

May 20, 2020

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

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

Re: Scrip Code 542602 and Scrip Symbol “EMBASSY”

Subject: Intimation of Newspaper Advertisement-Financial Results for year ended March 31, 2020.

Dear Sir/Madam,

We have enclosed herewith the copy of the Newspaper Advertisements made in *The Economic Times*, *Vijay Karnataka* and *Hindu Business Line* on May 20, 2020 in connection with the approved audited Condensed Standalone and Condensed Consolidated Financial Results for the quarter and year ended March 31, 2020.

Kindly take the same on record.

Thanking you,

Yours sincerely,

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

Embassy Office Parks Management Services Pvt. Ltd.

Embassy GolfLinks Business Park, Pebble Beach, Off International Ring Road, Bangalore - 560071.

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www.embassyofficeparks.com | CIN: U70100KA2014PTC073362

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

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WHERE THE WORLD COMES TO WORK

Embassy Office Parks REIT

FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31 MARCH, 2020

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



EMBASSY OFFICE PARKS

HIGHLIGHTS FOR FY2019-20

- Total Distribution of Rs. 18,821 million or Rs. 24.39 per unit
- Net Operating Income grew y-o-y by 15% to Rs. 18,170 million
- Strong balance sheet with low leverage of 15% Net Debt to TEV and Rs. 13,511 million of liquidity
- Total lease-up of 2.4 million square feet and early development completions of 1.4 million square feet

PART I: Condensed Consolidated Statement of Profit and Loss

Particulars	₹ in millions				
	For the quarter ended 31 March, 2020 (audited)	For the quarter ended 31 March, 2019 (unaudited)	For the quarter ended 31 March, 2019 (unaudited)	For the year ended 31 March, 2020 (audited)	For the year ended 31 March, 2019 (audited)
Income and gains					
a) Revenue from operations	5,433.61	5,458.53	-	21,449.22	-
b) Interest	191.28	54.76	-	477.35	-
c) Other income	211.06	167.98	-	513.00	-
Total Income	5,835.95	5,681.27	-	22,439.57	-
Expenses					
a) Cost of materials consumed	32.56	36.32	-	118.94	-
b) Employee benefits expense	97.23	101.84	-	377.17	-
c) Operating and maintenance expenses	112.08	160.22	-	627.46	-
d) Repairs and maintenance	304.14	292.01	-	1,215.38	-
e) Valuation expenses	0.92	4.10	-	9.74	-
f) Audit fees	0.92	17.69	1.19	43.20	1.19
g) Insurance expenses	15.20	17.01	-	66.74	-
h) Investment management fees	183.42	169.46	-	700.94	-
i) Trustee fees	0.76	0.72	-	2.96	-
j) Legal and professional fees	91.76	117.17	-	383.94	-
k) Other expenses	374.91	303.04	93.28	1,246.33	93.28
Total expenses	1,213.90	1,219.58	94.47	4,792.80	94.47
Earnings / (loss) before finance costs, depreciation, amortisation, impairment loss and tax	4,622.05	4,461.69	(94.47)	17,646.77	(94.47)
Finance costs	1,204.94	943.57	-	3,803.54	-
Depreciation expense	1,221.93	1,142.52	-	5,120.00	-
Amortisation expense	41.27	39.90	-	161.24	-
Impairment loss	1,775.98	-	-	1,775.98	-
Profit/(loss) before share of profit of equity accounted investee and tax	377.93	2,335.70	(94.47)	6,786.01	(94.47)
Share of profit after tax of equity accounted investee	280.55	246.48	-	1,169.33	-
Profit/(loss) before tax	658.48	2,582.18	(94.47)	7,955.34	(94.47)
Tax expense					
- Current tax	480.90	284.11	-	1,361.39	-
- Deferred tax charge / (credit)	180.59	90.76	-	(11.27)	-
- Minimum Alternate Tax credit entitlement (MAT)	(439.29)	(318.24)	-	(1,050.12)	-
- MAT written off / (written back)	(141.79)	(8.96)	-	-	-
Profit/(loss) for the period/ year	578.07	2,534.51	(94.47)	7,655.34	(94.47)
Other comprehensive income (net of tax)					
Items that will not be reclassified subsequently to profit or loss	0.16	-	-	0.16	-
Total other comprehensive income	0.16	-	-	0.16	-
Total comprehensive income / (loss) attributable to Unitholders for the period/year	578.23	2,534.51	(94.47)	7,655.50	(94.47)
Earnings per Unit					
- Basic	0.75	3.28	(5.22)	9.92	(5.22)
- Diluted	0.75	3.28	(5.22)	9.92	(5.22)

Condensed Consolidated Financial Statements

Part II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter and year ended 31 March, 2020

- The above is an extract of the detailed format of quarter and year end results filed with the Stock Exchanges vide Circular No. CIR/IMD/DF/146/2016 issued by SEBI (SEBI Circular). The full format of the quarter and year end results are available on the websites of the BSE and NSE and is also available on the Embassy REIT's website www.embassyofficeparks.com.
- The Audited Condensed Consolidated Financial Statements (the Statement) of Embassy Office Parks REIT, its subsidiaries (together known as "Group") and its joint ventures for the year ended 31 March, 2020 has been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 19 May, 2020.
- The Condensed Consolidated Financial Statements for the year ended 31 March, 2020 was subjected to audit by Statutory Auditors of Embassy Office Parks REIT and they have issued an unqualified report. The audit report of the Statutory Auditors is being filed with Bombay Stock Exchange 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 in Rule 2(1)(g) of the Companies (Indian Accounting Standards) Rules, 2015 prescribed under Section 133 of the Companies Act, 2013 ("Ind AS"), to the extent not inconsistent with the SEBI Circular.
- The REIT acquired the subsidiaries by issuing units to the erstwhile shareholders of the subsidiaries on 22 March, 2019. The results of the subsidiaries have been consolidated accordingly and hence the previous year numbers may not be comparable. Further, the consolidated figures for the corresponding quarter ended March 31, 2019, as reported in these condensed consolidated financial statements have been compiled by management and approved by the Board of Directors to give a true and fair view of the results in accordance with Ind AS.
- The figures for the quarter ended 31 March, 2020 are the derived figures between the audited figures in respect of the year ended 31 March, 2020 and the published year-to-date figures up to 31 December, 2019, which were subject to limited review. The said figures for the quarter ended 31 March, 2020 have been prepared on the basis of the condensed consolidated financial statements for the nine months ended 31 December, 2019 and the audited annual consolidated Ind AS financial statements as at and for the year ended 31 March, 2020.
- During the year, an impairment loss of Rs. 1,775.98 million (31 March, 2019: Rs Nil) has been recognised in the statement of profit and loss towards goodwill and property, plant and equipment pertaining to the hospitality segment (Hilton @ Embassy Golflinks and Four Seasons) due to slower ramp up of occupancy coupled with the current economic condition due to COVID-19 pandemic.

8. Select information of audited standalone financial statements of the Embassy REIT:-

Particulars	₹ in millions				
	For the quarter ended 31 March, 2020 (audited)	For the quarter ended 31 December, 2019 (unaudited)	For the quarter ended 31 March, 2019 (unaudited)	For the year ended 31 March, 2020 (audited)	For the year ended 31 March, 2019 (audited)
Total Income	2,362.16	2,183.87	-	8,674.32	-
Profit before Tax	789.54	1,263.47	(94.47)	4,885.14	(94.47)
Profit after Tax	781.25	1,244.46	(94.47)	4,813.97	(94.47)

Condensed Consolidated Financial Statements - Part III: Segment Information

Operating segments of Embassy Office Parks Group are (i) Commercial Offices, (ii) Hospitality and (iii) Other segments. Other segments comprise Generation of Renewable Energy, Revenue and identifiable operating expenses in relation to segments are categorized 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 our consolidated reportable operating segments for the quarter and year ended 31 March, 2020 is set out below:-

Particulars	₹ in millions				
	For the quarter ended 31 March, 2020 (audited)	For the quarter ended 31 December, 2019 (unaudited)	For the quarter ended 31 March, 2019 (unaudited)	For the year ended 31 March, 2020 (audited)	For the year ended 31 March, 2019 (audited)
Revenue from Operations					
(a) Commercial Offices	4,687.19	4,721.70	-	18,709.58	-
(b) Hospitality	284.01	354.17	-	1,173.39	-
(c) Other segment	462.41	382.66	-	1,566.25	-
Total Revenue	5,433.61	5,458.53	-	21,449.22	-
Segment results (Net Operating Income)					
(a) Commercial Offices	4,202.24	4,212.77	-	16,627.61	-
(b) Hospitality	(18.52)	84.97	-	105.40	-
(c) Other segment	434.67	341.24	-	1,436.53	-
Total Segment Results	4,618.39	4,638.98	-	18,169.54	-
Reconciliation to consolidated financial results					
Other operating expenses	(398.68)	(400.03)	(94.47)	(1,513.12)	(94.47)
Interest, dividend and other income	402.34	222.74	-	990.35	-
Earnings before finance costs, depreciation, amortisation and tax	4,622.05	4,461.69	(94.47)	17,646.77	(94.47)
Share of profit of equity after tax of accounted investee	280.55	246.48	-	1,169.33	-
Depreciation and amortisation expenses	(1,263.20)	(1,182.42)	-	(5,281.24)	-
Impairment loss	(1,775.98)	-	-	(1,775.98)	-
Finance costs	(1,204.94)	(943.57)	-	(3,803.54)	-
Profit/(loss) before tax	658.48	2,582.18	(94.47)	7,955.34	(94.47)
Tax expenses	(80.41)	(47.67)	-	(300.00)	-
Other comprehensive income	0.16	-	-	0.16	-
Total Comprehensive Income	578.23	2,534.51	(94.47)	7,655.50	(94.47)

Part IV: Statement of Net Assets at fair value

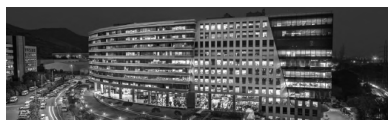
Sl.No.	Particulars	Unit of measurement	As at 31 March, 2020	
			Book Value	Fair value
1	Assets	Rs in millions	334,902.33	401,354.66
2	Liabilities	Rs in millions	111,724.49	112,254.26
3	Net Assets (A-B)	Rs in millions	223,177.84	289,100.40
4	No. of units	Numbers	771,665,343	771,665,343
5	NAV (C/D)	Rs	289.22	374.64

Measurement of fair values: The fair value of investment property, investment property under development (including capital advances), property, plant and equipment, capital work-in-progress and investment in GLSP as at 31 March, 2020 has been determined by IVAS Partners, independent external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services under taken by CBRE.

Part V: Net Distributable Cash Flows (NDCF) at Embassy REIT pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

Sl.No.	Particulars	₹ in millions				
		For the quarter ended 31 March, 2020 (audited)	For the quarter ended 31 December, 2019 (unaudited)	For the quarter ended 30 September, 2019 (unaudited)	For the quarter ended 30 June, 2019 (unaudited)	For the year ended 31 March, 2020 (audited)
1	Net Distributable Cash Flows at Embassy REIT (standalone)	5,314.39	4,710.32	4,660.71	4,180.50	18,865.92
2	Proposed Distribution:-					
	- Payment of interest	1,921.45	1,929.16	2,083.50	1,775.00	7,709.11
	- Payment of dividend	177.48	-	108.03	-	285.51
	- Amortisation of SPV debt	3,217.84	2,778.00	2,438.46	2,392.00	10,826.30
3	Distribution Per Unit (DPU)	6.89	6.10	6.00	5.40	24.39

The Board of Directors of the Manager has declared a distribution per unit of Rs. 6.89 to the Unitholders of the REIT for the quarter 1 January, 2020 to 31 March, 2020 in their Board meeting held on 19 May, 2020. The distributions of Rs. 5,316.77 million/Rs. 6.89 per unit comprises Rs. 2.49 per unit in the form of interest payment, Rs. 4.17 per unit in the form of amortization of SPV level debt and payment of dividend of Rs. 0.23 per unit. Along with distribution of Rs. 17.50 per unit for the nine-months ended 31 December, 2019, the cumulative distribution for the year ended 31 March, 2020 aggregates to Rs. 18,821 million or Rs. 24.39 per unit.



DISCLAIMER: This publication has been prepared for general information purposes only and not as part of any statutory requirement. The information contained herein is audited/unaudited and should be read together with our detailed standalone and consolidated financial results available on the website of the Embassy REIT and the stock exchanges. No representation or warranty is made for 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 and business and financial performance of the Embassy REIT.

Principal place of business: Embassy Office Parks REIT, Royal Oaks, Embassy Golflinks Business Park, Bengaluru, Karnataka - 560071, INDIA. www.embassyofficeparks.com

WHERE THE WORLD COMES TO WORK

Embassy Office Parks REIT

FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31 MARCH, 2020

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



HIGHLIGHTS FOR FY2019-20

- Total Distribution of Rs. 18,821 million or Rs. 24.39 per unit
- Net Operating Income grew y-o-y by 15% to Rs. 18,170 million
- Strong balance sheet with low leverage of 15% Net Debt to TEV and Rs. 13,511 million of liquidity
- Total lease-up of 2.4 million square feet and early development completions of 1.4 million square feet

PART I: Condensed Consolidated Statement of Profit and Loss

Particulars	₹ in millions				
	For the quarter ended 31 March, 2020 (Actual)	For the quarter ended 31 March, 2019 (Actual)	For the quarter ended 31 March, 2020 (Budget)	For the quarter ended 31 March, 2019 (Budget)	For the year ended 31 March, 2019 (Actual)
Income and gains					
a) Revenue from operations	5,433.81	5,458.53	-	21,449.22	-
b) Interest	191.28	54.76	-	477.35	-
c) Other Income	211.06	167.98	-	513.00	-
Total Income	5,836.95	5,681.27	-	22,439.57	-
Expenses					
a) Cost of materials consumed	32.56	36.32	-	119.94	-
b) Employee benefits expense	97.23	101.84	-	377.17	-
c) Operating and maintenance expenses	112.08	160.22	-	627.46	-
d) Repairs and maintenance	304.14	292.01	-	1,215.38	-
e) Valuation expenses	6.92	4.10	-	9.74	-
f) Audit fees	6.92	17.59	1.19	45.20	1.19
g) Insurance expenses	15.20	17.21	-	90.74	-
h) Investment management fees	103.42	109.46	-	700.54	-
i) Broker fees	0.76	0.72	-	2.96	-
j) Legal and professional fees	91.76	117.17	-	383.94	-
k) Other expenses	374.91	303.04	93.28	1,246.33	93.28
Total expenses	1,213.90	1,219.58	94.47	4,792.80	94.47
Earnings / (loss) before finance costs, depreciation, amortisation, impairment loss and tax	4,622.95	4,461.69	(94.47)	17,646.77	(94.47)
Finance costs	1,294.94	843.57	-	3,803.54	-
Depreciation expense	1,221.93	1,142.52	-	5,120.00	-
Amortisation expense	41.27	39.50	-	161.24	-
Impairment loss	1,775.98	-	-	1,775.98	-
Profit/(loss) before share of profit of equity accounted investee and tax	377.93	2,335.70	(94.47)	5,786.01	(94.47)
Share of profit after equity of equity accounted investee	280.55	246.48	-	1,169.33	-
Profit/(loss) before tax	658.48	2,582.18	(94.47)	7,955.34	(94.47)
Tax expense					
- Current tax	480.90	284.11	-	1,361.39	-
- Deferred tax charge / (credit)	186.59	90.76	-	(11.27)	-
- Minimum Alternate Tax credit entitlement (MAT)	(439.20)	(319.24)	-	(1,050.12)	-
- MAT written off / written back	(141.70)	(8.96)	-	-	-
Profit/(loss) for the period/year	578.97	2,534.51	(94.47)	7,855.34	(94.47)
Other comprehensive income (net of tax)					
Items that will be reclassified subsequently to profit or loss	0.16	-	-	0.16	-
Total other comprehensive income	0.16	-	-	0.16	-
Total comprehensive income / (loss) attributable to Unitholders for the period/year	578.23	2,534.51	(94.47)	7,855.50	(94.47)
Earnings per Unit					
- Basic	0.75	3.28	(5.22)	9.92	(5.22)
- Diluted	0.75	3.28	(5.22)	9.92	(5.22)

Condensed Consolidated Financial Statements

PART II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter and year ended 31 March, 2020

- The above is a extract of the detailed form of quarter and year end results filed with the Stock Exchange with Circular No. CIR/MD/DF/146/2016 issued by SEBI (SIS) Circular. The full form of the quarter and year end results are available on the websites of the ISE and NSE, and also available at the Embassy REIT's website www.embassyreits.com.
- The Audited Consolidated Financial Statements (i) Statement of Embassy Office Parks REIT to its subsidiaries (together known as "Group") and its parent for the year ended 31 March, 2020 has been reviewed by the Audit Committee and thereon approved by the Board of Directors in its meeting held on 19 June, 2020.
- The Condensed Consolidated Financial Statements for the year ended 31 March, 2020 was submitted to audit by Statutory Auditors of Embassy Office Parks REIT and they have issued an unqualified report. The audit report of the Statutory Auditors is being held with Bombay Stock Exchange and National Stock Exchange and is available on the Embassy REIT's website www.embassyreits.com.
- The Condensed Consolidated Financial Statements have been prepared in accordance with Indian Accounting Standards 34 "Interim Financial Reporting" read with in Rule 21(i) of the Companies (Indian Accounting Standards) Rules, 2015 prescribed under Section 133 of the Companies Act, 2013 ("Ind AS"), to the extent not inconsistent with the SEC Circular.
- The REIT acquired the subsidiaries by issuing units to the entitle shareholders of the subsidiaries on 22 March, 2019. The results of the subsidiaries have been consolidated accordingly and hence the previous year numbers may not be comparable. Further, the consolidated figures for the corresponding quarter ended March 31, 2019, as reported in these condensed consolidated financial statements have been compiled by management and approved by the Board of Directors to give a true and fair view of the results in accordance with Ind AS.
- The figures for the quarter ended 31 March, 2020 are the derived figures from the audited figures in respect of the year ended 31 March, 2020 and the audited year-to-date figures up to 31 December, 2019, which were subject to limited review. The said figures for the quarter ended 31 March, 2020 have been prepared on the basis of the condensed consolidated financial statements for the nine months ended 31 December, 2019 and the audited annual consolidated financial statements as at the year ended 31 March, 2020.
- The year and an impairment loss of ₹ 1,775.98 million (31 March, 2019: Nil) has been recognised in the statement of profit and loss towards goodwill and property, plant and equipment pertaining to the hospital segment (Item (ii) of Embassy Offices and Four Seasons) due to slower ramp up of occupancy coupled with the corrected metrics conditions to COVID-19 pandemic.

6. Select information of audited standalone financial statements of the Embassy REIT-

Particulars	₹ in millions				
	For the quarter ended 31 March, 2020 (Actual)	For the quarter ended 31 March, 2019 (Actual)	For the quarter ended 31 March, 2020 (Budget)	For the quarter ended 31 March, 2019 (Budget)	For the year ended 31 March, 2019 (Actual)
Total Income	2,362.10	2,193.87	-	-	-
Profit before tax	795.54	1,263.47	(94.47)	4,805.14	(94.47)
Profit after tax	791.25	1,244.46	(94.47)	4,813.67	(94.47)

Condensed Consolidated Financial Statements - Part III: Segment Information

Operating segments of Embassy Office Parks Group are (i) Commercial Offices, (ii) Hospitality and (iii) Other segments. Other segments comprise Generation of Renewable Energy, Revenue and identifiable operating expenses in relation to segments are categorized based on those 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 our consolidated reportable operating segments for the quarter and year ended 31 March, 2020 is set out below:-

Particulars	₹ in millions				
	For the quarter ended 31 March, 2020 (Actual)	For the quarter ended 31 December, 2019 (Actual)	For the quarter ended 31 March, 2019 (Actual)	For the quarter ended 31 March, 2020 (Budget)	For the year ended 31 March, 2019 (Actual)
Revenue from Operations					
(i) Commercial Offices	4,687.19	4,721.70	-	19,709.58	-
(ii) Hospitality	284.01	354.17	-	1,173.39	-
(iii) Other segment	462.41	382.66	-	1,566.25	-
	5,433.81	5,458.53	-	21,449.22	-
Segment results (Net Operating Income)					
(i) Commercial Offices	4,202.24	4,212.77	-	16,827.81	-
(ii) Hospitality	(18.52)	84.97	-	105.40	-
(iii) Other segment	434.57	341.24	-	1,436.53	-
	4,618.29	4,638.98	-	18,169.54	-
Reconciliation to consolidated financial results					
Other operating expenses	(350.68)	(400.03)	(94.47)	(1,513.12)	(94.47)
Interest, dividend and other income	402.34	222.74	-	990.35	-
Earnings before finance costs, Depreciation, amortisation and tax	4,672.85	4,461.69	(94.47)	17,646.77	(94.47)
Share of profit of equity after tax of equity accounted investee	280.55	246.48	-	1,169.33	-
Depreciation and amortisation expenses	(1,263.20)	(1,142.42)	-	(5,281.24)	-
Impairment loss	(1,775.98)	-	-	(1,775.98)	-
Finance costs	(1,204.94)	(843.57)	-	(3,803.54)	-
Profit/(loss) before tax	658.48	2,582.18	(94.47)	7,955.34	(94.47)
Tax expenses	(80.41)	(47.57)	-	(300.00)	-
Other comprehensive income	0.16	-	-	0.16	-
Total Comprehensive Income	578.23	2,534.51	(94.47)	7,855.50	(94.47)

PART IV: Statement of Net Assets at fair value

Sl.No.	Particulars	Unit of measurement	As at 31 March, 2020	
			Book Value	Fair value
1	Assets	Rs in millions	334,002.33	401,354.66
2	Liabilities	Rs in millions	111,724.69	112,254.25
3	Net Assets (A-B)	Rs in millions	223,177.84	289,100.40
4	Max. of units	Numbers	771,865,343	771,865,343
5	NAT (C/D)	Rs	289.22	374.64

Measurement of fair value: The fair value of investment property, investment property under development (including capital advances), Property, plant and equipment, Capital work-in-progress and investment in G.S.P. as at 31 March, 2020 has been determined by IAS Valuers, independent external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with valuer assistance services undertaken by CBRE.

PART V: Net Distributable Cash Values (NDCF) of Embassy REIT pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/MD/DF/146/2016

Sl.No.	Particulars	₹ in millions				
		For the quarter ended 31 March, 2020 (Actual)	For the quarter ended 31 December, 2019 (Actual)	For the quarter ended 31 March, 2019 (Actual)	For the quarter ended 31 March, 2020 (Budget)	For the year ended 31 March, 2019 (Actual)
1	Net Distributable Cash Flows at Embassy REIT (standalone)	5,314.38	4,716.32	(4,660.71)	(1,180.20)	18,365.92
2	Proposed Distributions:-					
	- Payment of dividend	1,921.45	1,928.16	2,083.50	1,775.00	7,739.11
	- Payment of interest	177.48	-	-	108.03	285.51
	- Amortisation of SPV debt	3,217.84	2,778.00	2,438.46	2,382.20	10,326.30
3	Distribution Per Unit (DPU)	6.89	6.10	6.00	5.40	24.39

The Board of Directors of the Manager has declared a distribution per unit of Rs. 6.89 to the Unitholders of the REIT for the quarter 1st quarter 2020 to 31 March, 2020 in their Board meeting held on 19 May, 2020. The distributions of Rs. 5,316.77 million/ Rs. 6.89 per unit comprises Rs. 2.49 per unit in the form of interest payment, Rs. 4.17 per unit in the form of amortisation of SPV debt and payment of dividend of Rs. 0.23 per unit. Alongwith distribution of Rs. 17.50 per unit for the nine months ended 31 December, 2019, the cumulative distribution of the year ended 31 March, 2020 aggregates to Rs.18,821 million or Rs. 24.39 per unit.



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Embassy Office Parks REIT

FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31 MARCH, 2020

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



EMBASSY

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HIGHLIGHTS FOR FY2019-20

- Total Distribution of Rs. 18,821 million or Rs. 24.39 per unit
- Net Operating Income grew y-o-y by 15% to Rs. 18,170 million
- Strong balance sheet with low leverage of 15% Net Debt to TEV and Rs. 13,511 million of liquidity
- Total lease-up of 2.4 million square feet and early development completions of 1.4 million square feet

PART I: Condensed Consolidated Statement of Profit and Loss

Particulars	₹ in millions				
	For the quarter ended 31 March, 2020 (audited)	For the quarter ended 31 December, 2019 (unaudited)	For the quarter ended 31 March, 2019 (unaudited)	For the year ended 31 March, 2020 (audited)	For the year ended 31 March, 2019 (audited)
Income and gains					
a) Revenue from operations	5,433.61	5,458.53	-	21,449.22	-
b) Interest	191.28	54.76	-	477.35	-
c) Other income	211.06	167.98	-	513.00	-
Total income	5,835.95	5,681.27	-	22,439.57	-
Expenses					
a) Cost of materials consumed	32.56	36.32	-	118.94	-
b) Employee benefits expense	97.23	101.84	-	377.17	-
c) Operating and maintenance expenses	112.08	160.22	-	627.46	-
d) Repairs and maintenance	304.14	292.01	-	1,215.38	-
e) Valuation expenses	0.92	4.10	-	9.74	-
f) Audit fees	0.92	17.69	1.19	43.20	1.19
g) Insurance expenses	15.20	17.01	-	66.74	-
h) Investment management fees	183.42	169.46	-	700.94	-
i) Trustee fees	0.76	0.72	-	2.96	-
j) Legal and professional fees	91.76	117.17	-	383.94	-
k) Other expenses	374.91	303.04	93.28	1,246.33	93.28
Total expenses	1,213.90	1,219.58	94.47	4,792.80	94.47
Earnings / (loss) before finance costs, depreciation, amortisation, impairment loss and tax	4,622.05	4,461.69	(94.47)	17,646.77	(94.47)
Finance costs	1,204.94	943.57	-	3,803.54	-
Depreciation expense	1,221.93	1,142.52	-	5,120.00	-
Amortisation expense	41.27	39.90	-	161.24	-
Impairment loss	1,775.98	-	-	1,775.98	-
Profit/(loss) before share of profit of equity accounted investee and tax	377.93	2,335.70	(94.47)	6,786.01	(94.47)
Share of profit after tax of equity accounted investee	280.55	246.48	-	1,169.33	-
Profit/(loss) before tax	658.48	2,582.18	(94.47)	7,955.34	(94.47)
Tax expense					
- Current tax	480.90	284.11	-	1,361.39	-
- Deferred tax charge / (credit)	180.59	90.76	-	(11.27)	-
- Minimum Alternate Tax credit entitlement (MAT)	(439.29)	(318.24)	-	(1,050.12)	-
- MAT written off / (written back)	(141.79)	(8.96)	-	-	-
Profit/(loss) for the period/ year	578.07	2,534.51	(94.47)	7,655.34	(94.47)
Other comprehensive Income (net of tax)					
Items that will not be reclassified subsequently to profit or loss	0.16	-	-	0.16	-
Total other comprehensive Income	0.16	-	-	0.16	-
Total comprehensive Income / (loss) attributable to Unitholders for the period/year	578.23	2,534.51	(94.47)	7,655.50	(94.47)
Earnings per Unit					
- Basic	0.75	3.28	(5.22)	9.92	(5.22)
- Diluted	0.75	3.28	(5.22)	9.92	(5.22)

Condensed Consolidated Financial Statements

Part II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter and year ended 31 March, 2020

- The above is an extract of the detailed format of quarter and year end results filed with the Stock Exchanges vide Circular No: CIR/ MID/ DF/ 146/2016 issued by SEBI (SEBI Circular). The full format of the quarter and year end results are available on the websites of the BSE and NSE and is also available on the Embassy REIT's website www.irembassyofficeparks.com.
- The Audited Condensed Consolidated Financial Statements ('the Statement') of Embassy Office Parks REIT, its subsidiaries (together known as "Group") and its joint venture for the year ended 31 March, 2020 has been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 19 May, 2020.
- The Condensed Consolidated Financial Statements for the year ended 31 March, 2020 was subjected to audit by Statutory Auditors of Embassy Office Parks REIT and they have issued an unqualified report. The audit report of the Statutory Auditors is being filed with Bombay Stock Exchange and National Stock Exchange and is also available on the Embassy REIT's website www.irembassyofficeparks.com.
- The Condensed Consolidated Financial Statements have been prepared in accordance with Indian Accounting Standards 34 "Interim Financial Reporting" read with in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 prescribed under Section 133 of the Companies Act, 2013 ('Ind AS'), to the extent not inconsistent with the SEBI Circular.
- The REIT acquired the subsidiaries by issuing units to the erstwhile shareholders of the subsidiaries on 22 March, 2019. The results of the subsidiaries have been consolidated accordingly and hence the previous year numbers may not be comparable. Further, the consolidated figures for the corresponding quarter ended March 31, 2019, as reported in these condensed consolidated financial statements have been compiled by management and approved by the Board of Directors to give a true and fair view of the results in accordance with Ind AS.
- The figures for the quarter ended 31 March, 2020 are the derived figures between the audited figures in respect of the year ended 31 March, 2020 and the published year-to-date figures up to 31 December, 2019, which were subject to limited review. The said figures for the quarter ended 31 March, 2020 have been prepared on the basis of the condensed consolidated financial statements for the nine months ended 31 December, 2019 and the audited annual consolidated Ind AS financial statements as at and for the year ended 31 March, 2020.
- During the year, an impairment loss of Rs. 1,775.98 million (31 March, 2019: Rs Nil) has been recognised in the statement of profit and loss towards goodwill and property, plant and equipment pertaining to the hospitality segment (Hilton @ Embassy Golflinks and Four Seasons) due to slower ramp up of occupancy coupled with the current economic condition due to COVID-19 pandemic.

8. Select information of audited standalone financial statements of the Embassy REIT:-

Particulars	₹ in millions				
	For the quarter ended 31 March, 2020 (audited)	For the quarter ended 31 December, 2019 (unaudited)	For the quarter ended 31 March, 2019 (unaudited)	For the year ended 31 March, 2020 (audited)	For the year ended 31 March, 2019 (audited)
Total Income	2,362.16	2,183.87	-	8,674.32	-
Profit before Tax	789.54	1,263.47	(94.47)	4,885.14	(94.47)
Profit after Tax	781.25	1,244.46	(94.47)	4,813.97	(94.47)

Condensed Consolidated Financial Statements - Part III: Segment Information

Operating segments of Embassy Office Parks Group are (i) Commercial Offices, (ii) Hospitality and (iii) Other segments. Other segments comprise Generation of Renewable Energy. Revenue and identifiable operating expenses in relation to segments are categorized 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 our consolidated reportable operating segments for the quarter and year ended 31 March, 2020 is set out below:-

Particulars	₹ in millions				
	For the quarter ended 31 March, 2020 (audited)	For the quarter ended 31 December, 2019 (unaudited)	For the quarter ended 31 March, 2019 (unaudited)	For the year ended 31 March, 2020 (audited)	For the year ended 31 March, 2019 (audited)
Revenue from Operations					
(a) Commercial Offices	4,687.19	4,721.70	-	18,709.58	-
(b) Hospitality	284.01	354.17	-	1,173.39	-
(c) Other segment	462.41	382.66	-	1,566.25	-
	5,433.61	5,458.53	-	21,449.22	-
Segment results (Net Operating Income)					
(a) Commercial Offices	4,202.24	4,212.77	-	16,627.61	-
(b) Hospitality	(18.52)	84.97	-	105.40	-
(c) Other segment	434.67	341.24	-	1,436.53	-
	4,618.39	4,638.98	-	18,169.54	-
Reconciliation to consolidated financial results					
Other operating expenses	(398.68)	(400.03)	(94.47)	(1,513.12)	(94.47)
Interest, dividend and other income	402.34	222.74	-	990.35	-
Earnings before finance costs, depreciation, amortisation and tax	4,622.05	4,461.69	(94.47)	17,646.77	(94.47)
Share of profit of equity after tax of accounted investee	280.55	246.48	-	1,169.33	-
Depreciation and amortisation expenses	(1,263.20)	(1,182.42)	-	(5,281.24)	-
Impairment loss	(1,775.98)	-	-	(1,775.98)	-
Finance costs	(1,204.94)	(943.57)	-	(3,803.54)	-
Profit/(loss) before tax	658.48	2,582.18	(94.47)	7,955.34	(94.47)
Tax expenses	(80.41)	(47.67)	-	(300.00)	-
Other comprehensive income	0.16	-	-	0.16	-
Total Comprehensive Income	578.23	2,534.51	(94.47)	7,655.50	(94.47)

Part IV: Statement of Net Assets at fair value

Sl.No.	Particulars	Unit of measurement	As at 31 March, 2020	
			Book Value	Fair value
1	Assets	Rs in millions	334,902.33	401,354.66
2	Liabilities	Rs in millions	111,724.49	112,254.26
3	Net Assets (A-B)	Rs in millions	223,177.84	289,100.40
4	No. of units	Numbers	771,665,343	771,665,343
5	NAV (C/D)	Rs	289.22	374.64

Measurement of fair values: The fair value of investment property, investment property under development (including capital advances), property, plant and equipment, capital work-in-progress and investment in GLSP as at 31 March, 2020 has been determined by iVAS Partners, independent external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by CBRE

Part V: Net Distributable Cash Flows (NDCF) at Embassy REIT pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

Sl.No.	Particulars	₹ in millions				
		For the quarter ended 31 March, 2020 (audited)	For the quarter ended 31 December, 2019 (unaudited)	For the quarter ended 30 September, 2019 (unaudited)	For the quarter ended 30 June, 2019 (unaudited)	For the year ended 31 March, 2020
1	Net Distributable Cash Flows at Embassy REIT (standalone)	5,314.39	4,710.32	4,660.71	4,180.50	18,865.92
2	Proposed Distribution:-					
	- Payment of interest	1,921.45	1,929.16	2,083.50	1,775.00	7,709.11
	- Payment of dividend	177.48	-	108.03	-	285.51
	- Amortisation of SPV debt	3,217.84	2,778.00	2,438.46	2,392.00	10,826.30
3	Distribution Per Unit (DPU)	6.89	6.10	6.00	5.40	24.39

The Board of Directors of the Manager has declared a distribution per unit of Rs. 6.89 to the Unitholders of the REIT for the quarter 1 January, 2020 to 31 March, 2020 in their Board meeting held on 19 May, 2020. The distributions of Rs. 5,316.77 million/ Rs. 6.89 per unit comprises Rs. 2.49 per unit in the form of interest payment, Rs. 4.17 per unit in the form of amortization of SPV level debt and payment of dividend of Rs. 0.23 per unit.

Along with distribution of Rs. 17.50 per unit for the nine-months ended 31 December, 2019, the cumulative distribution for the year ended 31 March, 2020 aggregates to Rs 18,821 million or Rs. 24.39 per unit.



DISCLAIMER: This publication has been prepared for general information purposes only and not as part of any statutory requirement. The information contained herein is audited/unaudited and should be read together with our detailed standalone and 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 and business and performance of the Embassy REIT.

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