

To,
Listing Department
National Stock Exchange of India Limited
Exchange Plaza, C-1 Block G,
Bandra-Kurla Complex,
Bandra (East), Mumbai 400051

Dear Sir/ Madam,

Subject: Submission of Document under Regulation 59 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for change in terms of non-convertible debentures issued by Embassy Property Developments Private Limited (the “Company”)

Ref: ISIN INE003L07085 - Embassy Property Dev. RESET 2018

On April 23, 2014, we, Embassy Property Developments Private Limited (the “Company”) had issued and allotted 5,540 (five thousand five hundred and forty) non-convertible debentures (“NCDs”) of face value of Rs. 10,00,000/- (Rupees Ten Lakhs only) amounting to INR 554,00,00,000 (Rupees Five Hundred and Fifty Four Crores only) to BREP Asia SBS Holdings NQ-CO IV Ltd., BREP Asia SG Indian Holding (NQ) CO I Pte. Ltd., BREP VII SBS Holding NQ-CO IV Ltd. and BREP VII SG Indian Holding (NQ) CO I Pte. Ltd. (collectively the “Debenture Holders”). The NCDs were listed on the debt instrument segment of the National Stock Exchange on May 6, 2014, vide the letter bearing ref No. NSE/LIST/ 237866 dated May 6, 2014.

Subsequently, the Company has redeemed 3504 NCDs on 30th March, 2017, after the said redemption 2,036 NCDs are outstanding as on date and tradable at the National Stock Exchange under ISIN INE003L07085 (“Outstanding NCDs”), and which were scheduled for redemption within 31st March, 2019 and it was further extended several times and it is due for redemption on or before 30th June, 2020 by executing the necessary agreements with the approval of shareholders and Debenture holders.

Now, the Company and the Debenture holders agreed to carry out certain amendment to the terms of NCDs and in this regard the Board of Directors at their meeting held on June 13, 2020 approved the amendment agreement with respect to the NCDs outstanding and tradable National Stock Exchange under ISIN: INE003L07085 subject to the approval of shareholders. The shareholders at the extraordinary general meeting held on 29th June, 2020 approved the same, accordingly the Company, the debenture trustee and Debenture Holders have executed Tenth Amendment Agreement on 29th June, 2020 to the Debenture Trust Deed dated April 22, 2014.

Embassy Property Developments Pvt. Ltd.

Embassy GolfLinks Business Park, Royal Oaks, Off Intermediate Ring Road, Bangalore - 560 071, India.
www.embassyindia.com | CIN: U85110KA1996PTCO20897

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



EMBASSY CORPORATE

The following documents are enclosed in this regard:

1. Covering letter addressed to National Stock Exchange of India Limited 26th June, 2020
2. Certified true copy of the Board resolution dated 13th June , 2020 proposing the amendment in terms of the 554 Cr. NCDs and shareholders resolution dated 29th June, 2020 .
3. Intimation dated 17th June, 2020 given by the Company to the National Stock Exchange regarding the proposal of change in terms of NCDs.
4. Tenth Amendment Agreement to the debenture trust deed executed amongst the Company, Debenture Holders and the M/s. Vistra ITCL India Limited on 29th June, 2020.

Kindly request you to take the above documents on record and accord your approval for the same.

Thanking You,

For Embassy Property Developments Private Limited

G. Bhargavi Reddy
Company Secretary
ACS: 17091

Encl: A/A

Embassy Property Developments Pvt. Ltd.

Embassy GolfLinks Business Park, Royal Oaks, Off Intermediate Ring Road, Bangalore - 560 071, India.
www.embassyindia.com | CIN: U85110KA1996PTCO20897

Registered Office: Embassy Point, 1st Floor, 150, Infantry Road, Bangalore - 560 001, India.

T: +91 80 4179 9999 F: +91 80 2228 6912



EMBASSY CORPORATE

17.06.2020

To,
Listing Department
National Stock Exchange of India Limited
Exchange Plaza, C-1 Block G,
Bandra-Kurla Complex,
Bandra (East), Mumbai 400051

Dear Sir/ Madam,

Sub: Intimation under Regulation 50 (3) and 51 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for change in terms of non-convertible debentures issued by Embassy Property Developments Private Limited (the "Company")

Ref: ISIN INE003L07085 (previous ISIN: INE003L07028)

On April 23, 2014, we, Embassy Property Developments Private Limited (the "Company") had issued and allotted 5,540 (five thousand five hundred and forty) non-convertible debentures ("NCDs") of face value of Rs.10,00,000/- (Rupees Ten Lakhs only) amounting to INR 554,00,00,000 (Rupees Five Hundred and Fifty Four Crores only) to BREP Asia SBS Holdings NQ-CO IV Ltd., BREP Asia SG Indian Holding (NQ) CO I Pte. Ltd., BREP VII SBS Holding NQ-CO IV Ltd. and BREP VII SG Indian Holding (NQ) CO I Pte. Ltd. (collectively the "Debenture Holders"). The NCDs were listed on the debt instrument segment of the National Stock Exchange on May 6, 2014, vide the letter bearing ref No.NSE/LIST/ 237866 dated May 6, 2014.

Subsequently, the Company has redeemed 3504 NCDs on 30th March, 2017, after the said redemption 2,036 NCDs are outstanding as on date and tradable at the National Stock Exchange under ISIN: INE003L07085 ("Outstanding NCDs"), and which were scheduled for redemption within 31st March, 2019 and it was further extended several times by executing the necessary agreements with the approval of debenture holders and shareholders and it is due for redemption on or before 30th June, 2020.

Due to current scenario of covid, the Board of Directors at their meeting held on 13th June, 2020, decided to go for extension of redemption of outstanding NCDs, subject to the approval of debenture holders., debenture trustee and shareholders.

Please consider the attached letter as intimation under Regulation 50(3) and 51 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Thanking you,

For Embassy Property Developments Private Limited

G. Bhargavi Reddy
Company Secretary

ACS: 17091

Embassy Property Developments Pvt. Ltd.

Embassy GolfLinks Business Park, Royal Oaks, Off Intermediate Ring Road, Bangalore - 560 071, India.
www.embassyindia.com | CIN: U85110KA1996PTCO20897

Registered Office: Embassy Point, 1st Floor, 150, Infantry Road, Bangalore - 560 001, India.

T: +91 80 4179 9999 F: +91 80 2228 6912



EMBASSY CORPORATE

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON SATURDAY, 13TH JUNE, 2020 AT LUBIMAYA, NEAR STONEHILL INTERNATIONAL SCHOOL, 149/2 & 223 TARAHUNISE

APPROVE EXECUTION OF TENTH AMENDMENT AGREEMENT TO DEBENTURE TRUST DEED DATED 22ND APRIL, 2014:

It was informed that, due to COVID situation the Board decided to extend redemption of NCDs by execution of tenth amendment agreement to Debenture Trust Deed dated 22nd April, 2014 to reflect the following changes:

1. Change in repayment date of NCDs i.e up 15.07.2020
2. Change in premium rate of NCDs

After due deliberation, the following resolution was passed:

“**RESOLVED THAT** subject to the approval of members hereby approve to execute the Tenth Amendment Agreement to the Debenture Trust Deed dated April 22, 2014 executed between the Company, BREP Asia SBS Holding-NQ Co IV Ltd., BREP Asia SG Indian Holding (NQ) CO I Pte. Ltd., BREP VII SBS Holding-NQ Co IV Ltd., BREP VII SG Indian Holding (NQ) CO I Pte. Ltd. and M/s.Vistra ITCL India Limited (formerly known as IL&FS Trust Company Limited) mainly to reflect the following changes :

1. Change in repayment date of NCDs i.e up to 15.07.2020
2. Change in premium rate of NCDs

“**RESOLVED FURTHER THAT** draft of the Tenth Amendment Agreement to the Debenture Trust Deed dated April 22, 2014 placed before be and is hereby approved.

“**RESOLVED FURTHER THAT** the Board of Directors of the Company be and are hereby authorized to do all such acts as may be necessary, proper and expedient to give effect to the resolution.”

“**RESOLVED FURTHER THAT** Mr. Jitendra Virwani, Mr. Aditya Virwani and Mr. Narpal Singh Choraria, Directors of the Company, Mr. Rajesh Kaimal, Mr. P R Ramakrishnan, Authorized Signatories and Mrs. G.Bhargavi Reddy, Company Secretary be and are hereby authorized severally to sign and execute above said agreement and to do all such acts as may be necessary, proper and expedient to give effect to the resolution.”

// CERTIFIED TRUE COPY\\

For **Embassy Property Developments Private Limited**

G. Bhargavi Reddy
Company Secretary
M.No.17091

Embassy Property Developments Pvt. Ltd.

Embassy GolfLinks Business Park, Royal Oaks, Off Intermediate Ring Road, Bangalore - 560 071, India.
www.embassyindia.com | CIN: U85110KA1996PTCO20897

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

EXTRACTS OF THE MINUTES OF THE EXTRA-ORDINARY GENERAL MEETING OF THE SHAREHOLDERS OF THE COMPANY “EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED”, HELD ON MONDAY 29TH JUNE, 2020 AT LUBIMAYA, NEAR STONEHILL INTERNATIONAL SCHOOL, 149/2 & 223 TARAHUNISE VILLAGE & POST JALA HOBBLI, BENGALURU NORTH – 562157

Execution of Agreement:

The Chairman appraised the members about the proposal to amend Debenture Trust Deed dated April 22, 2014 executed between BREP Asia SBS Holding – NQ Co IV Ltd., BREP Asia SG Indian Holding (NQ) CO. I Pte. Ltd., BREP VII SBS Holding – NQ Co IV Ltd. and BREP VII SG Indian Holding (NQ) CO. I Pte. Ltd. (collectively referred to as the “Investors”) M/s.Vistra ITCL India Limited (formerly known as IL&FS Trust Company Limited) and the Company mainly to reflect following changes:

1. Change in repayment date of NCDs i.e up to 15.07.2020
2. Change in premium rate of NCDs

After some discussions, the following resolution was placed before the members:

“RESOLVED THAT consent of the Members be and are hereby accorded to execute the tenth Amendment Agreement to the Debenture Trust Deed dated April 22, 2014 executed between the Company, BREP Asia SBS Holding-NQ Co IV Ltd., BREP Asia SG Indian Holding (NQ) CO I Pte. Ltd., BREP VII SBS Holding-NQ Co IV Ltd., BREP VII SG Indian Holding (NQ) CO I Pte. Ltd. and M/s. Vistra ITCL India Limited (formerly known as IL&FS Trust Company Limited) mainly to reflect the following changes:


1. Change in repayment date of NCDs i.e up to 15.07.2020
2. Change in premium rate of NCDs

“RESOLVED FURTHER THAT the Board of Directors of the Company be and are hereby authorized to do all such acts as may be necessary, proper and expedient to give effect to the resolution.”

The resolution was passed as a special resolution on show of hands.

// CERTIFIED TRUE COPY\\

For **Embassy Property Developments Private Limited**


G. Bhargavi Reddy
Company Secretary
M.No.17091