



July 26, 2024

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

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

Re: Script Symbol “EMBASSY”, Scrip Code 542602 and Scrip Code 973434, 973545, 973546, 973910, 974885, 975051, 975056 and 975311 (NCDs) and Scrip Code 726240 (CPs).

Dear Sir/ Madam,

Subject: Submission of the Newspaper Advertisement for the quarter ended June 30, 2024.

Pursuant to Regulation 52(8) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we have enclosed copies of the newspaper advertisements published in the Economic Times, the Business Line, Vijaya Karnataka and Business Standard on Friday, July 26, 2024, in connection with Embassy Office Parks REIT’s approved Unaudited Condensed Consolidated Financial Results for the quarter ended June, 2024.

Thanking you,

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

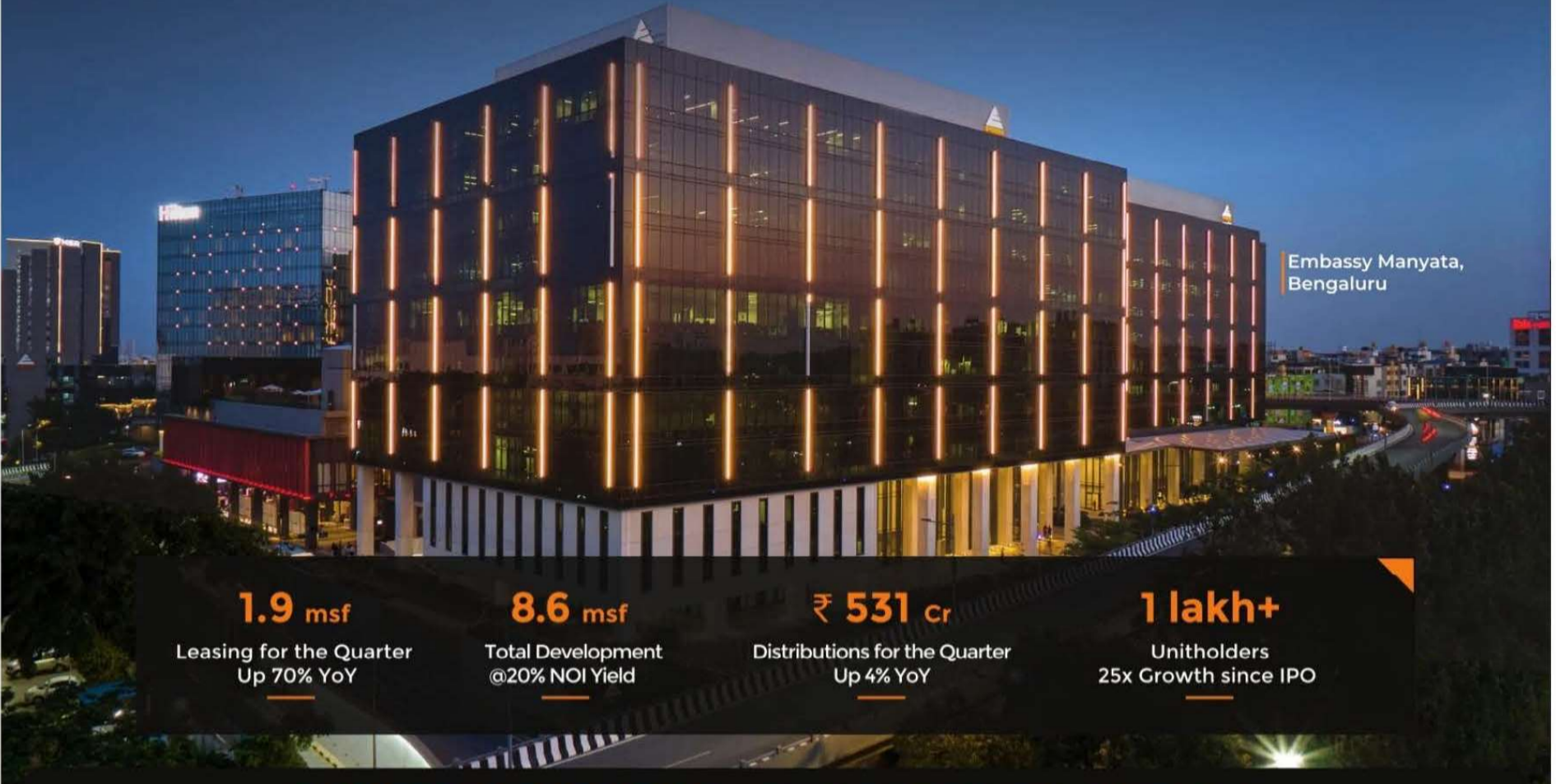
VINITHA Digitally signed
by VINITHA
ARAVIND
MENON
MENON Date: 2024.07.26
20:16:26 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Encl: As above

Embassy Office Parks REIT

India's First Listed REIT | Asia's Largest Office REIT By Area



Embassy Manyata, Bengaluru

1.9 msf
Leasing for the Quarter
Up 70% YoY

8.6 msf
Total Development
@20% NOI Yield

₹ 531 cr
Distributions for the Quarter
Up 4% YoY

1 lakh+
Unitholders
25x Growth since IPO

WHERE THE WORLD COMES TO WORK

FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2024

PART I: Extract of the Condensed Consolidated Financial Results in accordance with Regulation 52(8) read with Regulation 52(4) of SEBI (LODR) Regulations, 2015 Rs. in million

Particulars	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 31 March 2024 (Audited)*	For the quarter ended 30 June 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
Total Income from Operations	9,341.53	9,458.46	9,135.57	36,851.82
Net Profit for the period/ year (before Tax, Exceptional and/or Extraordinary Items)*	2,004.64	3,282.81	2,877.17	10,890.73
Net Profit for the period/ year before tax (after Exceptional and/or Extraordinary Items)*	2,004.64	3,282.81	2,877.17	10,890.73
Net Profit for the period/ year after tax (after Exceptional and/or Extraordinary Items)*	1,787.61	2,834.14	2,340.38	9,640.28
Total Comprehensive Income for the period/ year [Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax)]	1,787.61	2,840.88	2,340.38	9,647.02
Unit Capital	288,262.11	288,262.11	288,262.11	288,262.11
Reserves (excluding Revaluation Reserve)	(58,680.76)	(55,520.36)	(47,556.43)	(55,520.36)
Securities Premium Account	-	-	-	-
Net worth	229,581.35	232,741.75	240,705.68	232,741.75
Paid up Debt Capital/ Outstanding Debt	182,420.34	168,079.53	153,121.67	168,079.53
Outstanding Redeemable Preference Shares	-	-	-	-
Debt Equity Ratio	0.79	0.72	0.64	0.72
Earnings Per Unit (for continuing and discontinued operations)	-	-	-	-
- Basic	1.89	2.99	2.47	10.17
- Diluted	1.89	2.99	2.47	10.17
Capital Redemption Reserve	-	-	-	-
Debt Redemption Reserve	1,520.00	1,520.00	462.18	1,520.00
Debt Service Coverage Ratio	2.59	2.76	3.02	2.89
Interest Service Coverage Ratio	2.59	2.76	3.02	2.89

*There are no Exceptional and Extraordinary Items for the period/year.

Part II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter ended 30 June 2024

- The above is an extract of the detailed format of quarter ended results filed with the Stock Exchanges under regulation 52 of the listing Regulations. The full format of the quarter ended results are available on the websites of the BSE Limited and National Stock Exchange of India Limited and is also available on the Embassy REIT's website www.embassyofficeparks.com.
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- The Condensed Consolidated Financial Statements for the quarter ended 30 June 2024 was subjected to review by Statutory Auditors of Embassy REIT and they have issued an unqualified report. The Review report of the Statutory Auditors is filed with BSE Limited and National Stock Exchange and is also available on the Embassy REIT's website www.embassyofficeparks.com.
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Part III: Segment Information Rs. in million

Operating segments of Embassy Office Parks Group are (i) Commercial Offices, (ii) Hospitality and (iii) Other segment. Other segment comprise Generation of Renewable Energy. Revenue and identifiable operating expenses in relation to segments are categorised based on items that are individually identifiable to that segment. Net Operating Income ("NOI") is the key metric reported to the Chief Operating Decision Maker ("CODM") for the purposes of assessment of the segment results.

Financial information on the consolidated reportable operating segments for the quarter ended 30 June 2024 is set out below :

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(b) Hospitality	1,065.71	1,200.65	1,014.16	4,362.71
(c) Other segment	308.92	440.18	457.07	1,582.22
	9,341.53	9,458.46	9,135.57	36,851.82
Segment results (Net Operating Income)				
(a) Commercial Offices	6,782.27	6,599.20	6,504.25	26,260.01
(b) Hospitality	511.80	637.21	442.88	2,068.80
(c) Other segment	281.06	419.31	428.69	1,490.66
	7,575.13	7,655.72	7,375.82	29,819.47

Part IV: Net Distributable Cash Flows (NDCF) of Embassy REIT pursuant to guidance under Chapter 3, Paragraph 3.18 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 Rs. in million

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2.	Distribution payout ratio	100%	100%	100%	100%
3.	Distributions	5,308.20	4,948.01	5,099.67	20,218.58
4.	No of units outstanding	947,893,743	947,893,743	947,893,743	947,893,743
5.	Distribution Per Unit (DPU) (in Rs)	5.60	5.22	5.38	21.33

The Board of Directors of the Manager to the Trust, in their meeting held on 25 July 2024, have declared distribution to Unitholders of Rs.5.60 per unit which aggregates to Rs.5,308.20 million for the quarter ended 30 June 2024. The distribution of Rs.5.60 per unit comprises Rs.0.85 per unit in the form of interest payment, Rs.1.56 per unit in the form of dividend and the balance Rs.3.19 per unit in the form of repayment of debt.

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search



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Leasing for the Quarter
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1 lakh+
Unitholders
25x Growth since IPO

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Rs. in million

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Rs. in million

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Net Profit for the period/year before tax (after Exceptional and/or Extraordinary items)*	2,004.64	3,282.81	2,677.17	10,890.73
Net Profit for the period/year after tax (after Exceptional and/or Extraordinary items)*	1,787.61	2,834.14	2,340.38	9,640.28
Total Comprehensive Income for the period/year (Comprising Profit for the period (after tax) and Other Comprehensive Income (after tax))	1,787.61	2,840.88	2,340.38	9,647.02
Unit Capital	288,262.11	288,262.11	288,262.11	288,262.11
Reserves (excluding Revaluation Reserve)	(58,680.76)	(55,520.36)	(47,556.43)	(55,520.36)
Securities Premium Account	-	-	-	-
Net worth	229,581.35	232,741.75	240,705.68	232,741.75
Paid up Debt Capital/ Outstanding Debt	182,420.34	168,079.53	153,121.67	168,079.53
Outstanding Redeemable Preference Shares	-	-	-	-
Debt Equity Ratio	0.79	0.72	0.64	0.72
Earnings Per Unit (for continuing and discontinued operations)				
- Basic	1.89	2.99	2.47	10.17
- Diluted	1.89	2.99	2.47	10.17
Capital Redemption Reserve	-	-	-	-
Debt Redemption Reserve	1,520.00	1,520.00	462.18	1,520.00
Debt Service Coverage Ratio	2.59	2.76	3.02	2.89
Interest Service Coverage Ratio	2.59	2.76	3.02	2.89

* There are no Exceptional and Extraordinary items for the period/year.

Part II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter ended 30 June 2024

- The above is an extract of the detailed format of quarter ended results filed with the Stock Exchanges under regulation 52 of the listing Regulations. The full format of the quarter ended results are available on the websites of the BSE Limited and National Stock Exchange of India Limited and is also available on the Embassy REIT's website www.embassyofficeparks.com.
- For the other line items referred in the regulation 52(4) of the listing Regulations, pertinent disclosures have been made to the BSE Limited and National Stock Exchange and can be accessed on the Embassy REIT's website www.embassyofficeparks.com.
- The Condensed Consolidated Financial Statements ("the Statement") of Embassy REIT, its subsidiaries (together known as "Embassy Office Parks Group") and its joint venture for the quarter ended 30 June 2024 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 25 July 2024.
- The Condensed Consolidated Financial Statements for the quarter ended 30 June 2024 was subjected to review by Statutory Auditors of Embassy REIT and they have issued an unqualified report. The Review report of the Statutory Auditors is filed with BSE Limited and National Stock Exchange and is also available on the Embassy REIT's website www.embassyofficeparks.com.
- The Condensed Consolidated Financial Statements have been prepared in accordance with Indian Accounting Standards 34 "Interim Financial Reporting" read with Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015, to the extent not inconsistent with the SEBI Circular.

Part III: Segment Information Rs. in million

Operating segments of Embassy Office Parks Group are (i) Commercial Offices, (ii) Hospitality and (iii) Other segment. Other segment comprise Generation of Renewable Energy. Revenue and identifiable operating expenses in relation to segments are categorised based on items that are individually identifiable to that segment. Net Operating Income ("NOI") is the key metric reported to the Chief Operating Decision Maker ("CODM") for the purposes of assessment of the segment results.

Financial information on the consolidated reportable operating segments for the quarter ended 30 June 2024 is set out below:

Particulars	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 31 March 2024 (Audited)*	For the quarter ended 30 June 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
Revenue from operations				
(a) Commercial Offices	7,966.90	7,817.63	7,664.34	30,906.89
(b) Hospitality	1,065.71	1,200.65	1,014.16	4,362.71
(c) Other segment	308.92	440.18	457.07	1,582.22
	9,341.53	9,458.46	9,135.57	36,851.82
Segment results (Net Operating Income)				
(a) Commercial Offices	6,782.27	6,599.20	6,504.25	26,260.01
(b) Hospitality	511.80	637.21	442.88	2,068.80
(c) Other segment	281.06	419.31	428.69	1,490.66
	7,575.13	7,655.72	7,375.82	29,819.47

Part IV: Net Distributable Cash Flows (NDCF) of Embassy REIT pursuant to guidance under Chapter 3, Paragraph 3.18 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 Rs. in million

Sl No	Particulars	For the quarter ended 30 June 2024 (Unaudited)	For the quarter ended 31 March 2024 (Audited)*	For the quarter ended 30 June 2023 (Unaudited)	For the year ended 31 March 2024 (Audited)
1.	Net Distributable Cash Flows	5,316.84	4,957.92	5,103.29	20,246.65
2.	Distribution payout ratio	100%	100%	100%	100%
3.	Distributions	5,308.20	4,948.01	5,099.67	20,218.58
4.	No of units outstanding	947,893,743	947,893,743	947,893,743	947,893,743
5.	Distribution Per Unit (DPU) (in Rs)	5.60	5.22	5.38	21.33

The Board of Directors of the Manager to the Trust, in their meeting held on 25 July 2024, have declared distribution to Unitholders of Rs.5.60 per unit which aggregates to Rs.5,308.20 million for the quarter ended 30 June 2024. The distribution of Rs.5.60 per unit comprises Rs.0.85 per unit in the form of interest payment, Rs.1.56 per unit in the form of dividend and the balance Rs.3.19 per unit in the form of repayment of debt.

* The figures for the quarter ended 31 March 2024 are the derived figures between the audited figures in respect of the year ended 31 March 2024 and the published year-to-date figures upto period ended 31 December 2023, which were subject to limited review.

DISCLAIMER: This publication has been prepared for general information purposes only and not as part of any statutory requirement. The information contained herein should be read together with our condensed consolidated financial results available on the website of the Embassy REIT and the stock exchanges. No representation or warranty is made nor any liability accepted with respect to the fairness or completeness of the contents hereof. Readers should conduct their own analysis and form their own view of the market position, business and performance of the Embassy REIT. This advertisement contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Management. Actual results may be different from the expectations expressed or implied by this information, and there can be no assurance that the expectations reflected in this information will prove to be correct. Further, certain information (including guidance and proforma information) presented herein is based on management information, assumptions and estimates and is not audited or reviewed by an auditor or based on accounting principles. The reader should not consider such items as an alternative to the financial results of the Embassy REIT based on accounting principles.

SEBI Registration Number: IN/REIT/17-18/0001

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