29 +05'30'

Narpat Singh Choraria Director DIN:00027580

Date: 13.12.2022 Place: Bangalore



Form-C

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

Name of the company: <u>Embassy Office Parks REIT</u>

ISIN of the company: INE041025011

Details of change in holding of Securities of Promoter, Member of the Promoter Group, Designated Person or Director of a listed companyand immediate relatives of such persons and other such persons as mentioned in Regulation 6(2).

Name,	Categor	Securities	held	Securities	Securities	Date of	Date o	f Mode	Excha
PAN,	y of	prior	to	acquired/Disposed	heldpost	allotment	intimationto	-	nge on
CIN/DIN,	Person	acquisition	/disposal		acquisition/	advice/	company	of	w
& address	(Promot				disposal	acquisition		acquisi	hich
with contact	er/m				*			tion	The
nos.	ember of	1				ofshares/		/dispos	trade
	the			1		dispo		al (on	was
	promote					sal of		market	
	r					share		1	d
	group/de	1				s,		public/	tunda
	signated					specif	ĺ	rights/	trade
	person/					у		prefere	was

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 email: secretarialteam@embassyindia.com



EMBASS EMBASS														
	s/immed iate relative	Type of securities (Foreg. – Shares Warrants, Convertible Debentu res, Rights entitlement s etc.)		Type of securities (For eg Shares, Warrant s, Convert ible Debentu r es, Rights entitlem e nt, etc.)		Val ue	Pledge / Revoc ation / Invoca tion/	securitie s(For eg. - Shares, Warrant s, Convert i ble Debent		From	То		ntial offer/ off market/ Inter- se transfe r, ESOPs , etc.)	execut ed
Embassy Property Development s Pvt. Ltd. PAN: AAACD6927 A CIN: U85110KA19 96PTC020897 Add: 1st Floor, Embassy Point, Infantry Road, Bangalore – 560001	Sponsor	REIT Units	11,54,84,8 02 (12.18%)	Units	6,00,00 ,000 (6.32%)		Modification of existing first ranking charge on and creation of 1st ranking pari passu charge by way of pledge in relation to certain	Units	11,54,8 4,802(1 2.18%)	09. 12. 20 22	09.12 .2022		N. a	N. 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



Contact No: +91	MLD facilitie		
8951973124	S		

Note: (i) "Securities" shall have the meaning as defined under regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015. (ii) Value of transaction excludes taxes/brokerage/any other charges

Details of trading in derivatives on the securities of the company by other connected personsas identified by the company

ading in der	ivatives (Specifyty	pe of contract, Fu	tures or Options et	tc.)		Exchange or which the trade was
Type of Contract	Contract specifications	В	uy		Sell	executed
Conduct	Specifications	Notional Value	Number of units (contracts * lot size)	Notional Value	Number of units (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

Digitally signed by NARPAT SINGH CHORARIA Date: 2022.12.13 12:53:15 +05'30' NARPAT SINGH CHORARIA

Narpat Singh Choraria

Director DIN: 00027580 Place: Bangalore Date: 13.12.2022

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



Date: 13.12.2022

EMBASSY CORPORATE

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

Dear Madam,

This is with reference to the disclosures required to be made by Embassy Property Developments Private Limited (the "Pledgor" /"Company") to Embassy Office Parks Management Services Private Limited (the "REIT Manager") in relation to the creation of first ranking pari-passu charge by way of pledge on 6,00,00,000 (i.e. 6.32%) units (collectively, the "Relevant Units") of Embassy Office Parks REIT ("Embassy REIT") (Copy of the relevant disclosures enclosed as "Annexure I and Annexure A").

As on the date of this letter, the Pledgor holds, in aggregate, 11,54,84,802 units of the Embassy REIT that constitute approximately 12.18% of the total outstanding units of the Embassy REIT.

The Relevant Units which have been created by the Pledgor, constitute 6.32% of the total outstanding units of the Embassy REIT and aggregate units pledged by Pledgor till date with above pledge constitute 12.18% of the total outstanding units of the Embassy REIT.

The Relevant Units of the Pledgor were pledged in favour of Catalyst Trusteeship Limited, (the "Security Trustee") to secure Non-Convertible Debentures issued by the Company.

For Embassy Property Developments Private Limited

NARPAT SINGH Digitally signed by NARPAT SINGH CHORARIA Date: 2022.12.13 11:22:22 +05'30'

CHORARIA Date: 20.

Narpat Singh Choraria

Director

DIN:00027580

Encl: A/A



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

les)				
Embassy Office Parks REIT				
BSE Limited and National Stock Exchange of				
India Limited				
Embassy Property Developments Private				
Limited				
No. of units -11,54,84,802 i.e. 12.18% of total				
outstanding units of the Embassy REIT				
Date of creation of encumbrance: 09.12.2022				
Creation of 1st ranking pari passu charge by				
way of pledge in relation to certain MLD				
facilities				
No. of units: 6,00,00,000				
% of total outstanding units: 6.32%				
6.32% of total units held				
Till the date of redemption of NCDs				
1st ranking pari passu charge was created in				
favour of Catalyst Trusteeship Limited in its				
capacity as the debenture trustee for the				
Debentures issued by the Company				
1. Repayment and servicing of the existing				
financial indebtedness				
2. General corporate purposes and issue				
related expenses				
Issue proceeds shall not be used for				
investing in capital markets, land				
purchase or other activities prohibited by				
Reserve Bank of India				



Annexure A

DISCLOSURE OF TRANSACTIONS

(To be submitted within two Trading Days of transaction / trading in Embassy REIT's Securities)

To

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

We hereby inform that we have created first ranking pari-passu charge by way of pledge on 6,00,00,000 units in favour of Catalyst Trusteeship Limited, Debenture Trustee on 09.12.2022

Name of holder	No. of Embassy	Bought / sold /	DP ID/Client	Price (Rs.)
	REIT's Securities	subscribed	ID/Folio No.	
	On which pledge			a .
	was created			
Embassy Property	6,00,00,000	Creation of 1st	ID. 10149421	NA
Developments		ranking pari passu	DP ID IN304158	
Private Limited		charge by way of		
		pledge in relation to		
		certain MLD facilities		

We declare that the above information is correct and that no provisions of the Code and/or applicable laws/regulations have been contravened for effecting the above said transactions(s).

For Embassy Property Developments Private Limited

NARPAT Digitally signed by NARPAT

SINGH SINGH CHORARIA

CHORARIA Date: 2022.12.13 11:23:47 +05'30'

Narpat Singh Choraria

Director

DIN:00027580

Date: 13.12.2022 Place: Bangalore

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



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

 $\begin{array}{ll} \text{Name of the company:} & \underline{\text{Embassy Office Parks REIT}} \\ \text{ISIN of the company:} & \overline{\text{INE041025011}} \end{array}$

Details of change in holding of Securities of Promoter, Member of the Promoter Group, Designated Person or Director of a listed companyand immediate relatives of such persons and other such persons as mentioned in Regulation 6(2).

Name,	Categor	Securities	held	Securities	Securities	Date of	Date of	Mode	Excha
PAN,	y of	prior	to	acquired/Disposed	heldpost	allotment	intimationto		nge on
CIN/DIN,	Person	acquisition	disposal	'	acquisition/	advice/	company	of	w
& address	(Promot				disposal	acquisition		acquisi	hich
with contact	er/m			1	2007	1		tion	The
nos.	ember of					ofshares/		/dispos	trade
	the					dispo		al (on	was
	promote					sal of		market	execute
1	r					share	1	1	a
	group/de					s,		public/	
	signated					specif		rights/	trade
						у	ł		was

Embassy Property Developments Pvt. Ltd.



See S. S. Sand S.		00111										_	max 0 " 11 Brand /	1
	Director s/immed iate relative	- Shares Warrants, Convertible Debentu res, Rights entitlement s etc.)		Type of securities (For eg Shares, Warrant s, Convert ible Debentu r es, Rights entitlem e nt, etc.)		Val ue	Pledge /	securitie s (For eg Shares, Warrant s, Convert i ble Debent	No. and % of shareh olding	From	То		prefere ntial offer/ off market/ Inter- se transfe r, ESOPs , etc.)	ed
Embassy Property Development s Pvt. Ltd. PAN: AAACD6927 A CIN: U85110KA19 96PTC020897 Add: 1st Floor, Embassy Point, Infantry Road, Bangalore – 560001 Contact No: +91 8951973124		REIT Units	11,54,84,8 02 (12.18%)	Units	6,00,00 ,000 (6.32%)		Creation of 1st ranking pari passu charge by way of pledge in relation to certain MLD facilities	Units	11,54,8 4,802(1 2.18%)	09. 12. 202 2	09.12 .2022	13.12.202 2	N. a	N. a

Embassy Property Developments Pvt. Ltd.



Note: (i) "Securities" shall have the meaning as defined under regulation 2(1)(i) of SEBI (Prohibition of Insider Trading) Regulations, 2015.

(ii) Value of transaction excludes taxes/brokerage/any other charges

Details of trading in derivatives on the securities of the company by other connected personsas identified by the company

rading in der	ivatives (Specifyty		tures or Options et	cc.)	Exchange or which the trade was executed	
Contract	specifications	Notional Value	Number of units (contracts * lot size)	Notional Value	Number of units (contracts * lot size)	executed
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

NARPAT SINGH CHORARIA Description of NAPAT SINGH CHORARIA Description of Narnat Singh Choraria

Narpat Singh Choraria Director

DIN:00027580

Place: Bangalore Date: 13.12.2022

Embassy Property Developments Pvt. Ltd.