October 29, 2021

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 (E), 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 958770, 959074, 959990, 960165, 960421, 973434, 973545 and 973546 (NCDs).

Dear Sir/ Madam,

Subject: Outcome of the Board Meeting for the quarter and half year ended September 30, 2021 held on October 29, 2021.

We wish to inform you that the Board of Directors of Embassy Office Parks Management Services Private Limited (**EOPMSPL**), Manager to Embassy Office Parks REIT (**Embassy REIT**), at its meeting held on Friday, October 29, 2021 through Audio-Visual Electronic Communication has, inter-alia:

1. Approved the Unaudited Condensed Standalone Financial Results and Unaudited Condensed Consolidated Financial Results of Embassy REIT for the quarter and half-year ended September 30, 2021 along with the limited review by the statutory auditors, thereon.

2. Declared distribution of Rs. INR 5,365.08 million / INR. 5.66 per Unit for the quarter ended September 30, 2021. The distribution comprises INR. 1,080.60 million / INR. 1.14 per Unit in the form of interest, less applicable taxes, if any, INR. 2,407.65 million / INR. 2.54 per Unit in the form of dividend and INR. 1,876.83 million / INR. 1.98 per Unit in the form of proceeds of amortization of SPV level debt; and

3. Declared Net Asset Value of INR. 388.26/- per Unit for Embassy REIT pursuant to Regulation 10(22) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, based on the Valuation Report dated October 25, 2021 issued by iVAS Partners, represented by Mr. Manish Gupta, Partner with value assessment services undertaken by CBRE South Asia Private Limited.

With this letter, we have enclosed:

1. Copy of the press release to be issued in connection with the Unaudited Condensed Standalone Financial Results and the Unaudited Condensed Consolidated Financial Results for the quarter and half-year ended September 30, 2021 as **Appendix I**;

Embassy Office Parks Management Services Private Limited.
Embassy GolfLinks Business Park, Pebble Beach, Off Intermediate Ring Road, Bangalore – 560 071, Karnataka, India.
T: +91 80 4903 0000 F: +91 80 4903 0046.
E: secretarial@embassyofficeparks.com I W: www.embassyofficeparks.com I CIN: U70100KA2014PTC073362

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

2. Copy of the Earnings Presentation and Supplemental Operating and Financial Databook for quarter and half year ended September 30, 2021 comprising of the Business and Financial Results of Embassy REIT as **Appendices II and III**, respectively;

3. Copy of Unaudited Condensed Standalone Financial Results and Unaudited Condensed Consolidated Financial Results of Embassy REIT for the quarter and half year ended September 30, 2021 and the Limited Review Reports of the Statutory Auditors thereon as **Appendices IV** and **V**, respectively; and

4. Valuation Report of Embassy REIT as at September 30, 2021 dated October 25, 2021, issued by iVAS Partners represented by Mr. Manish Gupta, independent valuer of the Embassy REIT, with value assessment services provided by CBRE South Asia Private Limited as **Appendix VI**.

The documents referred above are also uploaded on our website at https://www.embassyofficeparks.com/investors/.

We also wish to inform you that record date for the distributions to Unitholders for the quarter ended September 30, 2021 will be **Wednesday, November 10, 2021** and the payment of distribution will be made on or before **Saturday, November 13, 2021**.

The meeting commenced at 10:00 a.m. and concluded at 1.30 p.m.

Thanking you,

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

DEEPIKA SRIVASTAVA
Digitally signed by DEEPIKA SRIVASTAVA
Date: 2021.10.29 13:48:39 +05'30'

Deepika Srivastava

Company Secretary and Compliance Officer

A23654

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Embassy REIT Announces Q2 FY2022 Results, Net Operating Income up 30% YoY

- **Significant uptick in deal activity with 713k square feet total lease-up, delivering 20% leasing spreads**
- **Grows Net Operating Income by 30% YoY, to distribute ₹537 crores to Unitholders with 80% tax-free**
- **Raises ₹4,600 crores debt at 6.5% to refinance existing zero-coupon bond, c.300 bps interest savings**

Bangalore, India, October 29, 2021

Embassy Office Parks REIT (NSE: EMBASSY / BSE: 542602) ('**Embassy REIT**'), India's first listed REIT and the largest office REIT in Asia by area, reported results today for the quarter and half-year ended September 30, 2021.

Michael Holland, Chief Executive Officer of Embassy REIT, said,

"We are delighted to announce yet another strong quarter of continued robust business performance. We delivered our strongest leasing activity since the start of the pandemic, we successfully completed a significant ₹4,600 crores debt raise at an impressive 6.5% interest rate and we received global recognition for our continuing commitment to sustainability. We have reconfirmed our full year guidance as we see multiple tailwinds for our business – India's stabilizing Covid situation, a reviving office leasing market especially in our core Bangalore market, and occupiers' business-expansion driven by global tech mega-trends. These positive trends are clear to our expanding investor base which has tripled in the last twelve months."

The Board of Directors of Embassy Office Parks Management Services Private Limited ('**EOPMSPL**'), Manager to Embassy REIT, at its Board Meeting held earlier today, declared a distribution of ₹537 crores or ₹5.66 per unit for Q2 FY2022. Of this, ₹4.52 per unit or 80% of distributions are tax-free for Unitholders. The record date for the Q2 FY2022 distribution is November 10, 2021 and the distribution will be paid on or before November 13, 2021.

Business Highlights

- Total lease-up of 713k square feet across 7 deals, achieved 20% leasing spreads
- Achieved stable portfolio occupancy of 89%, with 15% rent increases on 1.4 million square feet ('msf') across 22 leases
- Construction in full swing on 5.7 msf projects, with 1.1 msf JP Morgan campus on track for handover by year-end

Financial Highlights

- Net Operating Income ('NOI') for Q2 grew year-on-year by 30% to ₹624 crores, with 85% NOI margin
- Raised ₹4,600 crores debt at 6.5% to refinance existing zero-coupon bond, delivering significant c.300 bps interest savings
- Maintained fortress balance sheet with low leverage of 24% and ₹12,000 crores debt headroom to finance growth

Operations Highlights

- Collected over 99% of office rents on 32.3 msf operating portfolio
- Increased number of employees operating from our parks (21k in Sep'21); labor at construction sites now at peak strength
- Awarded 4-star and Green star ratings by GRESB, the global ESG benchmark

Investor Materials and Quarterly Investor Call Details

Embassy REIT has released a package of information on the quarterly results and performance, that includes (i) reviewed condensed consolidated financial statements for the quarter and half-year ended September 30, 2021, (ii) an earnings presentation covering Q2 FY2022 results, and (iii) supplemental operating and financial data book that is in-line with leading reporting practices across global REITs. All these materials are available in the Investors section of our website at www.embassyofficeparks.com.

Embassy REIT will host a conference call on October 29, 2021 at 17:30 hours Indian Standard Time to discuss the Q2 FY2022 results. A replay of the call will be available in the Investors section of our website at www.embassyofficeparks.com.

Disclaimer

This press release is prepared for general information purposes only. The information contained herein is based on management information and estimates. It is only current as of its date, has not been independently verified and may be subject to change without notice. Embassy Office Parks Management Services Private Limited ("the Manager") in its capacity as the Manager of Embassy REIT, and Embassy REIT make no representation or warranty, express or implied, as to, and do not accept any responsibility or liability with respect to, the fairness and completeness of the content hereof. Each recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of Embassy REIT. Embassy REIT does not provide any guarantee or assurance with respect to any distribution or the trading price of its units.

This press release contains forward-looking statements based on the currently held beliefs, opinions and assumptions of the Manager. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of Embassy REIT or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. Given these risks, uncertainties and other factors, including the impact of COVID-19 on us, our occupiers and the Indian and global economies, recipients of this press release are cautioned not to place undue reliance on these forward-looking statements. The Manager disclaims any obligation to update these forward-looking statements to reflect future events or developments or the impact of events which cannot currently be ascertained, such as COVID-19. In addition to statements which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential' or 'continue' and similar expressions identify forward-looking statements.

This press release also contains certain financial measures which are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, and the recipient should not consider such items as an alternative to the historical financial results or other indicators of Embassy REIT's cash flow based on Ind-AS or IFRS. These non-GAAP financial measures, as defined by the Manager, may not be comparable to similarly titled measures as presented by other REITs due to differences in the way non-GAAP financial measures are calculated. Even though the non-GAAP financial measures are used by management to assess Embassy REIT's financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and the recipient should not consider them in isolation or as substitutes for analysis of Embassy REIT's financial position or results of operations as reported under Ind-AS or IFRS. Certain figures in this press release have been subject to rounding off adjustments.

About Embassy REIT

Embassy REIT is India's first publicly listed Real Estate Investment Trust. Embassy REIT owns and operates a 42.4 million square feet ('msf') portfolio of eight infrastructure-like office parks and four city-centre office buildings in India's best-performing office markets of Bangalore, Mumbai, Pune, and the National Capital Region ('NCR'). Embassy REIT's portfolio comprises 32.3 msf completed operating area and is home to over 190 of the world's leading companies. The portfolio also comprises strategic amenities, including two operational business hotels, four under-construction hotels, and a 100MW solar park supplying renewable energy to tenants.

For more information please contact:

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Phone: +91 80 4722 2222

Sowmya Shenoy
Head of PR and Media Relations
Email: sowmya.s@embassyofficeparks.com
Phone: +91 9663699991

Appendix II

Embassy Office Parks REIT

2Q FY2022 Earnings Materials

October 29, 2021

EMBASSY
REIT

Press Release

Embassy REIT Announces Second Quarter FY2022 Results, NOI up 30% YoY

- **Significant uptick in deal activity with 713k square feet total lease-up, delivering 20% leasing spreads**
- **Grows Net Operating Income by 30% YoY, to distribute ₹5,365 million to Unitholders with 80% tax-free**
- **Raises ₹46 billion debt at 6.5% to refinance existing zero-coupon bond, c.300 bps interest savings**

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- Construction in full swing on 5.7 million sf projects, with 1.1 msf JP Morgan campus on track for handover by year-end

Note: All financial data has been converted from ₹ crores to ₹ million / billion.

Press Release (Cont'd)

Financial Highlights

- Net Operating Income ('NOI') for Q2 grew year-on-year by 30% to ₹6,236 million, with 85% NOI margin
- Raised ₹46 billion debt at 6.5% to refinance existing zero-coupon bond, delivering significant c.300 bps interest savings
- Maintained fortress balance sheet with low leverage of 24% and ₹120 billion debt headroom to finance growth

Operations Highlights

- Collected over 99% of office rents on 32.3 msf operating portfolio
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I. Key Highlights

Embassy TechVillage, Bangalore

EMBASSY REIT

Resilient Business Performance

LEASING

Leased 713k sf , achieved 20% leasing spreads

Rockwell Automation
ncs
NOKIA
Employtech
CitiusTech

JP Morgan[1] CAMPUS

Façade works completed, target handover by Dec'21

DEVELOPMENT

Continued construction on 4.6 msf new build, target completion over next 3 years

FINANCE

Secured ZCB refinancing debt at significantly lower cost

₹46 bn Total Amount Raised	**c.300 bps** Interest Cost Savings
6.5% Average Debt Cost	**4 years** Average Tenure

OPERATIONS

Rolled-out vaccination of frontline workers & actively supporting occupiers in back-to-work plans

14,000+ Vaccine doses Administered to frontline staff	**99%+** Rent Collections
95%+ Occupiers operating from our properties across India	**1.4 msf** 15% Rent Escalations

ESG

Committed to sustainable eco-system, awarded GRESB Green star (4/5 stars)

GRESB® 2021

bsi
ISO 9001 Quality Management Systems CERTIFIED
ISO 14001 Environmental Management CERTIFIED
ISO 45001 Occupational Health and Safety Management CERTIFIED

Note:
(1) Legal entity is J.P. Morgan Services India Private Limited

Robust Financial Performance

NOI and EBITDA up 30% and 28% year-on-year respectively with NOI and EBITDA margins at 85% and 82% respectively

	2Q FY2022 (mn)	2Q FY2021 (mn)	Variance %	Remarks
Revenue from Operations	**₹7,352**	**₹5,401**	**+36%**	▶ Revenue from ETV's 6.1 msf completed area[2] ▶ Revenue from Embassy Manyata and TechZone CAM Operations[3] ▶ Ramp up of Hospitality occupancy ▶ Lease rent escalations of 14% on 4.8 msf ▶ Partially offset due to occupier exits
NOI	**₹6,236**	**₹4,814**	**+30%**	▶ Increase in Revenue from Operations ▶ Costs corresponding to CAM Operations of Embassy Manyata, TechZone & TechVillage[3]
Margin (%)	***85%***	***89%***		
EBITDA	**₹6,053**	**₹4,730**	**+28%**	▶ In-line with NOI increase
Margin (%)	***82%***	***88%***		
Distribution	**₹5,365**	**₹4,244**	**+26%**	▶ Distribution of ₹5,365 mn for Q2 – Represents payout ratio of 100% at REIT level
Payout Ratio	***100%***	***100%***		

Notes:
(1) Above financial results exclude Revenue, NOI and EBITDA from Embassy GolfLinks since Embassy REIT owns 50% economic interest in GLSP. GLSP NOI in 2Q FY2022 was up 3% year-on-year
(2) ETV was acquired on December 24, 2020 by Embassy REIT and the results have been consolidated into Embassy REIT from 4Q FY2021 onwards
(3) Pursuant to acquisition of property maintenance operations in 3Q FY2021

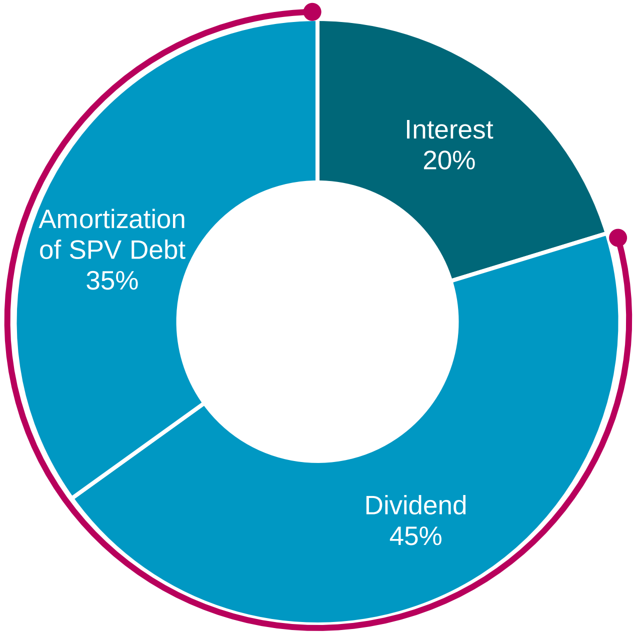
Delivering on Distributions

Distribution for Q2 stood at ₹5,365 mn i.e., ₹5.66 per unit with 80% of distributions tax-free for Unitholders

Distribution Highlights

Particulars	2Q FY2022	1H FY2022
Distribution period	Jul'21 – Sep'21	Apr'21 – Sep'21
Distribution amount (mn)	₹5,365	₹10,711
Outstanding units (mn)	948	948
Distribution per unit (DPU)	₹5.66	₹11.30
Announcement date	October 29, 2021	-
Record date	November 10, 2021	-
Payment date	On or before November 13, 2021	-

Distribution Mix



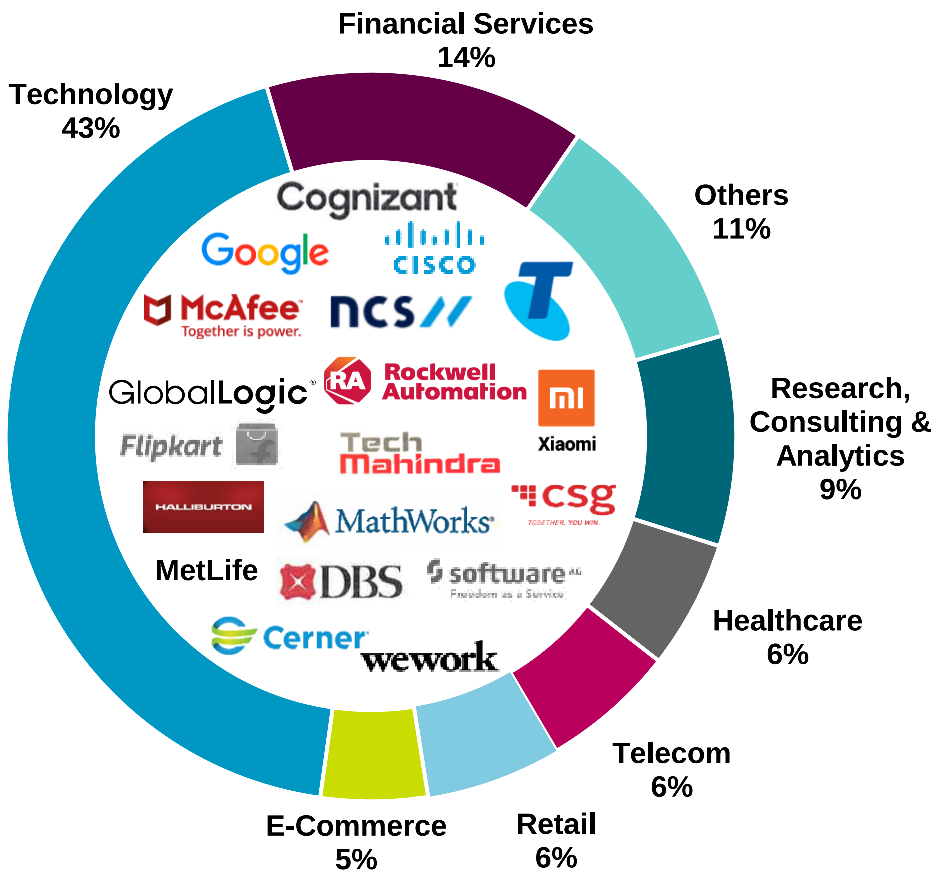
80% tax-free distributions

- 100% distribution payout ratio demonstrates commitment to regular quarterly distributions
- 80% of 2Q FY2022 distributions tax-free for Unitholders

Fueled by Global Technology Trends

Tech occupiers and Global Captive Centers constitute over 70% of our occupier base

Industry Diversification[1]



Top 10 Occupiers	Sector	% of Rentals
Global Technology & Consulting Major	Technology	10%
Cognizant	Technology	6%
NTT Data	Technology	4%
Flipkart	E-commerce	3%
JP Morgan	Financial Services	3%
Wells Fargo	Financial Services	3%
ANSR	Research & Analytics	3%
WeWork	Co-working	2%
Google India	Technology	2%
PwC	Research & Analytics	2%
Total		**38%**

- **Diversified and growing occupier base reduces concentration risk**
- **Contribution from Top 10 occupiers at 38% today vs 43% in Sep'19**

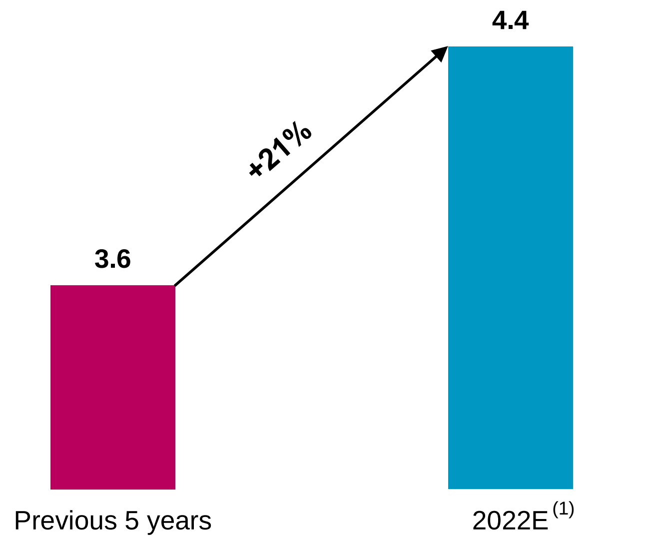
Note: Actual legal entity name of occupiers may differ
(1) Represents industry diversification percentages based on Embassy REIT's share of gross rentals

Tech Enabled Business Transformation

Covid has accelerated digital transformation resulting in record tech spends and a global tech mega trend. Digital services to grow at 20-25% CAGR over next 5 years

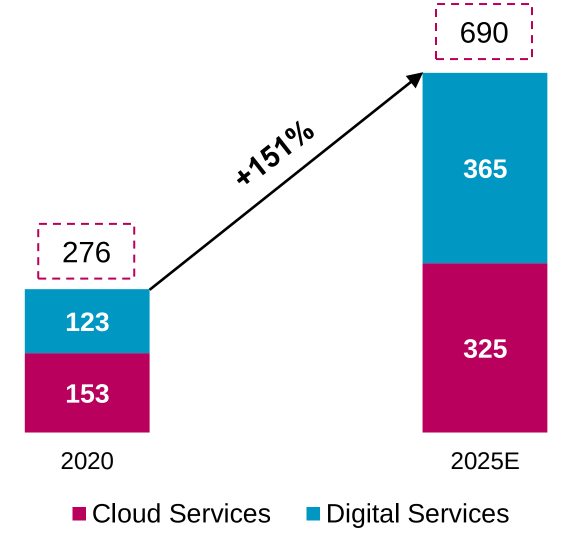
Record Global Tech Spends[1]

In US$ trillion



Cloud and Digital Tech Spends Set for Rapid Growth[2]

In US$ billion



- Global tech industry driven by below mega trends
  - Move to Cloud with record spends
  - Digital Transformation accelerated by 3–5 years
- Global quarterly transaction volumes at a record high for 3rd straight quarter
- Enterprises scaling digital investments to build future ready organization

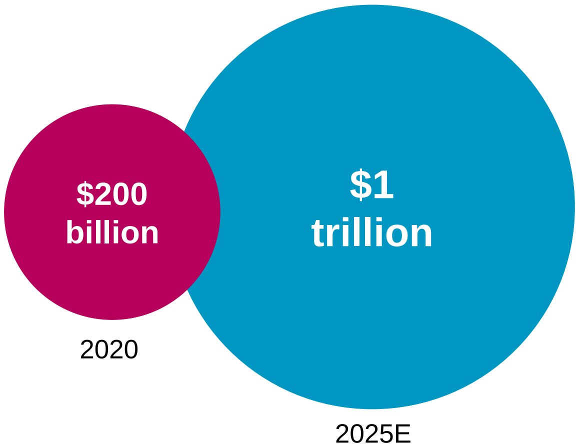
- Digital and cloud services expected to be a $600-700 bn opportunity
  - Cloud services to grow at CAGR of 15-18%
  - Digital services to grow at CAGR of 20-25%
- About 80% of incremental global tech spends to be driven by digital technologies

Source:
(1) Gartner Press Release, ISG Press Release, Jul'21
(2) NASSCOM - Future of Technology Services, Winning In This Decade, Feb'21

India – The Global Digital Talent Nation

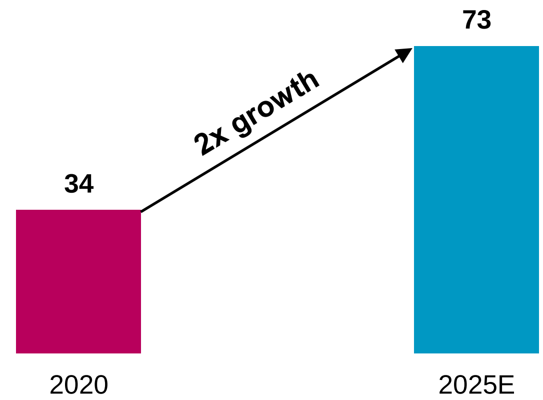
India's tech industry continues to report record earnings, hiring and business pipeline. Attracting and retaining Indian tech talent is a key priority for these global businesses

Surge in India's Digital Economy[1]



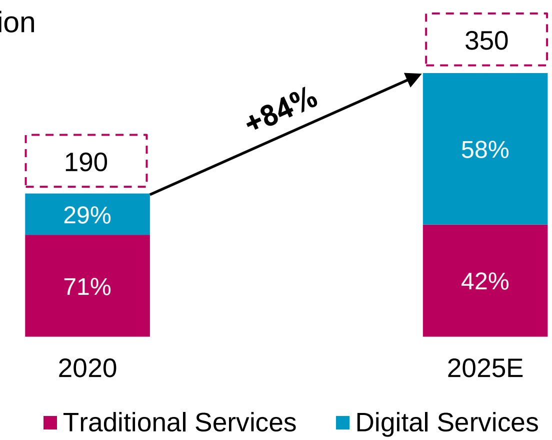
India's Continuing GCC Growth Story[1]

Revenue in US$ billion



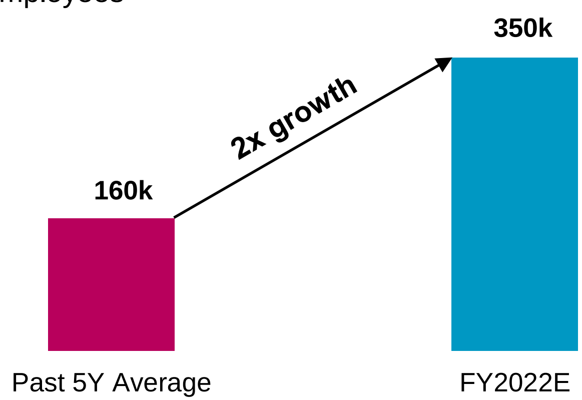
Record Revenue Growth Led by Digital Tech[2]

In US$ billion



Record Hiring by Indian Tech Companies[3]

No. of employees



Source:
(1) NASSCOM, Zinnov – GCC India Landscape: 2021 & Beyond, Sep'21
(2) NASSCOM - Future of Technology Services, Winning In This Decade, Feb'21
(3) Kotak Institutional Equities – IT Services, Apr'21

Bangalore Leading India's Office Recovery

Given its position as India's best performing office market, Bangalore is expected to be at the forefront of demand revival in India

Largest Tech Hub

40%	Highest share in India's software exports[(1)]
1 in 3	Home to Indian tech employees[(2)]
8th Global	Only Indian city among top 10 global tech innovation hubs [(3)]

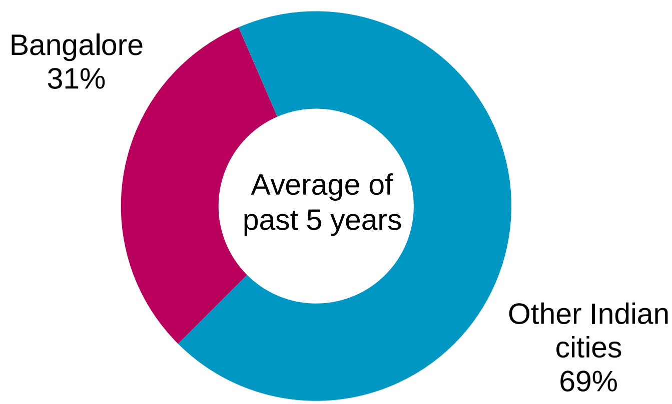
Largest GCC Hub[(4)]

1 in 3	Of Total Indian GCCs
35%	Of Indian GCC employees
Over 30%	Largest share of GCCs revenues

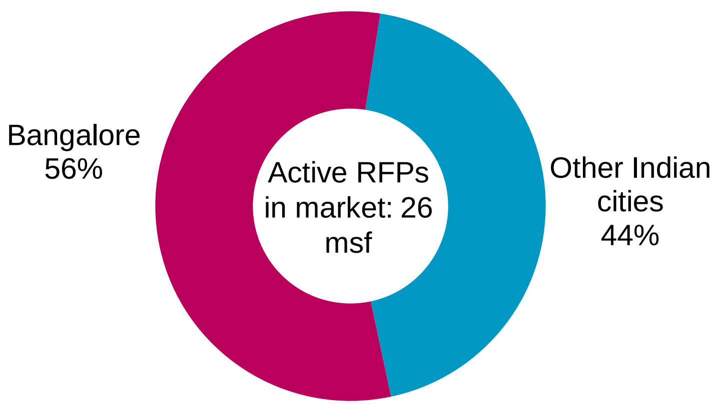
Thriving Startup Ecosystem

~2,000	Tech startups, incl. 30+ Unicorns[(5)]
>50%	Of total Indian Unicorns by value[(6)]
$12 bn	Funding raised over last 9 months[(7)]

Dominant share of demand in last 5 years[(1)]



Largest share of active RFPs as of Sep'21 [(1)]



Sources:
(1) CBRE Estimates, 2021
(2) Credit Suisse – India Market Strategy, Aug'21
(3) KPMG Technology Innovation Hubs report, Jul'21
(4) NASSCOM, Zinnov - GCC India Landscape: 2021 & Beyond, Sep'21
(5) Startup Genome – The Global Startup Ecosystem Report 2021,Sep'21
(6) Venture Intelligence, Oct'21
(7) PWC, Start-up Perspectives October 2021 India start-up deals tracker Q3 CY21

Expanding Our 'Total Business Ecosystem'

Embassy REIT's ecosystem continues to be a key differentiator for global occupiers. Our 5.7 msf development pipeline helps us meet occupier growth needs

Embassy TechVillage - JP Morgan BTS (1.1 msf)

Actual Picture

Embassy Manyata – M3 Block A (1.0 msf)

Embassy TechZone – Hudson and Ganges (0.9 msf)

Embassy Oxygen – Tower 1 (0.7 msf)

Note:
(1) Oct'21 Pictures

Capitalizing on Growth Opportunities

Our fortress balance sheet provides us flexibility and positions us well to capitalize on growth opportunities

Strong Balance Sheet

₹14.4 bn
Cash & Undrawn Committed Facilities[1]

₹120 bn
Significant Debt Headroom

24%
Net Debt to GAV

Robust Development Pipeline

5.7 msf
Current development pipeline
100% of FY2022 delivery of 1.1 msf pre-committed

70%
Bangalore centric development
India's best performing office market

Potential Acquisitions Pipeline[2,3]

9.2 msf
Select
ROFO Pipeline[3]

23.2 msf
Assets within Partner(s) Network and Third-Party Opportunities

Embassy REIT is well positioned for new growth, and we will benefit from consolidation of supply and acceleration of demand

Notes:
(1) Includes undrawn committed facility, treasury balances, fixed deposits etc., net of cash flows earmarked for Q2 distributions
(2) Pipeline is indicative only. There can be no assurance that above opportunities or other pipeline opportunities will materialize in current form or at all or result in transactions
(3) Embassy REIT has c.31.2 msf of ROFO opportunity from Embassy Sponsor and upto c.4.2 msf of ROFO opportunity within overall ETV campus from other parties

Further Fortifying Our Balance Sheet

₹46 billion debt raised at c.300 bps interest cost saving to refinance existing ZCB, thereby consolidating entire REIT debt to coupon bearing instruments and simplifying cash flow-through for distributions

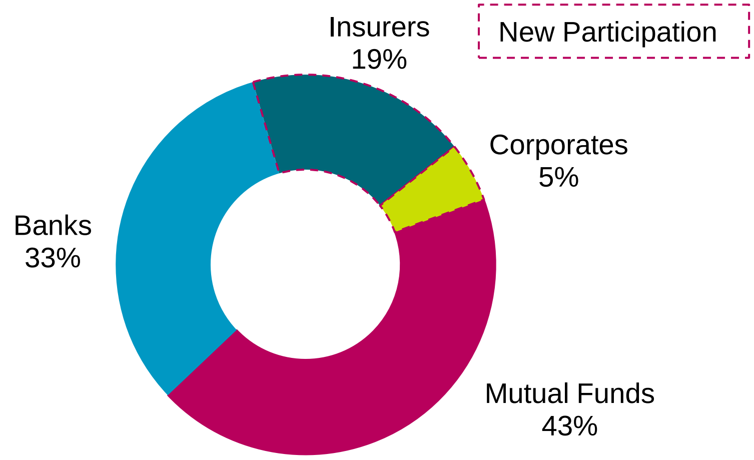
Successful Debt Raise to Refinance ZCB

₹46 bn
Amount Raised (1)

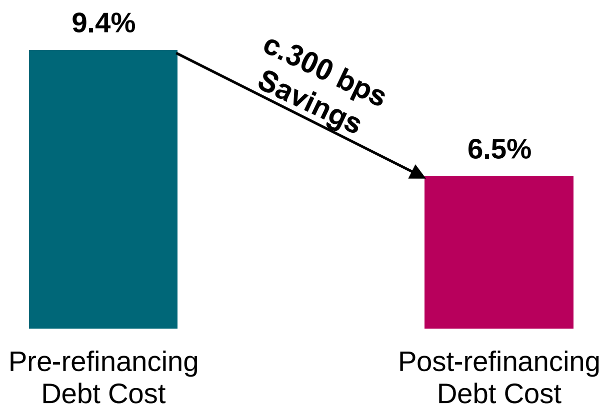
6.5%
Average Debt Cost

4 years
Average Term to Maturity

Widened Investor Pool with Longer Term Capital



Achieved Significant Refinance Spreads



Note:
(1) ₹ 46bn amount raised in Oct'21 post Q2 includes combination of coupon bearing listed debt of ₹31 bn at REIT-level raised in two tranches with 3 years and 5 years maturity, and a term loan facility at SPV-level from a bank for ₹15 bn

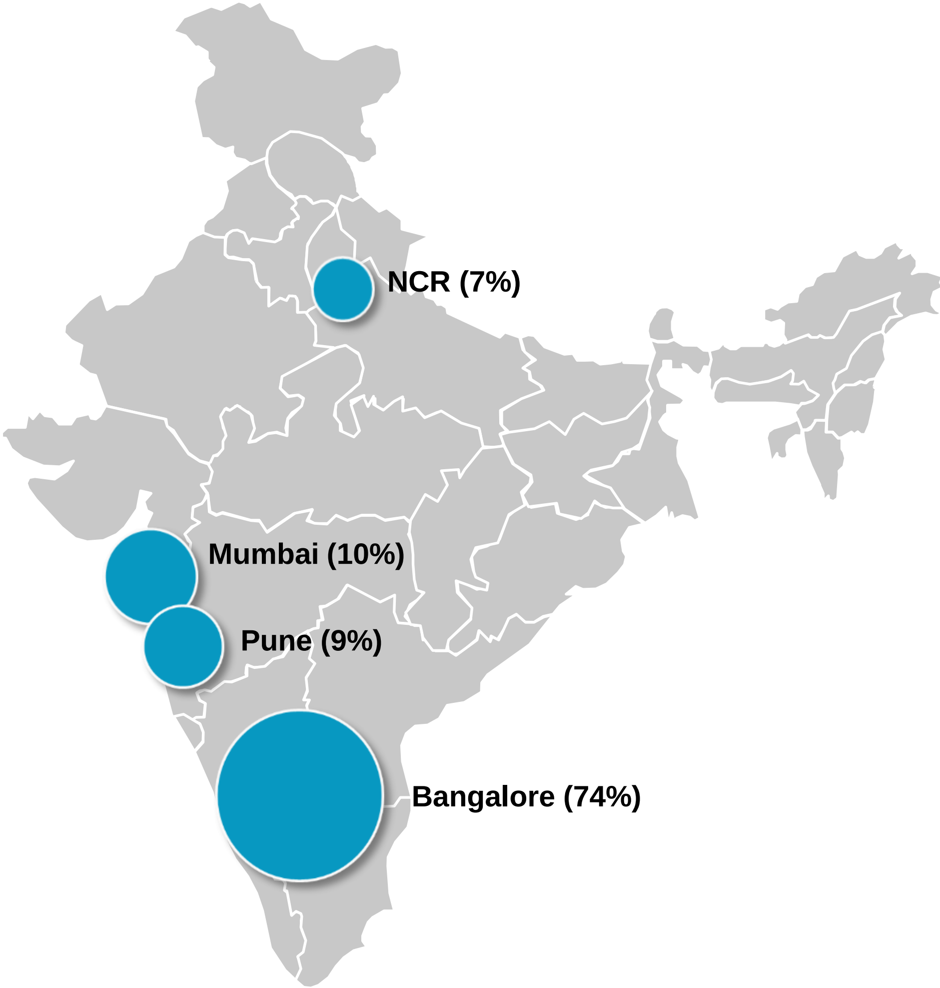
II. Overview

Express Towers, Mumbai

Who We Are: Quick Facts

We run a commercial office portfolio that serves as essential corporate infrastructure to global occupiers, including many technology companies

42.4 msf[(1)] Portfolio	**193** Blue-chip occupiers	**88.5%** Occupancy
12 Commercial Offices	**1,614**[(1)] Hotel Keys	**100 MW** Solar Park
27% Mark-to-Market Upside	**47%** Gross Rents from Fortune 500 occupiers	**6.9 Years** WALE
₹14,728 mn 1H FY2022 Revenue from Operations	**₹10,711 mn** 1H FY2022 Distribution	**24%** Net Debt to GAV



Notes: City wise split by % of Gross Asset Value (GAV) considered per Sep'21 valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually.
(1) Includes completed, under construction and proposed future development

Eight Infrastructure-like Office Parks (40.1 msf)(1)

Embassy Manyata
Bangalore (14.8 msf)

Embassy TechVillage
Bangalore (9.2 msf)

Embassy Golflinks
Bangalore (2.7 msf)

Embassy Quadron
Pune (1.9 msf)

Embassy TechZone
Pune (5.5 msf)

Embassy Oxygen
Noida (3.3 msf)

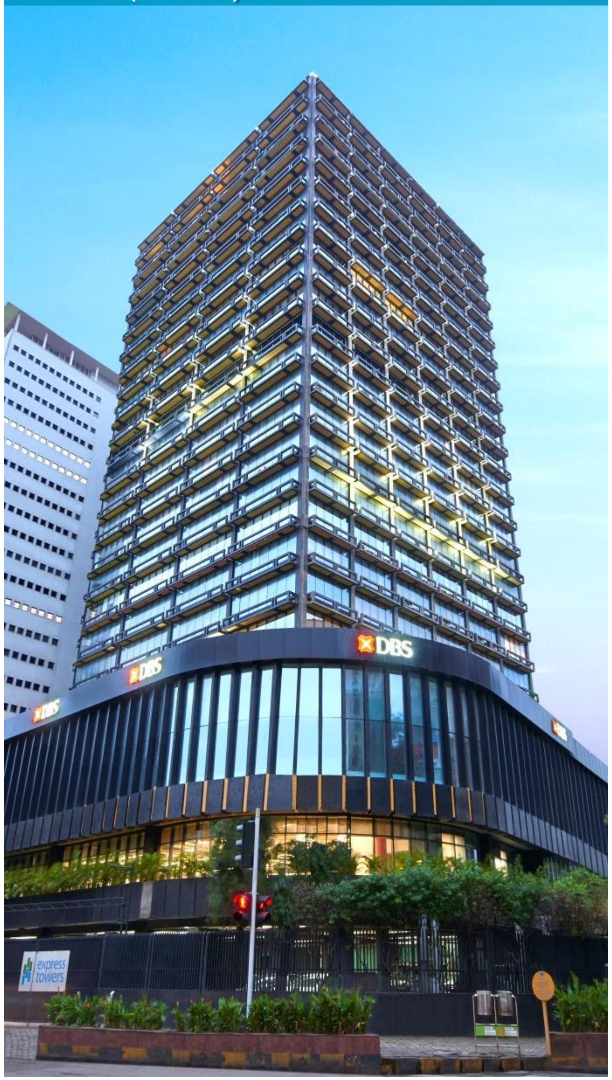
Embassy Galaxy
Noida (1.4 msf)

Embassy Qubix
Pune (1.5 msf)

Note:
(1) Includes completed, under construction and proposed future development

Four Prime City-center Offices (2.3 msf)

Express Towers
Mumbai (0.5 msf)



FIFC
Mumbai (0.4 msf)

Embassy 247
Mumbai (1.2 msf)

Embassy One
Bangalore (0.3 msf)

What We Do: Our Strategy

Maximize distribution and NAV per unit through leasing, on-campus developments and acquisitions

1 Leasing & Lease Management

- Grow NOI by leasing vacant spaces
- Manage lease expiries & capture mark-to-market upside
- Experienced on-ground teams & hands-on approach to leasing
- Best-in-class occupier engagement

2 On-campus Development

- Deliver 10.1[(1)] msf on-campus development
- Proactive pre-leasing to de-risk new development
- Select infrastructure ancillary projects (hotels, flyovers, etc.) to increase entry barriers
- Provide 'total business ecosystem'

3 Acquisitions

- Capitalize on fragmented office market and undertake value accretive acquisitions
- Pan-India acquisition potential from 3rd parties
- 31.2 msf of ROFO opportunity from Embassy Sponsor and upto 4.2 msf of ROFO opportunity from others

4 Capital Management

- Build leverage selectively and continually optimize debt cost
- Use strong balance sheet to drive accretive growth through disciplined acquisitions
- Quarterly distribution with minimum 90% of NDCF to be distributed
- Low expenses and fees enhancing Unitholders' value

Proactive asset management to drive value with strong corporate governance

Note:
(1) Includes U/C area of 5.7 msf and proposed future development of 4.4 msf

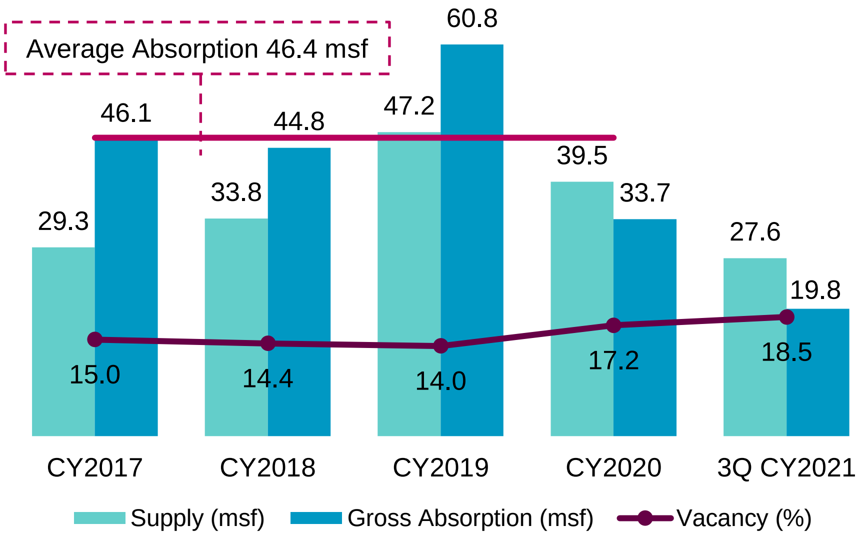
III. Market Outlook

FIFC, Mumbai

Market Fundamentals – Update

Recovery in office market amidst positive sentiments given vaccination ramp-up, resumption of business activities and continued strong hiring by corporates across key office markets

Absorption Trends (CY2017 – to date)



City-wise Performance (Jan'21 – Sep'21)

City	Gross Absorption (msf)	Supply (msf)	Vacancy (%)
Bangalore	5.9	7.8	9%
Pune	2.1	1.5	12%
Mumbai	3.3	3.5	25%
NCR	2.9	5.3	28%
Embassy REIT Markets	**14.2**	**18.1**	**18%**
Hyderabad	3.3	9.0	19%
Chennai	2.0	0.6	11%
Kolkata	0.3	0.0	36%
Other Markets	**5.6**	**9.6**	**17%**
Grand Total	**19.8**	**27.6**	**18%**

- Post second wave disruption, improving deal activity signaling early signs of demand rebound given pent up demand
  - Absorption witnessed a rebound with 8 msf take up in Q2, 48% higher than Q1
  - Bangalore led office absorption and contributes over 50% of active pan-India RFPs
- Occupier sentiment improving amid prioritized employee vaccination and steady decline in Covid cases
  - Major tech occupiers planning return to office by year-end in a phased manner
- Office demand rebound in 2022 as vaccination coverage increases and business sentiments improve
  - Occupiers likely to ramp-up their return to office plans amid strong hiring plans by tech companies

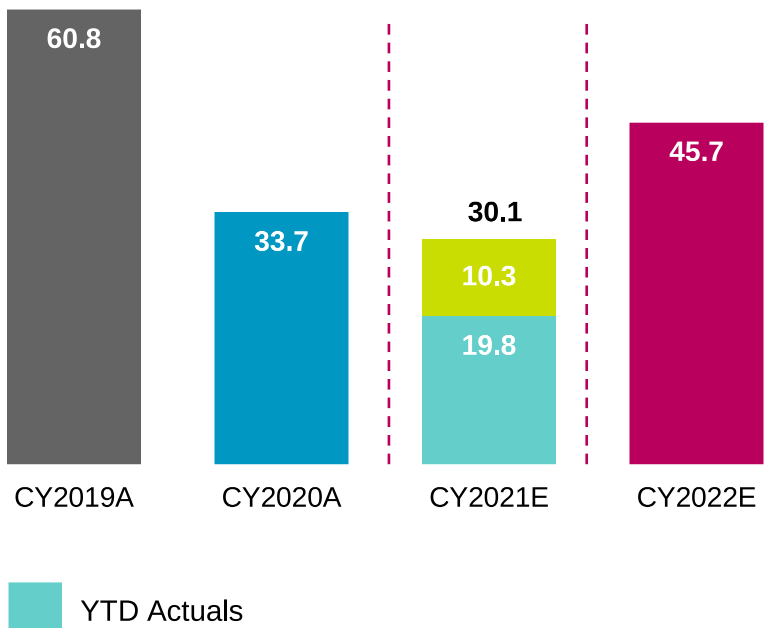
Source: CBRE Research, Embassy REIT

Market Fundamentals – Demand Trends

Leasing momentum likely to rebound in 2022 with Bangalore leading pan-India office recovery. Tech sector and GCCs to drive office recovery, led by their accelerated growth

Proforma Demand Analysis

Gross Absorption (msf)



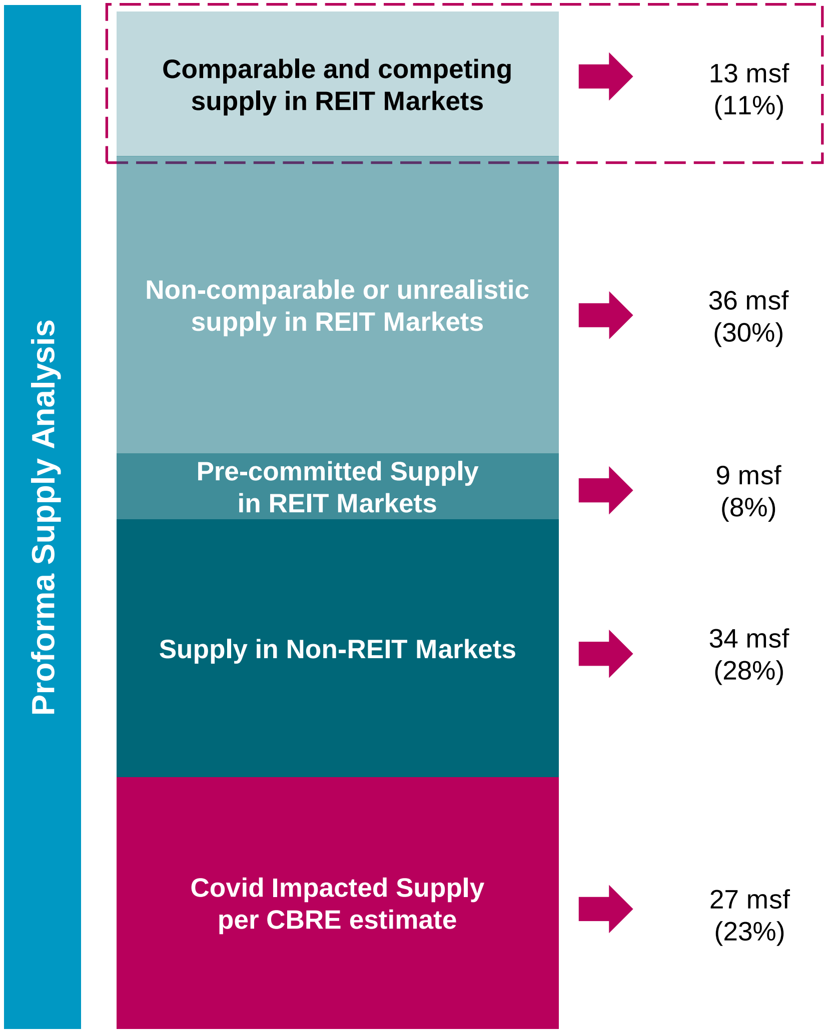
Demand Trends

- **Short-term Outlook**
  - With steady decline in Covid cases since May'21, occupiers are operationalizing their 'return to work' plans
  - Improving vaccine coverage helping revive market sentiments and RFPs
- **Medium-term Outlook**
  - Markets likely to strengthen with recent uptick in enquiries
  - Large occupiers initiating expansion / consolidation plans and next year could witness strong recovery
  - Tech sector and Global Captives to remain key demand drivers
- **Portfolio Implications**
  - Existing REIT portfolio remains resilient given asset and occupier quality, long WALE and below-market rents
  - Embassy REIT portfolio with 74% concentration to Bangalore, is well-positioned to capture anticipated demand rebound
  - ESG & Wellness priorities to drive demand – institutionally owned properties like Embassy REIT to benefit

Source: CBRE Research, Embassy REIT

Market Fundamentals – Supply Trends

Market supply continues to be impacted with 23% shrinkage since the start of Covid pandemic. Competing supply for REIT is significantly lower at 11% of announced supply for next 2 years



Supply Trends

- **Short-term Outlook**
  - Construction and delivery slippages to continue for under–funded developers
  - Projects with no pre-commitments to continue facing further delays
  - Revival of planned projects to be based on market assessment and demand revival timelines
- **Medium-term Outlook**
  - CBRE's 2-year forward supply estimate has decreased by 23% from 119 msf in Jan'20 to 92 msf in Sep'21
  - Supply likely to catch momentum beginning early-2022 given improving business sentiments
  - Increased emphasis on infra, quality, safety and wellness to result in a shift in preference to new office buildings
- **Portfolio Implications**
  - Competing market supply for REIT is significantly lower at 11% of announced market supply for next 2 years
  - 1.1 msf due for delivery in Dec'21 already 100% pre-leased. No new near-term supply by REIT until FY2023
  - REIT has sufficient financing in place to deliver new build

Source: CBRE Research, Embassy REIT
Note: Comparable and competing supply has been arrived factoring supply considerations including city, micro-markets, location, project completion timing, quality etc.

IV. Navigating Covid

Embassy One, Bangalore

Covid Operations Update

Overall Covid situation continues to improve, uptick in number of Corporates preparing to ramp-up back-to-office programmes

- **Covid in India**
  - Cases and deaths in India at less than 5% of the May/June peaks
  - Strong vaccination roll-out in key urban centers
  - This month, India reached the 1 bn vaccine milestone
- **Our Response**
  - All properties to remain open to support business continuity
  - Over 14k doses administered to our frontline staff; 72% received second vaccine dose
  - Continued support to our occupiers w.r.t vaccination drives and back-to-work plans
  - Continuing wellness-focused initiatives - thermal cameras, PHI for AHUs, safety certifications, etc.
- **Impact on Our Operations**
  - c.10% of employees operating from our properties, a 1.6x uptick in Sep'21 vs Jun'21
  - Uptick in physical occupancy across our properties, and material increase post-Diwali
  - Labor availability stabilized in Q2 with full labor strength available across sites supporting construction activities

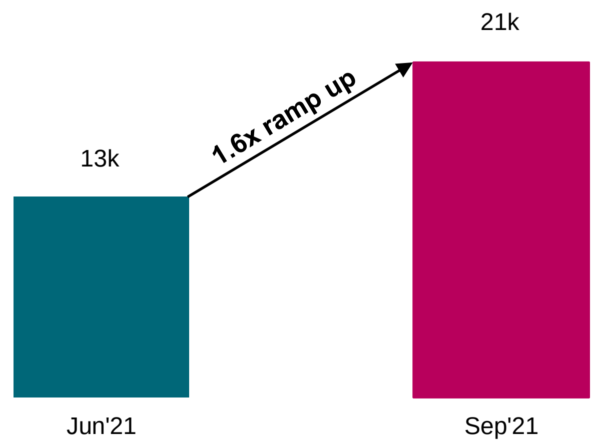
100%
Business parks and buildings operational[1]

~21k
Employees working from our properties across India

14,000+
Vaccine doses administered to frontline staff

95%+
Occupiers operating from our properties across India

Ramp-up in Physical Occupancy



Note:
(1) All data as of Oct 28, 2021, unless otherwise mentioned

V. Commercial Office Update

Embassy Quadron, Pune

Leasing Highlights

713k sf total lease-up across 7 deals in Q2, comprising of 169k sf new lease-up at 13% re-leasing spread and 544k sf renewals at 21% renewal spread

2Q FY2022 Highlights

New Leases signed ('000 sf)	**(A)**	169
– Re leasing ('000 sf)		125
– Re-leasing Spread		13%
Renewals ('000 sf)[3]	**(B)**	544
– Renewal Spread		21%
Total Lease-up ('000 sf)	**(A + B)**	**713**
Pipeline discussions ('000 sf)		c.500

Leases Signed

Occupier	Property	Sector	Area ('000 sf)
New Leases			
NCSI Tech[2]	Embassy Qubix	Telecom	46
Employtech	Embassy TechVillage	Others	43
CitiusTech	Embassy Qubix	Technology	32
Rockwell Automation	Embassy TechZone	Engineering & Manufacturing	25
Others	Various	Various	22
Renewals			
Nokia	Embassy Manyata	Telecom	511
Leading Tech Company	FIFC	Technology	33
Total Lease-up			**713**

New Leases & Renewals in 2Q FY2022

Rockwell Automation

ncs

NOKIA

Employtech

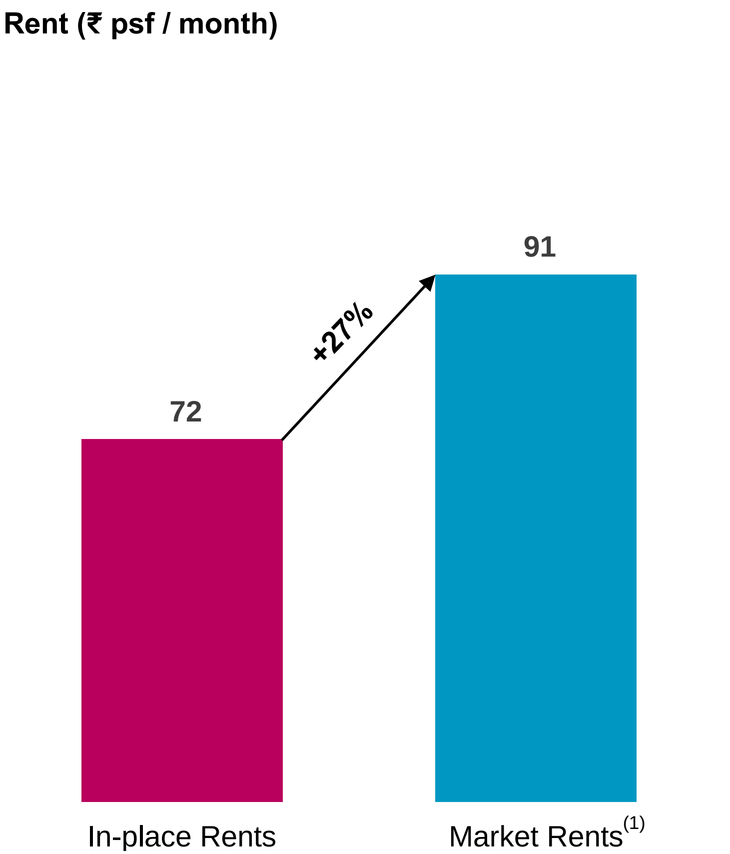
CitiusTech

Notes:
(1) Actual legal entity name of occupiers may differ
(2) NCSI Technologies (India) Private Limited is a Singtel Group Company
(3) Includes 511ksf early renewal with Nokia as a part of 'blend and extend' strategy, leases originally expiring between FY25/26

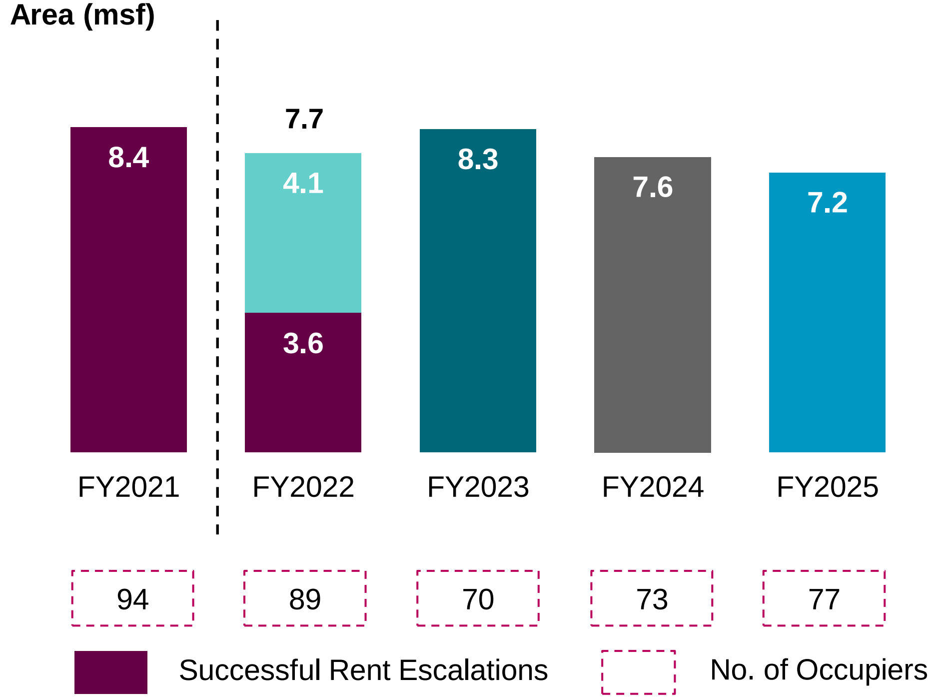
Embedded Rent Escalations

Achieved rent escalations of 15% on 1.4 msf across 22 leases in Q2, representing 100% of scheduled escalations. On track for 14% rent escalations due on 4.1 msf across 35 leases in FY2022

Market Rents 27% above in-place rents



Embedded Rent Escalations of 10-15% aids NOI growth



Rent Escalations	14%	14%	14%	14%
Post-escalation MTM opportunity	6%	11%	33%	19%

Q2 Update: Achieved 15% rent increase on 1.4 msf

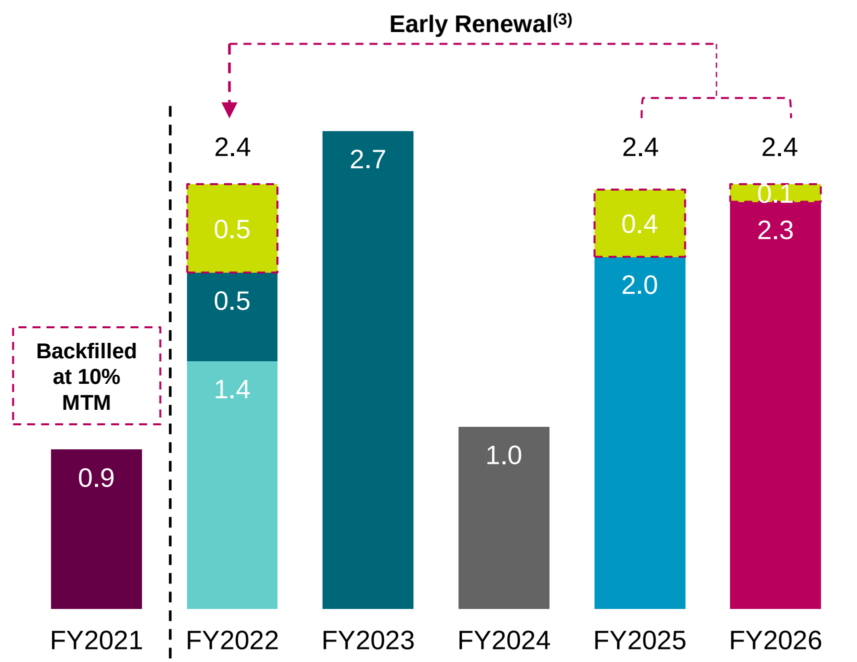
Source: CBRE Research Sep'21, Embassy REIT

Embedded Mark-to-Market Potential

Successfully renewed 0.5 msf in Q2 at 21% MTM spreads. 0.9 msf leases representing 3% of annual rents are likely exits with a mark-to-market potential of 64%

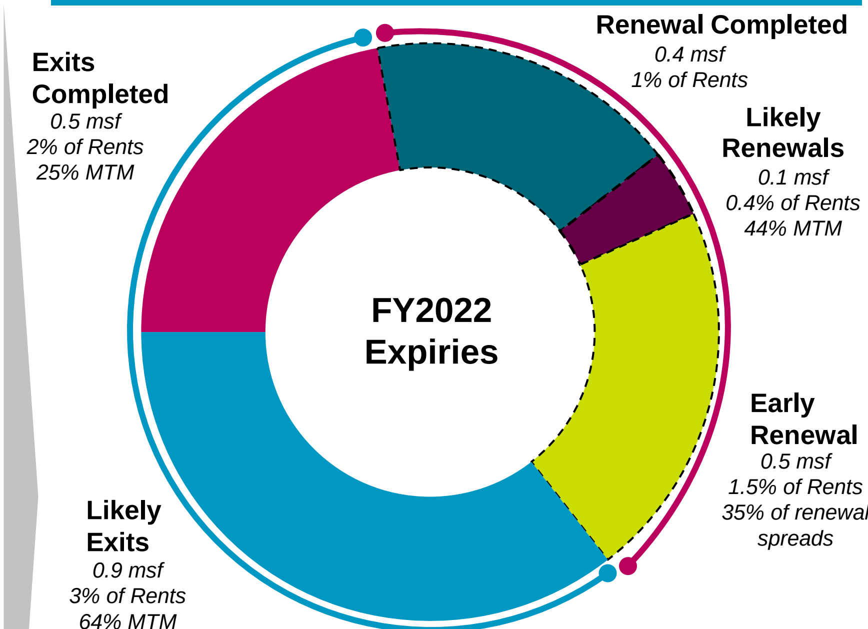
31% of Leases expire between FY2022–26

Area Expiring (msf)



Mark-to-market opportunity	58%	48%	18%	49%	23%
Rents Expiring(1)	3%	7%	4%	7%	10%

FY2022 Lease Expiries in-line with previous guidance



- Lease expiries in-line with guidance in Q4 FY2021
  - 0.5 msf Renewals and 1.4 msf Exits
- H1 Update
  - 0.5 msf of early renewal; 35% renewal spread
  - 0.4 msf renewed; 0.1 msf likely renewals
  - 0.5 msf exits; 25% MTM potential
  - 0.9 msf likely exits; 64% MTM potential(2)

Notes:
(1) Refers to annualized rent obligations
(2) MTM potential computed basis market rent per latest CBRE estimate and in-place rent for respective leases
(3) Includes 511k sf early renewal with Nokia as a part of 'blend and extend' strategy, leases originally expiring between FY25/26

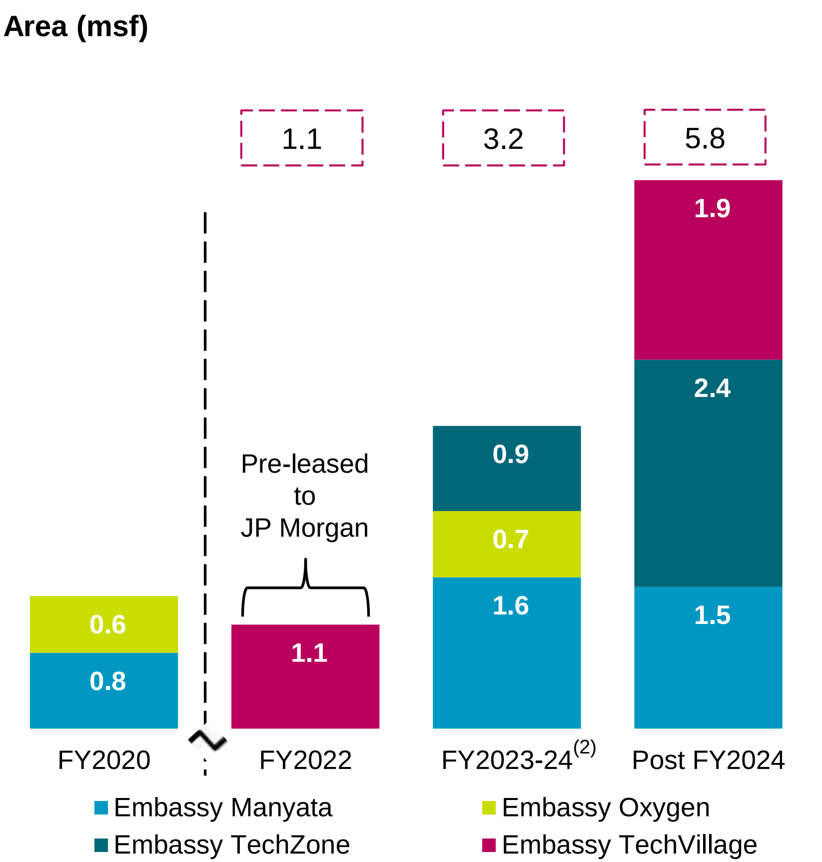
VI. Development Update

Embassy TechVillage – JP Morgan BTS, Bangalore

Development Pipeline

Construction in full swing on 5.7 msf development projects; 1.1 msf JP Morgan campus at ETV on-track for handover by year-end

Development Pipeline[1] (msf)



- 100% of FY2022 delivery pre-committed to JP Morgan
- 70% of development in Bangalore, India's top office market

Development Status as of October 28,2021

Embassy TechVillage (JPM BTS, 1.1 msf) (Parcel 8, 1.9 msf)	**JP Morgan BTS** – Tower A & B – Top-out and Façade completed. MEP & Finishing works in progress – Tower C – Top-out Completed. MEP, Façade & Finishing works in progress – Targeting Dec'21 completion **Parcel 8** – Excavation ongoing. Civil works to initiate – Targeting Jun'24 completion
Embassy Manyata M3 Parcel (Block A – 1.0 msf)	M3 Block A – Structure (15th floor slab) Façade and MEP works in progress Targeting Dec'22 completion
Embassy TechZone (Hudson, 0.5 msf) (Ganges, 0.4 msf)	Hudson and Ganges Block – Top-out completed. MEP, Façade and Finishing works in progress Targeting Sep'22 completion
Embassy Oxygen (Tower 1, 0.7 msf)	Sub-structure works completed. 5th floor slab works in progress Targeting Jun'23 completion

Notes:
(1) Excludes 1,137 hotel keys across Hilton & Hilton Garden Inn at Embassy Manyata and Embassy TechVillage
(2) Includes acquisition of 0.6 msf M3 Block B located within overall Embassy Manyata campus upon estimated building completion in Mar'24

Development Projects

Embassy TechVillage - JP Morgan BTS (1.1 msf)

Embassy Manyata – M3 Block A (1.0 msf)

Design Perspective

Actual Progress at Site[1]

Note:
(1) Oct'21 Pictures

Development Projects (Cont'd)

	Embassy Oxygen – Tower 1 (0.7 msf)	Embassy TechZone – Hudson and Ganges (0.9 msf)
Design Perspective		
Actual Progress at Site[1]		

Note:
(1) Oct'21 Pictures

VII. Asset Management Update

Embassy Qubix, Pune

Early Leasing Renewals – Hands-on Asset Management

Strengthened partnership with an existing occupier through early renewal of 0.5 msf lease by offering customized and flexible solution

Situation Overview

- Occupier considering consolidation and potential relocation
  - 0.6 msf 10-year-old lease with a global telecom company
  - Due for expiry in FY2025/26
- Opportunity to renew lease earlier than scheduled expiry date, ensures long term revenue visibility

Hands-on Asset Management

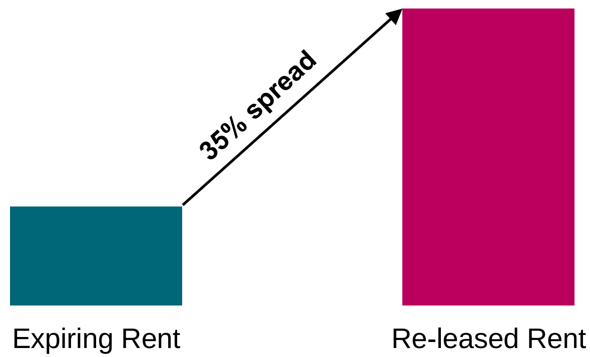
- Initiated early negotiations for upcoming lease expiry
- Facilitated relocation and consolidation of other smaller leases into Embassy Manyata
- Wellness focus and Total Business Ecosystem efficiency helped in early renewal decision
- Concluded 'blend and extend' lease in Q2

Value Addition

- New 10-year lease, reinforced occupancy through new 5 year lock in
- Achieved 35% renewal spread over expiring rents
- Locked-in 18% of next 4 years Embassy Manyata expiries[(1)]
- Enhanced contractual escalations to 15% every 3 years vs.10% earlier
- Growth potential for further lease-up in medium-term due to tailwinds supporting occupier's industry

0.5 msf Early Lease Renewal at Embassy Manyata

Achieved MTM Spreads on Renewal



Note:
(1) Total lease expiries from FY2023 to FY2026 at Embassy Manyata

Deepening Our Business Moat

Our continued investments in infrastructure and amenities create entry barriers and fortifies our properties for the next phase of growth

Flyover at Embassy Manyata (WIP, Dec'21)

North Side Skywalk at Embassy Manyata (Completed,Sep'21)

South Side Skywalk at Embassy Manyata (WIP, Dec'21)

Sports Facility at Embassy TechZone (Completed, Sep'21)

Note:
(1) Oct'21 Pictures

Embassy Quadron Asset Re-positioning

Completed comprehensive asset re-positioning of Embassy Quadron

New Revamped Lobbies (Completed, Dec'20)

Entry Portal (Completed, Sep'21)

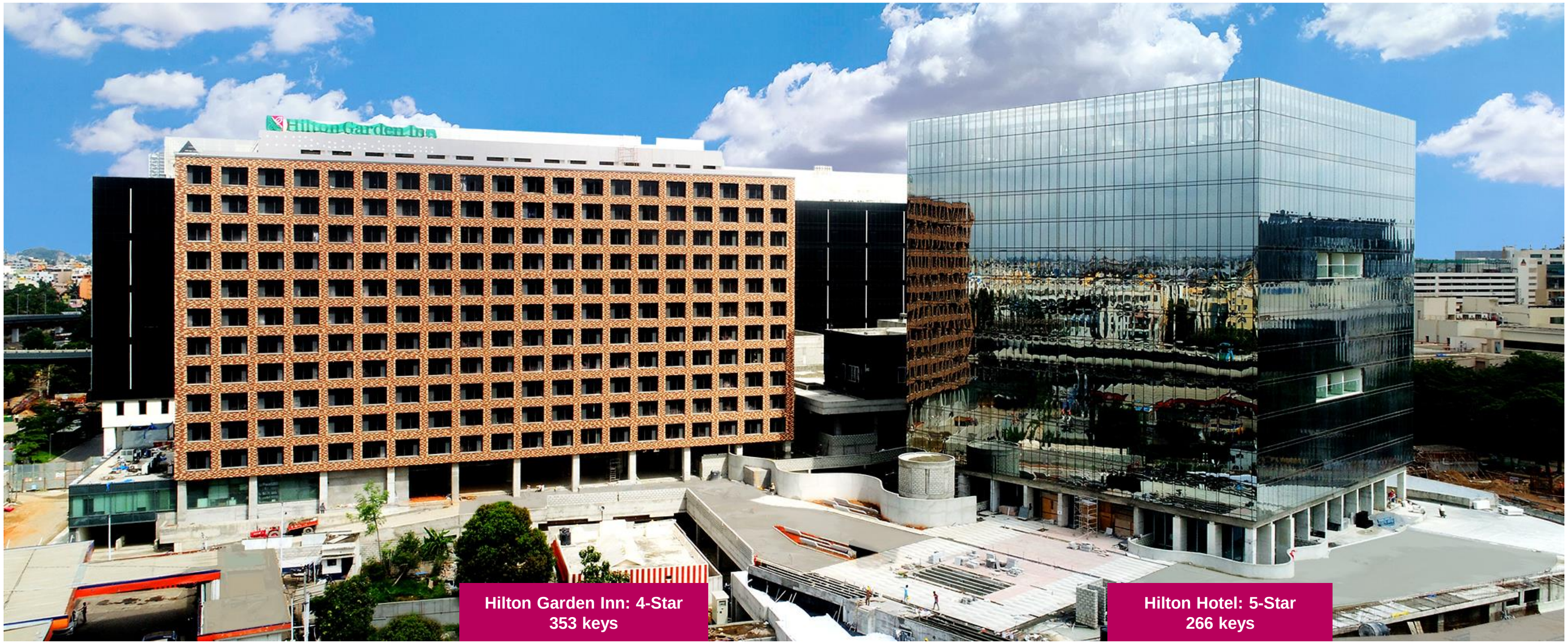
Outdoor Food-court (Completed, Mar'21)

Façade Upgrades (Completed, Sep'21)

Note:
(1) Oct'21 Pictures

Infrastructure and Upgrade Projects

Pre-opening activities initiated for under-construction 619 keys dual branded Hilton hotels at Embassy Manyata; on track for Jun'22 launch



- **Hilton – 5 Star (266 keys) at Embassy Manyata**
  - Guest Rooms, Lobby and Restaurant interior work in advanced stages
  - Convention Center interior work in progress
- **Hilton Garden Inn – 4 Star (353 keys) at Embassy Manyata**
  - Guest Rooms and Plant room handover initiated
- Targeting Jun'22 launch
  - Pre-operational activities on track; commercial engagement with corporates initiated

Note:
(1) Oct'21 Picture

Hospitality Update

With lockdown relaxations and green shoots in domestic travel, Occupancy for our operating hotel portfolio grew to 28% in Q2 vs 10% in Q1 with EBITDA loss narrowing to ₹28 mn in Q2 vs ₹85mn in Q1

Hilton at Embassy GolfLinks

247 Keys

5-Star Hotel

Operational

Q2 Occupancy : 30% (vs 12% in Q1)

Q2 EBITDA: ₹(9) mn vs ₹(28) mn in Q1

'2021 Travellers Choice Award'

- by TripAdvisor

Four Seasons at Embassy One

230 Keys

5-Star Luxury Hotel

Operational

Q2 Occupancy : 26% (vs 9% in Q1)

Q2 EBITDA: ₹(19) mn vs ₹(57) mn in Q1

'Far and East: Best Chinese Premium Dining'

– by Times Food & Nightlife Awards 2021

Hilton Hotels at Embassy Manyata

619 Keys

5-Star & 4-Star Hotel

Under Construction

Target Launch in Jun'22

100k+ sf Retail & Convention Center

'Best Hotel Architecture'

– by Asia Pacific Property Awards

- ► **Outlook –** Green shoots in domestic travel with recovery in corporate travel, expected to pick up further in early 2022
- ► **Action Plan** – Focus on driving occupancy and ADR through targeted revenue initiatives such as local staycations, wedding groups and domestic corporates

Limited impact of Covid induced hospitality slowdown on our portfolio given Hotels contributed < 1% of pre-Covid NOI (FY2020)

VIII. Financial Update

Embassy TechZone, Pune

Significant Debt Refinance at Attractive Terms

Successfully raised ₹46 billion debt at 6.5% cost; to achieve ₹1.3 bn of annual savings through early refinancing of ZCB

	Then (May'19)	Now (Oct'21)	Key Benefits
Amount Raised	**₹36.5 bn** Zero-Coupon Bond (ZCB)	**₹46 bn** Coupon bearing listed NCDs & Bank Term Loan	**Simplified coupon bearing debt**
Coupon Rate	**9.4%** As a first-time issuer	**6.5%** Capitalizing on performance track record	**Significant interest cost savings (c.300bps)**
Tenure	**3 years** Shorter tenure funding, bullet repayment	**4 years** Longer maturities, staggered repayment (3 and 5 years)	**Staggered repayment**
Key Investors	▶ MFs, HNIs ▶ First-time debt raise by an Indian listed REIT	▶ MFs, Insurers, Banks and Corporates ▶ Increasing acceptance of REITs in India	**Diversified pool**

ZCB Refi Further Strengthens Our Fortress Balance Sheet

Recent ₹46 bn debt raise and planned ZCB refinancing further strengthens balance sheet and helps stagger debt maturity. 65% of total debt is locked-in at fixed interest rate

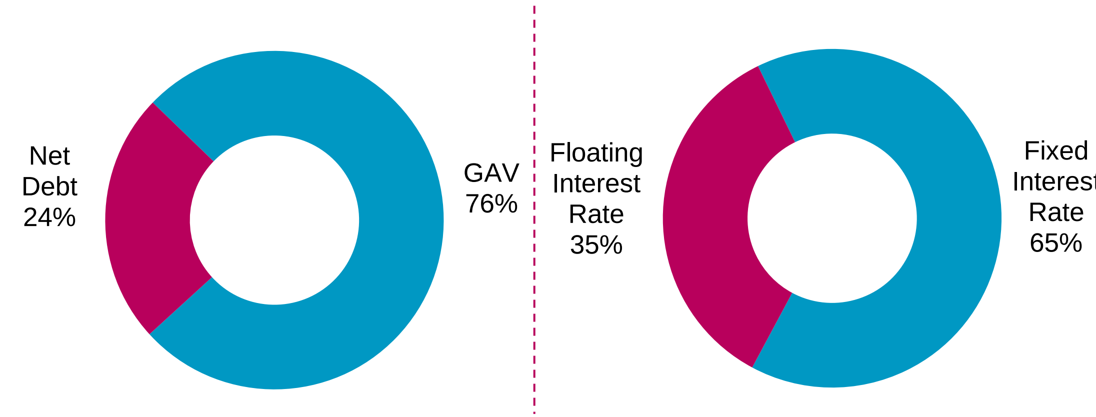
₹120 bn
Proforma Debt Headroom

6.5%
Average Interest Cost

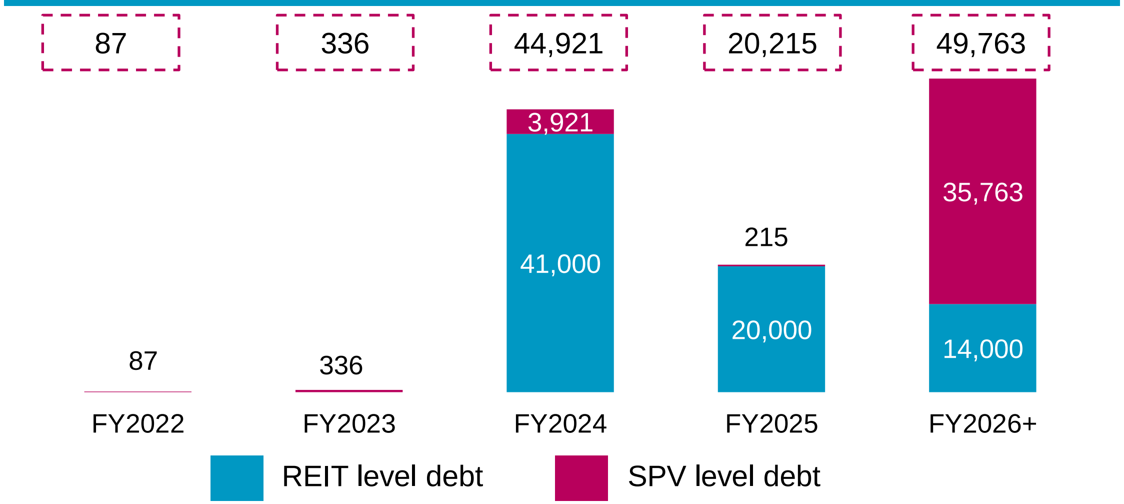
<2%
Debt Maturities in next 2 years

4 years
Average Debt Tenure

REIT Debt Composition[1]



Staggered Debt Maturity[1] (₹ mn)



Note:
(1) Assumes existing ZCB repaid through the proceeds raised from issuance of recent ₹46 bn bond and term loan. Debt figures are on a proforma basis

Walkdown of Key Financial Metrics

EMBASSY REIT

Particulars (₹mn)	2Q FY2022	2Q FY2021	Variance (%)	1H FY2022	1H FY2021	Variance (%)
Revenue from Operations	7,352	5,401	36%	14,728	10,564	39%
Property Taxes and Insurance	(297)	(196)	52%	(582)	(389)	50%
Direct Operating Expenses	(819)	(392)	109%	(1,698)	(792)	114%
Net Operating Income	**6,236**	**4,814**	**30%**	**12,449**	**9,383**	**33%**
Other Income	247	214	15%	521	504	3%
Dividends from Embassy GolfLinks	450	175	157%	750	265	183%
Property Management Fees[1]	(176)	(119)	48%	(344)	(235)	46%
Indirect Operating Expenses	(258)	(111)	132%	(467)	(199)	134%
EBITDA	**6,500**	**4,974**	**31%**	**12,909**	**9,717**	**33%**
Working Capital Adjustments	665	(276)	NR	1,359	(160)	NR
Cash Taxes, net of refunds	(487)	(124)	292%	(914)	(366)	150%
Principal Repayment on external debt	(26)	(48)	(46%)	(45)	(97)	(54%)
Interest on external debt	(355)	(388)	(9%)	(699)	(784)	(11%)
Non-Cash Adjustments	(100)	(80)	25%	(253)	(133)	90%
NDCF at SPV level	**6,197**	**4,056**	**53%**	**12,357**	**8,178**	**51%**
Distribution from SPVs to REIT	6,215	4,088	52%	12,397	8,268	50%
Distribution from Embassy Golflinks	-	258	NR	-	738	(100%)
Interest on external debt	(726)	(34)	NR	(1,444)	(34)	NR
REIT Management Fees[1]	(64)	(55)	16%	(138)	(113)	22%
Other Inflows at REIT level (Net of Expenses)	(58)	(28)	104%	(98)	(135)	(27%)
NDCF at REIT level	**5,368**	**4,229**	**27%**	**10,718**	**8,724**	**23%**
Distribution	**5,365**	**4,244**	**26%**	**10,711**	**8,743**	**23%**

NOI

NDCF at SPV level

Distribution

Notes: Walkdown of Financial Metrics upto 'NDCF at SPV Level' represents financial numbers of all SPV's consolidated excluding Trust standalone numbers
(1) Property management fees includes 3% of facility rentals from only Commercial Office segment and does not include fees on Hospitality and Other segments and REIT Management fees is 1% of REIT distribution

Portfolio Valuation

Gross Asset Value of the portfolio stood at ₹475 bn with 94% of value in commercial office segment, underpinning Embassy REIT's asset quality

Property	Segment	September 30, 2021 (₹ mn)	March 31, 2021 (₹ mn)	Variance (%)
Embassy Manyata	Commercial Office	177,361	173,579	2%
Embassy TechVillage	Commercial Office	112,617	106,491	6%
Embassy GolfLinks[(2)]	Commercial Office	28,445	28,053	1%
Embassy One	Commercial Office	4,359	4,324	1%
Express Towers	Commercial Office	18,110	18,403	(2%)
Embassy 247	Commercial Office	17,028	16,914	1%
FIFC	Commercial Office	13,845	13,889	(0%)
Embassy TechZone	Commercial Office	21,628	22,827	(5%)
Embassy Quadron	Commercial Office	12,801	12,938	(1%)
Embassy Qubix	Commercial Office	10,001	10,414	(4%)
Embassy Oxygen	Commercial Office	23,336	23,694	(2%)
Embassy Galaxy	Commercial Office	9,111	9,028	1%
Hilton at Embassy GolfLinks	Hospitality	3,965	3,995	(1%)
Four Seasons at Embassy One	Hospitality	7,266	7,278	(0%)
Hilton at Embassy Manyata	Hospitality	5,785	4,341	33%
Hilton at Embassy TechVillage	Hospitality	603	582	4%
Embassy Energy	Others	9,144	9,302	(2%)
Gross Asset Value		**475,405**	**466,051**	**2%**
Other Assets		78,759	81,820	
Other Liabilities		(186,138)	(180,521)	
NAV		**368,025**	**367,350**	
NAV per unit		**388.26**	**387.54**	**In-line**

Notes: As per Sep'21 valuation by independent valuer. Valuation exercise undertaken semi-annually.
Given the Covid related uncertainties and any impact on real estate market, the independent valuers have, as a precautionary measure, referenced material valuation uncertainty in arriving at their valuation
(1) Includes completed, under construction & proposed future development
(2) Details include 50% GLSP. Embassy REIT owns 50% economic interest in GLSP

IX. Appendix

Embassy Galaxy, Noida

Financial Performance for 1H FY2022

NOI and EBITDA up 33% and 31% year-on-year respectively with NOI and EBITDA margins at 85% and 82% respectively

	1H FY2022 (mn)	1H FY2021 (mn)	Variance %	Remarks
Revenue from Operations	**₹14,728**	**₹10,564**	**+39%**	▸ Revenue from ETV's 6.1 msf completed area[(2)] ▸ Revenue from Embassy Manyata and TechZone CAM Operations[(3)] ▸ Ramp-up of Hospitality occupancy ▸ Lease rent escalations of 14% on 5.6 msf ▸ Partially offset due to occupier exits
NOI	**₹12,449**	**₹9,383**	**+33%**	▸ Increase in Revenue from Operations ▸ Costs corresponding to CAM Operations of Embassy Manyata, TechZone & TechVillage[(3)]
Margin (%)	***85%***	***89%***		
EBITDA	**₹12,060**	**₹9,237**	**+31%**	▸ In line with NOI increase
Margin (%)	***82%***	***87%***		
Distribution	**₹10,711**	**₹8,743**	**+23%**	▸ Distribution of ₹10,711 mn for H1 – Represents payout ratio of 100% at REIT level
Payout Ratio	***100%***	***100%***		

Notes:
(1) Above financial results exclude Revenue, NOI and EBITDA from Embassy GolfLinks since Embassy REIT owns 50% economic interest in GLSP. GLSP NOI in 1H FY2022 was up 5% year-on-year
(2) ETV was acquired on December 24, 2020 by Embassy REIT and the results have been consolidated into Embassy REIT from 4Q FY2021 onwards
(3) Pursuant to acquisition of property maintenance operations in 3Q FY2021

Portfolio Summary

EMBASSY REIT

32.3 msf completed Grade A office assets (88.5% occupied, 6.9 years WALE, 27% MTM opportunity)

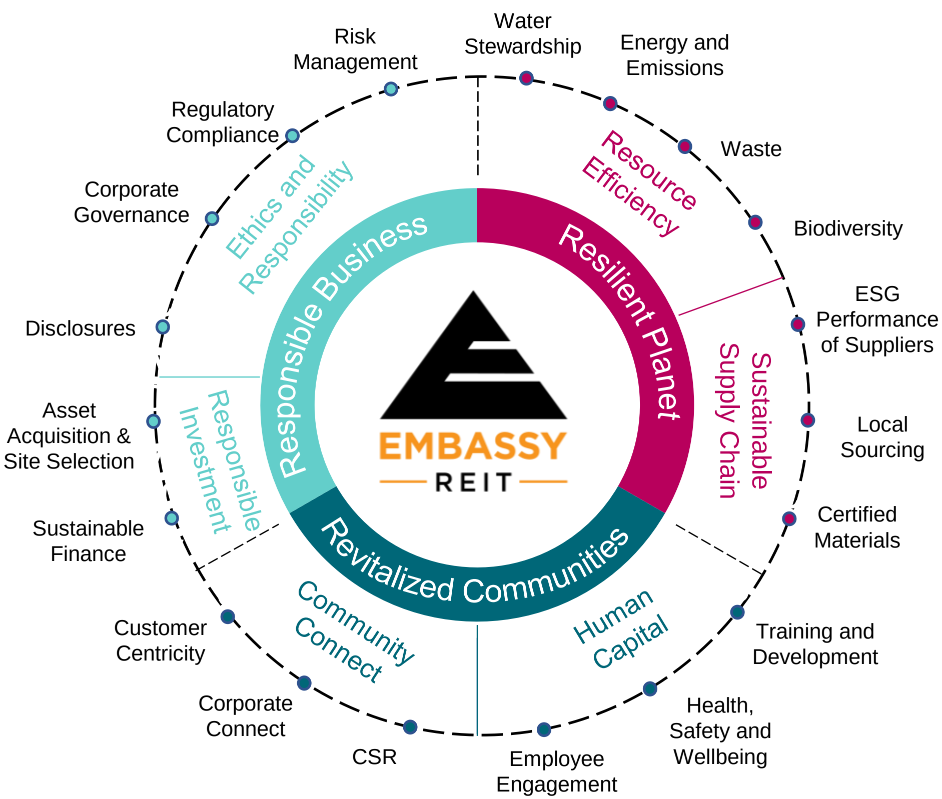
	Leasable Area (msf)/Keys/MW			WALE(2)	Occupancy	Rent (₹ psf / mth)			GAV(3)	
Property	Completed	Development	Total	(yrs)	(%)	In-place	Market	MTM (%)	₹ mn	% of total
Embassy Manyata	11.8	3.1	14.8	7.0	91.8%	62	92	48%	177,361	37%
Embassy TechVillage	6.1	3.1	9.3	8.8	98.5%	72	93	29%	112,617	24%
Embassy GolfLinks(1)	2.7	-	2.7	7.6	97.2%	122	148	22%	28,445	6%
Embassy One	0.3	-	0.3	7.4	5.5%	162	147	(9%)	4,359	1%
Bengaluru Sub-total	**20.9**	**6.1**	**27.0**	**7.7**	**93.5%**	**74**	**100**	**36%**	**322,782**	**68%**
Express Towers	0.5	-	0.5	3.2	88.3%	265	270	2%	18,110	4%
Embassy 247	1.2	-	1.2	3.2	80.6%	103	110	7%	17,028	4%
FIFC	0.4	-	0.4	3.9	72.9%	294	270	(8%)	13,845	3%
Mumbai Sub-total	**2.0**	**-**	**2.0**	**3.4**	**81.0%**	**175**	**177**	**1%**	**48,983**	**10%**
Embassy TechZone	2.2	3.3	5.5	4.5	88.4%	49	48	(2%)	21,628	5%
Embassy Quadron	1.9	-	1.9	4.8	49.7%	49	48	(3%)	12,801	3%
Embassy Qubix	1.5	-	1.5	5.8	89.7%	41	48	16%	10,001	2%
Pune Sub-total	**5.5**	**3.3**	**8.8**	**4.9**	**75.4%**	**47**	**48**	**3%**	**44,430**	**9%**
Embassy Oxygen	2.5	0.7	3.3	10.6	75.8%	48	54	12%	23,336	5%
Embassy Galaxy	1.4	-	1.4	1.4	98.5%	35	45	28%	9,111	2%
Noida Sub-total	**3.9**	**0.7**	**4.6**	**7.5**	**83.7%**	**43**	**50**	**17%**	**32,447**	**7%**
Sub-total (Office)	**32.3**	**10.1**	**42.4**	**6.9**	**88.5%**	**72**	**91**	**27%**	**448,642**	**94%**
Four Seasons at Embassy One	230 Keys	-	230 Keys	-	18%	-	-	-	7,266	2%
Hilton at Embassy GolfLinks	247 Keys	-	247 Keys	-	21%	-	-	-	3,965	1%
Hilton & Hilton Garden Inn at Embassy Manyata (5 & 3 star)	-	619 Keys	619 Keys	-	-	-	-	-	5,785	1%
Hilton & Hilton Garden Inn at Embassy TechVillage (5 & 3 star)	-	518 Keys	518 Keys	-	-	-	-	-	603	0%
Embassy Energy	100MW	-	100MW	-	-	-	-	-	9,144	2%
Sub-total (Infrastructure Assets)	**477 Keys / 100MW**	**1,137 Keys**	**1,614 Keys / 100MW**						**26,763**	**6%**
Total	**32.3 msf/477 Keys/100MW**	**10.1 msf / 1,137 Keys**	**42.4 msf / 1,614 Keys /100MW**						**475,405**	**100%**

Notes:
(1) Details included in the above table are for 100% stake in Embassy GolfLinks, except GAV which reflects Embassy REIT's 50% economic interest in GLSP
(2) Weighted against Gross Rentals assuming occupier exercise their renewal options after the end of the initial commitment period
(3) Gross Asset Value (GAV) considered per Sep'21 valuation undertaken by iVAS Partners represented by Mr. Manish Gupta, partner, with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. For further details refer notes on slide 54

ESG Initiatives - Our Roadmap

Our Environment, Social and Governance (ESG) Framework comprises 3 pillars: Resilient Planet, Revitalized Communities and Responsible Business

ESG Framework



Moving beyond compliance towards creating shared value

Progress and Path ahead

Early Years (Pre FY2021)	▶ Green Energy Initiatives – 100 MW solar plant in Bangalore ▶ Multiple dispersed community initiatives ▶ Large portfolio of LEED Platinum and Gold certified assets
Yesterday (FY2021)	▶ Published first ESG report ▶ British Standard Institutions (BSI) Assurance ▶ Corporate Connect - Strategic CSR initiatives
Today (FY2022)	▶ Integrating CSR with ESG through community programs ▶ ESG focus across 19 areas with defined goals and targets ▶ GRESB Assessment
Tomorrow (FY2023 and beyond)	▶ Integrating ESG priorities into business planning and strategy ▶ Alignment with global standards including TCFD, SBTi ▶ Signatory to RE100. Resource neutral operations

Notes:
(1) TCFD – Task Force on Climate-related Financial Disclosures
(2) SBTi – Science Based Target Initiatives

ESG Initiatives - Resilient Planet

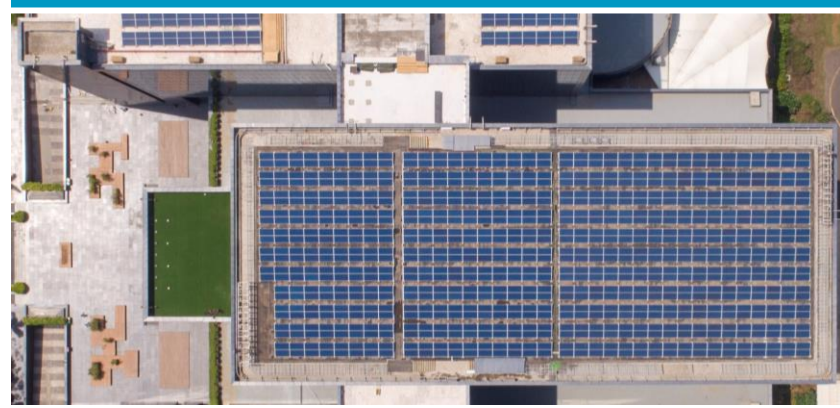
Our framework is driven with specific focus on green energy and operational excellence. We believe in "Reimagining Spaces" for a sustainable tomorrow for our planet and our communities

Current Memberships and Certifications

ESG Benchmarks	GRESB 2021; FTSE Russell
Operational Excellence	British Safety Council; bsi ISO 9001 Quality Management Systems CERTIFIED, ISO 14001 Environmental Management CERTIFIED, ISO 45001 Occupational Health and Safety Management CERTIFIED
Building Certifications	LEED (Leadership in Energy & Environmental Design); International WELL Building Institute™
ESG Disclosures	TCFD – Task Force on Climate-Related Financial Disclosures

100 MW (AC) Solar Plant (Reduces 158mn kg CO_2 emissions annually)(1)(2)

525 kW Solar Roof top at Embassy 247, Mumbai (Awarded 'Best Green Building Project of the Year')(3)



Notes:
(1) Picture from Embassy Energy 100 MW solar facility at Bellary, Karnataka
(2) Based on "CO_2 baseline database for the Indian power sector Dec'18 and actual generation of 190 mn units in FY21
(3) Awarded by The Future of Tech Congress & Awards

ESG Initiatives - Revitalized Communities

Our goal is to build a sustainable eco-system and actively contribute to the social economic and environmental development of our communities

Corporate Connect Program
(30+ partners and 60+ projects)

Employment Upskilling Program
(500+ alumni)

Rooftop solar panel installation to supply green energy
(12 schools benefitted)

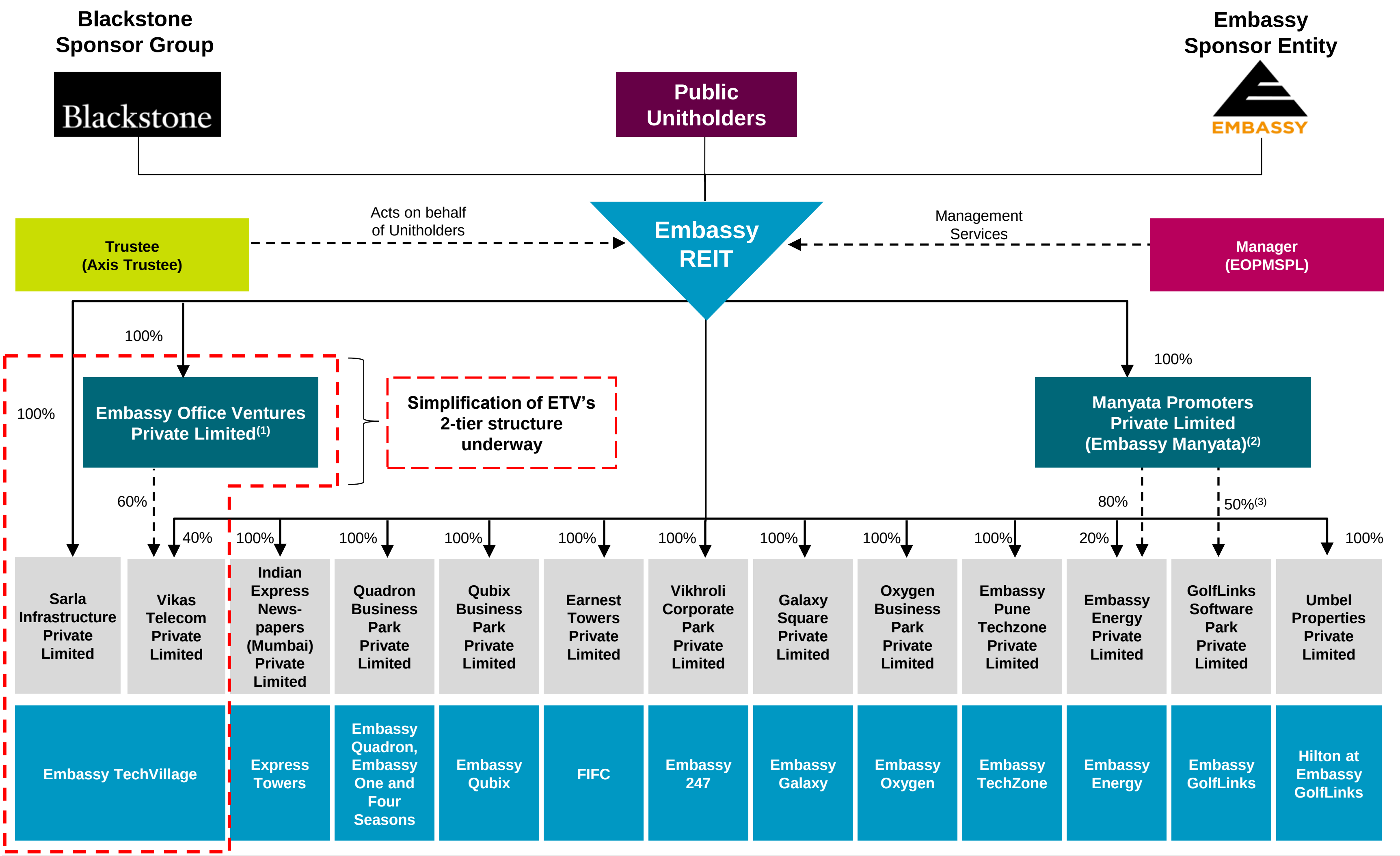
Set up 48 high-dependency oxygen beds in Covid Hospital
(in collaboration with Yahoo)

ESG Initiatives - Responsible Business

Embassy REIT has adopted strong corporate governance standards. Received an exceptional 95% score on Governance in 2021 GRESB assessment, reflecting our best-in-class governance framework

Asset	▶ Minimum 80% of value in completed and income generating ▶ Minimum 90% of distributable cash flows to be distributed ▶ Restrictions on vacant land acquisition
Debt	▶ Majority unitholder approval required if debt exceeds 25% of asset value ▶ Debt cannot exceed 49% of asset value
Manager	▶ 50% independent directors on the Board, with 50% representation on key committees ▶ Manager can be removed with 60% approval of unrelated Unitholders ▶ Alignment with Unitholder interests due to a distribution-linked management fees structure
Strong Related Party Safeguards	▶ Sponsors, sponsor group and associates are prohibited from voting on related party transactions (RPTs) ▶ Majority Unitholder approval required for total value of RPTs in a financial year pertaining to acquisition or sale of property which exceeds 10% of REIT value ▶ Acquisition or sale price of property cannot be at a price greater than 110% of average valuation of two independent valuers or at a price lower than 90% of the average of two independent valuer’s valuation respectively ▶ Fairness opinion from independent valuer required if leases to related parties exceed 20% of the underlying assets based on certain parameters

Embassy REIT Structure



Notes:
(1) Does not reflect the restructuring pursuant to scheme of arrangement between VTPL and EOVPL, filed before NCLT in Feb'21. Upon the scheme becoming effective, EOVPL will merge into VTPL and the existing 60% investment in the share capital of VTPL held by EOVPL will stand cancelled and VTPL will become a 100% directly-held SPV of Embassy REIT
(2) Pursuant to a composite scheme of arrangement (the "Scheme") involving MPPL, EOPPL and EPTPL which was approved by National Company Law Tribunal (NCLT), Mumbai bench via order dated 10 March 2021, MPPL has become a 100% Holdco of the Embassy Office Parks REIT, holding Embassy Manyata Business Park, 80% of the share capital of EEPL and 50% of the share capital of GLSP, while EPTPL has become a 100% directly-held SPV of Embassy Office Parks REIT, holding Embassy TechZone
(3) Balance 50% owned by JV partner
(4) The 100% owned entities are held jointly with nominee shareholders for the Embassy REIT

Key Terms & Definitions

Notes:

- All figures in this presentation are as of Sep 30, 2021
- All figures corresponding to year denoted with "FY" are as of or for the one-year period ending (as may be relevant) March 31st of the respective year. Similarly, all figures corresponding to year denoted with "CY" are as of or for the one-year period ending (as may be relevant) December 31 of the respective year
- Some of the figures in this Presentation have been rounded-off to the nearest decimal for the ease of presentation
- All details included in the presentation considers 100% stake in GLSP. However, Embassy REIT owns 50% economic interest in GLSP SPV which owns Embassy GolfLinks property. Accordingly, its revenues are not consolidated into our Revenue from Operations. Also, Market Value or GAV reflects only Embassy REIT's 50% economic interest in GLSP
- Any reference to long-term leases or WALE (weighted average lease expiry) assumes successive renewals by occupiers at their option
- Valuation as of Sep 30, 2021, undertaken by iVAS Partners represented by Mr. Manish Gupta, partner, with value assessment services undertaken by CBRE
- Key Terms and Definitions:

1. 2Q/Q2/Three Months ended – Quarter ending Sep'21
2. ADR – Average Daily Rate (ADR) is a measure of the average rate charged for rooms sold and is calculated by dividing total rooms revenue for a period by the number of rooms sold during that period
3. Annualized Rental Obligations – Defined as Gross Rentals multiplied by twelve (12)
4. Average Occupancy – Commercial Offices - Occupied Area / Completed Area. Hotels - Occupied Rooms / Completed Rooms or Keys
5. Base Rentals – Rental income contracted from the leasing of Completed Area; does not include fit-out & car parking income
6. bn – Billions
7. bps – Basis points
8. BSE – BSE Limited
9. CAM – Common Area Maintenance
10. C&W – Cushman & Wakefield
11. CAGR – Compounded Annual Growth Rate
12. CBRE – CBRE South Asia Private Limited
13. Completed Area – the Leasable Area of a property for which occupancy certificate has been received
14. CRE – Corporate real estate
15. DPU – Distribution per unit
16. EBITDA – Earnings/ (loss) before finance costs, depreciation, amortization, impairment loss and income tax excluding share of profit of equity accounted investee
17. Embassy TechVillage / ETV – Comprises of the legal entities Vikas Telecom Private Limited (VTPL), Embassy Office Ventures Private Limited (EOVPL) and Sarla Infrastructure Private Limited (SIPL)
18. Embassy Group – refers to the Embassy Sponsor or its subsidiaries or limited liability partnerships
19. Embassy REIT refers to Embassy Office Parks REIT
20. EOPMSPL – Embassy Office Parks Management Services Private Limited
21. EOPPL – Embassy Office Parks Private Limited, a former holding company of Embassy REIT which has been dissolved pursuant to restructuring involving MPPL, EOPPL and EPTPL through NCLT scheme
22. FY – Period of 12 months ended March 31 of that particular year, unless otherwise stated
23. GAV – Gross Asset Value
24. GCC – Global Captive Centers
25. GLSP – GolfLinks Software Park Private Limited
26. GRESB – Formerly known as Global Real Estate Sustainability Benchmark
27. Holdco – Refers to EOVPL and MPPL
28. Investment Entity – Refers to GolfLinks Software Park Private Limited
29. IPO – Initial Public Offering of units of Embassy Office Parks REIT
30. Leasable Area – Total square footage that can be occupied by a occupier for the purpose of determining a occupier's rental obligations. Leasable Area is the sum of Completed Area, Under Construction Area and Proposed Development Area
31. LTM – Last twelve months
32. Manager – Embassy Office Parks Management Services Private Limited
33. MEP – Mechanical, Electrical & Plumbing
34. mn – Millions
35. MNC – Multinational Corporation
36. msf – Million square feet
37. MTM – Mark to Market
38. Mumbai – Mumbai Metropolitan Region (MMR)
39. MW – Mega-Watt
40. NAV – Net Asset Value
41. NCD – Non-Convertible Debentures
42. NDCF refers to Net Distributable Cash Flows
43. Net Debt – Gross Debt minus short term treasury investment and cash and cash equivalents
44. NM – Not material
45. NOI – Net Operating Income
46. NR – Not Relevant
47. NSE – The National Stock Exchange of India Limited
48. NTM – Next twelve months
49. NXT – Manyata front parcel office towers
50. OC – Occupancy certificate
51. Occupancy / % Occupied / % Leased – Occupancy is defined as the ratio of the Occupied Area and the Completed Area
52. Occupied Area – Completed area of property which has been leased or rented out in accordance with an agreement entered into for the purpose
53. Proforma Debt Headroom – Proforma Debt Capacity (Maximum debt as per REIT Regulations) - Current Net Debt
54. Portfolio – Together, the Portfolio Assets and the Portfolio Investment
55. Proposed Development Area – The Leasable Area of a property for which the master plan for development has been obtained, internal development plans are yet to be finalized and applications for requisite approvals required under the law for commencement of construction are yet to be received
56. QoQ – Quarter on quarter
57. REIT Regulations – Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014
58. Rents – Refers to Gross Rentals unless specified otherwise. Gross Rentals are defined as the sum of Base Rentals, fit-out and car parking income from Occupied Area for the month of Sep'21
59. RevPAR – Revenue Per Available Room (RevPAR) is a hotel industry financial metric calculated by multiplying the Average Daily Rate by the percentage occupancy
60. Re-leasing spread – Refers to the change in rent psf between new & expiring leases, expressed as a percentage
61. Restructuring – Pursuant to a composite scheme of arrangement (the "Scheme") involving MPPL, EOPPL and EPTPL which was approved by National Company Law Tribunal (NCLT), Mumbai bench via order dated 10 March 2021, MPPL has become a 100% Holdco of the Embassy Office Parks REIT, holding Embassy Manyata Business Park, 80% of the share capital of EEPL and 50% of the share capital of GLSP, while EPTPL has become a 100% directly-held SPV of Embassy Office Parks REIT, holding Embassy TechZone
62. ROFO – Right of First Offer
63. Same-Store KPIs – Same-Store KPIs represents KPIs (Occupancy/ Revenue/ NOI) from properties which are in service in both the current and prior year reporting periods adjusted to exclude straight-line & other non-cash IndAS income, as applicable, to make comparisons between periods more meaningful. For example, for 2QFY2022, Same-Store occupancy is computed for the portfolio excluding ETV's 6.1 msf completed area
64. sf / psf – Square feet / per square feet
65. Sponsor(s) – Embassy Property Developments Private Limited and BRE / Mauritius Investments
66. SPV – Special purpose vehicles, as defined in Regulation 2(l)(zs) of the REIT Regulations, in this case being UPPL, EEPL, IENMPL, VCPPL, ETPL, QBPL, QBPPL, OBPPL, VTPL, SIPL, EPTPL and GSPL
67. TEV – Total Enterprise Value
68. TI / TIs – Tenant Improvement / (s)
69. tn – Trillions
70. Under Construction / U/C Area – Leasable Area for which internal development plans have been finalized and requisite approvals as required under law for the commencement of construction have been applied for, construction has commenced, and the occupancy certificate is yet to be received
71. Units – An undivided beneficial interest in the Embassy REIT, and such units together represent the entire beneficial interest in the Embassy REIT
72. WALE – Weighted Average Lease Expiry (weighted according to facility rentals excluding impact of Ind-AS adjustments) assuming that each occupier exercises the right to renew for future terms after expiry of initial commitment period
73. WFH – Work from home
74. WIP – Work-in-progress
75. Years – Refers to fiscal years unless specified otherwise
76. YoY – Year on year
77. YTD – Year to date
78. YTM – Yield to Maturity
79. ZCB – Zero Coupon Bond

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EMBASSY REIT

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Appendix III

EMBASSY OFFICE PARKS REIT ('Embassy REIT')
Supplemental Operating and Financial Data
for the Quarter and Half Year Ended September 30, 2021
('Supplementary Databook')
Published on October 29, 2021

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Non-GAAP Financial Metrics

The body of generally accepted accounting principles is commonly referred to as "GAAP." The Manager believes that the presentation of certain non-GAAP measures provides additional useful information to investors regarding the Embassy REIT's performance and trends related to results of operations. Accordingly, the Manager believes that when non-GAAP financial information is viewed with GAAP or Ind-AS financial information, investors are provided with a more meaningful understanding of the Embassy REIT's ongoing operating performance and financial results. For this reason, this Supplementary Package contains information regarding EBITDA, EBITDA Margin, Net Distributable Cash Flow, Net Operating Income, and other metrics based on or derived from these metrics.

However, these financial measures are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, and the recipient should not consider such items as an alternative to the historical financial results or other indicators of the Embassy REIT's cash flow based on Ind-AS or IFRS. These non-GAAP financial measures, as defined by the Manager, may not be comparable to similarly-titled measures as presented by other REITs due to differences in the way non-GAAP financial measures are calculated. Even though the non-GAAP financial measures are used by management to assess the Embassy REIT's financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and you should not consider them in isolation or as substitutes for analysis of the Embassy REIT's financial position or results of operations as reported under Ind-AS.

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Snapshot

as of 30-Sep-2021

Key Portfolio Information

Commercial Offices[1]	
Number of Completed Office buildings	92
Leasable Area (msf)	42.4
Completed Area (msf)	*32.3*
Under Construction Area (msf)	*5.7*
Proposed Development Area (msf)	*4.4*
Hospitality	
Number of Completed Hotels	2
Number of Hotel keys	1,614
Completed (keys)	*477*
Under Construction (keys)	*1,137*
Others[2]	
Solar Park Capacity	100MW (AC)

Key Financial Information

Closing Price (Rs. per Unit)[3]	339.07
52-Week Closing High (Rs. per Unit)[3]	388.81
52-Week Closing Low (Rs. per Unit)[3]	304.57
52-Week ADTV (Units)[4]	1,140,952
52-Week ADTV (Rs. mn)[4]	391.18
Units Outstanding (mn)	947.89
Market Capitalization (Rs. mn)[3]	321,402
Net Debt (Rs. mn)	111,728
Total Enterprise Value (Rs. mn)[5]	433,131
NAV per unit (Rs)[6]	388.26
Distribution for quarter ended September 30, 2021 (Rs. per Unit)	5.66
Distribution YTD (Rs. per Unit)	11.30

Ratings

Embassy Office Parks REIT (Issuer Rating)	ICRA AAA (Stable) *Reaffirmed on July 5, 2021*
Embassy Office Parks REIT Series I NCD (Tranche I & II)[7]	CRISIL AAA/Stable *Reaffirmed on October 5, 2021*
Embassy Office Parks REIT Series II NCD (Tranche A & B)[8]	CRISIL AAA/Stable *Reaffirmed on October 5, 2021*
Embassy Office Parks REIT Series III NCD[9]	CRISIL AAA/Stable *Reaffirmed on October 5, 2021*
Embassy Office Parks REIT Series IV NCD[10]	CRISIL AAA/Stable *Reaffirmed on October 5, 2021*
Embassy Office Parks REIT Series V NCD (Tranche A and B)[11,12]	CRISIL AAA/Stable *Assigned on October 5, 2021*

[1]Details include 100% of Embassy GolfLinks. Embassy REIT owns 50% economic interest in Embassy GolfLinks and accounts for only the proportionate profits of Embassy GolfLinks basis the equity method
[2]Comprises Solar Park located at Bellary district, Karnataka
[3]NSE as at September 30, 2021
[4]Average of units/volume traded on NSE & BSE
[5]Market Capitalization + Net Debt
[6]Refer Statement of Net Asset at Fair Value which is included as part of unaudited condensed consolidated financial statement as at September 30, 2021
[7]ISIN|Security code - INE041007019|958770 (Tranche I) & INE041007027|959074 (Tranche II)
[8]ISIN|Security code - INE041007035|959990 (Tranche A) & INE041007043|960165 (Tranche B)
[9]ISIN|Security code - INE041007050|960421
[10]ISIN|Security code - INE041007068|973434
[11]ISIN|Security code - INE041007076|973545 (Tranche A) & INE041007084|973546 (Tranche B)
[12]Series V issued subsequent to the quarter ended Sep'21, on October 18, 2021 and not included in Net Debt figure above

Strategy

Embassy REIT aims to maximize the total return for Unitholders by targeting growth in distributions and in NAV per Unit.

The operating and investment strategies we intend to execute to achieve this goal include:

(1) Capitalizing on our Portfolio's embedded organic growth and new development opportunities by:

- Lease-up vacant space
- Delivering 'on-campus' development

(2) Disciplined acquisition strategy with strong balance sheet including:

- Right of First Offer ('ROFO') assets to drive growth
- Third Party acquisitions with focus on long-term growth

(3) Proactive asset management to drive value through:

- Proactive Property Management
- Focus on Occupier Retention
- Adherence to world class ESG standards

(4) Industry Leading Corporate Governance

- 50% of Directors are Independent
- Strong safeguards related to Leverage, Related Party Transactions and Unitholders' Interests

Management

Management Team of the Manager

Michael Holland - Chief Executive Officer

Vikaash Khdloya - Deputy CEO and Chief Operating Officer

Aravind Maiya - Chief Financial Officer

Ritwik Bhattacharjee - Chief Investment Officer

Rishad Pandole - Co-Head, Leasing (North & West)

Amit Shetty - Co-Head, Leasing (South)

Rajendran Subramaniam - Head - Projects

Rajan MG - Head - Operations

Raghu Sapra - Assistant Vice President - Hospitality

Abhishek Agarwal - Head - Investor Relations and Communications

Donnie Dominic George - General Counsel

Deepika Srivastava - Company Secretary and Compliance Officer

Mansi Bahl - Human Resources Manager

Nominee Directors of the Manager

Jitendra Virwani - Managing Director, Embassy Group

Aditya Virwani - Chief Operating Officer, Embassy Group

Robert Christopher Heady - Head of Real Estate (Asia), The Blackstone Group[1]

Tuhin Parikh - Head of Real Estate (India), The Blackstone Group

Independent Directors of the Manager

Dr. Punita Kumar Sinha - Chairperson - Stakeholders Relationship Committee

Vivek Mehra - Chairman - Audit Committee

Anuj Puri - Chairman - Investment Committee

Dr. Ranjan Pai - Chairman - Nomination & Remuneration Committee

Manager Fees

for 30-Sep-2021

(in Rs. mn)

		Half Year ended	
		30-Sep-21	**30-Sep-20**
Property Management Fees	3% of Facility Rentals[2]	344	235
REIT Management Fees	1% of REIT Distributions	138	113
Acquisition Fees	NIL	NIL	NIL
Divestment Fees	NIL	NIL	NIL
AUM linked Fees	NIL	NIL	NIL
Total Fees (% of Revenue from Operations)		3.27%	3.30%
Total Fees[3] (% of GAV[4])		0.20%	0.21%

Timing of Earnings Announcements

Quarterly results will be announced according to the following tentative schedule:

3Q FY2022	Week commencing Jan 24, 2022
4Q FY2022	Week commencing Apr 25, 2022

[1]Asheesh Mohta - Head of Acquisitions (India), The Blackstone Group, has been nominated as Alternate Director

[2]Property management fees include 3% of facility rentals from only Commercial Office segment and does not include fees on Hospitality and Other segments

[3]Fees is annualized for full year

[4]Gross Asset Value (GAV) considered per Sep'21 and Sep'20 respectively, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually

Business Highlights[1,2]

	As of	
	30-Sep-21	**30-Sep-20**
Commercial Offices		
Completed Area (msf)	32.3	26.2
Occupancy	89%	92%
Same-Store Occupancy	86%	93%
No of Occupiers	193	162
WALE (yrs)	6.9	6.5
Average in-place rents (Rs psf pm)	72	70
Average Market rents (Rs psf pm)[3]	91	89
MTM opportunity	27%	28%

	Three months ended		*Half Year ended*	
	30-Sep-21	**30-Sep-20**	**30-Sep-21**	**30-Sep-20**
Total Lease-up	713	210	1,258	735
- New Lease-up ('000 sf)	169	124	329	325
Re-leased Area ('000 sf)	*125*	*80*	*286*	*243*
Re-leasing spread (%)	*13%*	*12%*	*15%*	*17%*
- Renewed Area ('000 sf)	544	86	928	410
Renewal spread (%)	21%	7%	18%	17%
Hospitality				
Completed Keys (Nos.)	477	477	477	477
Average Occupancy (%)	28%	5%	19%	5%
Average Daily Rate (ADR) (Rs.)	5,341	6,705	5,375	5,982
RevPAR (Rs.)	NM	NM	NM	NM
Others[4]				
Solar Energy generated (mn units)	41	40	90	92

Top 10 Occupiers[5]

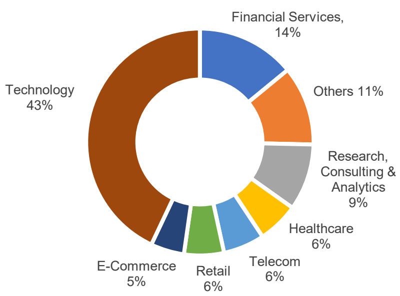
% of Gross Annualized Rental Obligations

Occupiers	As of 30-Sep-2021	Occupiers	As of 30-Sep-2020
Global Technology and Consulting Major	9.7%	Global Technology and Consulting Major	11.9%
Cognizant	6.3%	Cognizant	9.2%
NTT Data	3.6%	NTT Data	4.3%
Flipkart	3.3%	ANSR	3.4%
JP Morgan	3.1%	Cerner	2.5%
Wells Fargo	2.9%	PwC	2.5%
ANSR	2.8%	Google India	2.4%
WeWork	2.0%	NOKIA	2.2%
Google India	2.0%	JP Morgan	2.1%
PwC	2.0%	Lowe's	1.9%
Total	**37.8%**	**Total**	**42.3%**

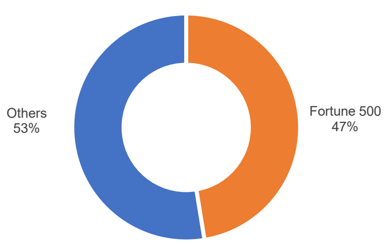
Occupier Mix

Based on Gross Annualized Rental Obligations as at 30-Sep-2021

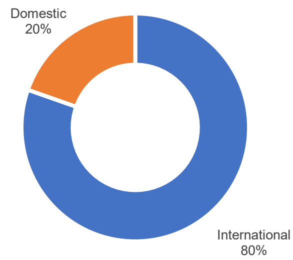
Sector



Category



Domestic / International



[1]Details include 100% of Embassy GolfLinks. Embassy REIT owns 50% economic interest in Embassy GolfLinks and accounts for only the proportionate profits of Embassy GolfLinks basis the equity method

[2]On completed area basis

[3]Market rent as per CBRE assessment as of Sep'21

[4]Comprises Solar Park located at Bellary district, Karnataka

[5]Actual legal entity name may be different

Portfolio Overview

as of 30-Sep-2021

Commercial Offices

Asset	Location	Leasable Area (msf) Completed	Under Construction	Proposed Development	Total	WALE (yrs)	Occupancy (%)[1]	Rent (Rs psf pm) In-place	Market	MTM (%)	GAV[5] as of Sep-21 (Rs mn) Completed	Under Construction	% of total
Embassy Manyata	Bangalore	11.8	1.1	2.0	14.8	7.0	91.8%	62	92	48%	152,879	24,482	37%
Embassy TechVillage	Bangalore	6.1	3.1	-	9.2	8.8	98.5%	72	93	29%	85,298	27,319	24%
Embassy GolfLinks[2]	Bangalore	2.7	-	-	2.7	7.6	97.2%	122	148	22%	28,445	-	6%
Embassy One	Bangalore	0.3	-	-	0.3	7.4	5.5%	162	147	(9%)	4,359	-	1%
Bangalore Sub-total		**20.9**	**4.1**	**2.0**	**27.0**	**7.7**	**93.5%**	**74**	**100**	**36%**	**270,982**	**51,800**	**68%**
Express Towers	Mumbai	0.5	-	-	0.5	3.2	88.3%	265	270	2%	18,110	-	4%
Embassy 247	Mumbai	1.2	-	-	1.2	3.2	80.6%	103	110	7%	17,028	-	4%
FIFC	Mumbai	0.4	-	-	0.4	3.9	72.9%	294	270	(8%)	13,845	-	3%
Mumbai Sub-total		**2.0**	**-**	**-**	**2.0**	**3.4**	**81.0%**	**175**	**177**	**1%**	**48,983**	**-**	**10%**
Embassy TechZone	Pune	2.2	0.9	2.4	5.5	4.5	88.4%	49	48	(2%)	15,426	6,203	5%
Embassy Quadron	Pune	1.9	-	-	1.9	4.8	49.7%	49	48	(3%)	12,801	-	3%
Embassy Qubix	Pune	1.5	-	-	1.5	5.8	89.7%	41	48	16%	10,001	-	2%
Pune Sub-total		**5.5**	**0.9**	**2.4**	**8.8**	**4.9**	**75.4%**	**47**	**48**	**3%**	**38,228**	**6,203**	**9%**
Embassy Oxygen	Noida	2.5	0.7	-	3.3	10.6	75.8%	48	54	12%	21,028	2,308	5%
Embassy Galaxy	Noida	1.4	-	-	1.4	1.4	98.5%	35	45	28%	9,111	-	2%
Noida Sub-total		**3.9**	**0.7**	**-**	**4.6**	**7.5**	**83.7%**	**43**	**50**	**17%**	**30,139**	**2,308**	**7%**
Sub-Total (Commercial Offices)		**32.3**	**5.7**	**4.4**	**42.4**	**6.9**	**88.5%**	**72**	**91**	**27%**	**388,331**	**60,311**	**94%**

Hospitality

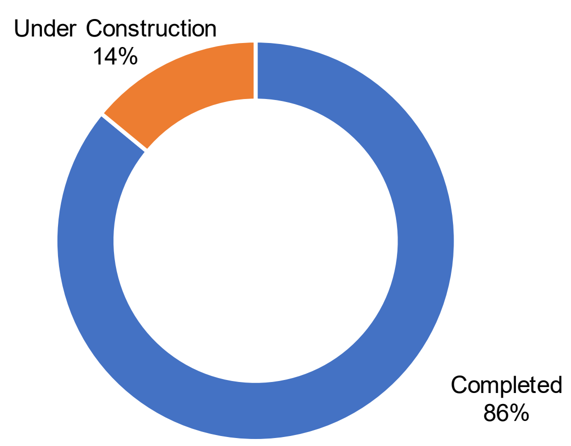
Asset	Location	Keys Completed	Under Construction	Proposed Development	Total	Occupancy (%)[1]	GAV[5] as of Sep-21 (Rs mn) Completed	Under Construction	% of total
Hilton at Embassy GolfLinks	Bangalore	247 Keys	-	-	**247 Keys**	21%	3,965	-	1%
Four Seasons at Embassy One	Bangalore	230 Keys	-	-	**230 Keys**	18%	7,266	-	2%
Hilton and Hilton Garden Inn at Embassy Manyata	Bangalore	-	619 Keys	-	**619 Keys**	-	-	5,785	1%
Hilton and Hilton Garden Inn at Embassy TechVillage	Bangalore	-	-	518 Keys	**518 Keys**	-	-	603	0%
Sub-Total (Hospitality)		**477 Keys**	**619 Keys**	**518 Keys**	**1,614 Keys**		**11,231**	**6,388**	**4%**

Others[3]

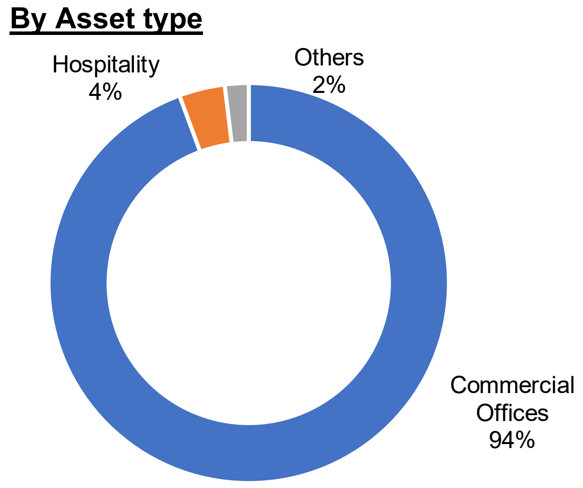
Asset	Location	MW Completed	Under Construction	Proposed Development	Total	Generated (mn units)[1]	Average Tariff[4]	GAV[5] as of Sep-21 (Rs mn) Completed	Under Construction	% of total
Embassy Energy	Karnataka	100MW		-	100MW	90	8.4	9,144	-	2%
Sub-Total (Others)		**100MW**			**100MW**			**9,144**	**-**	**2%**
Total		**32.3 msf/477 Keys/100MW**	**5.7 msf/619 Keys**	**4.4 msf518 Keys**	**42.4 msf/1,614 Keys/100MW**			**408,706**	**66,699**	**100%**

Gross Asset Value

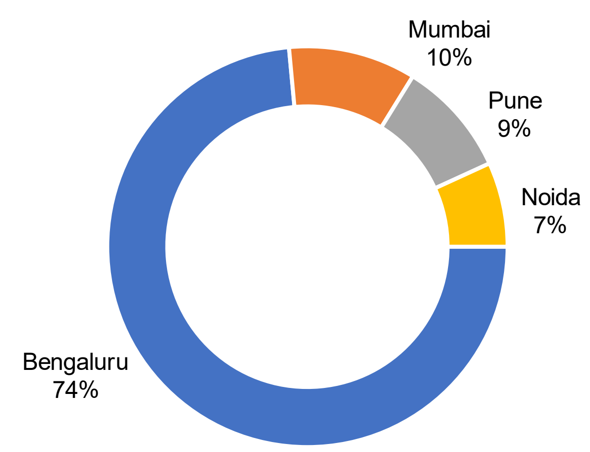
By Construction Status



By Asset type



By Geography



[1]Represents occupancy as at September 30, 2021 for commercial offices (on completed area basis). Hospitality occupancy and units generated for Embassy Energy are for half year ended September 30, 2021

[2]Details include 100% of Embassy GolfLinks except Gross Asset Value (GAV) which reflects only our 50% economic interest in Embassy GolfLinks and accounts for only the proportionate profits of Embassy GolfLinks basis the equity method

[3]Comprises Solar Park located at Bellary district, Karnataka

[4]Average blended realised tariff for the half year ended September 30, 2021

[5]Gross Asset Value (GAV) considered per Sep'21, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually

Leasing Highlights for the half year ended September 30, 2021[1,2]

Asset	Completed Area (msf)	Occupancy at Jun'21	Area Added (msf)	Expired or Vacated (msf)	New Lease-up[3] (msf)	Occupancy at Sep'21	Vacant Area (msf)
Embassy Manyata	11.8	93.7%	-	0.2	0.0	91.8%	1.0
Embassy TechVillage	6.1	97.8%	-	0.0	0.0	98.5%	0.1
Embassy GolfLinks	2.7	97.2%	-	-	-	97.2%	0.1
Embassy One	0.3	5.5%	-	-	-	5.5%	0.2
Express Towers	0.5	89.5%	-	0.0	-	88.3%	0.1
Embassy 247	1.2	80.6%	-	-	-	80.6%	0.2
FIFC	0.4	72.9%	-	-	-	72.9%	0.1
Embassy TechZone	2.2	88.4%	-	0.0	0.0	88.4%	0.3
Embassy Quadron	1.9	49.7%	-	-	-	49.7%	1.0
Embassy Qubix	1.5	84.3%	-	-	0.1	89.7%	0.1
Embassy Oxygen	2.5	75.8%	-	-	-	75.8%	0.6
Embassy Galaxy	1.4	98.5%	-	-	-	98.5%	0.0
Total	**32.3**	**88.8%**	**-**	**0.3**	**0.2**	**88.5%**	**3.7**

Net increase/(decrease) in available space

for the three months period ended September 30, 2021	Area (msf)
Vacant space available at the beginning of the period	**3.6**
Add	
New space added	-
Leases Expired/Area Vacated	0.3
Less	
1st Generation Leases	0.0
2nd Generation Leases	0.1
Vacant space available for lease at the end of the period	**3.7**
Net increase/(decrease) in available space	**0.1**

New Lease Analysis	Three months ended 30-Sep-21	Half Year ended 30-Sep-21	Renewal Analysis	Three months ended 30-Sep-21	Half Year ended 30-Sep-21
New Lease-up Area ('000 sf) **(A)**	169	329	Renewed Area ('000 sf) **(B)**	544	928
- Re-leased Area ('000 sf)	*125*	*286*	*Renewal spread (%)*	*21%*	*18%*
- Releasing Spread (%)	*13%*	*15%*			
Total Lease-up Area ('000 sf) (A+B)	**713**	**1,258**			
WALE on new lease-up (Years)	10	11	WALE on renewal (Years)	10	8
New Lease-up to Existing Occupiers	34%	66%			
Pipeline Discussions ('000 sf)	c.500				

Notable Deals Signed for the three months ended September 30, 2021

Occupier[4]	Asset	City	Area ('000 sf)	Sector	Remarks
New Leases					
NCSI Technologies[5]	Embassy Qubix	Pune	46	Telecom	New Occupier
Employtech	Embassy TechVillage	Bangalore	43	Others	New Occupier
CitiusTech	Embassy Qubix	Pune	32	Technology	Existing Portfolio Occupier
Rockwell Automation	Embassy TechZone	Pune	25	Engineering & Manufacturing	Existing Portfolio Occupier
Others	Various	Various	22	Various	Various
Renewals					
Nokia[6]	Embassy Manyata	Bangalore	511	Telecom	Renewal
Leading Tech Company	FIFC	Mumbai	33	Technology	Renewal
			713		

[1]Details include 100% of Embassy GolfLinks. Embassy REIT owns 50% economic interest in Embassy GolfLinks and accounts for only the proportionate profits of Embassy GolfLinks basis the equity method

[2]On completed area basis

[3]New Lease-up excludes renewals with existing occupiers at the end of the lease tenure

[4]Actual legal entity name may differ

[5]NSCI Technologies (India) Private Limited is a Singtel Group Company

[6]Part of blend and extend strategy, leases originally expiring between FY 2025/26

Lease Expiry Schedule[1,2]

as of 30-Sep-2021

	Half year ending FY2022				
	Area Expiring ('000 sf)	**% of Gross Rentals**	**In-place Rent (At Expiry - Rs psf pm)**	**Market Rent[3] (Rs psf pm)**	**MTM Opportunity (%)**
Portfolio Assets					
Embassy Manyata	603	5%	40	93	134%
Embassy TechVillage	NM	NM	NM	NM	NM
Embassy One	NM	NM	NM	NM	NM
Express Towers	60	14%	261	270	3%
Embassy 247	33	4%	104	110	6%
FIFC	NM	NM	NM	NM	NM
Embassy TechZone	51	2%	38	48	25%
Embassy Quadron	NM	NM	NM	NM	NM
Embassy Qubix	45	5%	49	48	(2%)
Embassy Oxygen	NM	NM	NM	NM	NM
Embassy Galaxy	203	18%	42	45	8%
Total - Asset Portfolio	**996**	**4%**	**56**	**90**	**61%**
Portfolio Investment					
Embassy GolfLinks	NM	NM	NM	NM	NM
Total - Portfolio	**996**	**3%**	**56**	**90**	**61%**

	FY 2023				
	Area Expiring ('000 sf)	**% of Gross Rentals**	**In-place Rent (At Expiry - Rs psf pm)**	**Market Rent[3] (Rs psf pm)**	**MTM Opportunity (%)**
Portfolio Assets					
Embassy Manyata	733	5%	34	99	188%
Embassy TechVillage	NM	NM	NM	NM	NM
Embassy One	NM	NM	NM	NM	NM
Express Towers	66	18%	309	276	(11%)
Embassy 247	50	6%	113	112	(0%)
FIFC	NM	NM	NM	NM	NM
Embassy TechZone	258	12%	33	49	48%
Embassy Quadron	367	38%	50	49	(3%)
Embassy Qubix	95	7%	43	49	13%
Embassy Oxygen	NM	NM	NM	NM	NM
Embassy Galaxy	1,081	78%	37	46	23%
Total - Asset Portfolio	**2,663**	**8%**	**46**	**69**	**48%**
Portfolio Investment					
Embassy GolfLinks	25	1%	75	155	108%
Total - Portfolio	**2,688**	**7%**	**47**	**69**	**48%**

[1]Details include 100% of Embassy GolfLinks. Embassy REIT owns 50% economic interest in Embassy GolfLinks and accounts for only the proportionate profits of Embassy GolfLinks basis the equity method

[2]Percentage of Gross Rentals expiring are for respective portfolio asset and portfolio investment

[3]Market rent on lease expiry as per CBRE assessment as of Sep'21

Lease Expiry Schedule[1,2]

as of 30-Sep-2021

	FY 2024				
	Area Expiring ('000 sf)	**% of Gross Rentals**	**In-place Rent (At Expiry - Rs psf pm)**	**Market Rent[3] (Rs psf pm)**	**MTM Opportunity (%)**
Portfolio Assets					
Embassy Manyata	361	3%	60	107	79%
Embassy TechVillage	15	0%	82	108	32%
Embassy One	NM	NM	NM	NM	NM
Express Towers	45	11%	281	284	1%
Embassy 247	429	45%	115	116	-
FIFC	35	11%	288	284	(1%)
Embassy TechZone	139	7%	43	51	18%
Embassy Quadron	NM	NM	NM	NM	NM
Embassy Qubix	NM	NM	NM	NM	NM
Embassy Oxygen	NM	NM	NM	NM	NM
Embassy Galaxy	NM	NM	NM	NM	NM
Total - Asset Portfolio	**1,028**	**5%**	**98**	**117**	**18%**
Portfolio Investment					
Embassy GolfLinks	NM	NM	NM	NM	NM
Total - Portfolio	**1,028**	**4%**	**98**	**117**	**18%**

	FY 2025				
	Area Expiring ('000 sf)	**% of Gross Rentals**	**In-place Rent (At Expiry - Rs psf pm)**	**Market Rent[3] (Rs psf pm)**	**MTM Opportunity (%)**
Portfolio Assets					
Embassy Manyata	491	5%	74	113	52%
Embassy TechVillage	54	1%	92	114	24%
Embassy One	NM	NM	NM	NM	NM
Express Towers	17	4%	314	293	(7%)
Embassy 247	119	13%	105	119	14%
FIFC	22	8%	343	293	(15%)
Embassy TechZone	570	33%	52	54	3%
Embassy Quadron	NM	NM	NM	NM	NM
Embassy Qubix	NM	NM	NM	NM	NM
Embassy Oxygen	NM	NM	NM	NM	NM
Embassy Galaxy	NM	NM	NM	NM	NM
Total - Asset Portfolio	**1,273**	**9%**	**76**	**92**	**22%**
Portfolio Investment					
Embassy GolfLinks	722	18%	90	171	90%
Total - Portfolio	**1,994**	**7%**	**81**	**121**	**49%**

[1]Details include 100% of Embassy GolfLinks. Embassy REIT owns 50% economic interest in Embassy GolfLinks and accounts for only the proportionate profits of Embassy GolfLinks basis the equity method

[2]Percentage of Gross Rentals expiring are for respective portfolio asset and portfolio investment

[3]Market rent on lease expiry as per CBRE assessment as of Sep'21

Hospitality Highlights

as of 30-Sep-2021	*Three months ended*					
	Hilton at Embassy GolfLinks		**Four Seasons at Embassy One**		**Total**	
	30-Sep-21	**30-Sep-20**	**30-Sep-21**	**30-Sep-20**	**30-Sep-21**	**30-Sep-20**
Keys	247	247	230	230	477	477
Occupancy	30%	8%	26%	3%	28%	5%
Rooms Available	22,724	22,724	21,160	21,160	43,884	43,884
Rooms Sold	6,704	1,734	5,528	535	12,232	2,269
ADR (Rs.)	4,433	5,740	6,441	9,831	5,341	5,375
RevPAR (Rs.)	NM	NM	NM	NM	NM	NM
Total Revenue (Rs. mn)	49	15	90	15	139	30
GOP Margin	NM	NM	NM	NM	NM	NM
NOI (Rs. mn)	(7)	(34)	(19)	(61)	(26)	(94)
EBITDA (Rs. mn)	(9)	(33)	(19)	(61)	(28)	(94)

	Half year ended					
	Hilton at Embassy GolfLinks		**Four Seasons at Embassy One**		**Total**	
	30-Sep-21	**30-Sep-20**	**30-Sep-21**	**30-Sep-20**	**30-Sep-21**	**30-Sep-20**
Keys	247	247	230	230	477	477
Occupancy	21%	9%	18%	1%	19%	5%
Rooms Available	45,201	45,201	42,090	42,090	87,291	87,291
Rooms Sold	9,290	4,188	7,417	594	16,707	4,782
ADR (Rs.)	4,446	5,449	6,537	9,742	5,375	5,982
RevPAR (Rs.)	NM	NM	NM	NM	NM	NM
Total Revenue (Rs. mn)	70	32	116	16	186	48
GOP Margin	NM	NM	NM	NM	NM	NM
NOI (Rs. mn)	(34)	(66)	(76)	(139)	(110)	(206)
EBITDA (Rs. mn)	(32)	(66)	(76)	(139)	(108)	(206)

Others[1] Highlights

	Three months ended		*Half year ended*	
	30-Sep-21	**30-Sep-20**	**30-Sep-21**	**30-Sep-20**
Capacity (MW)	100	100	100	100
Solar Units Generated (mn units)	41	40	90	92
Solar Units Consumed (mn units)	44	42	90	91
Average Blended Tariff (Rs. per unit)[2]	8.5	8.4	8.4	8.4

[1]Comprises of Solar Park located at Bellary district, Karnataka
[2]Average blended realised tariff

Financial Highlights

as of 30-Sep-2021	*Three months ended*			*Half year ended*		
Selected Items	**30-Sep-21**	**30-Sep-20**	**Variance (%)**	**30-Sep-21**	**30-Sep-20**	**Variance (%)**
(in Rs. mn except for Distribution per unit which is in Rs.)						
REIT Consolidated[1]						
Revenue	7,352	5,401	36%	14,728	10,564	39%
Same-Store Revenue	4,445	4,752	(7%)	8,881	9,317	(5%)
NOI	6,236	4,814	30%	12,449	9,383	33%
Same-Store NOI	4,020	4,320	(7%)	8,040	8,452	(5%)
EBITDA	6,053	4,730	28%	12,060	9,237	31%
CFO	5,515	4,063	36%	10,578	8,049	31%
NDCF						
NDCF (SPV Level)	6,197	4,056	53%	12,357	8,178	51%
NDCF (REIT Level)	5,368	4,229	27%	10,718	8,724	23%
Total Distributions	5,365	4,244	26%	10,711	8,743	23%
Distribution per unit (DPU)	5.66	5.50	3%	11.30	11.33	(0%)
Interest	1.14	1.90	(40%)	2.27	4.04	(44%)
Dividend	2.54	0.42	505%	5.05	0.78	547%
Proceeds from SPV debt amortization	1.98	3.18	(38%)	3.98	6.51	(39%)
Segment-wise						
Commercial Offices						
Revenue	6,841	5,016	36%	13,787	9,756	41%
NOI	5,922	4,583	29%	11,869	8,889	34%
Hospitality						
Revenue	139	30	365%	186	48	289%
NOI	(26)	(94)	(73%)	(110)	(206)	(46%)
Others[2]						
Revenue	372	355	5%	755	760	(1%)
NOI	339	326	4%	690	700	(1%)

Consolidated Ratios

NOI Margin	85%	89%	(4%)	85%	89%	(4%)
EBITDA Margin	82%	88%	(5%)	82%	87%	(6%)
NDCF as % of NOI (at SPV Level)	99%	84%	15%	99%	87%	12%
Distribution Payout Ratio[3]	100%	100%	(0%)	100%	100%	(0%)

[1]Excludes contribution from Embassy GolfLinks.
[2]Comprises Solar Park located at Bellary district, Karnataka
[3]Distribution Payout is computed based on NDCF at REIT level

Selected Items (Portfolio assets and Portfolio Investment)

as of 30-Sep-2021 (in Rs. mn)	*Three months ended* 30-Sep-21	30-Sep-20	Variance (%)	*Half year ended* 30-Sep-21	30-Sep-20	Variance (%)
Revenue from Operations						
Portfolio Assets						
Embassy Manyata	2,905	2,690	8%	5,874	5,153	14%
Embassy TechVillage[1]	1,708	-	NR	3,431	-	NR
Embassy One[2]	8	8	3%	15	15	3%
Express Towers	363	350	4%	736	716	3%
Embassy 247	327	334	(2%)	639	591	8%
FIFC	226	260	(13%)	474	521	(9%)
Embassy TechZone	380	320	18%	773	652	19%
Embassy Quadron[2]	172	278	(38%)	346	548	(37%)
Embassy Qubix	191	228	(16%)	394	440	(10%)
Embassy Oxygen	359	352	2%	706	716	(1%)
Embassy Galaxy	201	197	2%	399	403	(1%)
Hilton at Embassy GolfLinks	49	15	222%	70	32	121%
Four Seasons at Embassy One[2]	90	15	515%	116	16	620%
Embassy Energy	372	355	5%	755	760	(1%)
Total - Asset Portfolio	**7,352**	**5,401**	**36%**	**14,728**	**10,564**	**39%**
Portfolio Investment						
Embassy GolfLinks[3]	1,031	1,005	3%	2,066	1,966	5%
Net Operating Income						
Portfolio Assets						
Embassy Manyata	2,497	2,549	(2%)	5,020	4,873	3%
Embassy TechVillage[1]	1,521	-	NR	3,010	-	NR
Embassy One[2]	(5)	(8)	(39%)	(11)	(7)	71%
Express Towers	331	318	4%	674	652	3%
Embassy 247	287	300	(4%)	561	510	10%
FIFC	201	231	(13%)	427	462	(8%)
Embassy TechZone	342	309	11%	681	631	8%
Embassy Quadron[2]	130	234	(44%)	261	468	(44%)
Embassy Qubix	159	200	(21%)	330	380	(13%)
Embassy Oxygen	288	280	3%	572	580	(1%)
Embassy Galaxy	172	172	0%	345	340	1%
Hilton at Embassy GolfLinks	(7)	(34)	(80%)	(34)	(66)	(49%)
Four Seasons at Embassy One[2]	(19)	(61)	(69%)	(76)	(139)	(45%)
Embassy Energy	339	326	4%	690	700	(1%)
Total - Asset Portfolio	**6,236**	**4,814**	**30%**	**12,449**	**9,383**	**33%**
Portfolio Investment						
Embassy GolfLinks[3]	952	927	3%	1,909	1,811	5%

[1]ETV was acquired on December 24, 2020 by Embassy REIT and the results have been consolidated into Embassy REIT from 4Q FY2021 onwards

[2]Embassy Quadron, Embassy One and Four Seasons at Embassy One are part of the same legal entity, namely Quadron Business Park Private Limited. Embassy One asset comprises the commercial office block (Pinnacle) (0.3 msf) and Four Seasons at Embassy One comprising 230 keys

[3]Details include 100% of Embassy GolfLinks. Embassy REIT owns 50% economic interest in Embassy GolfLinks and accounts for only the proportionate profits of Embassy GolfLinks basis the equity method.

Selected Items (Portfolio assets and Portfolio Investment)

as of 30-Sep-2021 (in Rs. mn)	*Three months ended*			*Half year ended*		
	30-Sep-21	**30-Sep-20**	**Variance (%)**	**30-Sep-21**	**30-Sep-20**	**Variance (%)**
NDCF (SPV Level)						
Portfolio Assets						
Embassy Manyata[1]	1,994	2,245	(11%)	4,017	4,535	(11%)
Embassy TechVillage[2]	1,850	-	NR	3,560	-	NR
Express Towers	251	237	6%	588	516	14%
Embassy 247	274	271	1%	546	472	16%
FIFC	149	197	(24%)	366	386	(5%)
Embassy TechZone[1]	269	216	25%	576	475	21%
Embassy Quadron[3]	105	70	50%	173	159	9%
Embassy Qubix	114	188	(39%)	278	347	(20%)
Embassy Oxygen	288	194	48%	557	457	22%
Embassy Galaxy	165	152	9%	333	307	8%
Hilton at Embassy GolfLinks	(22)	(39)	(43%)	(48)	(102)	(53%)
Embassy Energy	310	149	108%	662	362	83%
Investment Entity						
Dividends from Embassy GolfLinks[1]	450	175	157%	750	265	183%
NDCF (SPV Level)	**6,197**	**4,056**	**53%**	**12,357**	**8,178**	**51%**
Distributions from SPVs to Trust	**6,215**	**4,088**	**52%**	**12,397**	**8,268**	**50%**
Distributions from Embassy GolfLinks	-	258	(100%)	-	738	(100%)
Interest on external debt	(726)	(34)	NR	(1,444)	(34)	NR
REIT Management Fees	(64)	(55)	16%	(138)	(113)	22%
Trust level expenses, net of income	(58)	(28)	104%	(98)	(135)	(27%)
NDCF (REIT Level)	**5,368**	**4,229**	**27%**	**10,718**	**8,724**	**23%**

[1]For comparability purposes, dividends received from Embassy GolfLinks, an investment entity has been excluded from NDCF of Embassy Manyata and Embassy Techzone and is shown separately

[2]ETV was acquired on December 24, 2020 by Embassy REIT and the results have been consolidated into Embassy REIT from 4Q FY2021 onwards

[3]NDCF for Embassy Quadron, Embassy One and Four Seasons at Embassy One are presented together as these properties are part of the same legal entity i.e. Quadron Business Park Private Limited

FY2022 Guidance

Guidance for FY 2022 is based on management's estimates factoring current view of existing market conditions and certain key assumptions for the year ending March 31, 2022. There can be no assurance that actual figures will not be materially higher or lower than these expectations. In particular, there are significant risks and uncertainties related to the scope, severity and duration of the ongoing COVID-19 pandemic and the direct and indirect economic effects of the pandemic and containment measures on Embassy REIT, our assets and on our occupiers.

	FY2022 Guidance				FY2021	Variance
	Units	**Low**	**High**	**Mid-Point**	**Actuals**	**%**
NOI	Rs. Mn	22,871	24,530	**23,700**	20,323	17%
NDCF	Rs. Mn	19,667	21,093	**20,380**	18,356	11%
Distributions[1]	Rs. Mn	19,667	21,093	**20,380**	18,364	11%
No. of Units	mn	948	948	**948**	H1 - 772 H2 - 948	NR
DPU	Rs. p.u.	20.75	22.25	**21.50**	21.48	NM

[1]Distribution guidance for FY2022 assumes 100% payout ratio

Balance Sheet Highlights

as of 30-Sep-2021

(in Rs. mn)

	As on		
	30-Sep-21	**30-Sep-20**	**Variance (%)**
ASSETS			
Property, plant and equipment	21,746	20,365	7%
Investment property	271,144	192,501	41%
Capital work-in-progress/Investment property under development	19,027	5,417	251%
Intangible assets (including Goodwill)	78,989	55,213	43%
Equity accounted investee	23,809	24,287	(2%)
Cash and cash equivalents including investments[1]	7,299	13,283	(45%)
Financial assets	7,567	2,832	167%
Other current & non-current assets including tax assets	19,974	18,408	9%
Total	**449,555**	**332,305**	**35%**
EQUITY AND LIABILITIES			
Unit capital	288,262	229,121	26%
Other equity	(23,976)	(11,391)	110%
Debt	113,662	60,838	87%
Other financial liabilities	17,007	12,508	36%
Deferred tax liabilities (net)	52,698	39,842	32%
Other liabilities	1,902	1,387	37%
Total	**449,555**	**332,305**	**35%**

Capitalization

(in Rs. mn)

GAV[2]	475,405	337,366	41%
Market Capitalization[3] (A)	321,402	278,401	15%
Net Debt (B)	111,728	51,799	116%
Total Enterprise Value (A+B)	433,131	330,201	31%

Leverage Ratios

Interest Coverage Ratio (including capitalized interest)	2.7x	3.3x
Interest Coverage Ratio (excluding capitalized interest)	3.0x	3.5x
Gross Debt to GAV	24%	18%
Net Debt to GAV	24%	15%
Net Debt to TEV	26%	16%
Net Debt to EBITDA[4]	4.4x	2.8x

[1]Includes short term liquid funds, fixed deposits and Q2 distributions of Rs.5,365mn & Rs.4,244mn for respective years

[2]Gross Asset Value (GAV) considered per Sep'21, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually

[3]Closing price at NSE as at last date of respective month

[4]LTM EBITDA includes ETV entities for Sep'21

Walkdown of Financial Metrics

(in Rs. mn)	*Three months ended* 30-Sep-21	30-Sep-20	Variance (%)	*Half year ended* 30-Sep-21	30-Sep-20	Variance (%)
SPV Level						
Facility Rentals	5,529	4,488	23%	11,048	8,706	27%
Income from Hotels	139	30	365%	186	48	289%
Income from Generation of Renewable Energy	372	355	5%	755	760	(1%)
Maintenance Services and Other Operating Income	1,312	529	148%	2,739	1,050	161%
Revenue from Operations	**7,352**	**5,401**	**36%**	**14,728**	**10,564**	**39%**
Property Taxes	(257)	(177)	46%	(511)	(356)	44%
Insurance	(40)	(19)	113%	(71)	(33)	114%
Direct Operating Expenses	(819)	(392)	109%	(1,698)	(792)	114%
Net Operating Income (NOI)	**6,236**	**4,814**	**30%**	**12,449**	**9,383**	**33%**
Property Management Fees[2]	(176)	(119)	48%	(344)	(235)	46%
Repairs to Buildings	(22)	(13)	74%	(67)	(28)	138%
Other Indirect Operating Expenses	(235)	(98)	139%	(400)	(171)	134%
Dividends from Embassy GolfLinks	450	175	157%	750	265	183%
Other Income	247	214	15%	521	504	3%
EBITDA	**6,500**	**4,974**	**31%**	**12,909**	**9,717**	**33%**
Working Capital changes	665	(276)	NR	1,359	(160)	NR
Cash Taxes, net of refunds	(487)	(124)	292%	(914)	(366)	150%
Principal Repayment on external debt	(26)	(48)	(46%)	(45)	(97)	(54%)
Interest on external debt	(355)	(388)	(9%)	(699)	(784)	(11%)
Non-Cash Adjustments	(100)	(80)	25%	(253)	(133)	90%
NDCF (SPV Level)	**6,197**	**4,056**	**53%**	**12,357**	**8,178**	**51%**
Distributions from SPVs to Trust	**6,215**	**4,088**	**52%**	**12,397**	**8,268**	**50%**
Distributions from Embassy GolfLinks	-	258	NR	-	738	(100%)
Interest on external debt	(726)	(34)	NR	(1,444)	(34)	NR
REIT Management Fees[3]	(64)	(55)	16%	(138)	(113)	22%
Trust level expenses, net of income	(58)	(28)	104%	(98)	(135)	(27%)
NDCF (REIT Level)	**5,368**	**4,229**	**27%**	**10,718**	**8,724**	**23%**
Distribution from Embassy REIT	**5,365**	**4,244**	**26%**	**10,711**	**8,743**	**23%**
Interest	1,081	1,466	NR	2,152	3,117	NR
Dividend	2,408	324	NR	4,787	602	NR
Proceeds from Amortization of SPV level debt	1,877	2,454	NR	3,773	5,024	NR

SPV Level[1]

REIT Level

[1]Walkdown of Financial Metrics upto 'NDCF (SPV Level)' represents financial numbers of all SPV's consolidated excluding Embassy REIT's standalone numbers

[2]Property management fees includes 3% of facility rentals from only Commercial Office segment and does not include fees on Hospitality and Other segments

[3]REIT Management Fees is 1% of Embassy REIT distributions

Debt Analysis

as of 30-Sep-2021

Debt Maturity Schedule (Rs. mn)

									Principal Repayment Schedule						
Description	Rating	Fixed/ Floating	Total Facility	Balance Facility	Outstanding Principal	Amortized Cost	Interest Rate	Maturity Date	FY22	FY23	FY24	FY25	FY26	FY27 & Beyond	Total
At REIT															
Embassy Office Parks REIT Series I NCD (Tranche I)	CRISIL AAA/Stable	Fixed	30,000	-	30,000	37,276	9.40%	Jun-22[1]	30,000	-	-	-	-	-	30,000
Embassy Office Parks REIT Series I NCD (Tranche II)	CRISIL AAA/Stable	Fixed	6,500	-	6,500	7,641	9.05%	Jun-22[1]	6,500	-	-	-	-	-	6,500
Embassy Office Parks REIT Series II NCD (Tranche A)	CRISIL AAA/Stable	Fixed	7,500	-	7,500	7,406	7.25%	Oct-23[2]	-	-	7,500	-	-	-	7,500
Embassy Office Parks REIT Series II NCD (Tranche B)	CRISIL AAA/Stable	Fixed	7,500	-	7,500	7,450	6.70%	Oct-23[2]	-	-	7,500	-	-	-	7,500
Embassy Office Parks REIT Series III NCD	CRISIL AAA/Stable	Fixed	26,000	-	26,000	25,768	6.40%	Feb-24[3]	-	-	26,000	-	-	-	26,000
Embassy Office Parks REIT Series IV NCD	CRISIL AAA/Stable	Fixed	3,000	-	3,000	2,973	6.80%	Sep-26[4]	-	-	-	-	-	3,000	3,000
At SPV															
Term Loan (Embassy Manyata)	CRISIL AAA/Stable	Floating	6,500	3,539	2,961	2,927	7.05%	May-33	7	26	29	29	210	2,659	2,961
Construction Finance (Embassy Manyata)	CRISIL AAA/Stable	Floating	5,500	1,965	3,535	3,501	7.70%	May-31	-	-	18	35	141	3,341	3,535
Construction Finance (Embassy Manyata)	CRISIL AAA/Stable	Floating	6,000	3,226	2,774	2,749	8.05%	Mar-24	-	-	2,774	-	-	-	2,774
Term Loan (Embassy TechVillage)	CARE AAA/Stable	Floating	7,500	-	7,466	7,433	7.10%	Oct-25	34	75	75	75	7,206	-	7,466
Term Loan (Embassy TechVillage)	CARE AAA/Stable	Floating	7,500	-	7,466	7,435	7.10%	Oct-25	34	75	75	75	7,206	-	7,466
Term Loan (Embassy Oxygen)	CRISIL AA+/Stable	Floating	2,000	1,650	350	345	7.30%	Aug-24	0	101	249	-	-	-	350
Construction Finance (Embassy TechZone)	CARE AAA/Stable	Floating	2,750	2,049	701	688	7.70%	Aug-23	-	-	701	-	-	-	701
Others[5]	-	-	NM	-	70	70	NM	Various	10	59	-	-	-	-	70
Total			**118,250**	**12,429**	**105,822**	**113,662**	**7.70%**		**36,587**	**336**	**44,921**	**215**	**14,764**	**9,000**	**105,822**
Changes in debt subsequent to quarter ending September 30, 2021[6]:															
New debt issued															
At REIT															
Embassy Office Parks REIT Series V NCD (Tranche A)	CRISIL AAA/Stable	Fixed	20,000	-	20,000	19,903	6.25%	Oct-24	-	-	-	20,000	-	-	20,000
Embassy Office Parks REIT Series V NCD (Tranche B)	CRISIL AAA/Stable	Fixed	11,000	-	11,000	10,947	7.05%	Oct-26	-	-	-	-	-	11,000	11,000
At SPV															
Term Loan (Embassy Manyata)	-	Floating	15,000	-	15,000	14,950	6.35%	Oct-26	-	-	-	-	-	15,000	15,000
Debt to be refinanced on November 2, 2021															
At REIT															
Embassy Office Parks REIT Series I NCD (Tranche I and II)	CRISIL AAA/Stable	Fixed	(36,500)	-	(36,500)	(44,917)	9.34%		(36,500)	-	-	-	-	-	(36,500)
Proforma Debt as on 2-Nov-2021			**127,750**	**12,429**	**115,322**	**114,545**	**6.79%**		**87**	**336**	**44,921**	**20,215**	**14,764**	**35,000**	**115,322**

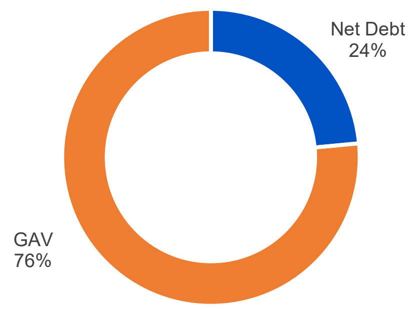
Gross Debt	113,662
Less: Cash and Cash Equivalents including investments[7]	1,934
Net Debt	**111,728**

Leverage Ratios

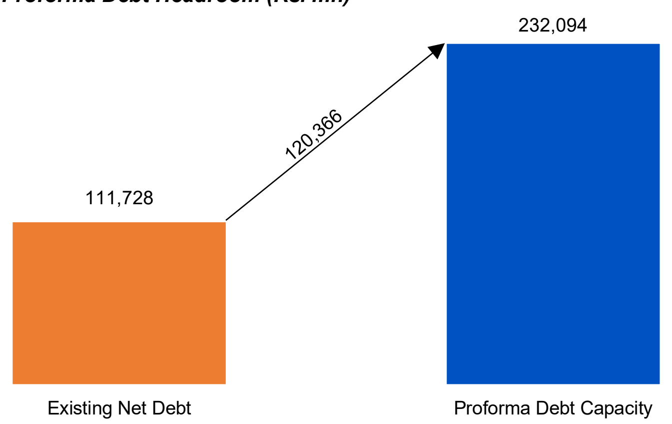
as of 30-Sep-2021

Particulars	30-Sep-21	30-Sep-20
Gross Debt to GAV	24%	18%
Net Debt to GAV	24%	15%
Net Debt to TEV	26%	16%
Proforma Debt Headroom (Rs. mn)	120,366	112,746

Net Debt to GAV (Rs. mn)



Proforma Debt Headroom (Rs. mn)[8]



[1] Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis at any time on a specified call option date (between May'21 to May'22) subject to terms of the Debenture Trust Deed. Embassy REIT issued redemption notice on October 1, 2021 and accordingly these debentures are due on November 2, 2021 as per the terms of debenture trust deed

[2] Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis at any time on a specified call option date (between Mar'23 to Sep'23) subject to terms of the Debenture Trust Deed

[3] Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis at any time on a specified call option date (between Jul'23 to Jan'24) subject to terms of the Debenture Trust Deed

[4] Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis at any time on a specified call option date (between Mar'26 to Aug'26) subject to terms of the Debenture Trust Deed

[5] Others includes vehicle loans

[6] Subsequent to September 30, 2021, Embassy REIT issued Rs.20,000mn Series V NCD (Tranche A) and Rs.11,000mn Series V NCD (Tranche B) and Embassy Manyata raised a term loan facility of Rs. 15,000mn. The proceeds will be used to refinance of zero-coupon bond (Series I NCDs) on November 2, 2021

[7] Includes short term liquid funds, fixed deposits net of Q2 distributions of Rs.5,365mn

[8] Computed basis Gross Asset Value (GAV) considered per Sep'21, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually

Valuation Highlights (Rs.mn)

as of 30-Sep-2021

	Leasable Area (msf)/Keys/MW			Valuation Assumptions[1,2]				GAV[1,2] as of Sep-21 (Rs. mn)		
Asset	Completed	Proposed/ U/C	Total	Discount Rate Completed	Discount Rate U/C	Cap Rate/ EBITDA Multiple	Rent/ ADR/Tariff Rate[5]	Completed	Proposed/ U/C	Total
Commercial Assets										
Embassy Manyata	11.8	3.1	14.8	11.70%	13.00%	8.00%	92	152,879	24,482	177,361
Embassy TechVillage	6.1	3.1	9.2	11.70%	13.00%	8.00%	93	85,298	27,319	112,617
Embassy GolfLinks[3]	2.7	-	2.7	11.70%	NA	8.00%	148	28,445	-	28,445
Embassy One	0.3	-	0.3	11.70%	NA	7.50%	147	4,359	-	4,359
Express Towers	0.5	-	0.5	11.70%	NA	7.50%	270	18,110	-	18,110
Embassy 247	1.2	-	1.2	11.70%	NA	8.00%	110	17,028	-	17,028
FIFC	0.4	-	0.4	11.70%	NA	7.75%	270	13,845	-	13,845
Embassy TechZone	2.2	3.3	5.5	11.70%	13.00%	8.25%	48	15,426	6,203	21,628
Embassy Quadron	1.9	-	1.9	11.70%	NA	8.25%	48	12,801	-	12,801
Embassy Qubix	1.5	-	1.5	11.70%	NA	8.25%	48	10,001	-	10,001
Embassy Oxygen	2.5	0.7	3.3	11.70%	13.00%	8.25%	54	21,028	2,308	23,336
Embassy Galaxy	1.4	-	1.4	11.70%	NA	8.25%	45	9,111	-	9,111
Sub-Total (Commercial Offices)	**32.3**	**10.1**	**42.4**					**388,331**	**60,311**	**448,642**
Hospitality Asset										
Hilton at Embassy GolfLinks	247 Keys	-	247 Keys	12.38%	-	14.0x	9,200	3,965	-	3,965
Four Seasons at Embassy One	230 Keys	-	230 Keys	12.38%	-	14.0x	11,500	7,266	-	7,266
Hilton and Hilton Garden Inn at Embassy Manyata	-	619 Keys	619 Keys	-	13.60%	14.0x	5 Star - 8,000 3 Star - 5,500	-	5,785	5,785
Hilton and Hilton Garden Inn at Embassy TechVillage	-	518 Keys	518 Keys	-	13.60%	14.0x	5 Star - 8,000 3 Star - 5,500	-	603	603
Sub-Total (Hospitality)	**477 Keys**	**1,137 Keys**	**1,614 Keys**					**11,231**	**6,388**	**17,619**
Others[4]										
Embassy Energy	100MW	-	100MW	13.50%	-	NA	8.5	9,144	-	9,144
Sub-Total (Others)	**100MW**	**-**	**100MW**					**9,144**	**-**	**9,144**
Total	**32.3 msf/477 Keys/100MW**	**10.1 msf/1,137 Keys**	**42.4 msf/1,614 Keys/100MW**					**408,706**	**66,699**	**475,405**
% Split								**86%**	**14%**	**100%**

[1]Gross Asset Value (GAV) considered per Sep'21 valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually.

[2]Given the COVID-19 related uncertainties, the independent valuers have, as a precautionary measure, referenced material valuation uncertainty in arriving at their valuation as at Sep'21

[3]Details include 50% Embassy GolfLinks except leasable area. Embassy REIT owns 50% economic interest in Embassy GolfLinks and accounts for only the proportionate profits of Embassy GolfLinks basis the equity method

[4]Comprises of Solar Park located at Bellary district, Karnataka

[5]ADR/ Tariff Rates presented on a stabilised basis. ADR/Tariff Rates assumed by valuers for initial 6 quarters are lower. Please refer valuation report for further details

Development in Progress[1]

as of 30-Sep-2021

Asset	Projects	Development Area (msf)	Development Keys	Pre-committed/ Leased Area (%)	Occupier	Estimated Completion Date	Balance cost to be spent (Rs. mn)
Base-Build Projects (Under Construction)							
Embassy Manyata	Front Parcel - Hilton Hotels	NA	619	NA	NA	Jun-22	2,560
Embassy Manyata[2]	M3 Block A	1.0	NA	-	-	Dec-22	1,565
Embassy TechVillage	Parcel 9 - JPM BTS	1.1	NA	100%	JP Morgan	Dec-21	550
Embassy TechVillage	Block 8	1.9	NA	-	-	Jun-24	7,738
Embassy TechZone	Hudson Block	0.5	NA	-	-	Sep-22	1,148
Embassy TechZone	Ganges Block	0.4	NA	-	-	Sep-22	1,235
Embassy Oxygen	Tower 1	0.7	NA	-	-	Jun-23	2,437
Sub-total		**5.7**	**619**	**19%**			**17,234**
Infrastructure and Upgrade Projects[3]							
Embassy TechZone	Master Plan Upgrade	NA	NA	NA	NA	Completed in Sep-21	127
Embassy Quadron	Master Plan Upgrade	NA	NA	NA	NA	Completed in Sep-21	85
Embassy Manyata	Flyover	NA	NA	NA	NA	Dec-21	508
Embassy Manyata	Master Plan Upgrade	NA	NA	NA	NA	Dec-22	850
Various	Solar Rooftop	NA	NA	NA	NA	Dec-22	950
Embassy TechVillage	Master Plan Upgrade	NA	NA	NA	NA	Jun-24	1,484
Others[4]	Various	NA	NA	NA	NA	Various	4,643
Sub-total		**NA**	**NA**	**NA**	**NA**		**8,648**
Total (Under Construction)		**5.7**	**619**				**25,882**

Proposed Development *(as of Sep 30, 2021)*

Asset	Projects	Development Area (msf)	Development Keys	Remarks
Base-Build Projects				
Embassy Manyata	L4 Block	0.7	NA	Design finalized
Embassy Manyata	F1 Block	0.7	NA	Design to be initiated
Embassy Manyata[2]	M3 Block B	0.6	NA	Design finalized, excavation and plan sanction underway
Embassy TechVillage	Hilton Hotels	NA	518	Design finalized, plan sanction being initiated
Embassy TechZone	Blocks 1.4,1.9 & 1.10	2.4	NA	Design to be initiated
Total		**4.4**	**518**	

Refer page no. 21 for detailed footnotes

Notes:

[1]Excludes GolfLinks as it is a portfolio investment

[2]Manyata Promoters Private Limited ('MPPL') and Embassy Property Developments Private Limited ('EPDPL') entered into a co-development agreement on March 8, 2017 whereby EPDPL shall develop 1 msf M3 Block A warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of Rs.8,256 mn, of which Rs.6,791.66 mn has already been paid as of September 30, 2021 and balance is to be disbursed linked to achievement of construction milestones. EPDPL was originally obligated to obtain Occupancy Certificate (OC) for the buildings by Dec'19. In case of any delay in obtaining the OC beyond the agreed delivery date, EPDPL is obligated to pay a rental compensation of Rs.57 mn per month of delay to MPPL. As of date, the bare shell building is under development and the estimated date of completion and obtaining occupancy certificate is now Dec'22.

As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be trued up/down accordingly upon project completion. As at September 30, 2021, MPPL has a net receivable of Rs.171.60 mn from EPDPL towards receipt of compensation for Block A.

During the financial year ended March 31, 2020, to consolidate the M3 land parcel within Embassy Manyata campus, MPPL and EPDPL entered into another co-development agreement whereby EPDPL shall develop 0.6 msf M3 Block B warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of Rs.7,367 mn, of which Rs.4,377.40 mn has already been paid as of September 30, 2021 and balance is to be disbursed linked to achievement of development milestones. Furthermore, as per the co-development agreement, during the period of construction, EPDPL is obligated to pay interest to MPPL on the amount of the Development Consideration disbursed by MPPL to EPDPL. As of date, site works have been initiated and development plan and approvals are underway and the estimated date of completion and obtaining occupancy certificate is now Mar'24.

As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be trued up/down accordingly upon project completion. As at September 30, 2021, MPPL has a net receivable of Rs.263.12 mn from EPDPL towards receipt of interest for Block B.

[3]Over the next 3 years

[4]Includes select infrastructure and upgrade projects across the portfolio

Potential ROFO Assets *(as of September 30, 2021)*

Embassy Sponsor ROFO assets

	Embassy Splendid Techzone	Embassy Knowledge Park	Embassy Concord
Location	Thoraipakkam-Pallavaram Radial Road, Chennai	Bellary Road, Bangalore	Whitefield, Bangalore
Land area (in acres)	NA	Approx 204.3	Approx 60.6
Project Status	Operational and Under Construction	Land Acquired	Land Acquired
Leasable Area (in msf)	c.5.0	c.17.7	c.8.5
Completed Area (in msf)	c.1.0	-	-
Occupancy[2]	67%	-	-
Under Construction Area (in msf)	c.2.0	-	-
Pre-committed Area (%)	36%	-	-
Proposed Development Area (in msf)	c.2.0	c.17.7	c.8.5

Other ROFO assets

	Embassy Whitefield (ETV Backland)[1]
Location	ORR, Embassy TechVillage Campus, Bangalore
Land area (in acres)	c. 19.39
Project Status	Under Construction
Leasable Area (in msf)	Upto 4.2
Completed Area (in msf)	-
Occupancy[2]	-
Under Construction Area (in msf)	c. 1.7
Pre-committed Area (%)	50%
Proposed Development Area (in msf)	c. 2.5
No. of Hotel Keys	-

[1]Acquisition of ETV by the Embassy REIT excluded approximately 19.39 acres being developed by Embassy Commercial Projects (Whitefield) Private Limited ("Embassy Whitefield"), an entity which is owned by certain Blackstone entities and certain third-party shareholders, which area has been leased by VTPL to Embassy Whitefield on a long-term basis. The Embassy REIT has been granted a right of first offer in respect of the controlling interest in Embassy Whitefield by the shareholders of Embassy Whitefield

[2]Occupancy as at Sep'21

ESG Snapshot

ESG Strategic Framework

Resilient Planet		Revitalised Communities		Responsible Business	
Resource Efficiency	*Sustainable Supply Chain*	*Community Connect*	*Human Capital*	*Responsible Investment*	*Ethics and Responsibility*
- Water Stewardship - Energy and emissions - Waste - Biodiversity	- ESG Performance of Suppliers - Local sourcing - Certified materials	- Customer centricity - Corporate Connect - CSR	- Employee engagement - Health, safety & wellbeing - Training & development	- Asset acquisition & Site selection - Sustainable finance	- Disclosures - Corporate Governance - Regulatory Compliance - Risk management

Key Performance Highlights

	Aspect	Units	Half year ending FY2022	FY 20-21	FY 19-20
Resilient Planet	**Energy and Emissions**				
	Contribution of renewable energy in portfolio	%	61	51	26
	Renewable power consumption (wheeled and rooftop)	GJ	346,550	570,595	482,761
	Reduction in emissions through solar power consumption	tCO_2e	79,899	131,554	111,303
	Water				
	Water withdrawal	KL	432,914	1,027,659	2,847,556
	Water recycled (% of withdrawal)	KL	2,39,115 (55%)	492,774 (48%)	1,597,046 (56%)
	Waste				
	Waste generated – Hazardous waste (Oil)	KL	25	59	112
	Waste generated – Hazardous waste	Tons	14	22	39
	Waste generated – Non-hazardous waste	Tons	268	613	4,301
	Waste generated – Other waste	Tons	26	58	39
Revitalised Communities	**Human Capital**				
	Employees trained	Nos.	42	82	188
	Average training hours per employee	Hours	3	9	7
	CSR and Corporate Connect				
	Total CSR spend	Rs. Mn	21	94	86
	Corporate Partners	Nos.	11	23	21
	Education support – Students benefitted	Nos.	12,679	15,580	NA
	Health and hygiene – Students impacted	Nos.	4,386	3,740	26,278
	Community health – Free and subsidized treatments provided	Nos.	1,148	2,773	NA
	Environment - Waste recycled	MT	37	110	72

Responsible Business

Memberships/Certifications[1]

BRITISH SAFETY COUNCIL · LEED · INTERNATIONAL WELL BUILDING INSTITUTE · TCFD · bsi.

Certification	Current Score	Previous Score
GRESB	★★★★ (2021)	NA
FTSE Russell	2.8 (2021)	1.7 (2020)

[1]Supporter of Task Force on Climate-Related Financial Disclosures (TCFD)

Equity Research Coverage

Firm	Analyst	Contact
Ambit Capital	Karan Khanna	karan.khanna@ambit.co
Axis Capital	Aditya Bagul	Aditya.bagul@axiscap.in
Axis Securities	Pankaj Bobade	pankaj.bobade@axissecurities.in
Bank of America	Kunal Tayal	kunal.tayal@bofa.com
CLSA	Kunal Lakhan	Kunal.lakhan@clsa.com
Credit Suisse	Lokesh Garg	Lokesh.Garg@credit-suisse.com
Goldman Sachs	Pulkit Patni	Pulkit.patni@gs.com
HSBC Securities	Puneet Gulati	Puneetgulati@hsbc.co.in
ICICI Securities	Adhidev Chattopadhyay	adhidev.chattopadhyay@icicisecurities.com
IIFL Securities	Mohit Agrawal	Mohit.agrawal@iiflcap.com
Investec	Sri Karthik Velamakanni	Sri.karthik@investec.co.in
J.P.Morgan	Saurabh Kumar	Saurabh.s.kumar@jpmorgan.com
Kotak Institutional Equities	Murtuza Arsiwalla	Murtuza.arsiwalla@kotak.com
Macquarie Research	Abhishek Bhandari	abhishek.bhandari@macquarie.com
Morgan Stanley	Sameer Baisiwala	Sameer.Baisiwala@morganstanley.com
Nirmal Bang	Amit Agarwal	Amit.agarwal@nirmalbang.com
UBS Securities	Sourabh Taparia	sourabh.taparia@ubs.com

NOTES

1. All figures in this presentation are as of or for the period ended September 30, 2021 unless specified otherwise
2. All figures corresponding to year denoted with "FY" are as of or for the one-year period ended (as may be relevant) 31st March of the respective year
3. Some of the figures in this Supplementary Databook have been rounded-off to the nearest decimal for the ease of presentation.
4. All details included in this Supplementary Databook considers 100% stake in GLSP unless otherwise stated. However, Embassy REIT owns 50% economic interest in GLSP and accounts for only the proportionate profits of GLSP basis the equity method. Accordingly, its revenues are not consolidated into Embassy REIT Revenue from Operations. Also, Market Value or GAV reflects only Embassy REIT 50% economic interest.

GENERAL TERMS, DEFINITIONS AND ABBREVIATIONS

Terms, Definitions and Abbreviations	Description
2Q/Q2/Three Months ended	Quarter ending September 30
1st Generation Leases	1st Generation leases are defined as leases for space that has been leased for the 1st time
2nd Generation Leases	2nd Generation leases are defined as leases for space that had previously been leased
ADR	Average Daily Rate (ADR) is a measure of the average rate charged for rooms sold and is calculated by dividing total rooms revenue for a period by the number of rooms sold during that period
ADTV	Average daily trading volume
Annualized Rental Obligations	Annualized Rental Obligations is defined as Gross Rentals multiplied by twelve (12).
AUM	Assets under Management
Average Occupancy	Commercial Offices - Occupied Area / Completed Area Hotels - Occupied Rooms or Keys / Completed Rooms or Keys
BSE	BSE Limited
CAM	Common Area Maintenance
CFO/Cash flows from operating activities	Cash flows from Operating activities is computed in accordance with the requirements of Ind-AS 7 – Statement of Cash Flows
Commercial Offices	Together the Portfolio Assets excluding EEPL, UPPL, Hilton and Hilton Garden Inn at Embassy Manyata and Embassy TechVillage and Four Seasons at Embassy One and the Portfolio Investment. For details, refer to Portfolio Overview
Completed Area (sf)	Leasable Area for which occupancy certificate has been received and includes area for which construction has been completed and occupancy certificate is awaited
COVID-19	Coronavirus disease (COVID-19) pandemic
EBITDA	Earnings/ (loss) before finance costs, depreciation, amortisation, impairment loss and income tax excluding share of profit of equity
Embassy Office Parks Group	Embassy Office Parks Group is comprised of the Embassy Office Parks REIT and the SPVs and holdcos
Embassy REIT	Embassy Office Parks REIT, set up on March 30, 2017 as an irrevocable trust under provisions of the Indian Trusts Act, 1882 and registered with SEBI as a real estate investment trust under the REIT Regulations
Embassy TechVillage / ETV	Comprises of the legal entities Vikas Telecom Private Limited (VTPL), Embassy Office Ventures Private Limited (EOVPL) and Sarla Infrastructure Private Limited (SIPL)
Fiscal or FY or Financial Year	Year ending March 31
GAV	Gross Asset Value
GOP	Gross Operating Profit
Gross Rentals	Gross Rentals is the sum of monthly Base Rentals, fit-out and car parking income from Occupied Area, as of the last day of the reporting
In-place Rent (psf per month)	Base Rent for the month of Sep'21
LTM	Last Twelve Months ending September 30, 2021
Manager	Embassy Office Parks Management Services Private Limited (EOPMSPL)
Market Capitalization	It is the Market value of a publicly traded company's outstanding shares
mn	Million
msf	Million square feet
MTM Opportunity	Mark to market Opportunity
NDCF	Net Distributable Cash Flow. NDCF is a significant performance metric, the framework for which is adopted by the Manager in line with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 issued by SEBI on September 26, 2014, as amended from time to time and any circulars and guidelines issued thereunder. The Manager believes this metric serves as a useful indicator of the REIT's expected ability to provide a cash return on investment. NDCF does not have a standardized meaning and is not a recognized measure under Ind AS or IFRS, and may not be comparable with measures with similar names presented by other companies. NDCF should not be considered by itself or as a substitute for net income, operating income or cash flow from operating activities or related margins or other measures of operating performance, liquidity or ability to pay dividends.
NA	Not Applicable
NM	Not Material
NOI	Net Operating Income calculated by subtracting Direct Operating Expenses from Revenue from Operations. NOI does not have a standardised meaning, nor is it a recognized measure under Ind AS or IFRS, and may not be comparable with measures with similar names presented by other companies. NOI should not be considered by itself or as a substitute for comparable measures under Ind AS or IFRS or other measures of operating performance, liquidity or ability to pay dividends. Our NOI may not be comparable to the NOI of other companies/REITs due to the fact that not all companies/REITs use the same definition of NOI. Accordingly, there can be no assurance that our basis for computing this non-GAAP measure is comparable with that of other companies/REITs.
NR	Not Relevant
NSE	National Stock Exchange of India Limited
OC	Occupancy Certificate
Occupied Area	The Completed Area of a property which has been leased or rented out in accordance with an agreement entered into for the purpose
Portfolio	Together, the Portfolio Assets and the Portfolio Investment
Portfolio Assets and Asset SPVs and holdcos (together the Asset Portfolio)	All the Portfolio Assets together are referred to as the Asset Portfolio
Portfolio Investment/Embassy GolfLinks	Golflinks Software Park Private Limited or GLSP or Embassy GolfLinks or Investment Entity which owns Embassy GolfLinks Business Park. GLSP is classified as Portfolio Investment as defined under regulation 18(5)(da) as per REIT Regulations and is not considered as a SPV as per REIT regulations. Accordingly, it is not required to comply with the investment and distribution policy as required under REIT regulations. While GLSP is not a SPV, considering that it is a significant portfolio investment, the Manager has provided additional disclosures for GLSP. Embassy REIT owns 100% in MPPL which holds 50% of the equity shareholding in GLSP. All numbers presented for Embassy GolfLinks in this report represent the entity as a whole and are not pro-rated to 50% unless otherwise specified
Proforma Debt Headroom	Proforma Debt Capacity (Maximum debt as per REIT Regulations) - Current Net Debt
Proposed Development Area (sf)	Leasable Area of a property for which the master plan for development has been obtained, internal development plans are yet to be finalized and applications for requisite approvals required under law for commencement of construction are yet to be made
psf pm	per sf per month
Re-leasing spread	Refers to the change in rent per square foot between new and expiring leases, expressed as a percentage
RevPAR	Revenue Per Available Room (RevPAR) is a hotel industry financial metric calculated by multiplying the Average Daily Rate by the
ROFO	Right of First Offer
Rs.	Indian rupees
Same-Store KPIs	Same-Store KPIs represents KPIs (Occupancy/ Revenue/ NOI) from properties which are in service in both the current and prior year reporting periods to make comparisons between periods more meaningful. For example, for 2QFY2022, Same-Store occupancy is computed for the portfolio excluding ETV's 6.1 msf completed area
sf	Square feet
Sponsors	Embassy Property Developments Private Limited (EPDPL) and BRE/Mauritius Investments
TEV	Total Enterprise Value
TI	Tenant Improvement
Trustee	Axis Trustee Services Limited
Under construction area (sf)	Leasable Area for which internal development plans have been finalized and requisite approvals as required under law for the commencement of construction have been applied for, construction has commenced and the occupancy certificate is yet to be received
WALE	Weighted Average Lease Expiry (weighted according to facility rentals excluding impact of Ind-AS adjustments) assuming that each occupier exercises the right to renew for future terms after expiry of initial commitment period
YTD	Year to date

Review Report

The Board of Directors
Embassy Office Parks Management Services Private Limited (" the Manager")
(Acting in its capacity as the Manager of Embassy Office Parks REIT)
1st Floor, Embassy Point
150, Infantry Road
Bengaluru -560001

Introduction

1. We have reviewed the accompanying unaudited condensed standalone interim Ind AS financial statements of Embassy Office Parks REIT (the "REIT") which comprise the unaudited condensed standalone balance sheet as at September 30, 2021, the unaudited condensed statement of Profit and Loss, including other comprehensive income and unaudited condensed statement of Cash Flows for the quarter and half year ended September 30, 2021, the unaudited condensed statement of changes in Unitholders equity for the half year ended September 30, 2021 and the Statement of Net Assets at fair value as at September 30, 2021 and the Statement of Total Returns at fair value and the Statement of Net Distributable Cash Flows of the REIT for the half year ended September 30, 2021 and a summary of the significant accounting policies and select explanatory information (together hereinafter referred to as the "Condensed Standalone Interim Ind AS Financial Statements") being submitted by the REIT pursuant to the requirements of Regulation 23 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended including any guidelines and circulars issued thereunder ("REIT Regulations'').

2. The Condensed Standalone Interim Ind AS Financial Statements are the responsibility of the Manager and has been approved by the Board of Directors of the Manager. The Condensed Standalone Interim Ind AS Financial Statements are prepared in accordance with the requirements of Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations. Our responsibility is to issue a conclusion on the Condensed Standalone Interim Ind AS Financial Statements based on our review.

Scope of Review

3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Condensed Standalone Interim Ind AS Financial Statements are free of material misstatement. A review consists of making inquiries, primarily of Manager personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Condensed Standalone Interim Ind AS Financial Statements have not been prepared in all material respects in accordance with the requirements of Ind AS 34, as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

Sd/-
per Adarsh Ranka
Partner
Membership No.: 209567

UDIN: 21209567AAAAGM2595

Place: Bengaluru, India
Date: October 29, 2021

Embassy Office Parks REIT
RN: IN/REIT/17-18/0001
Condensed Standalone Balance Sheet
(all amounts in Rs. million unless otherwise stated)

	Note	As at 30 September 2021 (Unaudited)	As at 31 March 2021 (Audited)
ASSETS			
Non-current assets			
Financial assets			
- Investments	3	239,333.52	241,739.54
- Loans	4	102,932.05	98,998.92
Non-current tax assets (net)	5	3.88	-
Other non-current assets	6	2.53	-
Total non-current assets		**342,271.98**	**340,738.46**
Current assets			
Financial assets			
- Cash and cash equivalents	7	6,304.88	7,171.26
- Loans	8	1,675.00	1,475.00
- Other financial assets	9	35.00	-
Other current assets	10	27.06	6.66
Total current assets		**8,041.94**	**8,652.92**
Total assets		**350,313.92**	**349,391.38**
EQUITY AND LIABILITIES			
EQUITY			
Unit capital	11	288,262.11	288,262.11
Other equity	12	(26,943.90)	(22,682.89)
Total equity		**261,318.21**	**265,579.22**
LIABILITIES			
Non-current liabilities			
Financial liabilities			
- Borrowings	13	43,596.45	83,319.10
Total non-current liabilities		**43,596.45**	**83,319.10**
Current liabilities			
Financial liabilities			
- Borrowings	14	44,916.74	-
- Trade payables	15		
- total outstanding dues of micro and small enterprises		0.33	1.65
- total outstanding dues of creditors other than micro and small enterprises		0.03	0.95
- Other financial liabilities	16	474.21	460.16
Other current liabilities	17	4.25	26.60
Current tax liabilities (net)	18	3.70	3.70
Total current liabilities		**45,399.26**	**493.06**
Total equity and liabilities		**350,313.92**	**349,391.38**
Significant accounting policies	2		

The accompanying notes referred to above are an integral part of Condensed Standalone Financial Statements.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm's registration number: 101049W/E300004

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to the Embassy Office Parks REIT)

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

Embassy Office Parks REIT
RN: IN/REIT/17-18/0001
Condensed Standalone Statement of Profit and Loss
(all amounts in Rs. million unless otherwise stated)

	Note	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited *)	(Unaudited)	(Audited)
Income and gains								
Dividend		2,455.00	2,425.00	335.00	4,880.00	2,158.76	623.00	2,781.76
Interest	19	3,107.87	3,053.50	2,078.55	6,161.37	5,266.06	4,161.18	9,427.24
Other income	20	18.24	17.70	1.34	35.94	41.28	6.23	47.51
Total Income		**5,581.11**	**5,496.20**	**2,414.89**	**11,077.31**	**7,466.10**	**4,790.41**	**12,256.51**
Expenses								
Valuation expenses		1.82	3.25	2.22	5.07	4.02	4.43	8.45
Audit fees		1.26	1.50	2.48	2.76	3.43	4.96	8.39
Investment management fees	31	63.53	74.38	54.85	137.91	98.77	113.46	212.23
Trustee fees		0.74	0.74	0.83	1.48	1.32	1.63	2.95
Legal and professional fees		22.04	29.61	14.10	51.65	(59.42)	118.39	58.97
Other expenses	21	8.84	10.07	11.18	18.91	38.43	28.13	66.56
Total Expenses		**98.23**	**119.55**	**85.66**	**217.78**	**86.55**	**271.00**	**357.55**
Earnings before finance costs, impairment loss and tax		**5,482.88**	**5,376.65**	**2,329.23**	**10,859.53**	**7,379.55**	**4,519.41**	**11,898.96**
Finance costs	22	1,874.34	1,719.03	975.22	3,593.37	2,813.73	1,884.92	4,698.65
Impairment loss	3	857.48	-	485.10	857.48	2,203.01	485.10	2,688.11
Profit before tax		**2,751.06**	**3,657.62**	**868.91**	**6,408.68**	**2,362.81**	**2,149.39**	**4,512.20**
Tax expense:	23							
Current tax		7.79	7.58	12.39	15.37	11.56	26.22	37.78
		7.79	**7.58**	**12.39**	**15.37**	**11.56**	**26.22**	**37.78**
Profit for the period/ year		**2,743.27**	**3,650.04**	**856.52**	**6,393.31**	**2,351.25**	**2,123.17**	**4,474.42**
Items of other comprehensive income								
Items that will not be reclassified subsequently to profit or loss								
- Remeasurements of defined benefit liability, net of tax		-	-	-	-	-	-	-
Total comprehensive income for the period/ year		**2,743.27**	**3,650.04**	**856.52**	**6,393.31**	**2,351.25**	**2,123.17**	**4,474.42**
Earning per unit	24							
Basic		2.89	3.85	1.11	6.74	2.71	2.75	5.46
Diluted		2.89	3.85	1.11	6.74	2.71	2.75	5.46
Significant accounting policies	2							

**** Refer note 37***

The accompanying notes referred to above are an integral part of these Condensed Standalone Financial Statements.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm's registration number: 101049W/E300004

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to the Embassy Office Parks REIT)

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

Embassy Office Parks REIT
RN: IN/REIT/17-18/0001
Condensed Standalone Statement of Cash Flows
(all amounts in Rs. million unless otherwise stated)

	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited *)	(Unaudited)	(Audited)
Cash flow from operating activities							
Profit before tax	2,751.06	3,657.62	868.91	6,408.68	2,362.81	2,149.39	4,512.20
Adjustments:							
Interest income	(3,107.87)	(3,053.50)	(2,078.55)	(6,161.37)	(5,266.06)	(4,161.18)	(9,427.24)
Net changes in fair value of financial assets	-	-	1.72	-	(1.72)	1.72	-
Dividend	(2,455.00)	(2,425.00)	(335.00)	(4,880.00)	(2,158.76)	(623.00)	(2,781.76)
Profit on sale of investments	(18.24)	(17.70)	(3.06)	(35.94)	(39.56)	(7.95)	(47.51)
Impairment loss	857.48	-	485.10	857.48	2,203.01	485.10	2,688.11
Finance costs	1,874.34	1,719.03	975.22	3,593.37	2,813.73	1,884.92	4,698.65
Operating cash flow before working capital changes	**(98.23)**	**(119.55)**	**(85.66)**	**(217.78)**	**(86.55)**	**(271.00)**	**(357.55)**
Changes in:							
Other current and non-current assets	(6.81)	(16.12)	(7.97)	(22.93)	26.57	14.19	40.76
Other current and non-current liabilities and provisions	(1.92)	(20.43)	1.54	(22.35)	22.72	(0.49)	22.23
Other current financial liabilities	(14.83)	25.13	(2.55)	10.30	6.46	(9.76)	(3.30)
Other financial assets	37.71	(72.71)	3.35	(35.00)	0.57	2.58	3.15
Trade payables	(8.82)	6.58	3.06	(2.24)	(2.07)	(2.01)	(4.08)
Cash used in operations	**(92.90)**	**(197.10)**	**(88.23)**	**(290.00)**	**(32.30)**	**(266.49)**	**(298.79)**
Income taxes paid, net	(13.13)	(6.13)	(8.95)	(19.26)	(15.39)	(19.26)	(34.65)
Net cash used in operating activities	**(106.03)**	**(203.23)**	**(97.18)**	**(309.26)**	**(47.69)**	**(285.75)**	**(333.44)**
Cash flow from investing activities							
Loans given to subsidiaries	(2,910.20)	(5,213.81)	(7,456.81)	(8,124.01)	(35,422.50)	(8,167.81)	(43,590.31)
Loans repaid by subsidiaries	2,430.46	5,598.81	2,255.64	8,029.27	6,736.25	4,449.86	11,186.11
Investment in subsidiary	-	-	-	-	(34,068.14)	-	(34,068.14)
Redemption of debentures issued by joint venture	-	-	256.48	-	-	724.38	724.38
Interest received	1,849.67	1,821.86	1,513.27	3,671.53	3,869.04	3,251.05	7,120.09
Dividend received	2,455.00	2,425.00	335.00	4,880.00	2,158.76	623.00	2,781.76
Redemption of mutual funds (net)	18.24	17.70	1.34	35.94	41.28	3,215.30	3,256.58
Net cash generated from/(used in) investing activities	**3,843.17**	**4,649.56**	**(3,095.08)**	**8,492.73**	**(56,685.31)**	**4,095.78**	**(52,589.53)**
Cash flow from financing activities							
Proceeds from issue of units	-	-	-	-	36,852.02	-	36,852.02
Expenses incurred towards issue of units	(16.38)	-	-	(16.38)	(834.93)	-	(834.93)
Proceeds from Issue of Non-convertible debentures (net of issue expenses)	2,992.80	-	7,414.79	2,992.80	33,044.58	7,414.79	40,459.37
Distribution to unitholders	(5,346.20)	(5,308.37)	(4,498.44)	(10,654.57)	(8,555.89)	(9,815.03)	(18,370.92)
Security deposits repaid	-	-	-	-	-	1.00	1.00
Interest paid	(695.99)	(675.71)	(31.30)	(1,371.70)	(826.46)	(31.30)	(857.76)
Net cash generated from/(used in) financing activities	**(3,065.77)**	**(5,984.08)**	**2,885.05**	**(9,049.85)**	**59,679.32**	**(2,430.54)**	**57,248.78**
Net increase/ (decrease) in cash and cash equivalents	**671.37**	**(1,537.75)**	**(307.21)**	**(866.38)**	**2,946.32**	**1,379.49**	**4,325.81**
Cash and cash equivalents at the beginning of the period/ year	5,633.51	7,171.26	4,532.15	7,171.26	4,224.94	2,845.45	2,845.45
Cash and cash equivalents at the end of the period/ year	**6,304.88**	**5,633.51**	**4,224.94**	**6,304.88**	**7,171.26**	**4,224.94**	**7,171.26**

Embassy Office Parks REIT
RN: IN/REIT/17-18/0001
Condensed Standalone Statement of Cash Flows
(all amounts in Rs. million unless otherwise stated)

	For the quarter ended 30 September 2021 (Unaudited)	For the quarter ended 30 June 2021 (Unaudited)	For the quarter ended 30 September 2020 (Unaudited)	For the half year ended 30 September 2021 (Unaudited)	For the half year ended 31 March 2021 (Audited *)	For the half year ended 30 September 2020 (Unaudited)	For the year ended 31 March 2021 (Audited)
Cash and cash equivalents comprise:							
Balances with banks							
- in current accounts	6,303.13	5,631.68	4,224.13	6,303.13	7,169.26	4,224.13	7,169.26
- in escrow accounts	1.75	1.83	0.81	1.75	2.00	0.81	2.00
Cash and cash equivalents at the end of the period/ year (refer note 7)	**6,304.88**	**5,633.51**	**4,224.94**	**6,304.88**	**7,171.26**	**4,224.94**	**7,171.26**

Note: The Trust has issued 64,893,000 units through preferential allotment in exchange for acquisition of 40% stake in VTPL during the year ended 31 March 2021. The same has not been reflected in Standalone Statement of Cash Flows since it was a non-cash transaction.

Significant accounting policies (refer note 2)
**** Refer note 37***

The accompanying notes referred to above are an integral part of these Condensed Standalone Financial Statements.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm's registration number: 101049W/E300004

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to the Embassy Office Parks REIT)

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

(all amounts in Rs. million unless otherwise stated)

A. Unit Capital

Particulars	Amount
Balance as at 1 April 2020	**229,120.96**
Add: Units issued during the year (refer note 11)	59,999.35
Less: Issue expenses (refer note 11)	(858.20)
Balance as at 31 March 2021	**288,262.11**
Balance as at 1 April 2021	**288,262.11**
Changes during the period	-
Balance as at 30 September 2021	**288,262.11**

B. Other equity

Particulars	Retained Earnings
Balance as at 1 April 2020	**(8,784.65)**
Add : Total comprehensive income for the year ended 31 March 2021	4,474.42
Less: Distribution to Unitholders during the year ended 31 March 2021 * ^	(18,372.66)
Balance as at 31 March 2021	**(22,682.89)**
Balance as at 1 April 2021	**(22,682.89)**
Add : Total comprehensive income for the half year ended 30 September 2021	6,393.31
Less: Distribution to Unitholders during the half year ended 30 September 2021 * ^^	(10,654.32)
Balance as at 30 September 2021	**(26,943.90)**

* The distributions made by Trust to its Unitholders are based on the Net Distributable Cash flows (NDCF) of Embassy Office Parks REIT under the REIT Regulations which includes repayment of loans by SPVs to REIT.

^ The distribution for year ended 31 March 2021 does not include the distribution relating to the quarter ended 31 March 2021, as the same was paid subsequent to the year ended 31 March 2021.

^^ The distribution for half year ended 30 September 2021 does not include the distribution relating to the quarter ended 30 September 2021, as the same will be paid subsequently.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm's registration number: 101049W/E300004

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to the Embassy Office Parks REIT)

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

A) Statement of Net Assets at fair value

S.No	Particulars	Unit of measurement	As at 30 September 2021		As at 31 March 2021	
			Book value	Fair value	Book value	Fair value
A	Assets	Rs in millions	350,313.92	444,282.43	349,391.38	438,653.91
B	Liabilities	Rs in millions	88,995.71	88,995.71	83,812.16	83,812.16
C	Net Assets (A-B)	Rs in millions	**261,318.21**	**355,286.72**	**265,579.22**	**354,841.75**
D	No. of units	Numbers	947,893,743	947,893,743	947,893,743	947,893,743
E	NAV (C/D)	Rs	**275.68**	**374.82**	**280.18**	**374.35**

Notes

1) Measurement of fair values

The fair value of investments in SPVs are computed basis the fair value of the underlying investment property, investment property under development, property, plant and equipment and capital work-in-progress as at 30 September 2021 and as at 31 March 2021 along with book values of other assets and liabilities accounted in the respective SPV financial statements as at 30 September 2021 and as at 31 March 2021. The fair value of the properties has been determined by 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.

Valuation technique

The fair value measurement for all the investment property, investment property under development, property plant and equipment and capital work-in-progress has been categorized as a Level 3 fair value based on the inputs to the valuation technique used.

The valuers have followed a Discounted Cash Flow method. The valuation model considers the present value of net cash flows to be generated from the respective properties, taking into account the expected rental growth rate, vacancy period, occupancy rate, average room rent, lease incentive costs and blended tariff rates. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (primary vs secondary), tenant credit quality and lease terms.

Given the COVID-19 related uncertainties, the independent valuers have, as a precautionary measure, referenced material valuation uncertainty in arriving at their valuation as at 30 September 2021 and as at 31 March 2021.

2) Break up of Net asset value

Particulars	As at 30 September 2021	As at 31 March 2021
Fair value of investments in SPVs	437,909.08	431,475.99
Add : Other assets	6,373.35	7,177.92
Less : Liabilities	(88,995.71)	(83,812.16)
Net Assets	**355,286.72**	**354,841.75**

3) The Trust holds investment in SPVs which in turn hold the properties. Hence, the breakup of property wise fair values has been disclosed in the Condensed Consolidated financial Statements.

B) Statement of Total Returns at fair value

S.No	Particulars	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
		(Unaudited)	(Audited *)	(Unaudited)	(Audited)
A	Total comprehensive income	6,393.31	2,351.25	2,123.17	4,474.42
B	Add : Income of SPV's and changes in fair value not recognised in total comprehensive income of Condensed Standalone Financial Statements	1,000.68	11,230.18	6,248.59	17,478.77
C (A+B)	**Total Return**	**7,393.99**	**13,581.43**	**8,371.76**	**21,953.19**

**** Refer note 37***

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to the Embassy Office Parks REIT)

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

(all amounts in Rs. million unless otherwise stated)

Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

Sl No	Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the half year ended 30 September 2021
1	Cash flows received from SPVs/Holdcos and Investment Entity in the form of:			
	• Interest	1,849.67	1,821.86	3,671.53
	• Dividends (net of applicable taxes)	2,455.00	2,425.00	4,880.00
	• Repayment of Shareholder Debt (to the extent not repaid through debt or equity)	1,910.46	1,935.00	3,845.46
	• Proceeds from buy-backs/ capital reduction (net of applicable taxes)	-	-	-
2	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/Holdcos/ Investment Entity adjusted for the following:			
	• Applicable capital gains and other taxes	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-
	• Directly attributable transaction costs	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-	-	-
3	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs /Holdcos/ Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-
4	Add: Any other income at the Trust level not captured herein	18.24	17.70	35.94
5	Less: Any other expense at the Trust level, and not captured herein (excluding acquisition related costs)	(36.99)	(16.49)	(53.48)
6	Less: Any fees, including but not limited to:			
	• Trustee fees	(0.74)	(0.74)	(1.48)
	• REIT Management Fees (to the extent not paid in Units)	(63.53)	(74.38)	(137.91)
	• Valuer fees	(1.82)	(3.25)	(5.07)
	• Legal and professional fees	(22.55)	(30.37)	(52.92)
	• Trademark license fees	(0.36)	(0.35)	(0.71)
	• Secondment fees	(0.39)	(0.39)	(0.78)
7	Less: Debt servicing (including principal, interest, redemption premium etc.) of external debt at the Trust level, to the extent not paid through debt or equity (refer note 2 below)	(725.71)	(717.82)	(1,443.53)
8	Less: Income tax (net of refund) and other taxes (if applicable) at the Trust level	(13.13)	(6.13)	(19.26)
	Net Distributable Cash Flows	**5,368.15**	**5,349.64**	**10,717.79**

Notes:

1 The Board of Directors of the Manager to the Trust, in their meeting held on 29 October 2021, have declared distribution to Unitholders of Rs.5.66 per unit which aggregates to Rs.5,365.08 million for the quarter ended 30 September 2021. The distributions of Rs.5.66 per unit comprises Rs.1.14 per unit in the form of interest payment, Rs.2.54 per unit in the form of dividend and the balance Rs.1.98 per unit in the form of amortization of SPV debt.

Along with distribution of Rs.5,346.12 million/ Rs.5.64 per unit for the quarter ended 30 June 2021, the cumulative distribution for the half year ended 30 September 2021 aggregates to Rs.10,711.20 million/ Rs. 11.30 per unit.

2 Interest accrued but not due on borrowings as at the quarter end are not considered for the purpose of distributions.

3 NDCF for the quarter and for the half year ended 30 September 2021 and for the quarter ended 30 June 2021 is computed in accordance with the revised NDCF framework. The Manager has made certain clarificatory amendments to the NDCF framework under the Distribution Policy to ensure that there is no ambiguity in computing the NDCF at Embassy REIT and SPV/Holdco level. The amended framework is approved by a special majority in the Unitholder’s Meeting held on 08 July 2021 and is effective from 1 April 2021.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm's registration number: 101049W/E300004

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to the Embassy Office Parks REIT)

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

(all amounts in Rs. million unless otherwise stated)

Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

Sl No	Particulars	For the quarter ended 30 September 2020	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
1	Cash flows received from SPVs/Holdcos and Investment Entity in the form of:				
	• Interest	1,499.05	3,869.04	3,208.86	7,077.90
	• Dividends (net of applicable taxes)	335.00	2,158.76	623.00	2,781.76
	• Repayment of Shareholder Debt	2,512.12	4,566.25	5,174.24	9,740.49
	• Proceeds from buy-backs/ capital reduction (net of applicable taxes)	-	-	-	-
2	Add: Proceeds from sale of investments, assets or sale of shares of SPVs adjusted for the following:				
	• Applicable capital gains and other taxes	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of the REIT Regulations	-	-	-	-
3	Add: Proceeds from sale of investments, assets or sale of shares of SPVs not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
4	Add: Any other income accruing to the Trust and not captured herein	15.56	39.56	50.14	89.70
5	Less: Any other expense accruing at the Trust level, and not captured herein	(15.22)	(57.51)	(36.05)	(93.56)
6	Less: Any fees, including but not limited to:				
	• Trustee fees	(0.83)	(1.32)	(1.63)	(2.95)
	• REIT Management Fees	(54.85)	(98.77)	(113.46)	(212.23)
	• Valuer fees	(2.22)	(4.02)	(4.43)	(8.45)
	• Legal and professional fees	(15.86)	57.40	(121.93)	(64.53)
	• Trademark license fees	(0.36)	(0.71)	(0.71)	(1.42)
	• Secondment fees	(0.36)	(0.71)	(0.71)	(1.42)
7	Less: Debt servicing				
	• Interest on external debt	(33.99)	(880.45)	(33.99)	(914.44)
	• Repayment of external debt	-	-	-	-
8	Less: Income tax (net of refund) and other taxes paid (as applicable)	(8.95)	(15.39)	(19.26)	(34.65)
	Net Distributable Cash Flows	**4,229.09**	**9,632.13**	**8,724.07**	**18,356.20**

Notes:

1 Repayment of short-term construction debt given to SPVs and interest accrued but not due on borrowings as at the period/year end are not considered for the purpose of distributions.

2 Repayment of external debt, to the extent it is by way of refinancing, is not considered for the purpose of computation of NDCF.

3 NDCF computed till 31 March 2021 is in accordance with the NDCF framework under the Distribution Policy as approved in the offer document by the Unitholders.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm's registration number: 101049W/E300004

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to the Embassy Office Parks REIT)

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

(all amounts in Rs. million unless otherwise stated)

1 Trust Information

Embassy Property Developments Private Limited ('EPDPL') and BRE/Mauritius Investments ('BMI') collectively known as (the 'Sponsors' or the 'Co-Sponsors') have set up the Embassy Office Parks REIT (or the " Embassy REIT" or the "Trust") on 30 March 2017 at Bengaluru, Karnataka, India as an irrevocable trust under the provisions of the Indian Trusts Act, 1882 pursuant to a Trust Deed dated 30 March 2017 as amended on 11 September 2018. The Embassy REIT was registered with SEBI on 3 August 2017 as a real estate investment trust (REIT) under Regulation 6 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 having registration number IN/REIT/17-18/0001. Pursuant to a letter dated 21 August 2018, SEBI took on record the addition of the Blackstone Sponsor to the sponsors of the Embassy REIT. The Trustee to Embassy Office Parks REIT is Axis Trustee Services Limited (the 'Trustee') and the Manager for Embassy Office Parks REIT is Embassy Office Parks Management Services Private Limited (the 'Manager' or 'EOPMSPL').

The objectives of Embassy REIT are to undertake activities in accordance with the provisions of the SEBI REIT Regulations and the Trust Deed. The principal activity of Embassy REIT is to own and invest in rent or income generating real estate and related assets in India with the objective of producing stable and sustainable distributions to Unitholders.

The Units of the Trust were listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on 1 April 2019.

Details of Special Purpose Vehicles (SPVs)/ Subsidiaries of Trust is provided below:

Name of the SPV/Subsidiary	Activities	Shareholding (in percentage)
Manyata Promoters Private Limited ('MPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Manyata), located at Bengaluru along with being an intermediate (HoldCo.) (from 10 March 2021, refer note 35) for the Trust.	Embassy Office Parks REIT : 100%, (64.23% upto 10 March 2021), refer note 35), EOPPL : Nil, (35.77% upto 10 March 2021)
Umbel Properties Private Limited ('UPPL')	Development, rental and maintenance of serviced residences (Hilton hotel) located at Bengaluru.	Embassy Office Parks REIT : 100%
Embassy Energy Private Limited ('EEPL')	Generation and supply of solar power to the office spaces of SPVs/Subsidiaries of the Trust located in Bengaluru.	MPPL: 80% (from 10 March 2021 refer note 35) Embassy Office Parks REIT : 20%, EOPPL: Nil (80% upto 10 March 2021 refer note 35)
Galaxy Square Private Limited ('GSPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Galaxy), located in Noida.	Embassy Office Parks REIT : 100%
Quadron Business Park Private Limited ('QBPL')	Development and leasing of office space and related interiors and maintenance of such assets (Quadron Business Park), located in Pune and (Embassy one) located in Bengaluru Development, rental and maintenance of serviced residences (Hotel Four Seasons at Embassy One), located in Bengaluru	Embassy Office Parks REIT : 100%
Earnest Towers Private Limited ('ETPL')	Development and leasing of office space and related interiors and maintenance of such assets (First International Financial Centre), located in Mumbai.	Embassy Office Parks REIT : 100%
Qubix Business Park Private Limited ('QBPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Qubix), located in Pune.	Embassy Office Parks REIT : 100%
Oxygen Business Park Private Limited ('OBPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Oxygen), located in Noida.	Embassy Office Parks REIT : 100%
Vikhroli Corporate Park Private Limited ('VCPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy 247), located in Mumbai.	Embassy Office Parks REIT : 100%
Indian Express Newspapers (Mumbai) Private Limited ('IENMPL')	Development and leasing of office` space and related interiors and maintenance of such assets (Express Towers), located in Mumbai.	Embassy Office Parks REIT : 100%
Embassy Pune TechZone Private Limited ('EPTPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy TechZone) located at Pune	Embassy Office Parks REIT : 100 % from 10 March 2021, EOPPL : 100% (upto 10 March 2021, refer note 35)
Vikas Telecom Private Limited ('VTPL') *	Development and leasing of office space and related interiors and maintenance of such assets "Embassy TechVillage" (ETV), located in Bengaluru.	EOVPL : 60% Embassy Office Parks REIT : 40%
Embassy Office Ventures Private Limited ('EOVPL') *	Hold Co of VTPL and Common area maintenance services of ETV, located in Bangalore.	Embassy Office Parks REIT : 100%
Sarla Infrastructure Private Limited ('SIPL') *	Development and leasing of office space and related interiors and maintenance of such assets (ETV, Block 9), located in Bengaluru.	Embassy Office Parks REIT : 100%
Embassy Office Parks Private Limited ('EOPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy TechZone), located at Pune along with being an intermediate Embassy Office Parks holding company (HoldCo.) (upto 10 March 2021, refer note 35) for the Trust.	Embassy Office Parks REIT : Nil, (100% upto 10 March 2021, refer note 35)

* together known as Embassy Tech Village assets (ETV assets/ETV SPVs).

The Trust also holds economic interest in a joint venture (Golflinks Software Park Private Limited (GLSP), entity incorporated in India) through a SPV as detailed below.

Name of the joint venture	Activities	Shareholding (in percentage)
Golflinks Software Park Private Limited ('GLSP')	Development and leasing of office space and related interiors (Embassy Golflinks Business Park), located at Bengaluru	Kelachandra Holdings LLP (50%), MPPL: 50% (from 10 March 2021, refer note 35), EOPPL: 50% (upto 10 March 2021, refer note 35)

2 Significant accounting policies

2.1 Basis of preparation of Condensed Standalone Financial Statements

The Interim Condensed Standalone Financial Statements (hereinafter referred to as the 'Condensed Standalone Financial Statements') of the Trust comprises the Standalone Balance Sheet and the Statement of Net Assets at fair value as at 30 September 2021, the Standalone Statement of Profit and Loss, including other comprehensive income, the Standalone Statement of Cash Flows, the Statement of Net Distributable Cashflows for the quarter and half year ended 30 September 2021, the Standalone Statement of Changes in Unitholder's Equity, the Statement of Total Returns at fair value and the summary of significant accounting policies and select explanatory information for the half year ended 30 September 2021. The Condensed Standalone Financial Statements were approved for issue in accordance with resolution passed by the Board of Directors of the Manager on behalf of the Trust on 29 October 2021.

The Condensed Standalone Financial Statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued there under read with SEBI Circular No. CIR/IMD/DF/146/2016 dated 29 December 2016 (the "REIT regulations'); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations. Also refer Note 11(a) on classification of Unitholders fund.

Embassy Office Parks REIT has prepared Condensed Standalone Financial Statements which comply with Ind AS applicable for period ended 30 September 2021, together with the comparative period data as at and for the year ended 31 March 2021, as described in the summary of significant accounting policies.

The Condensed Standalone Financial Statements are presented in Indian Rupees in Millions, except when otherwise indicated.

Statement of compliance to Ind-AS

These Condensed Standalone Financial Statements for the period ended 30 September 2021 are the financial statements of the Embassy Office Parks REIT and have been prepared in accordance with Indian Accounting Standards (Ind AS) 34 "Interim Financial Reporting" as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not inconsistent with REIT regulations.

2.2 Summary of significant accounting policies

a) Functional and presentation currency

The Condensed Standalone Financial Statements are presented in Indian Rupees, which is the Embassy Office Parks REIT's functional currency and the currency of the primary economic environment in which the Embassy Office Parks REIT operates. All financial information presented in Indian Rupees has been rounded off to nearest million except unit and per unit data.

b) Basis of measurement

The Condensed Standalone Financial Statements are prepared on the historical cost basis, except for the following:
- Certain financial assets and liabilities (refer accounting policy regarding financial instrument): measured at fair values.

c) Use of judgments and estimates

The preparation of Condensed Standalone Financial Statements in conformity with generally accepted accounting principles in India (Ind AS) requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. Actual results could differ from those estimates.

Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the Condensed Standalone Financial Statements is included in the following notes:

i) Classification of lease arrangements as finance lease or operating lease – Note 2.2 (m)
ii) Classification of Unitholders' funds – Note 11(a)

Information about assumptions and estimation uncertainties that have a significant risk resulting in a material adjustment are included in the following notes -

i) Valuation of financial instruments – Refer Note 2.2 (h)
ii) Recognition of deferred tax asset on carried forward losses and recognition of minimum alternate tax credit: availability of future taxable profit against which tax losses carried forward can be used- Note 2.2(q) (ii)
iii) Estimation of uncertainties relating to the global health pandemic from COVID-19

The Trust has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of its investments in SPVs including loans and other receivables. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Trust, as at the date of approval of these Condensed Standalone Financial Statements has used internal and external sources of information including reports from International Property Consultants and related information, economic forecasts and consensus estimates from market sources on the expected future performance of the Trust. The Trust has performed sensitivity analysis on the assumptions used and based on current estimates expects the carrying amount of these assets as reflected in the balance sheet as at 30 September 2021 will be recovered. The impact of COVID-19 on the Trust's Condensed Standalone Financial Statements may differ from that estimated as at the date of approval of these Condensed Standalone Financial Statements.

iv) Impairment of investments and loans in subsidiaries

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The recoverable amounts for the investments in subsidiaries are based on value in use of the underlying properties. The value in use calculation is based on discounted cash flow model. The key assumptions used to determine the recoverable amount are disclosed and further explained in Note 3.

d) Current versus non-current classification

The Embassy Office Parks REIT presents assets and liabilities in the Condensed Standalone Balance Sheet based on current/ non-current classification:

An asset is treated as current when it is:
- Expected to be realised or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:
- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Embassy Office Parks REIT classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Embassy Office Parks REIT has identified twelve months as its operating cycle.

The Trust has net current liabilities of Rs.37,357.32 million as at 30 September 2021 mainly due to the maturity of Embassy REIT Series I, Non-Convertible debentures (NCD) 2019, in November 2021. Subsequent to the period ended 30 September 2021, the Trust has issued Series V Non-Convertible debentures (NCD) 2021 amounting to Rs.31,000 million on 18 October 2021 and through its subsidiary, namely MPPL, has raised a term loan facility of Rs.15,000 million from a bank, to refinance the current maturities of Series I NCD 2019. Based on the Trust's liquidity position including undrawn borrowing facilities as well as a low leverage of 24% net debt to Gross Asset Value, Management is of the opinion that the Trust will be able to refinance its borrowings and meet its current obligations as and when they fall due.

2 Significant accounting policies (continued)

e) Measurement of fair values

A number of the Embassy Office Parks REIT accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability; or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Embassy Office Parks REIT. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Embassy Office Parks REIT uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

The Embassy Office Parks REIT has an established control framework with respect to the measurement of fair values. The Embassy Office Parks REIT engages with external valuers for measurement of fair values in the absence of quoted prices in active markets.

While measuring the fair value of an asset or liability, the Embassy Office Parks REIT uses market observable data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on inputs used in the valuation techniques as follows-

• Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.
• Level 2: Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
• Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

When measuring the fair value of an asset or a liability, the Embassy Office Parks REIT uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement. The REIT recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

f) Impairment of non-financial assets

The Embassy Office Parks REIT assesses, at each reporting date, whether there is an indication that a non-financial asset other than inventories and deferred tax assets may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Embassy Office Parks REIT estimates the asset's recoverable amount.

An impairment loss is recognised in the Standalone Statement of Profit and Loss if the carrying amount of an asset or its cash-generating unit (CGU) exceeds its recoverable unit. Impairment loss recognised in respect of a CGU is allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets of the CGU on a pro rata basis. A CGU is the smallest identifiable asset REIT that generates cash flows that are largely independent from other assets and REITs. Impairment losses are recognised in the Standalone Statement of Profit and Loss, unless it reverses previous revaluation credited to equity, in which case it is charged to equity.

An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs of disposal and its value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGU.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss in respect of goodwill is not subsequently reversed. In respect of other assets, such a reversal is made only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation, if no impairment loss had been recognised.

g) Foreign currency transactions

Transactions in foreign currencies are translated into the respective functional currencies of Embassy Office Parks REIT's entities at the exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.

Exchange differences arising on foreign exchange transactions settled and from translations during the period/year are recognised in the Standalone Statement of Profit and Loss of the period/year except exchange differences arising from the translation of the items which are recognised in OCI.

h) Financial instruments

i) Recognition and initial measurement

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Embassy Office Parks REIT becomes a party to the contractual provisions of the instrument.

A financial asset or financial liability is initially measured at fair value plus, for an item not at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue.

ii) Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at

- Amortised cost;
- Fair value through other comprehensive income (FVOCI)– debt instrument;
- Fair value through other comprehensive income (FVOCI)– equity instrument; or
- Fair value through profit or loss (FVTPL)

Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Embassy Office Parks REIT changes its business model for managing financial assets.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as FVTPL:

- the asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of the principal and interest on the principal amount outstanding.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as FVTPL:

- the asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of the principal and interest on the principal amount outstanding.

On initial recognition of an equity instrument that is not held for trading, the Embassy Office Parks REIT may irrevocably elect to present subsequent changes in the investment's fair value in OCI (designated as FVOCI – equity investment). This election is made on an investment by investment basis.

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Embassy Office Parks REIT may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI or at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

2 Significant accounting policies (continued)

h) Financial instruments (continued)

Financial assets: Business model assessment

The Embassy Office Parks REIT makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to the Management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether Management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Embassy Office Parks REIT's Management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Embassy Office Parks REIT's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets: Assessment whether contractual cash flows are solely payments of principal and interest

For the purpose of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Embassy Office Parks REIT considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Embassy Office Parks REIT considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable interest rate features;
- prepayment and extension features; and
- terms that limit the Embassy Office Parks REIT's claim to cash flows from specified assets (e.g. non – recourse features)

A prepayment feature is consistent with the solely payment of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a significant discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Financial assets: Subsequent measurement and gains and losses

Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss.
Financial assets at amortised cost	These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.
Debt instruments at FVOCI	These assets are subsequently measured at fair value. Interest income under the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.
Equity instruments at FVOCI	These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to profit or loss.

Financial liabilities: Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held for trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit and loss. Any gain or loss on derecognition is also recognised in profit and loss.

iii) Derecognition

Financial assets

The Embassy Office Parks REIT derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Embassy Office Parks REIT neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset.

If the Embassy Office Parks REIT enters into transactions whereby it transfers assets recognised in its Standalone Balance Sheet but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not derecognised.

Financial liabilities

The Embassy Office Parks REIT derecognises a financial liability when its contractual obligations are discharged or cancelled, or expired.

The Embassy Office Parks REIT also derecognises a financial liability when its terms are modified and the cash flows under the modified terms are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in profit and loss.

iv) Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the Standalone Balance Sheet when, and only when, the Embassy Office Parks REIT currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

2 Significant accounting policies (continued)

h) Financial instruments (continued)

i) Compound financial instruments

The liability component of a compound financial instrument is initially recognised at the fair value of a similar liability that does not have an equity conversion option. The equity component is initially recognised at the difference between the fair value of the compound financial instrument as a whole and the fair value of the liability component. Any directly attributable transaction costs are allocated to the liability and equity components in proportion to their initial carrying amounts.

Subsequent to initial recognition, the liability component of a compound financial instrument is measured at amortised cost using the effective interest method. The equity component of a compound financial instrument is not measured subsequently.

Interest related to the financial liability is recognised in profit or loss (unless it qualifies for inclusion in cost of asset). In case of conversion at maturity, the financial liability is reclassified to equity and no gain or loss is recognised.

j) Impairment of financial assets

Financial assets

The Embassy Office Parks REIT recognises loss allowances for expected credit losses on:

- financial assets measured at amortised cost; and
- financial assets measured at FVTOCI- debt investments

At each reporting date, the Embassy Office Parks REIT assesses whether financial assets carried at amortised cost and debt securities at FVTOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer
- a breach of contract such as a default or being past due for 180 days or more
- the restructuring of a loan or advance by the Embassy Office Parks REIT on terms that the Embassy Office Parks REIT would not consider otherwise
- it is probable that the borrower will enter bankruptcy or other financial reorganisation or
- the disappearance of an active market for a security because of financial difficulties

The Embassy Office Parks REIT measures loss allowances at an amount equal to lifetime expected credit losses, except for the following, which are measured as 12 month expected credit losses:

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit losses.

Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

In all cases, the maximum period considered when estimating expected credit losses is the maximum contractual period over which the Embassy Office Parks REIT is exposed to credit risk.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit losses, the Embassy Office Parks REIT considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Embassy Office Parks REIT's historical experience and informed credit assessment and including forward-looking information.

The Embassy Office Parks REIT assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

The Embassy Office Parks REIT considers a financial asset to be default when:

- the borrower is unlikely to pay its credit obligations to the Embassy Office Parks REIT in full, without recourse by the Embassy Office Parks REIT to actions such as realising security (if any is held); or
- the financial asset is 180 days or more past due without any security

Measurement of expected credit losses: Expected credit losses are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Embassy Office Parks REIT and the cash flows that the Embassy Office Parks REIT expects to receive).

Presentation of allowance for expected credit losses in the balance sheet: Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets. For debt securities at FVTOCI, the loss allowance is charged to profit and loss account and is recognised in OCI.

Write-off : The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Embassy Office Parks REIT determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Embassy Office Parks REIT's procedures for recovery of amounts due.

Majority of the financial assets of the Embassy Office Parks REIT pertains to loans to subsidiaries and other receivables. Considering the nature of business, the Embassy Office Parks REIT does not foresee any credit risk on its loans and other receivables which may cause an impairment. Also, Embassy Office Parks REIT does not have any past history of significant impairment of loans and other receivables.

k) Embedded derivatives

When the Embassy Office Parks REIT becomes a party to a hybrid contract with a host that is not an asset within the scope of Ind AS 109 Financial Instruments, it identifies whether there is an embedded derivative. Embedded derivatives are separated from the host contract and accounted for separately if the host contract is not a financial asset and certain criteria are met.

l) Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of the amount determined in accordance with Ind AS 37 Provisions, Contingent Liabilities and Contingent Assets and the amount initially recognised less cumulative amortisation, where appropriate.

The fair value of financial guarantees is determined as the present value of the difference in net cash flows between the contractual payments under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

When guarantees in relation to loans or other payables of subsidiaries or associates are provided for no compensation, the fair values are accounted as contributions and recognised as part of the cost of investment.

2 Significant accounting policies (continued)

m) Leases

Embassy Office Parks REIT as a lessee

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Embassy Office Parks REIT recognises right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or before the commencement date, less any lease incentives received, plus any initial direct costs incurred and an estimate of the costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located.

The right-of-use assets is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets are depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in the statement of profit and loss.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the incremental borrowing rate applicable to the entity within the Embassy Office Parks REIT. Generally, the Embassy Office Parks REIT uses its incremental borrowing rate as the discount rate. For leases with reasonably similar characteristics, the Embassy Office Parks REIT, on a lease by lease basis, may adopt either the incremental borrowing rate specific to the lease or the incremental borrowing rate for the portfolio as a whole.

The Embassy Office Parks REIT recognises the amount of the re-measurement of lease liability as an adjustment to the right-of-use asset. Where the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Embassy Office Parks REIT recognises any remaining amount of the re-measurement in statement of profit and loss.

The Embassy Office Parks REIT has elected not to recognise right-of-use assets and lease liabilities for short-term leases of all assets that have a lease term of 12 months or less and leases of low-value assets. The Embassy Office Parks REIT recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Embassy Office Parks REIT as a lessor

I. Determining whether an arrangement contains a lease

At inception of an arrangement, it is determined whether the arrangement is or contains a lease. At inception or on reassessment of the arrangement that contains a lease, the payments and other consideration required by such an arrangement are separated into those for other elements on the basis of their relative fair values. If it is concluded for a finance lease that it is impracticable to separate the payments reliably, then an asset and a liability are recognised at an amount equal to the fair value of the underlying asset. The liability is reduced as payments are made and an imputed finance cost on the liability is recognised using the incremental borrowing rate.

ii. Assets held under leases

Leases in which the Embassy Office Parks REIT does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Embassy Office Parks REIT to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Embassy Office Parks REIT's net investment in the leases.

iii. Initial direct costs

Initial direct costs such as brokerage expenses incurred specifically to earn revenues from an operating lease are capitalised to the carrying amount of leased asset and recognised over the lease term on the same basis as rental income.

n) Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. This inter alia involves discounting of the consideration due to the present value if payment extends beyond normal credit terms.

Revenue is recognised when recovery of the consideration is probable and the amount of revenue can be measured reliably.

Recognition of dividend income, interest income

Dividend income is recognised in profit or loss on the date on which the Embassy Office Parks REIT's right to receive payment is established.

Interest income is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the gross carrying amount of the financial asset.

In calculating interest income, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired). However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

o) Investments in subsidiaries and joint ventures

The Trust accounts for its investments in subsidiaries and joint ventures at cost less accumulated impairment losses (if any) in its Condensed Standalone Financial Statements. Investments accounted for at cost are accounted for in accordance with Ind AS 105, Non-current Assets Held for Sale and Discontinued Operations, when they are classified as held for sale.

p) Borrowing costs

Borrowing costs are interest and other costs (including exchange differences relating to foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs) incurred in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition or construction of an asset which necessarily take a substantial period of time to get ready for their intended use are capitalised as part of the cost of that asset. Other borrowing costs are recognised as an expense in the period in which they are incurred.

Interest expense is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments through the expected life of the financial instrument to the amortised cost of the financial liability. In calculating interest expense, the effective interest rate is applied to the amortised cost of the liability.

q) Taxation

Income tax comprises current and deferred tax. Income tax expense is recognised in the Standalone Statement of Profit and Loss except to the extent it relates to items directly recognised in equity or in other comprehensive income.

(i) *Current tax:*

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the period/year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date.

Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

2 Significant accounting policies (continued)

q) Taxation (continued)

(ii) *Deferred tax:*

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits. Deferred tax is not recognised for:

- Temporary differences arising on the initial recognition of assets and liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction;

- Taxable temporary differences arising on initial recognition of goodwill.

Deferred income tax asset are recognised to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available. Therefore, in case of a history of recent losses, the Embassy Office Parks REIT recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised.

Deferred tax assets – unrecognised or recognised, are reviewed at each reporting date and are recognised/reduced to the extent that it is probable/no longer probable respectively that the related tax benefit will be realised.

Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on the tax rate (and tax laws) that have been enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Embassy Office Parks REIT expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets and liabilities, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

Tax impact of timing difference which arise during the tax holiday period are recognised only to the extent of those differences which are reversed after the tax holiday period.

r) Provisions and contingencies

The Embassy Office Parks REIT recognises a provision when there is a present obligation (legal or constructive) as a result of a past obligating event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

Provisions for onerous contracts, i.e. contracts where the expected unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it, are recognised when it is probable that an outflow of resources embodying economic benefits will be required to settle a present obligation as a result of an obligating event, based on a reliable estimate of such obligation.

If the effect of the time value of money is material, provisions are discounted.

s) Operating segments

The objectives of Embassy REIT are to undertake activities in accordance with the provisions of the SEBI REIT Regulations and the Trust Deed. The principal activity of Embassy REIT is to own and invest in rent or income generating real estate and related assets in India.

The Board of Directors of the Manager allocate the resources and assess the performance of the Trust, thus are the Chief Operating Decision Maker (CODM). In accordance with the requirements of Ind AS 108 - "Segment Reporting", the CODM monitors the operating results of the business as a single segment, hence no separate segment needs to be disclosed. As the Embassy Office Parks REIT operates only in India, hence no separate geographical segment is disclosed.

t) Errors and estimates

The Embassy Office Parks REIT revises its accounting policies if the change is required due to a change in Ind AS or if the change will provide more relevant and reliable information to the users of the financial statements. Changes in accounting policies are applied retrospectively.

A change in an accounting estimate that results in changes in the carrying amounts of recognised assets or liabilities or to profit or loss is applied prospectively in the period(s) of change. Discovery of errors results in revisions retrospectively by restating the comparative amounts of assets, liabilities and equity of the earliest prior period in which the error is discovered. The opening balances of the earliest period presented are also restated.

u) Cash and cash equivalents

Cash and cash equivalents in the Standalone Balance Sheet comprises of cash at banks and on hand, deposits held at call with bank or financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

v) Cash distributions to Unitholders

The Embassy Office Parks REIT recognizes a liability to make cash distributions to unitholders when the distribution is authorized, and a legal obligation has been created. As per the REIT Regulations, a distribution is authorized when it is approved by the Board of Directors of the Manager. A corresponding amount is recognized directly in equity.

w) Statement of Cash flows

Cash flows are reported using the indirect method, whereby net profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Embassy Office Parks REIT are segregated.

For the purpose of the Statement of Cash Flow, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Embassy Office Parks REIT's cash management.

x) Earnings per unit

The basic earnings per unit is computed by dividing the net profit/ (loss) attributable to the unitholders of the REIT by the weighted average number of units outstanding during the reporting period. The number of units used in computing diluted earnings/ (loss) per unit comprises the weighted average units considered for deriving basic earnings/ (loss) per unit and also the weighted average number of units which could have been issued on the conversion of all dilutive potential units.

Dilutive potential units are deemed converted as of the beginning of the reporting date, unless they have been issued at a later date. In computing diluted earnings per unit, only potential equity units that are dilutive and which either reduces earnings per share or increase loss per units are included.

y) Earnings before finance costs, impairment loss and income tax

The Embassy Office Parks REIT has elected to present earnings before finance cost, impairment loss and income tax as a separate line item on the face of the Standalone Statement of Profit and Loss. The Embassy Office Parks REIT measures earnings before finance cost, impairment loss and income tax on the basis of profit/ (loss) from continuing operations. In its measurement, the Embassy Office Parks REIT does not include finance costs, impairment loss and tax expense.

2 Significant accounting policies (continued)

z) Distribution Policy

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to the Unitholders not less than ninety percent of the net distributable cash flows ('NDCF') of Embassy Office Parks REIT and the current policy of the Manager is to comply with such requirement. The NDCF is calculated in accordance with the REIT Regulations and in the manner provided in the NDCF framework defined by the Manager. The Manager has made certain clarificatory amendments to the NDCF framework under the Distribution Policy to ensure that there is no ambiguity in computing the NDCF at Embassy REIT and SPV/Holdco level. The amended framework is approved by a special majority in the Unitholder's Meeting held on 08 July 2021 and is effective from 1 April 2021.

In terms of the REIT Regulations and NDCF framework which prescribes for the minimum amount of NDCF to be distributed to Embassy Office Parks REIT:

- not less than 90% of the NDCF of the SPVs are required to be distributed to the Embassy Office Parks REIT, in proportion to its shareholding in the SPV, subject to applicable provisions of the Companies Act, 2013.

- 100% of the cash flows received by the Holding Company from the underlying SPVs are required to be distributed to the Embassy Office Parks REIT, and not less than 90% of the NDCF generated by the Holding Company on its own shall be distributed to the Embassy Office Parks REIT, subject to applicable provisions of the Companies Act, 2013.

- The aforesaid net distributable cash flows are made available to Embassy Office Parks REIT in the form of (i) interest paid on Shareholder Debt provided by Embassy Office Parks REIT to the SPV's/Holding Company, (ii) Principal repayment of Shareholder Debt, (iii) dividend declared by the SPVs/Holding Company and received by Embassy Office Parks REIT and (iv) Proceeds from sale of any Embassy REIT assets.

Since Embassy Office Parks REIT endeavours to quarterly distributions, any shortfall as regards minimum quarterly distribution by the SPVs and Holding Company to Embassy Office Parks REIT, post interest paid on Shareholder Debt, Interim Dividend payments and Principal repayment of Shareholder Debt, would be done by declaring dividend, to the extent permitted under the Companies Act, 2013. Further, repayment of short-term construction debt given to SPV's and interest on external debt paid and capitalised to development work in progress, to the extent funded by debt, are not considered for NDCF computation.

aa) Recent pronouncements

On March 24, 2021, the Ministry of Corporate Affairs ("MCA") through a notification, amended Schedule III of the Companies Act, 2013. The amendments revise Division I, II and III of Schedule III and are applicable from April 1, 2021. Key amendments relating to Division II which relate to companies whose financial statements are required to comply with Companies (Indian Accounting Standards) Rules 2015 inter alia as follows:

Balance Sheet:

- Lease liabilities should be separately disclosed under the head 'financial liabilities', duly distinguished as current or non-current.

- Certain additional disclosures in the statement of changes in equity such as changes in equity share capital due to prior period errors and restated balances at the beginning of the current reporting period.

- Specified format for disclosure of shareholding of promoters

- Specified format for ageing schedule of trade receivables and trade payables

- If a company has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of details of where it has been used.

- Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of immovable property not held in name of company, loans and advances to promoters, directors, key managerial personnel (KMP) and related parties, details of benami property held etc.

Statement of profit and loss:

- Additional disclosures relating to Corporate Social Responsibility (CSR), undisclosed income and crypto or virtual currency specified under the head 'additional information' in the notes forming part of Condensed Standalone Financial Statements

These amendments are extensive and the Trust has given effect to few of these relevant to the preparation of the Condensed Standalone Financial Statements. Further, the Trust will evaluate the same to give effect to them as required by law in the Annual financial statements.

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(all amounts in Rs. million unless otherwise stated)

3 Non-current investments

Particulars	As at 30 September 2021	As at 31 March 2021
Trade, unquoted investments in subsidiaries (at cost) (refer note below and note 26)		
- 405,940,204 (31 March 2021: 405,940,204) equity shares of Umbel Properties Private Limited of Rs.10 each, fully paid up	2,841.67	2,841.67
Less: Provision for impairment (refer note (a) below)	(1,348.68)	(1,235.48)
- 2,129,635 (31 March 2021: 2,129,635) equity shares of Quadron Business Park Private Limited of Rs.10 each, fully paid up	13,689.26	13,689.26
Less: Provision for impairment (refer note (a) below)	(2,718.94)	(1,974.66)
- 1,999 (31 March 2021: 1,999) equity shares of Embassy Energy Private Limited of Rs.10 each, fully paid up	732.79	732.79
Less: Provision for impairment (refer note (a) below)	(65.43)	(65.43)
	13,130.67	**13,988.15**
- 8,703,248 (31 March 2021: 8,703,248) equity shares of Embassy Pune TechZone Private Limited of Rs.10 each, fully paid up (refer note (b) below and note 35)	12,083.50	12,083.50
- 1,461,989 (31 March 2021: 1,461,989) equity shares of Manyata Promoters Private Limited of Rs.100 each, fully paid up (refer note (b) below and note 35)	99,475.27	99,475.27
- 271,611 (31 March 2021: 271,611) equity shares of Qubix Business Park Private Limited of Rs.10 each, fully paid up	5,595.08	5,595.08
- 1,884,747 (31 March 2021: 1,884,747) equity shares of Oxygen Business Park Private Limited of Rs.10 each, fully paid up	12,308.89	12,308.89
- 154,633,789 (31 March 2021: 185,604,589) equity shares of Earnest Towers Private Limited of Rs.10 each, fully paid up (refer note (c) below)	10,590.24	12,138.78
- 6,134,015 (31 March 2021: 6,134,015) equity shares of Vikhroli Corporate Park Private Limited of Rs.10 each, fully paid up	10,710.94	10,710.94
- 254,583 (31 March 2021: 254,583) equity shares of Indian Express Newspapers (Mumbai) Private Limited of Rs.100 each, fully paid up	13,210.96	13,210.96
- 107,958 (31 March 2021: 107,958) equity shares of Galaxy Square Private Limited of Rs.100 each, fully paid up	4,662.50	4,662.50
- 2,637,348 (31 March 2021: 2,637,348) Class A equity shares of Vikas Telecom Private Limited of Rs.10 each, fully paid up	23,147.33	23,147.33
- 4,847,584 (31 March 2021: 4,847,584) Ordinary equity shares of Embassy Office Ventures Private Limited of Rs.10 each, fully paid up	10,972.41	10,972.41
- 8,682,000 (31 March 2021: 8,682,000) Class A equity shares of Embassy Office Ventures Private Limited of Rs.10 each, fully paid up	16,575.71	16,575.71
- 3,300 (31 March 2021: 3,300) equity shares of Sarla Infrastructure Private Limited of Rs.1,000 each, fully paid up	6,870.02	6,870.02
	226,202.85	**227,751.39**
	239,333.52	**241,739.54**
Aggregate amount of impairment recognised	**4,133.05**	**3,275.57**

a) The recoverable amounts of the investments in subsidiaries have been computed based on value in use calculation of the underlying properties, computed semi-annually in March and September of each financial year. The value in use calculation is 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 South Asia Private Limited based on discounted cash flow method. As at 30 September 2021, an amount of Rs.4,133.05 million (31 March 2021: Rs.3,275.57 million) has been provided as impairment on investment in subsidiaries namely Umbel Properties Private Limited, Quadron Business Park Private Limited and Embassy Energy Private Limited based on independent valuation report as on 30 September 2021. This includes impairment loss of Rs. 857.48 million relating to half year ended 30 September 2021 for Umbel Properties Private Limited and Quadron Business Park Private Limited. The impairment charge arose in these entities mainly due to slower ramp up of hotel room occupancy, slower than anticipated lease up, coupled with the current economic conditions due to Covid-19 pandemic. In determining the value in use, the cash flows were discounted at the rate of 12.38% for investment in Hospitality operations (UPPL and QBPL) and 13.50% for investment in solar power plant (EEPL).

The financial projections basis which the future cash flows have been estimated consider the increase in economic uncertainties due to COVID-19, revisiting the key operating assumptions as well as growth rates factored while arriving at terminal value and subjecting these variables to sensitivity analysis.

(b) The Board of Directors of the Manager in their meeting held on 19 May 2020 approved the composite scheme of arrangement (the "Scheme") involving MPPL, EOPPL and EPTPL. The above scheme has been approved by National Company Law Tribunal (NCLT), Mumbai bench with an effective date of 10 March 2021. Upon completion of the scheme, MPPL has become a 100% HoldCo of the Trust, holding Embassy Manyata, Bengaluru, 80% of the share capital of EEPL, 50% of the share capital of GLSP, while EPTPL has become a 100% directly-held SPV of the Trust, holding Embassy TechZone, an existing asset of the Trust. Due to the above the existing shares of EOPPL held by the Trust have been cancelled. Further, MPPL and EPTPL have issued 734,451 equity shares and 8,703,248 equity shares respectively to the Trust, in accordance with the Scheme.

Since Trust continues to hold the same economic interest through equity shareholding both before and after the composite scheme of arrangement, the carrying amount of Embassy Office Parks REIT's investment in Embassy Office Parks Private Limited is split into investment in EPTPL and MPPL based on relative fair values of such business/investments.

3 Non-current investments (continued)

(c) Pursuant to the National Company Law Tribunal, Mumbai (NCLT), order dated 24 August 2021, Earnest Towers Private Limited (ETPL) has reduced its equity share capital by 30,970,800 fully paid equity shares and details of consideration receivable by REIT from ETPL on such capital reduction are provided below. The said consideration is converted into long term loan receivable by the Trust from ETPL, carrying interest rate of 12.5% per annum (refer note 26).

As per the petition, the capital reduction is to be implemented in the following manner:

Particulars	Amount
Number of equity shares to be cancelled	30,970,800
Consideration per equity share (in Rs.)	50.00
Total consideration payable to Trust on capital reduction (in Rs. million)	**1,548.54**

Since the Trust continues to hold the same economic interest through equity shareholding in ETPL, both before and after capital reduction, the aforementioned consideration of Rs. 1548.54 million has been accounted for as a reduction of carrying amount of the Trust's investment in ETPL.

(d) Details of % shareholding in the SPVs/subsidiaries, held by Trust is as under:

Name of Subsidiary	As at 30 September 2021	As at 31 March 2021
Embassy Pune TechZone Private Limited (refer note i below)	100.00%	100.00%
Manyata Promoters Private Limited	100.00%	100.00%
Umbel Properties Private Limited	100.00%	100.00%
Embassy Energy Private Limited (refer note ii below)	19.99%	19.99%
Earnest Towers Private Limited	100.00%	100.00%
Indian Express Newspapers (Mumbai) Private Limited	100.00%	100.00%
Vikhroli Corporate Park Private Limited	100.00%	100.00%
Qubix Business Park Private Limited	100.00%	100.00%
Quadron Business Park Private Limited	100.00%	100.00%
Oxygen Business Park Private Limited	100.00%	100.00%
Galaxy Square Private Limited	100.00%	100.00%
Vikas Telecom Private Limited (refer note iii below)	40.00%	40.00%
Embassy Office Ventures Private Limited	100.00%	100.00%
Sarla Infrastructure Private Limited	100.00%	100.00%

(i) Embassy Pune Techzone Private Limited was a wholly owned subsidiary of Embassy Office Parks Private Limited upto 10 March 2021 (refer note 35).

(ii) Remaining 80.01% of ownership interest in Embassy Energy Private Limited is owned by Manyata Promoters Private Limited from 10 March 2021 (Embassy Office Parks Private Limited till 10 March 2021). Therefore, the Trust directly or indirectly owns 100% interest in Embassy Energy Private Limited (refer note 35).

(iii) Remaining 60% of ownership interest in Vikas Telecom Private Limited is owned by Embassy Office Ventures Private Limited. Therefore, the Trust directly or indirectly owns 100% interest in Vikas Telecom Private Limited .

4 Non-current loans

Particulars	As at 30 September 2021	As at 31 March 2021
Unsecured, considered good		
Loan to subsidiaries (refer note 26)	102,932.05	98,998.92
	102,932.05	**98,998.92**

Terms attached to loan to subsidiaries

Security: Unsecured

Interest : 12.50% per annum. The Lender may reset the rate of interest applicable to all or any tranche of the loan amount on: (i) any drawdown date; and (ii) any interest payment date prior to the repayment date, by giving a notice of not less than 5 (five) days to the borrower, provided that pursuant to any such reset, the interest rate shall continue to be not less than 12.50% per annum and not more than 14.00% per annum for any disbursements of the loan amount out of the proceeds of Listing.

Repayment:

(a) Bullet repayment on the date falling at the end of 15 (fifteen) years from the first drawdown date.

(b) Early repayment option (wholly or partially) is available to the borrower (SPV's).

5 Non-current tax assets (net)

Particulars	As at 30 September 2021	As at 31 March 2021
Advance tax, net of provision for tax	3.88	-
	3.88	**-**

6 Other non-current assets

Particulars	As at 30 September 2021	As at 31 March 2021
Prepayments	2.53	-
	2.53	**-**

(all amounts in Rs. million unless otherwise stated)

7 Cash and cash equivalents

Particulars	As at 30 September 2021	As at 31 March 2021
Balances with banks		
- in current accounts *	6,303.13	7,169.26
- in escrow accounts		
Balances with banks for unclaimed distributions	1.75	2.00
	6,304.88	**7,171.26**

* Balance in current accounts includes cheques on hand received from SPV's in respect of interest/principal repayments of loans as at 30 September 2021 amounting to Rs.535.12 million (31 March 2021 : Rs.763.77 million).

8 Current loans

Particulars	As at 30 September 2021	As at 31 March 2021
Unsecured, considered good		
Loan to subsidiaries (refer note 26)	1,675.00	1,475.00
	1,675.00	**1,475.00**

Terms attached to Loan to subsidiaries

Security: Unsecured

Interest : 12.50% per annum. The Lender may reset the rate of interest applicable to all or any tranche of the loan amount on: (i) any drawdown date; and (ii) any interest payment date prior to the repayment date, by giving a notice of not less than 5 (five) days to the borrower.

Repayment: Bullet repayment and to be payable within 364 days from the date of disbursement. Early repayment option (wholly or partially) is available to the borrower (SPV's).

9 Other financial assets

Particulars	As at 30 September 2021	As at 31 March 2021
Other receivables		
- from related party (refer note 26)	29.78	-
- from others	5.22	-
	35.00	**-**

10 Other current assets

Particulars	As at 30 September 2021	As at 31 March 2021
Unsecured, considered good		
Advance for supply of goods and rendering of services	-	0.72
Balances with government authorities	9.75	0.33
Prepayments	17.31	5.61
	27.06	**6.66**

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11 Unit capital

Particulars	No in Million	Amount
As at 1 April 2020	**771.67**	**229,120.96**
Add : Units issued during the year (refer note c)	176.23	59,999.35
Less: Issue expenses *	-	(858.20)
As at 31 March 2021	**947.90**	**288,262.11**
As at 1 April 2021	**947.90**	**288,262.11**
Changes during the period	-	-
Balance as at 30 September 2021	**947.90**	**288,262.11**

Note:
* During the year ended 31 March 2021 issue expenses pertaining to further issue of units (Institutional placement and Preferential allotment) was reduced from the Unitholders capital in accordance with Ind AS 32 Financial Instruments: Presentation. The issue expenses included payments to auditor of Rs.51.55 million (excluding applicable taxes).

(a) Terms/rights attached to Units

The Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of Units is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust at least once in every six months in each financial year in accordance with the REIT Regulations. The Board of Directors of the Manager approves distributions to Unitholders. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays distributions in Indian Rupees.

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to Unitholders not less than ninety percent of the net distributable cash flows of Embassy Office Parks REIT for each financial year. Accordingly, a portion of the Unitholders’ funds contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. The Unitholders funds could have been classified as compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Circulars (No. CIR/IMD/DF/146/2016 dated 29 December 2016 and No. CIR/IMD/DF/141/2016 dated 26 December 2016) issued under the REIT Regulations, the Unitholders funds have been classified as equity in order to comply with the mandatory requirements of Section H of Annexure A to the SEBI Circular dated 26 December 2016 dealing with the minimum disclosures for key financial statements. Consistent with Unitholders’ funds being classified as equity, the distributions to Unitholders is presented in Statement of Changes in Unitholders' Equity and not as finance costs. In line with the above, the dividend payable to unitholders is recognised as liability when the same is approved by the Manager.

(b) Unitholders holding more than 5 percent Units in the Trust

Name of the Unitholder	As at 30 September 2021		As at 31 March 2021	
	No of Units	% holding	No of Units	% holding
Embassy Property Developments Private Limited	115,484,802	12.18%	115,484,802	12.18%
SG Indian Holding (NQ) Co I Pte Limited	74,262,742	7.83%	88,333,166	9.32%
BRE Mauritius Investments	77,431,543	8.17%	83,730,208	8.83%

(c) The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units from the date of incorporation till the balance sheet date. Further, the Trust has issued an aggregate of 613,332,143 Units at Rs.300 each for consideration other than cash from the date of incorporation till 30 September 2021.

Further, during the year ended 31 March 2021, the Trust has issued 111,335,400 Units at a price of Rs.331.00 per Unit through an Institutional Placement. The Trust also made Preferential allotment of 64,893,000 Units at Rs.356.70 per Unit to acquire 40% equity interest of VTPL held by third party shareholders.

12 Other equity

Particulars	As at 30 September 2021	As at 31 March 2021
Retained earnings *	(26,943.90)	(22,682.89)
	(26,943.90)	**(22,682.89)**

*Refer Standalone Statement of changes in Unitholders' Equity for detailed movement in other equity balances.

Retained earnings

The cumulative gain or loss arising from the operations which is retained and accumulated under the heading of retained earnings. At the end of the period/year, the profit after tax is transferred from the statement of profit and loss to the retained earnings account.

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(all amounts in Rs. million unless otherwise stated)

13 Borrowings

Particulars	As at 30 September 2021	As at 31 March 2021
Secured		
Non-convertible debentures		
36,500 (31 March 2021 : 36,500) Embassy REIT Series I, Non-Convertible debentures (NCD) 2019, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note A below and note 14)		
- Embassy REIT Series I NCD 2019 - Tranche I	-	35,503.64
- Embassy REIT Series I NCD 2019 - Tranche II	-	7,276.40
15,000 (31 March 2021 : 15,000) Embassy REIT Series II, Non-Convertible debentures (NCD) 2020, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note B below)		
- Embassy REIT Series II NCD 2020 - Tranche A	7,405.54	7,382.15
- Embassy REIT Series II NCD 2020 - Tranche B	7,449.92	7,437.51
26,000 (31 March 2021 : 26,000) Embassy REIT Series III, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note C below)	25,768.06	25,719.40
3,000 (31 March 2021 : Nil) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note D below)	2,972.93	-
	43,596.45	**83,319.10**

Notes (Also in line with regulation 54 of SEBI Listing and Disclosure Regulations (LODR), 2015 as amended):

A. 36,500 (31 March 2021 : 36,500) Embassy REIT Series I NCD 2019, face value of Rs.1,000,000 each

In May 2019, the Trust issued 30,000 listed, AAA/Stable, secured, redeemable and non-convertible Embassy REIT Series I NCD 2019 (Tranche I), debentures having face value of Rs. 1 million each amounting to Rs. 30,000.00 million with an Internal Rate of Return (IRR) of 9.4% and will mature on 2 June 2022. In November 2019, the Trust further issued 6,500 such debentures (Tranche II) with an Internal Rate of Return (IRR) of 9.05% and with same terms and conditions as Tranche I.

The Tranche I and Tranche II NCD described above were listed on the Bombay Stock Exchange on 15 May 2019 and 28 November 2019 respectively.

Security terms:

The debentures are secured against each of the following in favor of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A sole and exclusive first ranking charge created by MPPL on (a) land measuring 112.475 acres at Bengaluru together with blocks and various commercial buildings; (b) 1.022 acres (Phase 1) and 1.631 (Phase IV) acres of undivided right, title and interest in the commercial complex known as "Mfar Manyata Tech Park". The above charge excludes L1 - Office block, consisting of 477,949 sq.ft of super built up area along with the undivided share of the lands and future development / construction on Blocks designated as F1 and L4 that MPPL may undertake in the Project "Embassy Manyata, Bengaluru" along with the remaining undivided share of such land.

2. A sole and exclusive first ranking pledge created by the REIT over their total shareholding in the SPV's namely QBPPL, ETPL, VCPPL, GSPL and MPPL together known as "secured SPVs".

3. A sole and exclusive first ranking charge by way of hypothecation created by the REIT over identified bank accounts and receivables.

4. A sole and exclusive first ranking charge by way of hypothecation created by each secured SPV over identified bank accounts and receivables of each secured SPV.

5. A negative pledge on all assets of each secured SPV except MPPL.

Redemption terms:

1. These debentures are redeemable by way of bullet payment on 2 June 2022.

2. Tranche I debentures have a redemption premium of 9.4% IRR compounded annually and Tranche II debentures have a redemption premium of 9.05% IRR compounded annually.

3. In case of downgrading of credit rating , the IRR shall increase by 0.25% - 1.25% over and above the applicable IRR calculated from the date of change of rating. In case of any subsequent upgrading of credit rating , the IRR shall restore/decrease by 0.25% - 1.00% over and above the applicable IRR calculated from the date of change of rating.

4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between May 2021 to May 2022) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed. The Trust has issued a call option notice dated 01 October 2021 and accordingly these debentures are due for redemption on 2 November 2021 as per the terms of debenture trust deed.

Since these debentures are due for maturity on 02 November 2021, they have been disclosed as current maturities of long term borrowings under short- term borrowings (refer note 14).

B. 15,000 (31 March 2021 : 15,000) Embassy REIT Series II NCD 2020, face value of Rs.1,000,000 each

In September 2020, the Trust issued 7,500 listed, AAA rated, secured, redeemable and non-convertible Embassy REIT Series II NCD 2020 (Tranche A), debentures having face value of Rs.1 million each amounting to Rs.7,500.00 million with an coupon rate of 7.25% p.a. payable quarterly. In October 2020, the Trust further issued 7,500 such debentures (Tranche B), with an coupon rate of 6.70% p.a. payable quarterly and with same terms and conditions as Tranche A.

The Tranche A and Tranche B NCD described above were listed on the Bombay Stock Exchange on 17 September 2020 and 05 November 2020 respectively.

13 Borrowings (continued)

Security terms:

The NCD's are secured against each of the following in favor of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A sole and exclusive first ranking charge by way of mortgage created by EPTPL on the constructed buildings and related parcels identified as Block 2, Block 3, Food court, Block 6, Block I, Block 11 and Block 5, having an aggregate leasable area of 2,00,674 square meters and forming part of the development known as Embassy TechZone together with portion of land admeasuring 96,630 square meters on which the aforesaid buildings are constructed out of the aggregate area of land measuring 67.45 acres equivalent to 2,72,979 sq. mtrs.

2. A sole and exclusive first ranking pledge created by the Embassy REIT over the shareholding in the SPV's namely IENMPL and EPTPL together known as "secured SPVs" along with shareholder loans given to these SPVs

3. A sole and exclusive first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.

4. A sole and exclusive first ranking charge by way of hypothecation created by EPTPL over identified bank accounts and receivables.

5. A corporate guarantee issued by each of EPTPL and IENMPL.

Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date
2. These debentures will be redeemed on the expiry of 37 months from the Date of Allotment for the Debentures at par on 9 October 2023.
3. In case of downgrading of credit rating , the coupon rate shall increase by 0.25% - 1.25% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the IRR shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between March 2023 to September 2023) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

C. 26,000 (31 March 2021 : 26,000) Embassy REIT Series III NCD 2021, face value of Rs.1,000,000 each

In January 2021, the Trust issued 26,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series III NCD 2021 debentures having face value of Rs.1 million each amounting to Rs.26,000.00 million with an coupon rate of 6.40% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 19 January 2021.

Security terms

The NCD's are secured against each of the following in favor of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders) :

1. A first ranking charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 1A, Block 2 and Block 7B, having an aggregate leasable area of 3,43,772 square meters and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 101,859 square meters on which the aforesaid buildings are constructed.

2. A first ranking pari passu pledge created by the Embassy REIT, MPPL and EOVPL over their shareholding in the SPV's namely VTPL and EEPL together known as "Secured SPVs".

3. A sole and exclusive first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.

4. A sole and exclusive first ranking charge by way of hypothecation created by VTPL over identified bank accounts and receivables.

5. A corporate guarantee issued by each of VTPL and EEPL.

Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
2. These debentures will be redeemed on the expiry of 37 months from the Date of Allotment for the Debentures at par on 15 February 2024.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between July 2023 to January 2024) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

D. 3,000 (30 March 2021: Nil) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each

In September 2021, the Trust issued 3,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series IV NCD 2021 debentures having face value of Rs.1 million each amounting to Rs.3,000.00 million with an coupon rate of 6.80% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 9 September 2021.

Security terms

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A first ranking charge by way of mortgage created by SIPL on the constructed, under-construction buildings, erections, constructions of every description and related parcels identified as Block 9, admeasuring 1.1 million square feet and forming part of the development known as Embassy TechVillage.

2. A first ranking pari passu pledge created by the Embassy REIT over its shareholding in SIPL; known as the "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from SIPL
4. A first ranking pari passu charge by way of hypothecation created by SIPL over all current and future movable assets, including identified bank accounts and
5. A corporate guarantee issued by SIPL.

(all amounts in Rs. million unless otherwise stated)

13 Borrowings (continued)

Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date
2. These debentures will be redeemed on the expiry of 60 months from the Date of Allotment for the Debentures at par on 7 September 2026.
3. In case of downgrading of credit rating , the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between March 2026 to August 2026) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

E. Disclosure required under SEBI circular SEBI/HO/DDHS/DDHS/CIR/P/2018/71 dated 13 April 2018

1. Details of non-convertible debentures are as follows:-

Particulars	Secured/ Unsecured	Previous due date		Next due date	
		Principal	Interest	Principal	Interest
Embassy REIT Series I NCD 2019 (Tranche I and II)	Secured	-	-	02 November 2021	02 November 2021
Embassy REIT Series II NCD 2020 (Tranche A and B)	Secured	-	30 September 2021	09 October 2023	31 December 2021
Embassy REIT Series III NCD 2021	Secured	-	30 September 2021	15 February 2024	31 December 2021
Embassy REIT Series IV NCD 2021	Secured	-	30 September 2021	07 September 2026	31 December 2021

2. Rating agency CRISIL has assigned a rating of “CRISIL AAA/Stable” to Embassy REIT Series I NCD 2019, Embassy REIT Series II NCD 2020, Embassy REIT Series III NCD 2021 and Embassy REIT Series IV NCD 2021.

F. Other requirements as per Guidelines for issuance of debt securities by Real Estate Investment Trusts (REITs)

Particulars	As at 30 September 2021	As at 31 March 2021
Asset cover ratio (refer a below)**	18.62%	17.88%
Debt-equity ratio (refer b below)	0.34	0.31
Debt-service coverage ratio (refer c below)	3.02	2.53
Interest-service coverage ratio (refer d below)	3.02	2.53
Net worth (refer e below)	261,318.21	265,579.22

Formulae for computation of ratios are as follows basis Condensed Standalone Financial Statements:-

a) Asset cover ratio *= Total borrowings of the Trust/ Gross asset value of the Subsidiaries and Joint venture of the Trust as computed by independent valuers
b) Debt equity ratio * = Total borrowings of the Trust/ Unitholders' Equity
c) Debt Service Coverage Ratio = Earnings before Depreciation, Finance costs, Impairment loss and Tax/ (Finance costs + Principal Repayments made during the year)
d) Interest Service Coverage Ratio = Earnings before Depreciation, Finance costs, Impairment loss and Tax/ Finance costs (net of capitalisation)
e) Net worth = Unit capital + Other equity
* Total borrowings of the Trust = Long-term borrowings + Short-term borrowings
Unitholder's Equity = Unit Capital + Other equity

**Also in line with regulation 54 of SEBI Listing and Disclosure Regulations (LODR), 2015 as amended.

G. Subsequent events:

Subsequent to 30 September 2021, Embassy REIT has raised Rs. 31,000 million Series V rupee-denominated, listed, rated, secured, redeemable, transferable NCDs by way of private placement at 6.5% average fixed coupon and MPPL has raised a term loan facility from a bank for Rs. 15,000 million at 6.35% floating coupon. Both these proceeds, totalling Rs. 46,000 million, will primarily be utilized to redeem the Series I NCDs on 2 November 2021.

14 Short term borrowings

Particulars	As at 30 September 2021	As at 31 March 2021
Current maturities of long term borrowings		
Secured		
Non-convertible debentures		
36,500 (31 March 2021 : 36,500) Embassy REIT Series I, Non-Convertible debentures (NCD) 2019, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note 13(A))		
- Embassy REIT Series I NCD 2019 - Tranche I	37,275.89	-
- Embassy REIT Series I NCD 2019 - Tranche II	7,640.85	-
	44,916.74	**-**

Since these debentures are due for maturity on 02 November 2021, they have been disclosed under short- term borrowings.

(all amounts in Rs. million unless otherwise stated)

15 Trade payables

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Trade payables		
- total outstanding dues to micro and small enterprises (refer note below)	0.33	1.65
- total outstanding dues other than micro and small enterprises		
- to related party (refer note 26)	-	0.86
- to others	0.03	0.09
	0.36	**2.60**

Note:
Disclosure as per Section 22 of "The Micro, Small and Medium Enterprises Development Act, 2006" ("MSMED Act, 2006").

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of the accounting period;	0.33	1.65
The amount of interest paid by the Company in terms of section 16 of MSMED Act, 2006, along with the amounts of the payment made to the supplier beyond the appointed day during accounting period;	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006.	-	-
The amount of interest accrued and remaining unpaid at the end of the accounting period; and	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23 of MSMED Act, 2006.	-	-

16 Other financial liabilities

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Unclaimed distribution	1.75	2.00
Contingent consideration (refer note 26 and note 28)	350.00	350.00
Other liabilities		
- to related party (refer note 26)	63.08	50.30
- to others	59.38	57.86
	474.21	**460.16**

17 Other current liabilities

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Statutory dues	4.25	26.60
	4.25	**26.60**

18 Current tax liabilities (net)

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Provision for income-tax, net of advance tax	3.70	3.70
	3.70	**3.70**

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(all amounts in Rs. million unless otherwise stated)

19 Interest income

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Interest income							
- on fixed deposits	-	-	14.22	-	-	42.19	42.19
- on debentures (refer note 26)	-	-	2.52	-	-	14.61	14.61
- on loan to subsidiaries (refer note 26)	3,107.87	3,053.50	2,061.81	6,161.37	5,266.06	4,104.38	9,370.44
	3,107.87	**3,053.50**	**2,078.55**	**6,161.37**	**5,266.06**	**4,161.18**	**9,427.24**

20 Other income

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Profit on sale of investments	18.24	17.70	3.06	35.94	39.56	7.95	47.51
Net changes in fair value of financial assets	-	-	(1.72)	-	1.72	(1.72)	-
	18.24	**17.70**	**1.34**	**35.94**	**41.28**	**6.23**	**47.51**

21 Other expenses

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Bank charges	0.03	0.16	0.01	0.19	0.13	0.02	0.15
Rates and taxes	4.75	7.63	4.61	12.38	10.79	10.38	21.17
Marketing and advertisement expenses	2.48	2.09	6.35	4.57	24.12	17.00	41.12
Insurance expenses	0.14	0.12	0.07	0.26	0.25	0.07	0.32
Miscellaneous expenses	1.44	0.07	0.14	1.51	3.14	0.66	3.80
	8.84	**10.07**	**11.18**	**18.91**	**38.43**	**28.13**	**66.56**

22 Finance costs

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Interest expense on Non-Convertible debentures							
- Embassy REIT Series II, Series III and Series IV NCD	738.91	717.82	33.99	1,456.73	880.45	33.99	914.44
Accrual of premium on redemption of debentures (Embassy REIT Series I NCD)	1,135.43	1,001.21	941.23	2,136.64	1,933.28	1,850.93	3,784.21
	1,874.34	**1,719.03**	**975.22**	**3,593.37**	**2,813.73**	**1,884.92**	**4,698.65**

23 Tax expense

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Current tax	7.79	7.58	12.39	15.37	11.56	26.22	37.78
	7.79	**7.58**	**12.39**	**15.37**	**11.56**	**26.22**	**37.78**

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24 Earnings Per Unit (EPU)

Basic EPU amounts are calculated by dividing the profit for the period/year attributable to Unitholders by the weighted average number of units outstanding during the period/year. Diluted EPU amounts are calculated by dividing the profit attributable to unitholders by the weighted average number of units outstanding during the period/year plus the weighted average number of units that would be issued on conversion of all the potential dilutive instruments into unit capital.

The following reflects the profit and unit data used in the basic and diluted EPU computation

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Profit after tax for calculating basic and diluted EPU	2,743.27	3,650.04	856.52	6,393.31	2,351.25	2,123.17	4,474.42
Weighted average number of Units (No. in million)*	947.90	947.90	771.67	947.90	867.78	771.67	819.59
Earnings Per Unit							
- Basic (Rupees/unit)	2.89	3.85	1.11	6.74	2.71	2.75	5.46
- Diluted (Rupees/unit) **	2.89	3.85	1.11	6.74	2.71	2.75	5.46

* The weighted average number of units for the half year ended and year ended 31 March 2021 have been computed basis 111.34 million units issued by way of institutional placement and 64.89 million units issued by way of preferential allotment on 22 December 2020 and 24 December 2020 respectively.

** The Trust does not have any outstanding dilutive instruments.

25 Commitments and contingencies

a. Contingent liabilities

Particulars	As at 30 September 2021	As at 31 March 2021
Guarantee given to a Bank for loan obtained by a SPV	-	8,400.00

Note :

Trust had given an irrevocable and unconditional Corporate guarantee dated 27 December 2019, in favour of Catalyst Trusteeship Limited (Trustee) towards the term loan facility of Rs.8,400 million by State Bank of India (Lender) to Manyata Promoters Private Limited (Borrower), an Embassy REIT SPV; to forthwith pay the Lender the outstanding amount of loan on demand by the Lender, upon the failure to make any payments/ repayments of the outstanding amounts (or any part thereof) on the respective due dates by Borrower. The Borrower has repaid the loan as at 30 September 2021, accordingly the guarantee is cancelled.

b. Statement of capital and other commitments

i) There are no capital commitments as at 30 September 2021 and 31 March 2021.

ii) The Trust has committed to provide financial support to some of its subsidiaries to ensure that these entities operate on going concern basis and are able to meet their debts and liabilities as they fall due.

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26 Related party disclosures

I. List of related parties as at 30 September 2021

A. Parties to Embassy Office Parks REIT

Embassy Property Developments Private Limited - Co-Sponsor
BRE/ Mauritius Investments - Co-Sponsor
Embassy Office Parks Management Services Private Limited - Manager
Axis Trustee Services Limited - Trustee

The co-sponsor groups consist of the below entities

Embassy Property Developments Private Limited - Co-Sponsor

Embassy One Developers Private Limited
D M Estates Private Limited
Embassy Services Private Limited
Golflinks Properties Private Limited

BRE/ Mauritius Investments - Co-Sponsor

SG Indian Holding (NQ) Co. I Pte. Limited
SG Indian Holding (NQ) Co. II Pte. Limited
SG Indian Holding (NQ) Co. III Pte. Limited
BRE/Mauritius Investments II
BREP NTPL Holding (NQ) Pte Limited
BREP VII NTPL Holding (NQ) Pte Limited
. BREP Asia SBS NTPL Holding (NQ) Limited
BREP VII SBS NTPL Holding (NQ) Limited
BREP GML Holding (NQ) Pte Limited
BREP VII GML Holding (NQ) Pte Limited
BREP Asia SBS GML Holding (NQ) Limited
BREP VII SBS GML Holding (NQ) Limited
BREP Asia SG Oxygen Holding (NQ) Pte Limited
BREP VII SG Oxygen Holding (NQ) Pte Limited
BREP Asia SBS Oxygen Holding (NQ) Limited
BREP VII SBS Oxygen Holding (NQ) Limited
BREP Asia HCC Holding (NQ) Pte Limited
BREP VII HCC Holding (NQ) Pte Limited
BREP Asia SBS HCC Holding (NQ) Limited
BREP VII SBS HCC Holding (NQ) Limited
India Alternate Property Limited
BREP Asia SG Indian Holding (NQ) Co II Pte. Limited
BREP VII SG Indian Holding (NQ) Co II Pte. Limited
BREP Asia SBS Holding NQ CO XI Limited
BREP VII SBS Holding NQ CO XI Limited

Directors and Key managerial personnel's of the Manager (Embassy Office Parks Management Services Private Limited)

Directors

Jitendra Virwani
Tuhin Parikh
Vivek Mehra
Ranjan Ramdas Pai
Anuj Puri
Punita Kumar Sinha
Robert Christopher Heady
Aditya Virwani
Asheesh Mohta - Director (alternate to Robert Christopher Heady)

Key management personnel

Michael David Holland - CEO
Rajesh Kaimal - CFO (upto 19 May 2020)
Aravind Maiya - CFO (from 19 May 2020)
Ramesh Periasamy - Compliance Officer and Company Secretary (upto 6 August 2020)
Deepika Srivastava- Compliance Officer and Company Secretary (from 7 August 2020)

(i) Subsidiaries (SPV)

Embassy Office Parks Private Limited (upto 10 March 2021) (refer note 35)
Manyata Promoters Private Limited
Umbel Properties Private Limited
Embassy Energy Private Limited
Earnest Towers Private Limited
Indian Express Newspapers (Mumbai) Private Limited
Vikhroli Corporate Park Private Limited
Qubix Business Park Private Limited
Quadron Business Park Private Limited
Oxygen Business Park Private Limited
Galaxy Square Private Limited
Embassy Pune TechZone Private Limited
Vikas Telecom Private Limited (from 24 December 2020)
Embassy Office Ventures Private Limited (from 24 December 2020)
Sarla Infrastructure Private Limited (from 24 December 2020)

(ii) Joint Venture

Golflinks Software Park Private Limited

B Other related parties with whom the transactions have taken place during the period/ year

Embassy Shelters Private Limited
BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd *
BREP VII SG Indian Holding (NQ) Co I Pte. Ltd *
BREP Asia SBS Holding-NQ Co IV Ltd. (Cayman) *
BREP VII SBS Holding-NQ IV Co Ltd (Cayman) *

**together known as BREP entities.*

(all amounts in Rs. million unless otherwise stated)

26 Related party disclosures

C Transactions during the period/ year

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Unsecured loans given to							
Quadron Business Park Private Limited	90.00	100.00	50.00	190.00	220.00	50.00	270.00
Embassy Pune TechZone Private Limited *	150.00	300.00	-	450.00	905.50	-	905.50
Manyata Promoters Private Limited	240.00	-	3,355.38	240.00	5,464.00	3,355.38	8,819.38
Oxygen Business Park Private Limited	90.00	50.00	3,396.43	140.00	-	3,396.43	3,396.43
Earnest Towers Private Limited	-	400.00	-	400.00	300.00	200.00	500.00
Vikhroli Corporate Park Private Limited	-	-	100.00	-	-	161.00	161.00
Umbel Properties Private Limited	30.00	30.00	-	60.00	30.00	-	30.00
Indian Express Newspapers (Mumbai) Private Limited	10.00	-	-	10.00	13.00	-	13.00
Embassy Energy Private Limited	40.00	-	-	40.00	225.00	-	225.00
Sarla Infrastructure Private Limited	2,210.20	-	-	2,210.20	1,745.00	-	1,745.00
Vikas Telecom Private Limited	-	-	-	-	24,500.00	-	24,500.00
Long term loan pursuant to capital reduction (refer note 3 (c))							
Earnest Towers Private Limited	1,548.54	-	-	1,548.54	-	-	-
Short term construction loan given							
Manyata Promoters Private Limited	-	4,333.81	455.00	4,333.81	1,000.00	755.00	1,755.00
Embassy Pune TechZone Private Limited *	50.00	-	100.00	50.00	550.00	250.00	800.00
Sarla Infrastructure Private Limited	-	-	-	-	470.00	-	470.00
Redemption of investment in debentures							
Golflinks Software Park Private Limited	-	-	256.48	-	-	724.38	724.38
Unsecured loans repaid by							
Embassy Pune TechZone Private Limited *	50.24	134.36	242.01	184.60	698.62	437.34	1,135.96
Manyata Promoters Private Limited	144.18	-	1,517.58	144.18	1,245.44	3,070.97	4,316.41
Qubix Business Park Private Limited	34.58	82.71	100.01	117.29	108.39	168.62	277.01
Oxygen Business Park Private Limited	61.00	41.14	-	102.14	-	-	-
Earnest Towers Private Limited	123.51	214.27	187.43	337.78	371.60	366.42	738.02
Vikhroli Corporate Park Private Limited	144.81	140.79	130.21	285.60	296.95	190.76	487.71
Galaxy Square Private Limited	106.30	106.08	78.40	212.38	117.18	162.93	280.11
Indian Express Newspapers (Mumbai) Private Limited	41.83	112.52	-	154.35	217.61	26.96	244.57
Embassy Energy Private Limited	127.77	167.69	-	295.46	279.04	25.86	304.90
Sarla Infrastructure Private Limited	174.39	204.55	-	378.94	223.33	-	223.33
Vikas Telecom Private Limited	901.85	730.89	-	1,632.74	1,008.09	-	1,008.09
Short term construction loan repaid by							
Manyata Promoters Private Limited	150.00	3,663.81	-	3,813.81	1,700.00	-	1,700.00
Embassy Pune TechZone Private Limited *	370.00	-	-	370.00	-	-	-
Sarla Infrastructure Private Limited	-	-	-	-	470.00	-	470.00
Secondment fees							
Embassy Office Parks Management Services Private Limited	0.39	0.39	0.36	0.78	0.71	0.71	1.42
Business acquisition of ETV assets from							
Embassy Property Developments Private Limited	-	-	-	-	6,870.02	-	6,870.02
BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd	-	-	-	-	8,736.46	-	8,736.46
BREP VII SG Indian Holding (NQ) Co I Pte. Ltd	-	-	-	-	2,182.64	-	2,182.64
BREP Asia SBS Holding NQ Co IV Ltd. (Cayman)	-	-	-	-	41.46	-	41.46
BREP VII SBS Holding NQ IV Co Ltd (Cayman)	-	-	-	-	11.84	-	11.84
Investment in Class A equity share capital of							
Embassy Office Ventures Private Limited	-	-	-	-	16,575.71	-	16,575.71
Investment management fees							
Embassy Office Parks Management Services Private Limited	63.53	74.38	54.85	137.91	98.77	113.46	212.23

** Refer note 35*

(all amounts in Rs. million unless otherwise stated)

26 Related party disclosures

C Transactions during the period/ year (continued)

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Trademark license fees							
Embassy Shelters Private Limited	0.36	0.35	0.36	0.71	0.71	0.71	1.42
Trustee fee expenses							
Axis Trustee Services Limited	0.74	0.74	0.89	1.48	1.32	1.63	2.95
Interest received on debentures							
Golflinks Software Park Private Limited	-	-	2.52	-	-	14.61	14.61
Dividend received							
Indian Express Newspapers (Mumbai) Private Limited	115.00	125.00	185.00	240.00	107.00	332.00	439.00
Oxygen Business Park Private Limited	-	-	150.00	-	1.76	291.00	292.76
Embassy Pune TechZone Private Limited *	40.00	-	-	40.00	-	-	-
Manyata Promoters Private Limited	2,300.00	2,300.00	-	4,600.00	2,050.00	-	2,050.00
Interest income							
Quadron Business Park Private Limited	396.79	390.46	384.12	787.25	774.24	764.05	1,538.29
Embassy Pune TechZone Private Limited *	178.41	171.74	150.00	350.15	338.11	304.08	642.19
Manyata Promoters Private Limited	906.07	883.40	727.83	1,789.47	1,750.46	1,463.23	3,213.69
Qubix Business Park Private Limited	79.40	80.86	88.56	160.26	166.94	178.31	345.25
Oxygen Business Park Private Limited	226.58	224.86	143.61	451.44	447.46	261.49	708.95
Earnest Towers Private Limited	26.49	2.08	9.73	28.57	13.09	19.17	32.26
Vikhroli Corporate Park Private Limited	126.91	129.34	141.80	256.25	272.41	281.97	554.38
Galaxy Square Private Limited	59.15	61.38	68.68	120.53	129.13	139.26	268.39
Umbel Properties Private Limited	56.77	54.78	54.38	111.55	107.59	108.16	215.75
Indian Express Newspapers (Mumbai) Private Limited	94.20	96.65	104.20	190.85	201.20	208.10	409.30
Embassy Energy Private Limited	181.92	184.87	188.90	366.79	373.77	376.56	750.33
Sarla Infrastructure Private Limited	58.61	46.42	-	105.03	62.63	-	62.63
Vikas Telecom Private Limited	716.57	726.66	-	1,443.23	629.03	-	629.03
Expenses incurred by related party on behalf of the Trust							
Embassy Office Parks Management Services Private Limited	-	-	0.21	-	0.93	1.04	1.97
Embassy Pune TechZone Private Limited *	-	-	-	-	1.04	-	1.04
Expenses incurred by the Trust on behalf of related party							
Vikas Telecom Private Limited	19.10	-	-	19.10	339.15	-	339.15
Manyata Promoters Private Limited	28.40	-	-	28.40	-	0.82	0.82
Others	26.17	-	-	26.17	-	2.11	2.11
Change in investments pursuant the composite scheme of arrangement (refer note 35)							
Embassy Pune TechZone Private Limited *	-	-	-	-	12,083.50	-	12,083.50
Manyata Promoters Private Limited	-	-	-	-	50,684.75	-	50,684.75
Guarantee given by SPV on behalf of REIT							
Indian Express Newspapers (Mumbai) Private Limited and Embassy Pune TechZone Private Limited *	-	-	7,500.00	-	7,500.00	7,500.00	15,000.00
Vikas Telecom Private Limited and Embassy Energy Private Limited	-	-	-	-	26,000.00	-	26,000.00
Sarla Infrastructure Private Limited	3,000.00	-	-	3,000.00	-	-	-

** Refer note 35*

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(all amounts in Rs. million unless otherwise stated)

26 Related party disclosures

D Closing balances

Particulars	As at 30 September 2021	As at 31 March 2021
Unsecured loan receivable (non-current)		
Quadron Business Park Private Limited	14,880.17	14,071.94
Embassy Pune TechZone Private Limited **	4,218.87	3,953.47
Manyata Promoters Private Limited	30,810.65	28,951.41
Qubix Business Park Private Limited	2,485.69	2,602.98
Oxygen Business Park Private Limited	7,216.91	7,182.40
Earnest Towers Private Limited	1,662.42	51.66
Vikhroli Corporate Park Private Limited	3,885.51	4,171.11
Galaxy Square Private Limited	1,772.40	1,984.78
Umbel Properties Private Limited	2,143.09	1,971.55
Indian Express Newspapers (Mumbai) Private Limited	2,958.11	3,102.46
Embassy Energy Private Limited	5,686.11	5,941.57
Sarla Infrastructure Private Limited	3,352.93	1,521.67
Vikas Telecom Private Limited	21,859.19	23,491.92
Short term construction loan		
Manyata Promoters Private Limited	575.00	55.00
Embassy Pune TechZone Private Limited **	1,100.00	1,420.00
Other receivables		
Earnest Towers Private Limited	0.42	-
Embassy Energy Private Limited	1.17	-
Indian Express Newspapers (Mumbai) Private Limited	0.60	-
Manyata Promoters Private Limited	4.48	-
Quadron Business Park Private Limited	0.31	-
Qubix Business Park Private Limited	0.37	-
Umbel Properties Private Limited	0.07	-
Vikhroli Corporate Park Private Limited	0.51	-
Vikas Telecom Private Limited	20.26	-
Embassy Office Ventures Private Limited	0.98	-
Embassy Pune TechZone Private Limited **	0.61	-
Other financial liabilities		
Embassy Office Parks Management Services Private Limited	63.08	50.30
Trade payables		
Embassy Office Parks Management Services Private Limited	-	0.86
Investment in equity shares of subsidiaries		
Embassy Pune TechZone Private Limited **	12,083.50	12,083.50
Manyata Promoters Private Limited	99,475.27	99,475.27
Quadron Business Park Private Limited *	10,970.32	11,714.60
Oxygen Business Park Private Limited	12,308.89	12,308.89
Earnest Towers Private Limited	10,590.24	12,138.78
Vikhroli Corporate Park Private Limited	10,710.94	10,710.94
Qubix Business Park Private Limited	5,595.08	5,595.08
Galaxy Square Private Limited	4,662.50	4,662.50
Umbel Properties Private Limited *	1,492.99	1,606.19
Indian Express Newspapers (Mumbai) Private Limited	13,210.96	13,210.96
Embassy Energy Private Limited *	667.36	667.36
Vikas Telecom Private Limited	23,147.33	23,147.33
Embassy Office Ventures Private Limited	27,548.12	27,548.12
Sarla Infrastructure Private Limited	6,870.02	6,870.02
Contingent consideration payable		
Embassy Property Developments Private Limited (refer note 28)	350.00	350.00
Guarantee given to lender's trustee for loan obtained by SPV		
Manyata Promoters Private Limited	-	8,400.00
Guarantee given by SPV on behalf of REIT		
Indian Express Newspapers (Mumbai) Private Limited and Embassy Pune TechZone Private Limited **	15,000.00	15,000.00
Vikas Telecom Private Limited and Embassy Energy Private Limited	26,000.00	26,000.00
Sarla Infrastructure Private Limited	3,000.00	-

** Net of provision for impairment of Rs.4,133.05 (31 March 2021 : Rs.3,275.57 million).*
*** Refer note 35*

(all amounts in Rs. million unless otherwise stated)

27 Financial instruments :

a) The carrying value and fair value of financial instruments by categories are as below:

Particulars	**Carrying value**	**Fair Value**	**Carrying value**	**Fair Value**
	30 September 2021	**30 September 2021**	**31 March 2021**	**31 March 2021**
Financial assets				
Amortised cost				
Loans	104,607.05	-	100,473.92	-
Cash and cash equivalents	6,304.88	-	7,171.26	-
Other financial assets	35.00	-	-	-
Total assets	**110,946.93**	**-**	**107,645.18**	**-**
Financial liabilities				
Amortised cost				
Borrowings	88,513.19	88,857.04	83,319.10	84,630.97
Other financial liabilities	474.21	-	460.16	-
Trade payables	0.36	-	2.60	-
Total liabilities	**88,987.76**	**88,857.04**	**83,781.86**	**84,630.97**

The fair value of cash and cash equivalents, trade payables, loans and other financial assets and liabilities approximate their carrying amounts.

Fair value hierarchy

Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

b) Transfers between Level 1, Level 2 and Level 3

There were no transfers between Level 1, Level 2 or Level 3 during the half year ended 30 September 2021 and year ended 31 March 2021.

c) Determination of fair values

Fair values of financial assets and liabilities have been determined for measurement and/or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

i) The fair value of mutual funds are based on price quotations at reporting date.

ii) The fair values of other current financial assets and financial liabilities are considered to be equivalent to their carrying values.

iii) The fair values of borrowings at fixed rates are considered to be equivalent to present value of the future contracted cashflows discounted at the current market rate.

28 During previous year ended 31 March 2021, the Trust acquired VTPL, EOVPL and SIPL by acquiring all of the equity interest held by the Embassy Sponsor, BREP entities and certain other third party shareholders. The acquisition of equity interest in EOVPL (which in turn holds 60% equity interest in VTPL) and SIPL has been completed with issue proceeds received of Rs.36,852.02 million, by issue of 111,335,400 Units at a price of Rs.331.00 per Unit through the Institutional Placement.

The acquisition of balance 40% equity interest in VTPL is completed through Preferential issue of 64,893,000 Units at a price of Rs.356.70 per unit to the third party shareholders aggregating to Rs. 23,147.33 million.

The investments in VTPL, EOVPL and SIPL are accounted for at cost less accumulated impairment losses. Below is the details of purchase consideration paid to acquire the SPV's.

Entity	**Amount**
VTPL	23,147.33
EOVPL	27,548.12
SIPL *	6,870.02

* The Purchase consideration for acquisition of SIPL includes contingent consideration of Rs.350.00 million which shall be payable to the Embassy Sponsor upon satisfaction of certain conditions and as per timeline agreed between the parties.

29 Details of utilisation of proceeds of Institutional placement as on 30 September 2021 are follows:

Objects of the issue as per the prospectus	**Proposed utilisation**	**Actual utilisation upto 31 March 2021**	**Unutilised amount as at 31 March 2021**	**Actual utilisation upto 30 September 2021**	**Unutilised amount as at 30 September 2021**
Funding of consideration for the acquisition of the ETV SPVs, including subscription to Class A equity shares in EOVPL, payment of consideration to the BREP Entities and the Embassy Sponsor	34,068.14	34,068.14	-	-	-
Debt funding to the ETV SPVs for partial or full repayment or pre-payment of bank/financial institution debt and settlement of certain liabilities	1,550.00	1,550.00	-	-	-
Issue expenses	750.00	750.00	-	-	-
General purposes	483.88	84.93	398.95	42.06	356.89
Total	**36,852.02**	**36,453.07**	**398.95**	**42.06**	**356.89**

30 Details of utilisation of proceeds of issue of Embassy REIT Series IV NCD 2021 as on 30 September 2021 are follows:

Objects of the issue as per the prospectus	**Proposed utilisation**	**Actual utilisation upto 30 September 2021**	**Unutilised amount as at 30 September 2021**
Granting shareholder debt including refinance of existing debt, construction and development at underlying SPV's	2,760.00	2,210.20	549.80
General purposes including issue expenses and payment of coupon	240.00	20.05	219.95
Total	**3,000.00**	**2,230.25**	**769.75**

31 Investment management fees

Pursuant to the Investment management agreement dated 12 June 2017, as amended, the Manager is entitled to fees @ 1% of REIT Distributions which shall be payable either in cash or in Units or a combination of both, at the discretion of the Manager. The fees has been determined for undertaking management of the Trust and its investments. Investment management fees accrued for the half year ended 30 September 2021 amounts to Rs.137.91 million. There are no changes during the half year ended 30 September 2021 in the methodology for computation of fees paid to the Manager.

32 Secondment fees

Pursuant to the Secondment agreement dated 11 March 2019, the Manager is entitled to fees of Rs. 0.10 million per month in respect certain employees of the Manager being deployed to the Trust in connection with the operation and management of the assets of the Trust. The fees shall be subject to an escalation of 5% (five per cent) every financial year. Secondment fees for the half year ended 30 September 2021 amounts to Rs.0.78 million. There are no changes during the half year ended 30 September 2021 in the methodology for computation of secondment fees paid to the Manager.

33 Segment Reporting

The Trust does not have any Operating segments as at 30 September 2021 and 31 March 2021 and hence, disclosure under Ind AS 108, Operating segments has not been provided in the Condensed Standalone Financial Statements.

34 The Trust outsources its manpower and technology assistance requirements and does not have any employee on its roles and hence does not incur any employee related benefits/costs.

35 The Board of Directors of the Manager in their meeting held on 19 May 2020 approved a composite scheme of arrangement (the "Scheme") involving MPPL, EOPPL and EPTPL. The Scheme provided for:

a) The demerger, transfer and vesting of the TechZone business of EOPPL comprising Embassy TechZone Business Park (more specifically defined as the 'TechZone Undertaking' in the Scheme) into EPTPL on a going concern basis, in consideration for which the Trust (as shareholder of EOPPL) has been issued shares of EPTPL; followed by

b) Amalgamation of EOPPL into MPPL, on a going concern basis.

The above scheme was approved by National Company Law Tribunal (NCLT), Mumbai bench with an effective date of 10 March 2021. Further the Scheme was approved by the Board of Approval of Special Economic Zones ("BoA") in its meeting held on 18 March 2021 and the necessary form with ROC was filed on 25 March 2021, for all the three entities. Upon completion of the Scheme, MPPL has become a 100% HoldCo of the Trust, holding Embassy Manyata, Bengaluru, 80% of the share capital of EEPL, 50% of the share capital of GLSP, while EPTPL has become a 100% directly-held SPV of the Trust, holding Embassy TechZone, an existing asset of the Trust.

36 Distributions

The Board of Directors of the Manager to the Trust, in their meeting held on 29 October 2021, have declared distribution to Unitholders of Rs.5.66 per unit which aggregates to Rs.5,365.08 million for the quarter ended 30 September 2021. The distributions of Rs.5.66 per unit comprises Rs.1.14 per unit in the form of interest payment, Rs.2.54 per unit in the form of dividend and the balance Rs.1.98 per unit in the form of amortization of SPV debt.

Along with distribution of Rs.5,346.12 million/ Rs.5.64 per unit for the quarter ended 30 June 2021, the cumulative distribution for the half year ended 30 September 2021 aggregates to Rs.10,711.20 million/ Rs. 11.30 per unit.

37 The figures for the half year ended 31 March 2021 are the derived figures between the audited figures in respect of the year ended 31 March 2021 and the published year-to-date figures up to 30 September 2020, which were subject to limited review.

The accompanying notes referred to above are an integral part of Condensed Standalone Financial Statements.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm's registration number: 101049W/E300004

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to the Embassy Office Parks REIT)

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

Review Report

The Board of Directors
Embassy Office Parks Management Services Private Limited (“ the Manager”)
(Acting in its capacity as the Manager of Embassy Office Parks REIT)
1st Floor, Embassy Point
150, Infantry Road
Bengaluru -560001

Introduction

1. We have reviewed the accompanying unaudited condensed consolidated interim Ind AS financial statements of Embassy Office Parks REIT (the “REIT”), its subsidiaries and a Joint venture (together referred as “the Group”), which comprise the unaudited condensed consolidated balance sheet as at September 30, 2021, the unaudited condensed consolidated statement of profit and loss, including other comprehensive income and unaudited condensed consolidated statement of Cash Flows for the quarter and half year ended September 30, 2021, the unaudited condensed consolidated statement of changes in Unitholder’s equity for the half year ended September 30, 2021 and the consolidated Statement of Net Assets at fair value as at September 30, 2021 and the consolidated statement of Total Returns at fair value and the statement of Net Distributable Cash Flows of the REIT and each of its subsidiaries for the half year ended September 30, 2021 and a summary of the significant accounting policies and select explanatory information (together hereinafter referred to as the “Condensed Consolidated Interim Ind AS Financial Statements”) being submitted by the REIT pursuant to the requirements of Regulation 23 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended including any guidelines and circulars issued thereunder (“REIT Regulations”).

2. The Condensed Consolidated Interim Ind AS Financial Statements are the responsibility of the Manager and has been approved by the Board of Directors of the Manager. The Condensed Consolidated Interim Ind AS Financial Statements are prepared in accordance with the requirements of Indian Accounting Standard (Ind AS) 34 “Interim Financial Reporting”, as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT Regulations. Our responsibility is to issue a conclusion on the Condensed Consolidated Interim Ind AS Financial Statements based on our review.

Scope of Review

3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Condensed Consolidated Interim Ind AS Financial Statements is free of material misstatement. A review consists of making inquiries, primarily of Manager personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. The Condensed Consolidated Interim Ind AS Financial Statements includes the financial information of the following entities:

Sl. No	Name of the entities
A	**Parent Entity**
1	Embassy Office Parks REIT
B	**Subsidiaries**
1	Manyata Promoters Private Limited ('MPPL')
2	Umbel Properties Private Limited
3	Embassy-Energy Private Limited
4	Galaxy Square Private Limited
5	Quadron Business Park Private Limited
6	Qubix Business Park Private Limited
7	Oxygen Business Park Private Limited
8	Earnest Towers Private Limited
9	Vikhroli Corporate Park Private Limited
10	Indian Express Newspapers (Mumbai) Private Limited
11	Embassy Pune Techzone Private Limited
12	Embassy Office Ventures Private Limited
13	Vikas Telecom Private Limited
14	Sarla Infrastructure Private Limited
C	**Jointly Controlled entity**
1	Golflinks Software Park Private Limited

Conclusion

5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Condensed Consolidated Interim Ind AS Financial Statements have not been prepared in all material respects in accordance with the requirements of Ind AS 34, as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with REIT Regulations.

Emphasis of Matter

6. We draw attention to note 44(iv) to the Condensed Consolidated Interim Ind AS Financial Statements which refers to the uncertainty in relation to two pending cases, as regards Property tax dues aggregating to Rs.3,418.89 million as at September 30, 2021 payable by MPPL, before judicial forums, basis previously raised demand notices by the local regulatory authority. Based on legal opinions obtained and pending outcome of such legal matter no provision has been made in these Condensed Consolidated Interim Ind AS Financial Statements. Our conclusion is not modified in respect to the above matter.

For S.R. Batliboi & Associates LLP
Chartered Accountants
ICAI Firm registration number: 101049W/E300004

Sd/-
per Adarsh Ranka
Partner
Membership No.: 209567

UDIN: 21209567AAAAGN4643

Place: Bengaluru, India
Date: October 29, 2021

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Consolidated Balance Sheet
(all amounts in Rs. million unless otherwise stated)

	Note	As at 30 September 2021 (Unaudited)	As at 31 March 2021 (Audited)
ASSETS			
Non-current assets			
Property, plant and equipment	3	21,746.36	22,067.35
Capital work-in-progress	4	6,578.27	4,739.47
Investment property	5	271,144.35	272,345.76
Investment property under development	8	12,448.60	8,968.79
Goodwill	6	64,045.35	63,946.24
Other intangible assets	7	14,943.77	15,924.64
Equity accounted investee	9	23,808.99	24,118.57
Financial assets			
- Other financial assets	10	4,047.06	4,839.80
Deferred tax assets (net)	23	61.43	48.84
Non-current tax assets (net)	11	1,151.95	1,095.27
Other non-current assets	12	18,026.07	18,383.62
Total non-current assets		**438,002.20**	**436,478.35**
Current assets			
Inventories	13	9.58	10.80
Financial assets			
- Trade receivables	14	268.85	473.16
- Cash and cash equivalents	15A	7,106.04	9,174.78
- Other bank balances	15B	192.65	253.75
- Other financial assets	16	3,250.72	4,057.38
Other current assets	17	724.67	395.34
Total current assets		**11,552.51**	**14,365.21**
Total assets		**449,554.71**	**450,843.56**
EQUITY AND LIABILITIES			
EQUITY			
Unit capital	18	288,262.11	288,262.11
Other equity	19	(23,975.87)	(17,331.44)
Total equity		**264,286.24**	**270,930.67**
LIABILITIES			
Non-current liabilities			
Financial liabilities			
- Borrowings	20	68,528.46	106,023.33
- Lease liabilities		310.89	314.52
- Other financial liabilities	21	3,930.14	4,435.05
Provisions	22	7.12	5.79
Deferred tax liabilities (net)	23	52,697.74	53,296.43
Other non-current liabilities	24	585.60	685.26
Total non-current liabilities		**126,059.95**	**164,760.38**
Current liabilities			
Financial liabilities			
- Borrowings	25	45,133.58	199.58
- Lease liabilities		20.35	20.35
- Trade payables	26		
- total outstanding dues of micro and small enterprises		104.68	48.27
- total outstanding dues of creditors other than micro and small enterprises		124.83	392.62
- Other financial liabilities	27	12,515.95	12,517.90
Provisions	28	3.12	1.89
Other current liabilities	29	1,191.87	1,872.13
Current tax liabilities (net)	30	114.14	99.77
Total current liabilities		**59,208.52**	**15,152.51**
Total equity and liabilities		**449,554.71**	**450,843.56**
Significant accounting policies	2		

The accompanying notes referred to above are an integral part of these Condensed Consolidated Financial Statements.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to Embassy Office Parks REIT)

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Consolidated Statement of Profit and Loss
(all amounts in Rs. million unless otherwise stated)

	Note	For the quarter ended 30 September 2021 (Unaudited)	For the quarter ended 30 June 2021 (Unaudited)	For the quarter ended 30 September 2020 (Unaudited)	For the half year ended 30 September 2021 (Unaudited)	For the half year ended 31 March 2021 (Audited)**	For the half year ended 30 September 2020 (Unaudited)	For the year ended 31 March 2021 (Audited)
Income and gains								
Revenue from operations	31	7,351.85	7,376.43	5,401.50	14,728.28	13,039.44	10,563.76	23,603.20
Interest	32	215.71	236.98	211.41	452.69	475.20	496.00	971.20
Other income	33	134.04	54.01	20.89	188.05	147.70	66.36	214.06
Total Income		**7,701.60**	**7,667.42**	**5,633.80**	**15,369.02**	**13,662.34**	**11,126.12**	**24,788.46**
Expenses								
Cost of materials consumed	34	20.75	6.11	4.86	26.86	29.60	5.95	35.55
Employee benefits expense	35	45.82	53.15	51.35	98.97	114.42	111.06	225.48
Operating and maintenance expenses	36	117.61	147.64	83.06	265.25	276.64	137.17	413.81
Repairs and maintenance	38	628.71	697.68	248.79	1,326.39	1,259.67	534.53	1,794.20
Valuation expenses		0.68	4.39	2.21	5.07	4.03	4.42	8.45
Audit fees		15.19	15.62	11.84	30.81	27.03	22.23	49.26
Insurance expenses		40.73	30.75	18.99	71.48	48.62	33.28	81.90
Investment management fees	43	239.38	242.34	173.51	481.72	399.51	348.63	748.14
Trustee fees		0.74	0.74	0.84	1.48	1.32	1.63	2.95
Legal and professional fees		141.79	140.47	55.76	282.26	98.39	192.79	291.18
Other expenses	37	397.63	320.93	252.93	718.56	946.92	497.41	1,444.33
Total Expenses		**1,649.03**	**1,659.82**	**904.14**	**3,308.85**	**3,206.15**	**1,889.10**	**5,095.25**
Earnings before finance costs, depreciation, amortisation, impairment loss and tax		**6,052.57**	**6,007.60**	**4,729.66**	**12,060.17**	**10,456.19**	**9,237.02**	**19,693.21**
Finance costs	39	2,208.37	2,073.31	1,437.33	4,281.68	3,643.02	2,809.87	6,452.89
Depreciation expense	40	1,500.36	1,466.37	1,153.44	2,966.73	2,647.61	2,292.54	4,940.15
Amortisation expense	40	493.40	491.46	39.74	984.86	687.58	79.24	766.82
Impairment loss	3,5,6	-	-	-	-	988.96	-	988.96
Profit before share of profit of equity accounted investee and tax		**1,850.44**	**1,976.46**	**2,099.15**	**3,826.90**	**2,489.02**	**4,055.37**	**6,544.39**
Share of profit after tax of equity accounted investee		211.41	251.51	245.51	462.92	503.59	490.89	994.48
Profit before tax		**2,061.85**	**2,227.97**	**2,344.66**	**4,289.82**	**2,992.61**	**4,546.26**	**7,538.87**
Tax expense:								
Current tax	41	441.84	449.42	392.75	891.26	869.14	779.92	1,649.06
Deferred tax charge/ (credit)	41	(340.83)	(270.50)	(373.74)	(611.33)	(492.02)	(601.70)	(1,093.72)
		101.01	**178.92**	**19.01**	**279.93**	**377.12**	**178.22**	**555.34**
Profit for the period/ year		**1,960.84**	**2,049.05**	**2,325.65**	**4,009.89**	**2,615.49**	**4,368.04**	**6,983.53**
Items of other comprehensive income								
Items that will not be reclassified subsequently to profit or loss								
- Remeasurements of defined benefit liability, net of tax		-	-	-	-	0.81	-	0.81
Total comprehensive income attributable to Unitholders for the period/ year		**1,960.84**	**2,049.05**	**2,325.65**	**4,009.89**	**2,616.30**	**4,368.04**	**6,984.34**
Earnings per Unit								
Basic, attributable to the Unitholders of the Trust	42	2.07	2.16	3.01	4.23	3.01	5.66	8.52
Diluted, attributable to the Unitholders of the Trust	42	2.07	2.16	3.01	4.23	3.01	5.66	8.52

** Refer note 55.

Significant accounting policies 2

The accompanying notes referred to above are an integral part of these Condensed Consolidated Financial Statements.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to Embassy Office Parks REIT)

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Consolidated Statement of Cashflow
(all amounts in Rs. million unless otherwise stated)

	For the quarter ended 30 September 2021 (Unaudited)	For the quarter ended 30 June 2021 (Unaudited)	For the quarter ended 30 September 2020 (Unaudited)	For the half year ended 30 September 2021 (Unaudited)	For the half year ended 31 March 2021 (Audited)**	For the half year ended 30 September 2020 (Unaudited)	For the year ended 31 March 2021 (Audited)
Cash flow from operating activities							
Profit before share of profit of equity accounted investees and tax	1,850.44	1,976.46	2,099.15	3,826.90	2,489.02	4,055.37	6,544.39
Adjustments for non-cash and other adjustments:							
Depreciation expense	1,500.36	1,466.37	1,153.44	2,966.73	2,647.61	2,292.54	4,940.15
Amortisation expense	493.40	491.46	39.74	984.86	687.58	79.24	766.82
Assets no longer required, written off	-	-	-	-	1.16	-	1.16
Loss on sale of fixed assets	-	-	9.30	-	51.13	10.76	61.89
Allowance for credit loss	-	1.80	-	1.80	20.83	-	20.83
Liabilities no longer required written back	(97.98)	(4.84)	-	(102.82)	(0.09)	(4.59)	(4.68)
Profit on sale of mutual funds	(32.28)	(32.04)	(16.84)	(64.32)	(113.09)	(41.02)	(154.11)
Finance costs	2,208.37	2,073.31	1,437.33	4,281.68	3,643.02	2,809.87	6,452.89
Interest income	(215.71)	(236.98)	(190.79)	(452.69)	(407.45)	(463.76)	(871.21)
Fair value loss/(gain) on investment measured at FVTPL	-	-	-	-	-	3.00	3.00
Impairment loss recognised	-	-	-	-	988.96	-	988.96
Operating profits before working capital changes	**5,706.60**	**5,735.54**	**4,531.33**	**11,442.14**	**10,008.68**	**8,741.41**	**18,750.09**
Working capital adjustments							
- Inventories	0.59	0.63	1.15	1.22	0.37	1.65	2.02
- Trade receivables	109.92	115.09	24.31	225.01	(195.05)	27.48	(167.57)
- Loans and other financial assets (current and non-current)	609.96	929.77	(314.17)	1,539.73	195.79	(425.30)	(229.51)
- Other assets (current and non-current)	(196.93)	(178.40)	73.96	(375.33)	109.70	24.47	134.17
- Trade payables	107.57	(299.08)	12.48	(191.51)	238.82	(61.54)	177.28
- Other financial liabilities (current and non-current)	(167.09)	(185.16)	(165.66)	(352.25)	(222.75)	6.15	(216.60)
- Other liabilities and provisions (current and non-current)	(154.79)	(622.57)	33.08	(777.36)	690.78	120.82	811.60
Cash generated from operating activities before taxes	**6,015.83**	**5,495.82**	**4,196.48**	**11,511.65**	**10,826.34**	**8,435.14**	**19,261.48**
Taxes (paid)/ received (net)	(500.37)	(433.15)	(133.21)	(933.52)	(170.87)	(385.67)	(556.54)
Cash generated from operating activities	**5,515.46**	**5,062.67**	**4,063.27**	**10,578.13**	**10,655.47**	**8,049.47**	**18,704.94**
Cash flow from investing activities							
(Investments)/ redemption of deposits with banks (net)	102.89	(62.08)	82.14	40.81	350.23	202.08	552.31
(Investments)/ redemption in mutual funds (net)	32.28	32.04	16.84	64.32	113.09	11,587.23	11,700.32
Repayment of investment in debentures	-	-	256.48	-	-	724.38	724.38
Payment for purchase of Investment Property, Property, Plant and Equipment and Intangibles including Capital Work-in-progress and Investment Property under Development	(3,166.16)	(2,948.02)	(1,239.86)	(6,114.18)	(5,548.83)	(2,128.86)	(7,677.69)
Payment for acquisition of ETV business	-	-	-	-	(32,804.45)	-	(32,804.45)
Payment for acquisition of CAM business in EOPPL and MPPL	-	-	-	-	(4,730.21)	-	(4,730.21)
Dividend received	450.00	300.00	175.00	750.00	650.00	265.00	915.00
Interest received	197.69	235.85	191.45	433.54	439.28	467.75	907.03
Net cash flow generated from / (used in) investing activities	**(2,383.30)**	**(2,442.21)**	**(517.95)**	**(4,825.51)**	**(41,530.89)**	**11,117.58**	**(30,413.31)**

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Consolidated Statement of Cashflow
(all amounts in Rs. million unless otherwise stated)

	For the quarter ended 30 September 2021 (Unaudited)	For the quarter ended 30 June 2021 (Unaudited)	For the quarter ended 30 September 2020 (Unaudited)	For the half year ended 30 September 2021 (Unaudited)	For the half year ended 31 March 2021 (Audited)**	For the half year ended 30 September 2020 (Unaudited)	For the year ended 31 March 2021 (Audited)
Cash flow from financing activities							
Interest paid	(1,225.91)	(1,180.67)	(316.01)	(2,406.58)	(3,098.39)	(600.36)	(3,698.75)
Repayments of borrowings	(1,139.31)	(5,177.41)	(6,809.82)	(6,316.72)	(33,593.71)	(6,858.11)	(40,451.82)
Proceeds from borrowings, (net of issue expenses)	5,009.80	6,609.43	7,855.53	11,619.23	36,107.81	8,195.68	44,303.50
Proceeds from issue of units	-	-	-	-	36,852.02	-	36,852.02
Transaction costs related to issue of units	(42.06)	-	-	(42.06)	(834.93)	-	(834.93)
Cash used in distribution to Unitholders	(5,346.20)	(5,308.37)	(4,498.44)	(10,654.57)	(8,555.89)	(9,815.03)	(18,370.92)
Payment of lease liabilities	(20.66)	-	(27.83)	(20.66)	(0.87)	(27.83)	(28.70)
Security deposits received	-	-	-	-	-	1.00	1.00
Net cash (used in) / generated from financing activities	**(2,764.34)**	**(5,057.02)**	**(3,796.57)**	**(7,821.36)**	**26,876.05**	**(9,104.65)**	**17,771.40**
Net increase/ (decrease) in cash and cash equivalents	**367.82**	**(2,436.56)**	**(251.25)**	**(2,068.74)**	**(3,999.37)**	**10,062.40**	**6,063.03**
Cash and cash equivalents at the beginning of the period	6,738.22	9,174.78	13,425.40	9,174.78	13,174.15	3,111.75	3,111.75
Cash and cash equivalents at the end of the period	**7,106.04**	**6,738.22**	**13,174.15**	**7,106.04**	**9,174.78**	**13,174.15**	**9,174.78**
Components of cash and cash equivalents (refer note 15A)							
Cash in hand	0.71	0.69	0.69	0.71	0.69	0.69	0.69
Balances with banks							
- in current accounts	7,062.52	6,705.11	13,172.64	7,062.52	9,068.79	13,172.64	9,068.79
- in escrow accounts	21.45	30.43	0.82	21.45	105.30	0.82	105.30
- in fixed deposits	21.36	1.99	-	21.36	-	-	-
	7,106.04	**6,738.22**	**13,174.15**	**7,106.04**	**9,174.78**	**13,174.15**	**9,174.78**

** Refer note 55.

Significant accounting policies (refer note 2)

In the previous year ended 31 March 2021, the Trust has issued 64,893,000 units through preferential allotment in exchange for acquisition of 40% stake in VTPL. The same has not been reflected in Consolidated Statement of Cash Flows since it was a non-cash transaction.

The accompanying notes referred to above are an integral part of these Condensed Consolidated Financial Statements.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to Embassy Office Parks REIT)

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

Consolidated Statement of Changes in Unitholder's Equity
(all amounts in Rs. million unless otherwise stated)

A. Unit Capital

Unit Capital	No in Million	Amount
Balance as on 1 April 2020	**771.67**	**229,120.96**
Units issued during the year (refer Note 18)	176.23	59,999.35
Less: Issue expenses (refer Note 18)	-	(858.20)
Balance as at 31 March 2021	**947.90**	**288,262.11**
Balance as on 1 April 2021	**947.90**	**288,262.11**
Changes during the period	-	-
Balance as at 30 September 2021	**947.90**	**288,262.11**

B. Other equity

Particulars	Retained Earnings
Balance as on 1 April 2020	**(5,943.12)**
Add: Profit for the year ended 31 March 2021	6,983.53
Add: Other Comprehensive Income for the year ended 31 March 2021	0.81
Less: Distribution to Unitholders during the year ended 31 March 2021*^	(18,372.66)
Balance as at 31 March 2021	**(17,331.44)**
Balance as on 1 April 2021	**(17,331.44)**
Add: Profit for the period ended 30 September 2021	4,009.89
Add: Other Comprehensive Income for the period ended 30 September 2021	-
Less: Distribution to Unitholders during the period ended 30 September 2021*^^	(10,654.32)
Balance as at 30 September 2021	**(23,975.87)**

* The distributions made by Trust to its Unitholders are based on the Net Distributable Cash flows (NDCF) of Embassy Office Parks REIT under the REIT Regulations which includes repayment of debt by SPVs to Embassy REIT.

^ The distribution for year ended 31 March 2021 does not include the distribution relating to the quarter ended 31 March 2021, as the same was paid subsequent to the year ended 31 March 2021.

^^ The distribution for period ended 30 September 2021 does not include the distribution relating to the quarter ended 30 September 2021, as the same will be paid subsequently.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to Embassy Office Parks REIT)

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

A) Statement of Net Assets at fair value

S.No	Particulars	Unit of measurement	As at 30 September 2021		As at 31 March 2021	
			Book Value	Fair value	Book Value	Fair value
A	Assets	Rs in millions	449,554.71	554,163.62	450,843.56	547,870.38
B	Liabilities	Rs in millions	185,268.47	186,138.34	179,912.89	180,520.80
C	Net Assets (A-B)	Rs in millions	**264,286.24**	**368,025.28**	**270,930.67**	**367,349.58**
D	No. of units	Numbers	947,893,743	947,893,743	947,893,743	947,893,743
E	NAV (C/D)	Rs	**278.81**	**388.26**	**285.82**	**387.54**

Notes:

1) Measurement of fair values:

The fair value of investment property, investment property under development (including capital advances), property, plant and equipment (relating to the hotel property in UPPL and QBPL, and the solar power plant in EEPL); capital work-in-progress (relating to the proposed hotel to be developed in MPPL and ETV); intangibles and the investment in GLSP as at 30 September 2021 and 31 March 2021 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.

Valuation technique

The fair value measurement for all the investment property, investment property under development, property plant and equipment, intangibles and capital work-in-progress has been categorized as a Level 3 fair value based on the inputs to the valuation technique used.

The valuers have followed a Discounted Cash Flow method. The valuation model considers the present value of net cash flows to be generated from the respective properties, taking into account the expected rental growth rate, vacancy period, occupancy rate, average room rent, lease incentive costs and blended tariff rates. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality and lease terms, seasonality in sustaining a stable average room rent and occupancy for the hotels.

Given the COVID-19 related uncertainties, the independent valuers have, as a precautionary measure, referenced material valuation uncertainty in arriving at their valuation as at 30 September 2021 and 31 March 2021.

2) Property wise break up of Fair value of Assets as at 30 September 2021 is as follows:

Particulars	Fair value of investment property, investment property under development, property, plant and equipment, capital work-in-progress and intangibles*	Other assets at book value (***) (Note i)	Total assets	Total liabilities to be considered (Note ii)	Asset wise NAV	Book value of assets
100% owned assets						
MPPL	183,145.61	2,318.28	185,463.89	18,685.99	166,777.90	129,997.34
EPTPL	21,628.06	723.07	22,351.13	2,267.30	20,083.83	21,537.29
UPPL	3,965.00	106.13	4,071.13	435.05	3,636.08	4,310.20
EEPL	9,143.82	87.78	9,231.60	186.88	9,044.72	9,124.64
GSPL	9,110.77	72.72	9,183.49	451.97	8,731.52	5,886.03
ETPL	13,845.33	64.21	13,909.54	433.11	13,476.43	9,914.79
OBPPL	23,335.94	257.46	23,593.40	1,638.30	21,955.10	15,273.79
QBPPL	10,001.26	206.73	10,207.99	228.70	9,979.29	8,900.13
QBPL	24,426.38	2,019.77	26,446.15	597.62	25,848.53	21,976.66
VCPPL	17,028.18	108.86	17,137.04	632.56	16,504.48	12,778.07
IENMPL	18,109.57	138.42	18,247.99	992.46	17,255.53	14,346.61
ETV	113,219.96	4,062.77	117,282.73	19,368.33	97,914.40	101,363.90
Trust	-	70,336.27	70,336.27	140,220.07	(69,883.80)	70,336.27
Total	**446,959.87**	**80,502.47**	**527,462.34**	**186,138.34**	**341,324.00**	**425,745.72**
Investment in GLSP **	26,701.28	-	26,701.28	-	26,701.28	23,808.99
	473,661.15	**80,502.47**	**554,163.62**	**186,138.34**	**368,025.28**	**449,554.71**

(all amounts in Rs. million unless otherwise stated)

A) Statement of Net Assets at fair value (continued)

3) Property wise break up of Fair value of Assets as at 31 March 2021 is as follows:

Particulars	Fair value of investment property, investment property under development, property, plant and equipment, capital work-in-progress and intangibles*	Other assets at book value (***) (Note i)	Total assets	Total liabilities to be considered (Note ii)	Asset wise NAV	Book value of assets
100% owned assets						
MPPL	177,919.67	2,603.26	180,522.93	17,834.79	162,688.14	127,895.25
EPTPL	22,826.71	683.03	23,509.74	1,558.85	21,950.89	20,945.88
UPPL	3,995.09	95.81	4,090.90	511.71	3,579.19	4,373.13
EEPL	9,302.43	209.30	9,511.73	233.26	9,278.47	9,497.45
GSPL	9,028.07	93.46	9,121.53	407.84	8,713.69	5,991.18
ETPL	13,889.21	747.96	14,637.17	445.50	14,191.67	10,691.63
OBPPL	23,693.70	278.31	23,972.01	1,490.32	22,481.69	15,173.26
QBPPL	10,413.56	210.21	10,623.77	230.24	10,393.53	8,952.98
QBPL	24,540.65	1,820.61	26,361.26	574.77	25,786.49	22,001.73
VCPPL	16,913.95	157.30	17,071.25	621.69	16,449.56	12,961.31
IENMPL	18,402.62	137.83	18,540.45	959.47	17,580.98	14,418.34
ETV Assets	107,073.00	5,316.67	112,389.67	20,466.09	91,923.58	102,762.99
Trust	-	71,059.86	71,059.86	135,186.27	(64,126.41)	71,059.86
Total	**437,998.66**	**83,413.61**	**521,412.27**	**180,520.80**	**340,891.47**	**426,724.99**
Investment in GLSP **	26,458.11	-	26,458.11	-	26,458.11	24,118.57
	464,456.77	**83,413.61**	**547,870.38**	**180,520.80**	**367,349.58**	**450,843.56**

* Fair values of investment property, investment property under development, property, plant and equipment, intangibles, capital work in progress and investment in GLSP as at 30 September 2021 and 31 March 2021 as disclosed above are solely based on the fair valuation report of 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.

For the purpose of fair valuation of assets, the Embassy Office Parks Group has fair valued its investment property, investment property under development (including capital advances), property, plant and equipment (relating to the hotel property in UPPL and QBPL, and the solar power plant in EEPL); capital work-in-progress (relating to the proposed hotel to be developed in MPPL and ETV); intangibles and the investment in GLSP.

** Fair value of equity investments in GLSP has been done based on equity valuation method proportionate to stake held in GLSP.

*** Other assets at book value include Goodwill of Rs.64,045.35 million on book value basis (net off impairment loss, refer note 6). The Goodwill of Rs.64,045.35 million (31 March 2021: Rs.63,946.24 million) mainly arises on account of requirement to value individual assets and liabilities acquired on business combination at fair values using an approach as more fully described in note 49 as well as the requirement to recognise deferred tax liability of Rs.53,207.28 million (31 March 2021: Rs.53,207.28 million), calculated as a difference between the tax effect of the fair value of the acquired assets and liabilities and their tax bases.

Notes:

(i) Other assets includes cash and cash equivalents and other working capital balances which are not factored in the discounted cashflow method used in determining the fair value of investment property, investment property under development, property, plant and equipment, capital work-in-progress and intangibles.

(ii) Total liabilities includes all liabilities except lease liability.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to Embassy Office Parks REIT)

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

(all amounts in Rs. million unless otherwise stated)

B) Statement of Total Returns at Fair value

S.No	Particulars	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
A	Total comprehensive income	4,009.89	2,616.30	4,368.04	6,984.34
B	Add : Changes in fair value not recognised in total comprehensive income (refer notes below)	3,384.10	10,965.13	4,003.72	14,968.85
C (A+B)	**Total Return**	**7,393.99**	**13,581.43**	**8,371.76**	**21,953.19**

Notes:

1. In the above statement, changes in fair value for the half year ended 30 September 2021 and year ended 31 March 2021 has been computed based on the difference in fair values of investment property, investment property under development, property, plant and equipment (relating to the hotel property in UPPL and QBPL, and the solar power plant in EEPL); capital work-in-progress (relating to the proposed hotel to be developed in MPPL and ETV); intangibles and investment in GLSP as at 30 September 2021 as compared with the values as at 31 March 2021, net of cash spent on construction during the period. The fair values of the afore-mentioned assets as at 30 September 2021 and 31 March 2021 are solely based on the valuation report of 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.

2. ETV assets were acquired on 24 December 2020 and accordingly the statement of total returns at fair value does not include any difference in fair values of Investment Property, Investment property under development, Property, Plant and Equipment and Capital Work-in-progress and intangibles for ETV assets for the year ended 31 March 2021.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to Embassy Office Parks REIT)

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

(all amounts in Rs. million unless otherwise stated)

Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

(i) Embassy Office Parks REIT- Standalone

Sl No	Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the half year ended 30 September 2021
1	Cash flows received from SPVs/Holdcos and Investment Entity in the form of:			
	• Interest	1,849.67	1,821.86	3,671.53
	• Dividends (net of applicable taxes)	2,455.00	2,425.00	4,880.00
	• Repayment of Shareholder Debt (to the extent not repaid through debt or equity)	1,910.46	1,935.00	3,845.46
	• Proceeds from buy-backs/ capital reduction (net of applicable taxes)	-	-	-
2	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/Holdcos/ Investment Entity adjusted for the following:			
	• Applicable capital gains and other taxes	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-
	• Directly attributable transaction costs	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-	-	-
3	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs /Holdcos/ Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-
4	Add: Any other income at the Embassy REIT level not captured herein	18.24	17.70	35.94
5	Less: Any other expense at the Embassy REIT level, and not captured herein (excluding acquisition related costs)	(36.99)	(16.49)	(53.48)
6	Less: Any fees, including but not limited to:			
	• Trustee fees	(0.74)	(0.74)	(1.48)
	• REIT Management fees (to the extent not paid in Units)	(63.53)	(74.38)	(137.91)
	• Valuer fees	(0.67)	(4.40)	(5.07)
	• Legal and professional fees	(23.71)	(29.21)	(52.92)
	• Trademark license fees	(0.36)	(0.35)	(0.71)
	• Secondment fees	(0.38)	(0.40)	(0.78)
7	Less: Debt servicing (including principal, interest, redemption premium etc) of external debt at the Embassy REIT level, to the extent not paid through debt or equity (refer note 2 below)	(725.71)	(717.82)	(1,443.53)
8	Less: Income tax (net of refund) and other taxes (if applicable) at the standalone Embassy REIT level	(13.13)	(6.13)	(19.26)
	Net Distributable Cash Flows at REIT level	**5,368.15**	**5,349.64**	**10,717.79**

Notes:

1. The Board of Directors of the Manager to the Trust, in their meeting held on 29 October 2021, have declared distribution to Unitholders of Rs.5.66 per unit which aggregates to Rs.5,365.08 million for the quarter ended 30 September 2021. The distributions of Rs.5.66 per unit comprises Rs.1.14 per unit in the form of interest payment, Rs.2.54 per unit in the form of dividend and the balance Rs.1.98 per unit in the form of amortization of SPV debt.

   Along with distribution of Rs.5,346.12 million/ Rs.5.64 per unit for the quarter ended 30 June 2021, the cumulative distribution for the half year ended 30 September 2021 aggregates to Rs.10,711.20 million/ Rs. 11.30 per unit.

2. Interest accrued but not due on borrowings as at the quarter end are not considered for the purpose of distributions.

3. NDCF for the quarter and period ended 30 September 2021 is computed in accordance with the revised NDCF framework. The Manager has made certain clarificatory amendments to the NDCF framework under the Distribution Policy to ensure that there is no ambiguity in computing the NDCF at Embassy REIT and SPV/Holdco level. The amended framework is approved by a special majority in the Unitholder's Meeting held on 8 July 2021 and is effective from 1 April 2021.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to Embassy Office Parks REIT)

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016
(all amounts in Rs. million unless otherwise stated)
Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

(i) Embassy Office Parks REIT- Standalone

Sl No	Particulars	For the quarter ended 30 September 2020	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
1	Cash flows received from SPVs and investment entity in the form of:				
	• Interest	1,499.05	3,869.04	3,208.86	7,077.90
	• Dividends (net of applicable taxes)	335.00	2,158.76	623.00	2,781.76
	• Repayment of Shareholder Debt	2,512.12	4,566.25	5,174.24	9,740.49
	• Proceeds from buy-backs/ capital reduction (net of applicable taxes)	-	-	-	-
2	Add: Proceeds from sale of investments, assets or sale of shares of SPVs adjusted for the following:				
	• Applicable capital gains and other taxes	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of the REIT Regulations	-	-	-	-
3	Add: Proceeds from sale of investments, assets or sale of shares of SPVs not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
4	Add: Any other income of the Trust and not captured herein	15.56	39.56	50.14	89.70
5	Less: Any other expense accruing at the Trust level and not captured herein	(15.22)	(57.51)	(36.05)	(93.56)
6	Less: Any fees, including but not limited to:				
	• Trustee fees	(0.83)	(1.32)	(1.63)	(2.95)
	• REIT Management fees	(54.85)	(98.77)	(113.46)	(212.23)
	• Valuer fees	(2.22)	(4.02)	(4.43)	(8.45)
	• Legal and professional fees	(15.86)	57.40	(121.93)	(64.53)
	• Trademark license fees	(0.36)	(0.71)	(0.71)	(1.42)
	• Secondment fees	(0.36)	(0.71)	(0.71)	(1.42)
7	Less: Debt servicing				
	• Interest on external debt	(33.99)	(880.45)	(33.99)	(914.44)
	• Repayment of external debt	-	-	-	-
8	Less: Income tax (net of refund) and other taxes paid (as applicable)	(8.95)	(15.39)	(19.26)	(34.65)
	Net Distributable Cash Flows at REIT level	**4,229.09**	**9,632.14**	**8,724.07**	**18,356.20**

Notes:
1. Repayment of short-term construction debt given to SPVs and interest accrued but not due on borrowings as at the period/year end are not considered for the purpose of distributions.
2. Repayment of external debt, to the extent it is by way of refinancing, is not considered for the purpose of computation of NDCF.
3. NDCF computed till 31 March 2021 is in accordance with the NDCF framework under the Distribution Policy as approved in the Offer Document by the Unitholders.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to Embassy Office Parks REIT)

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016
(all amounts in Rs. million unless otherwise stated)
Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(ii) Calculation of net distributable cash flows at each Asset SPV and HoldCo

For the quarter ended 30 September 2021 for distribution

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL	EOVPL	SIPL	Total
1	**Profit/(loss) after tax as per Statement of Profit and Loss (standalone) (A)**	**56.06**	**1,226.93**	**44.00**	**(94.66)**	**94.25**	**49.75**	**102.33**	**(24.60)**	**(184.57)**	**47.09**	**32.91**	**144.27**	**(279.93)**	**(24.07)**	**1,189.76**
	Adjustment:															
2	Add/(Less): Non-cash and other adjustments as per the Statement of Profit and Loss, including but not limited to:															
	• Depreciation, amortisation and impairment	124.45	550.33	91.17	57.19	50.75	25.95	60.75	79.53	89.17	15.29	39.05	289.28	230.00	-	1,702.91
	• Assets written off or liabilities written back	-	-	-	(0.01)	(5.09)	(2.32)	(0.25)	(1.42)	(3.80)	-	(0.96)	(1.19)	-	-	(15.04)
	• Current tax charge as per Statement of Profit and Loss	9.33	252.98	11.57	1.10	34.00	20.22	42.84	-	1.47	8.77	26.00	25.76	-	-	434.04
	• Deferred tax	(2.92)	(123.51)	18.79	(33.22)	1.59	(2.40)	(5.78)	(13.12)	(496.40)	4.86	(9.16)	91.67	-	(9.96)	(579.56)
	• MAT adjustments	(9.33)	126.47	(11.56)	-	-	-	-	-	304.23	(8.92)	-	(47.49)	-	-	353.40
	• Ind AS adjustments (straight lining, effective interest for finance costs, straight lining of security deposits etc)	7.12	40.41	-	-	(5.89)	0.95	12.94	6.86	1.20	(2.19)	21.52	25.08	-	(13.56)	94.44
	• Acquisition related costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Interest on Shareholders Debt from Embassy REIT, charged to Statement of Profit and Loss	120.28	824.24	181.92	56.77	26.57	59.16	94.23	210.37	380.30	79.41	126.95	688.92	-	15.79	2,864.91
4	Add/(Less): Loss/(gain) on sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following:															
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Holdcos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	(20.76)	(205.61)	(5.42)	(8.92)	(6.75)	33.11	(7.20)	40.27	22.19	(16.77)	70.95	456.72	47.19	266.26	665.26
8	Less: External debt repayment to the extent not repaid through debt or equity	-	-	-	-	-	-	-	-	(7.14)	-	-	(18.75)	-	-	(25.89)
9	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above):															
	• Repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Less: Income tax (net of refund) and other taxes paid (as applicable)	(14.79)	(248.05)	(20.77)	(0.38)	(40.27)	(18.97)	(48.83)	(10.32)	(1.28)	(13.56)	(33.52)	(35.83)	(0.25)	(0.13)	(486.95)
	Total Adjustments (B)	**213.38**	**1,217.26**	**265.70**	**72.53**	**54.91**	**115.70**	**148.70**	**312.17**	**289.94**	**66.89**	**240.83**	**1,474.17**	**276.94**	**258.40**	**5,007.52**
	Net distributable Cash Flows at SPV Level C = (A+B)	**269.44**	**2,444.19**	**309.70**	**(22.13)**	**149.16**	**165.45**	**251.03**	**287.57**	**105.37**	**113.98**	**273.74**	**1,618.44**	**(2.99)**	**234.33**	**6,197.28**

- Distribution of up to 90% of the above NDCF is required as per the REIT Regulations subject to compliance with the requirements of Companies Act, 2013.

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016
(all amounts in Rs. million unless otherwise stated)
Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(ii) Calculation of net distributable cash flows at each Asset SPV and HoldCo

For the quarter ended 30 June 2021 for distribution

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL	EOVPL	SIPL	Total
1	**Profit/(loss) after tax as per Statement of Profit and Loss (standalone) (A)**	**44.43**	**1,165.93**	**50.99**	**(101.63)**	**111.69**	**51.28**	**115.64**	**(19.41)**	**(331.32)**	**59.86**	**76.02**	**48.81**	**(273.70)**	**(25.86)**	**972.73**
	Adjustment:															
2	Add/(Less): Non-cash and other adjustments as per the Statement of Profit and Loss, including but not limited to:															
	• Depreciation, amortisation and impairment	127.48	544.25	91.18	57.00	50.28	25.40	59.90	75.18	77.55	14.49	38.16	287.84	230.00	-	1,678.71
	• Assets written off or liabilities written back	-	-	-	(4.84)	-	-	-	-	-	-	-	1.80	-	-	(3.04)
	• Current tax charge as per Statement of Profit and Loss	7.00	238.99	12.59	-	48.00	26.26	43.30	-	-	11.45	21.00	33.27	-	-	441.86
	• Deferred tax	(4.10)	54.45	20.75	(36.21)	(3.17)	0.68	(1.58)	(8.76)	(70.65)	4.57	(2.56)	22.84	-	3.34	(20.40)
	• MAT adjustments	(7.00)	(126.47)	(12.16)	-	-	-	-	-	-	(10.55)	-	-	-	-	(156.18)
	• Ind AS adjustments (straight lining, effective interest for finance costs, straight lining of security deposits etc)	10.44	35.19	-	-	13.96	2.32	7.50	18.58	(3.23)	0.23	19.07	11.29	-	(18.47)	96.88
	• Acquisition related costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Interest on Shareholders Debt from Embassy REIT, charged to Statement of Profit and Loss	117.64	856.49	184.87	54.78	2.08	61.37	96.64	211.01	390.46	80.85	129.33	700.86	-	15.28	2,901.66
4	Add/(Less): Loss/(gain) on sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following:															
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Holdcos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	32.81	(275.13)	13.73	5.78	6.05	18.58	55.26	(13.82)	16.94	20.75	22.51	468.78	44.52	276.68	693.44
8	Less: External debt repayment to the extent not repaid through debt or equity	-	-	-	-	-	-	-	-	-	-	-	(18.75)	-	-	(18.75)
9	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above):															
	• Repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Less: Income tax (net of refund) and other taxes paid (as applicable)	(22.59)	(171.14)	(9.39)	(0.45)	(12.54)	(18.43)	(39.32)	6.57	(12.15)	(18.08)	(31.40)	(96.97)	(1.47)	-	(427.36)
	Total Adjustments (B)	**261.68**	**1,156.63**	**301.57**	**76.06**	**104.66**	**116.18**	**221.70**	**288.76**	**398.92**	**103.71**	**196.11**	**1,410.96**	**273.05**	**276.83**	**5,186.82**
	Net distributable Cash Flows at SPV Level C = (A+B)	**306.11**	**2,322.56**	**352.56**	**(25.57)**	**216.35**	**167.46**	**337.34**	**269.35**	**67.60**	**163.57**	**272.13**	**1,459.77**	**(0.65)**	**250.97**	**6,159.55**

- Distribution of up to 90% of the above NDCF is required as per the REIT Regulations subject to compliance with the requirements of Companies Act, 2013.

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016
(all amounts in Rs. million unless otherwise stated)
Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(ii) Calculation of net distributable cash flows at each Asset SPV and HoldCo

For the quarter ended 30 September 2020 for distribution

Sl No	Particulars	EOPPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	EPTPL	VTPL	EOVPL	SIPL	Total
1	**Profit/(loss) after tax as per Statement of Profit and Loss (standalone) (A)**	**182.43**	**1,031.47**	**(78.34)**	**(108.52)**	**105.88**	**37.32**	**100.93**	**(12.91)**	**(264.80)**	**82.33**	**65.75**	**(1.11)**	**-**	**-**	**-**	**1,140.43**
	Adjustment:																
2	Add/(Less): Non-cash adjustments and taxes, including but not limited to:																
	• Depreciation, amortisation and impairment	90.89	385.76	86.31	56.92	50.40	22.28	61.83	69.69	75.17	14.35	37.35	-	-	-	-	950.95
	• Assets written off or liabilities written back	-	-	-	-	-	-	(1.46)	-	-	-	-	-	-	-	-	(1.46)
	• Current tax charge as per Statement of Profit and Loss	56.06	215.52	-	-	43.72	28.46	11.76	(4.50)	-	15.32	14.00	-	-	-	-	380.34
	• Deferred tax	58.98	59.54	(30.17)	(38.78)	(1.23)	0.27	15.45	(0.05)	(40.88)	5.72	(2.55)	-	-	-	-	26.30
	• MAT adjustments as per Statement of Profit and Loss	(55.69)	(83.44)	-	-	-	-	-	4.50	-	(14.91)	-	-	-	-	-	(149.54)
	• Ind AS adjustments not considered in any other item above	0.51	(117.50)	-	-	11.55	3.88	(57.95)	(24.48)	0.06	(4.14)	7.93	-	-	-	-	(180.14)
3	Add: Interest on shareholders debt charged to Statement of Profit and Loss	132.29	727.84	188.90	54.37	9.79	68.67	104.19	140.76	384.10	88.56	141.72	-	-	-	-	2,041.19
4	Add/(Less): Loss/(gain) on sale of investments, assets or shares of SPVs or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	(25.82)	51.37	12.11	(2.87)	3.76	15.60	23.01	25.71	(76.25)	14.67	(20.60)	0.29	-	-	-	20.98
8	Less: Maintenance capex not charged in the Statement of Profit and Loss, to the extent not funded by debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: External debt principal repayment *	-	(9.63)	(26.09)	-	-	-	-	(12.64)	-	-	-	-	-	-	-	(48.36)
10	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above):	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Less: Income tax (net of refund) and other taxes paid (as applicable)	(47.82)	(15.64)	(3.97)	0.12	(26.83)	(24.48)	(20.90)	8.05	(6.93)	(13.51)	27.72	-	-	-	-	(124.19)
	Total Adjustments (B)	**209.40**	**1,213.82**	**227.09**	**69.76**	**91.16**	**114.68**	**135.93**	**207.04**	**335.27**	**106.06**	**205.57**	**0.29**	**-**	**-**	**-**	**2,916.07**
	Net distributable Cash Flows C = (A+B).	**391.83**	**2,245.29**	**148.75**	**(38.76)**	**197.04**	**152.00**	**236.86**	**194.13**	**70.47**	**188.39**	**271.32**	**(0.82)**	**-**	**-**	**-**	**4,056.50**

* Repayment of borrowings done at SPV level out of Initial Public Offering and Non-convertible debenture proceeds have not been considered for NDCF computation. Further, repayment of short-term construction debt from Embassy REIT to Asset SPVs/ HoldCo upon ultimate availment of external credit facility and interest accrued but not due on borrowings as at the quarter end are not considered for NDCF computation.

- Interest on external debt paid and capitalised to development work in progress, to the extent funded by debt, are not considered for NDCF computation.
- Distribution of up to 90% of the above NDCF is required as per the REIT Regulations subject to compliance with the requirements of Companies Act, 2013.

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016
(all amounts in Rs. million unless otherwise stated)
Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(ii) Calculation of net distributable cash flows at each Asset SPV and HoldCo

For the half year ended 30 September 2021 pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL	EOVPL	SIPL	Total
1	**Profit/(loss) after tax as per Statement of Profit and Loss (standalone) (A)**	**100.49**	**2,392.86**	**94.99**	**(196.29)**	**205.94**	**101.03**	**217.97**	**(44.01)**	**(515.89)**	**106.95**	**108.93**	**193.08**	**(553.63)**	**(49.93)**	**2,162.49**
	Adjustment:															
2	Add/(Less): Non-cash and other adjustments as per the Statement of Profit and Loss, including but not limited to:															
	• Depreciation, amortisation and impairment	251.93	1,094.58	182.35	114.19	101.03	51.35	120.65	154.71	166.72	29.78	77.21	577.12	460.00	-	3,381.62
	• Assets written off or liabilities written back	-	-	-	(4.85)	(5.09)	(2.32)	(0.25)	(1.42)	(3.80)	-	(0.96)	0.61	-	-	(18.08)
	• Current tax charge as per Statement of Profit and Loss	16.33	491.97	24.16	1.10	82.00	46.48	86.14	-	1.47	20.22	47.00	59.03	-	-	875.90
	• Deferred tax	(7.02)	(69.06)	39.54	(69.43)	(1.58)	(1.72)	(7.36)	(21.88)	(567.05)	9.43	(11.72)	114.51	-	(6.62)	(599.96)
	• MAT adjustments	(16.33)	-	(23.72)	-	-	-	-	-	304.23	(19.47)	-	(47.49)	-	-	197.22
	• Ind AS adjustments (straight lining, effective interest for finance costs, straight lining of security deposits etc)	17.56	75.60	-	-	8.07	3.27	20.44	25.44	(2.03)	(1.96)	40.59	36.37	-	(32.03)	191.32
	• Acquisition related costs															-
3	Add: Interest on Shareholders Debt from Embassy REIT, charged to Statement of Profit and Loss	237.92	1,680.73	366.79	111.55	28.65	120.53	190.87	421.38	770.76	160.26	256.28	1,389.78	-	31.07	5,766.57
4	Add/(Less): Loss/(gain) on sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following:															
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Holdcos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	12.05	(480.74)	8.31	(3.14)	(0.70)	51.69	48.06	26.45	39.13	3.98	93.46	925.50	91.71	542.94	1,358.70
8	Less: External debt repayment to the extent not repaid through debt or equity	-	-	-	-	-	-	-	-	(7.14)	-	-	(37.50)	-	-	(44.64)
9	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above):															
	• Repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Less: Income tax (net of refund) and other taxes paid (as applicable)	(37.38)	(419.19)	(30.16)	(0.83)	(52.81)	(37.40)	(88.15)	(3.75)	(13.43)	(31.64)	(64.92)	(132.80)	(1.72)	(0.13)	(914.31)
	Total Adjustments (B)	**475.06**	**2,373.89**	**567.27**	**148.59**	**159.57**	**231.88**	**370.40**	**600.93**	**688.86**	**170.60**	**436.94**	**2,885.13**	**549.99**	**535.23**	**10,194.34**
	Net distributable Cash Flows at SPV Level C = (A+B)	**575.55**	**4,766.75**	**662.26**	**(47.70)**	**365.51**	**332.91**	**588.37**	**556.92**	**172.97**	**277.55**	**545.87**	**3,078.21**	**(3.64)**	**485.30**	**12,356.83**

- Distribution of up to 90% of the above NDCF is required as per the REIT Regulations subject to compliance with the requirements of Companies Act, 2013.

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to Embassy Office Parks REIT)

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016
(all amounts in Rs. million unless otherwise stated)
Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(ii) Calculation of net distributable cash flows at each Asset SPV and HoldCo

For the half year ended 31 March 2021 pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

Sl No	Particulars	EOPPL**	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	EPTPL**	VTPL	EOVPL	SIPL	Total
1	**Profit/(loss) after tax as per Statement of Profit and Loss (standalone) (A)**	**357.63**	**1,739.98**	**98.80**	**(202.68)**	**221.76**	**84.35**	**215.09**	**(64.02)**	**(1,183.04)**	**127.02**	**152.26**	**1.13**	**(197.66)**	**(285.02)**	**54.63**	**1,120.23**
	Adjustment:																
2	Add/(Less): Non-cash adjustments and taxes, including but not limited to:																
	• Depreciation, amortisation and impairment	253.41	1,081.90	179.14	113.99	100.74	44.64	122.45	138.74	780.71	28.73	77.18	-	297.52	230.00	-	3,449.15
	• Assets written off or liabilities written back	22.18	(24.61)	-	-	5.83	2.73	0.25	3.61	3.10	1.80	1.09	-	(5.30)	-	-	10.68
	• Current tax charge as per Statement of Profit and Loss	109.89	337.70	-	(2.15)	102.43	52.95	78.63	(0.75)	-	24.98	62.31	-	91.59	-	-	857.58
	• Deferred tax	(1.08)	250.16	48.64	(72.88)	(9.53)	0.61	1.59	(15.80)	(159.26)	18.02	(23.90)	-	198.86	-	(82.90)	152.53
	• MAT adjustments as per Statement of Profit and Loss	43.71	(267.94)	-	-	-	-	-	2.12	-	(27.46)	-	-	(91.59)	-	-	(341.16)
	• Ind AS adjustments not considered in any other item above	16.67	82.38	(1.28)	-	22.33	4.76	(13.67)	13.18	(0.47)	(2.89)	82.67	-	217.32	-	(23.30)	397.70
3	Add: Interest on shareholders debt charged to Statement of Profit and Loss	250.99	1,750.46	373.78	107.59	12.96	129.14	201.21	422.88	774.28	166.94	272.49	-	610.03	-	22.25	5,095.00
4	Add/(Less): Loss/(gain) on sale of investments, assets or shares of SPVs or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity adjusted for the following																
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	11.44	(395.81)	(3.17)	5.46	(26.57)	(8.22)	1.53	3.90	(178.11)	(37.83)	(64.40)	(0.29)	320.28	69.06	315.02	12.29
8	Less: Maintenance capex not charged in the Statement of Profit and Loss, to the extent not funded by debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: External debt principal repayment *	-	-	(8.88)	-	-	-	-	-	-	-	-	-	(27.21)	-	-	(36.09)
10	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above):																
	• Repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Less: Income tax (net of refund) and other taxes paid (as applicable)	(28.35)	(361.00)	(0.38)	(2.45)	(49.68)	(65.07)	(18.96)	44.64	122.44	(24.28)	9.28	-	221.40	(3.38)	0.24	(155.55)
	Total Adjustments (B)	**678.86**	**2,453.23**	**587.85**	**149.56**	**158.51**	**161.54**	**373.03**	**612.52**	**1,342.69**	**148.01**	**416.72**	**(0.29)**	**1,832.90**	**295.68**	**231.31**	**9,442.13**
	Net distributable Cash Flows C = (A+B)	**1,036.49**	**4,193.21**	**686.65**	**(53.12)**	**380.27**	**245.89**	**588.12**	**548.50**	**159.65**	**275.03**	**568.98**	**0.84**	**1,635.24**	**10.66**	**285.94**	**10,562.36**

* Repayment of borrowings at SPV level out of Initial Public Offering and Non-convertible debenture proceeds have not been considered for NDCF computation. Further, repayment of short-term construction debt given to SPVs and interest accrued but not due on borrowings as at the period end are not considered for the purpose of distributions. Repayment of external debt, to the extent it is by way of refinancing, is not considered for the purpose of computation of NDCF.

** EOPPL filed a composite scheme of arrangement (the "Scheme") pursuant to which EOPPL has demerged it's commercial office business to EPTPL and merged the remaining business with MPPL. The effective date for the Scheme is 10 March 2021. For the purpose of NDCF disclosure, management has presented the entire NDCF pertaining to demerged undertaking upto 31 March 2021 under EOPPL.

- Interest on external debt paid and capitalised to development work in progress, to the extent funded by debt, are not considered for NDCF computation.
- Distribution of up to 90% of the above NDCF is required as per the REIT Regulations subject to compliance with the requirements of Companies Act, 2013.

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to Embassy Office Parks REIT)

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016
(all amounts in Rs. million unless otherwise stated)
Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(ii) Calculation of net distributable cash flows at each Asset SPV and HoldCo

For the half year ended 30 September 2020 pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

Sl No	Particulars	EOPPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	EPTPL	VTPL	EOVPL	SIPL	Total
1	**Profit/(loss) after tax as per Statement of Profit and Loss (standalone) (A)**	**305.07**	**1,998.27**	**(118.87)**	**(214.79)**	**215.91**	**81.17**	**208.55**	**(0.41)**	**(518.95)**	**147.36**	**71.39**	**(1.13)**	**-**	**-**	**-**	**2,173.57**
	Adjustment:																
2	Add/(Less): Non-cash adjustments and taxes, including but not limited to:																
	• Depreciation, amortisation and impairment	182.48	768.68	172.61	112.37	100.75	44.53	124.74	139.36	150.23	28.69	73.12	-	-	-	-	1,897.56
	• Assets written off or liabilities written back	-	2.73	-	-	-	-	(4.59)	-	-	-	-	-	-	-	-	(1.86)
	• Current tax charge as per Statement of Profit and Loss	99.44	417.15	-	0.33	88.52	51.29	52.17	2.12	-	28.09	14.56	-	-	-	-	753.67
	• Deferred tax	110.06	122.18	(45.49)	(76.44)	(4.59)	0.42	13.06	8.69	(91.44)	11.63	(6.46)	-	-	-	-	41.62
	• MAT adjustments as per Statement of Profit and Loss	(99.44)	(172.35)	-	-	-	-	-	(2.12)	-	(25.88)	-	-	-	-	-	(299.79)
	• Ind AS adjustments not considered in any other item above	3.27	(214.05)	1.28	-	22.32	7.04	(55.53)	(48.30)	1.25	(14.52)	21.35	-	-	-	-	(275.89)
3	Add: Interest on shareholders debt charged to Statement of Profit and Loss	269.22	1,461.32	376.55	108.15	19.22	139.25	208.09	258.64	764.01	178.30	281.89	-	-	-	-	4,064.64
4	Add/(Less): Loss/(gain) on sale of investments, assets or shares of SPVs or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	(44.42)	291.86	22.39	(31.67)	(0.25)	27.52	22.10	90.76	(110.35)	20.82	(1.63)	0.30	-	-	-	287.43
8	Less: Maintenance capex not charged in the Statement of Profit and Loss, to the extent not funded by debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: External debt principal repayment *	-	(24.08)	(51.37)	-	-	-	-	(21.20)	-	-	-	-	-	-	-	(96.65)
10	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above):	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Less: Income tax (net of refund) and other taxes paid (as applicable)	(84.81)	(116.92)	5.15	0.16	(56.32)	(44.12)	(53.09)	29.45	(35.80)	(27.73)	17.68	-	-	-	-	(366.35)
	Total Adjustments (B)	**435.80**	**2,536.52**	**481.12**	**112.90**	**169.65**	**225.93**	**306.95**	**457.40**	**677.90**	**199.40**	**400.51**	**0.30**	**-**	**-**	**-**	**6,004.38**
	Net distributable Cash Flows C = (A+B).	**740.87**	**4,534.79**	**362.25**	**(101.89)**	**385.56**	**307.10**	**515.50**	**456.99**	**158.95**	**346.76**	**471.90**	**(0.83)**	**-**	**-**	**-**	**8,177.95**

* Repayment of borrowings done at SPV level out of Initial Public Offering and Non-convertible debenture proceeds have not been considered for NDCF computation. Further, repayment of short-term construction debt from Embassy REIT to Asset SPVs/ HoldCo upon ultimate availment of external credit facility and interest accrued but not due on borrowings as at the period end are not considered for NDCF computation.

- Interest on external debt paid and capitalised to development work in progress, to the extent funded by debt, are not considered for NDCF computation.
- Distribution of up to 90% of the above NDCF is required as per the REIT Regulations subject to compliance with the requirements of Companies Act, 2013.

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to Embassy Office Parks REIT)

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016
(all amounts in Rs. million unless otherwise stated)
Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016
(ii) Calculation of net distributable cash flows at each Asset SPV and HoldCo

For the year ended 31 March 2021 pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

Sl No	Particulars	EOPPL**	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	EPTPL**	VTPL	EOVPL	SIPL	Total
1	**Profit/(loss) after tax as per Statement of Profit and Loss (standalone) (A)**	**662.70**	**3,738.25**	**(20.07)**	**(417.47)**	**437.67**	**165.52**	**423.64**	**(64.43)**	**(1,701.99)**	**274.38**	**223.65**	**-**	**(197.66)**	**(285.02)**	**54.63**	**3,293.80**
	Adjustment:																
2	Add/(Less): Non-cash adjustments and taxes, including but not limited to:																
	• Depreciation, amortisation and impairment	435.89	1,850.58	351.75	226.36	201.49	89.17	247.19	278.10	930.94	57.42	150.30	-	297.52	230.00	-	5,346.71
	• Assets written off or liabilities written back	22.18	(21.88)	-	-	5.83	2.73	(4.34)	3.61	3.10	1.80	1.09	-	(5.30)	-	-	8.82
	• Current tax charge as per Statement of Profit and Loss	209.33	754.85	-	(1.82)	190.95	104.24	130.80	1.37	-	53.07	76.87	-	91.59	-	-	1,611.25
	• Deferred tax	108.98	372.34	3.15	(149.32)	(14.12)	1.03	14.65	(7.11)	(250.70)	29.65	(30.36)	-	198.86	-	(82.90)	194.15
	• MAT adjustments as per Statement of Profit and Loss	(55.73)	(440.29)	-	-	-	-	-	-	-	(53.34)	-	-	(91.59)	-	-	(640.95)
	• Ind AS adjustments not considered in any other item above	19.94	(131.67)	-	-	44.65	11.80	(69.20)	(35.12)	0.78	(17.41)	104.02	-	217.32	-	(23.30)	121.81
3	Add: Interest on shareholders debt charged to Statement of Profit and Loss	520.21	3,211.78	750.33	215.74	32.18	268.39	409.30	681.52	1,538.29	345.24	554.38	-	610.03	-	22.25	9,159.64
4	Add/(Less): Loss/(gain) on sale of investments, assets or shares of SPVs or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity adjusted for the following																
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	(32.98)	(103.95)	19.22	(26.21)	(26.82)	19.30	23.63	94.66	(288.46)	(17.01)	(66.03)	0.01	320.28	69.06	315.02	299.72
8	Less: Maintenance capex not charged in the Statement of Profit and Loss, to the extent not funded by debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: External debt principal repayment *	-	(24.08)	(60.25)	-	-	-	-	(21.20)	-	-	-	-	(27.21)	-	-	(132.74)
10	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above):																
	• Repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Less: Income tax (net of refund) and other taxes paid (as applicable)	(113.16)	(477.92)	4.77	(2.29)	(106.00)	(109.19)	(72.05)	74.09	86.64	(52.01)	26.96	-	221.40	(3.38)	0.24	(521.90)
	Total Adjustments (B)	**1,114.66**	**4,989.76**	**1,068.97**	**262.46**	**328.16**	**387.47**	**679.98**	**1,069.92**	**2,020.59**	**347.41**	**817.23**	**0.01**	**1,832.90**	**295.68**	**231.31**	**15,446.51**
	Net distributable Cash Flows C = (A+B)	**1,777.36**	**8,728.01**	**1,048.90**	**(155.01)**	**765.83**	**552.99**	**1,103.62**	**1,005.49**	**318.60**	**621.79**	**1,040.88**	**0.01**	**1,635.24**	**10.66**	**285.94**	**18,740.31**

* Repayment of borrowings at SPV level out of Initial Public Offering and Non-convertible debenture proceeds have not been considered for NDCF computation. Further, repayment of short-term construction debt given to SPVs and interest accrued but not due on borrowings as at the period end are not considered for the purpose of distributions. Repayment of external debt, to the extent it is by way of refinancing, is not considered for the purpose of computation of NDCF.

** EOPPL filed a composite scheme of arrangement (the "Scheme") pursuant to which EOPPL has demerged it's commercial office business to EPTPL and merged the remaining business with MPPL. The effective date for the Scheme is 10 March 2021. For the purpose of NDCF disclosure, management has presented the entire NDCF pertaining to demerged undertaking upto 31 March 2021 under EOPPL.

- Interest on external debt paid and capitalised to development work in progress, to the extent funded by debt, are not considered for NDCF computation.
- Distribution of up to 90% of the above NDCF is required as per the REIT Regulations subject to compliance with the requirements of Companies Act, 2013.

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to Embassy Office Parks REIT)

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

(all amounts in Rs. million unless otherwise stated)

1. Organisation structure

The interim condensed consolidated financial statements ('Condensed Consolidated Financial Statements') comprise condensed financial statements of Embassy Office Parks REIT (the 'Trust' or the 'Embassy REIT' or the 'REIT'), its subsidiaries namely Manyata Promoters Private Limited ('MPPL'), Umbel Properties Private Limited ('UPPL'), Embassy Energy Private Limited ('EEPL'), Galaxy Square Private Limited ('GSPL'), Quadron Business Park Private Limited ('QBPL'), Qubix Business Park Private Limited ('QBPPL'), Oxygen Business Park Private Limited ('OBPPL'), Earnest Towers Private Limited ('ETPL'), Vikhroli Corporate Park Private Limited ('VCPPL'), Indian Express Newspapers (Mumbai) Private Limited ('IENMPL'), Embassy Pune Techzone Private Limited ('EPTPL'), Vikas Telecom Private Limited ('VTPL'), Embassy Office Ventures Private Limited ('EOVPL') and Sarla Infrastructure Private Limited ('SIPL') (individually referred to as 'Special Purpose Vehicle' or 'SPV' and together referred to as 'Embassy Office Parks Group') and a Joint Venture namely Golflinks Software Park Private Limited ('GLSP') (also referred to as the Investment Entity). The SPVs are Companies domiciled in India.

The objectives of Embassy REIT are to undertake activities in accordance with the provisions of the SEBI REIT Regulations and the Trust Deed. The principal activity of Embassy REIT is to own and invest in rent or income generating real estate and related assets in India with the objective of producing stable and sustainable distributions to Unitholders.

Embassy Property Developments Private Limited ('EPDPL') and BRE/Mauritius Investments ('BMI') (collectively known as the 'Sponsors' or the 'Co-Sponsors') have set up the Embassy Office Parks REIT as an irrevocable trust, pursuant to the Trust Deed, under the provisions of the Indian Trusts Act, 1882 and the Trust has been registered with SEBI as a Real Estate Investment Trust on 3 August 2017 under Regulation 6 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014. The Trustee to Embassy Office Parks REIT is Axis Trustee Services Limited (the 'Trustee') and the Manager for Embassy Office Parks REIT is Embassy Office Parks Management Services Private Limited (the 'Manager' or 'EOPMSPL').

The Units of the Trust were listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on 1 April 2019.

Details of SPVs/ Subsidiary of REIT is provided below:

Name of the SPV	Activities	Shareholding (in percentage)
MPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Manyata), located at Bangalore along with being an intermediate (HoldCo.) (from 10 March 2021, refer note 54) for the Embassy Office Parks Group.	Embassy Office Parks REIT: 100% from 10 March 2021 EOPPL: Nil from 10 March 2021 (refer note 54)
UPPL	Development, rental and maintenance of serviced residences (Hilton hotel).	Embassy Office Parks REIT: 100%
EEPL	Generation and supply of solar power mainly to the office spaces of Embassy Office Parks Group located in Bangalore.	MPPL: 80% (from 10 March 2021 refer note 54) Embassy Office Parks REIT: 20% EOPPL: Nil (80% upto 10 March 2021 refer note 54)
GSPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Galaxy), located in Noida.	Embassy Office Parks REIT: 100%
QBPL	Development and leasing of office space and related interiors and maintenance of such assets (Quadron Business Park), located in Pune and (Embassy one) located in Bangalore. Development, rental and maintenance of serviced residences (Hotel Four Seasons at Embassy One), located in Bangalore.	Embassy Office Parks REIT: 100%
QBPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Qubix), located in Pune.	Embassy Office Parks REIT: 100%
OBPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Oxygen), located in Noida.	Embassy Office Parks REIT: 100%
ETPL	Development and leasing of office space and related interiors and maintenance of such assets (First International Financial Centre), located in Mumbai.	Embassy Office Parks REIT: 100%
VCPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy 247), located in Mumbai.	Embassy Office Parks REIT: 100%
IENMPL	Development and leasing of office space and related interiors and maintenance of such assets (Express Towers), located in Mumbai.	Embassy Office Parks REIT: 100%
EPTPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Tech Zone), located at Pune (from 10 March 2021) (refer note 54).	Embassy Office Parks REIT: 100% from 10 March 2021 (refer note 54) EOPPL: Nil from 10 March 2021
EOPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Tech Zone), located at Pune along with being an intermediate Embassy Office Parks holding company (HoldCo.) (upto 10 March 2021, refer note 54) for the Embassy Office Parks Group.	Embassy Office Parks REIT: Nil [100% upto 10 March 2021, (refer note 54)]

1. Organisation structure (continued)

Name of the SPV	Activities	Shareholding (in percentage)
EOVPL*	HoldCo of VTPL and Common area maintenance services of ETV, located in Bangalore (refer note 49).	Embassy Office Parks REIT: 100%
VTPL*	Development and leasing of commercial space and related interiors and maintenance of such assets "Embassy TechVillage" (ETV), located in Bangalore (refer note 49).	EOVPL: 60% Embassy Office Parks REIT: 40%
SIPL*	Development and leasing of commercial space and related interiors and maintenance of such assets (ETV Block 9), located in Bangalore (refer note 49).	Embassy Office Parks REIT: 100%

* together known as Embassy TechVillage assets (ETV assets/ ETV SPVs).

The Trust also holds economic interest in a joint venture Golflinks Software Park Private Limited (GLSP), entity incorporated in India through a SPV as detailed below.

Name of the SPV	Activities	Shareholding (in percentage)
GLSP	Development and leasing of office space and related interiors (Embassy Golflinks Business Park), located at Bangalore.	MPPL: 50% (from 10 March 2021, refer note 54) Kelachandra Holdings LLP (50%) EOPPL: Nil (50% upto 10 March 2021, refer note 54)

2. Significant accounting policies

2.1 Basis of preparation of Condensed Consolidated Financial Statements

The Interim Condensed Consolidated Financial Information (hereinafter referred to as the "Condensed Consolidated Financial Statements") of the Embassy Office Parks Group comprises the Consolidated Balance Sheet and the Consolidated Statement of Net Assets at fair value as at 30 September 2021, the Consolidated Statement of Profit and Loss, including other comprehensive income, the Consolidated Statement of Cash Flow, the Statement of Net Distributable Cashflows of Embassy REIT and each of the SPVs and a summary of significant accounting policies and other explanatory information for the quarter and half year ended 30 September 2021, the Consolidated Statement of Changes in Unitholders' Equity and the Consolidated Statement of Total Returns at fair value for the half year ended 30 September 2021. The Condensed Consolidated Financial Statements were approved for issue in accordance with resolution passed by the Board of Directors of the Manager on behalf of the Trust on 29 October 2021. The Condensed Consolidated Financial Statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014, as amended from time to time read including any guidelines and circulars issued thereunder read with SEBI Circular No. CIR/IMD/DF/146/2016 dated 29 December 2016 ("the REIT regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with REIT regulations. Also, refer Note 18(a) on classification of Unitholders fund.

The Condensed Consolidated Financial Statements are presented in Indian Rupees in Millions, except when otherwise indicated.

Statement of compliance to Ind-AS

These Condensed Consolidated Financial Statements for the quarter and half year ended 30 September 2021 are the financial statements of the Embassy Office Parks Group and have been prepared in accordance with Indian Accounting Standards (Ind AS) 34 "Interim Financial Reporting" as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not inconsistent with REIT regulations.

ETV assets were acquired on 24 December 2020 by Embassy REIT. The ETV assets have been consolidated from 31 December 2020, a date close to the acquisition date, as there are no significant transactions or events that have occurred between 24 December 2020 and 31 December 2020 and the effect thereof is not considered to be material to the results for the previous quarter and year ended 31 March 2021.

The Condensed Consolidated Financial Statements have been prepared using uniform accounting policies for like transactions and other events in similar circumstances. The financial statements of all the SPVs and the Trust used for the purpose of consolidation are drawn up to the same reporting date i.e. 30 September 2021.

Basis of Consolidation

(i) Subsidiaries

The Embassy Office Parks Group consolidates entities which it owns or controls. The Condensed Consolidated Financial Statements comprise the financial statements of the Embassy Office Parks REIT and its subsidiary SPVs as disclosed in Note 1. Control exists when the parent has power over the entity, is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns by using its power over the entity. Power is demonstrated through existing rights that give the ability to direct relevant activities, those which significantly affect the entity's returns. Subsidiaries are consolidated from the date control commences until the date control ceases.

The procedure for preparing Condensed Consolidated Financial Statements of the Embassy Office Parks Group are stated below:

a) The Condensed Consolidated Financial Statements have been prepared using the principles of consolidation as per Ind AS 110 – Consolidated Financial Statements, to the extent applicable.

b) Goodwill is recognised in the Condensed Consolidated Financial Statements at the excess of cost of investment over share of fair value of net assets acquired on the date of acquisition.

c) The Condensed Consolidated Financial Statements of the Embassy Office Parks Group are consolidated on a line-by-line basis and intragroup balances and transactions for assets and liabilities, equity, income, expenses and cash flows between entities of the Embassy Office Parks Group are eliminated in full upon consolidation.

d) Non-controlling interests in the net assets (excluding goodwill) of consolidated subsidiaries are identified separately from the equity attributable to shareholders of the Company. The interest of non-controlling shareholders may be initially measured either at fair value or at the non-controlling interests' proportionate share of the fair value of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis.

2. Significant accounting policies

2.1 Basis of preparation of Condensed Consolidated Financial Statements (continued)

Basis of Consolidation (continued)

(ii) Interests in joint arrangements

A joint arrangement is an arrangement of which two or more parties have joint control. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement. The results of joint ventures are incorporated in these Condensed Consolidated Financial Statements using the equity method of accounting as described below:

Under the equity method of accounting, the investments are initially recognised at cost on the date of acquisition and adjusted thereafter to recognize the Embassy Office Parks Group's share of the post-acquisition profits or losses of the investee in profit and loss, and Embassy Office Parks Group's share of other comprehensive income of the investee in other comprehensive income.

Goodwill is calculated at excess of cost of investment over share of fair value of net assets acquired on the date of acquisition and is disclosed as an additional information in the Notes to the Condensed Consolidated Financial Statements.

Dividends received or receivable from joint ventures are recognised as a reduction in the carrying amount of the investment.

When Embassy Office Parks Group's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, Embassy Office Parks Group does not recognize further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between Embassy Office Parks Group and joint ventures are eliminated to the extent of Embassy Office Parks Group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity accounted investees are consistent with the policies adopted by the Embassy Office Parks Group.

The carrying amount of equity accounted investments are tested for impairment in accordance with the Embassy Office Parks Group's policy.

Basis of Business Combination

The Embassy Office Parks Group accounts for its business combinations under acquisition method of accounting. Acquisition related costs are recognised in the condensed consolidated statement of profit and loss as incurred. The acquiree's identifiable assets, liabilities and contingent liabilities that meet the condition for recognition are recognised at their fair values at the acquisition date.

The Embassy Office Parks Group determines that it has acquired a business when the acquired set of activities and assets include an input and a substantive process that together significantly contribute to the ability to create outputs. The acquired process is considered substantive if it is critical to the ability to continue producing outputs, and the inputs acquired include an organised workforce with the necessary skills, knowledge, or experience to perform that process or it significantly contributes to the ability to continue producing outputs and is considered unique or scarce or cannot be replaced without significant cost, effort, or delay in the ability to continue producing outputs. When the Embassy Office Parks Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values and no goodwill or deferred tax is recognised.

Purchase consideration paid in excess of the fair value of net assets acquired is recognised as goodwill. Where the fair value of identifiable assets and liabilities exceed the cost of acquisition, after reassessing the fair values of the net assets and contingent liabilities, the excess is recognised as capital reserve.

Any contingent consideration to be transferred by the acquirer is recognised at fair value at the acquisition date. Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently remeasured to fair value with changes in fair value recognised in profit or loss, except for changes in fair value which are measurement period adjustments, wherein the change is adjusted with the asset/liability recognised at the acquisition date with corresponding adjustment to goodwill. Contingent consideration that is classified as equity is not re-measured at subsequent reporting dates subsequent its settlement is accounted for within equity.

The interest of non-controlling shareholders is initially measured either at fair value or at the non-controlling interests' proportionate share of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity of subsidiaries.

Business combinations arising from transfers of interests in entities that are under common control are accounted at historical cost. The difference between any consideration given and the aggregate historical carrying amounts of assets and liabilities of the acquired entity is recorded in Unitholders' equity.

2.2 Summary of significant accounting policies

a) Functional and presentation currency
The Condensed Consolidated Financial Statements are presented in Indian Rupees, which is the Embassy Office Parks Group's functional currency and the currency of the primary economic environment in which the Embassy Office Parks Group operates. All financial information presented in Indian Rupees has been rounded off to nearest million except unit and per unit data.

b) Basis of measurement
The Condensed Consolidated Financial Statements are prepared on the historical cost basis, except for the following:
- Certain financial assets and liabilities (refer accounting policy regarding financial instrument): measured at fair values;
- Net defined benefit (asset)/ liability less present value of defined obligations: Fair value of plan assets less present value of defined benefit plan;
- The assets and liabilities of the SPVs on the date of acquisition have been accounted using their Fair value and the goodwill / capital reserve amount has been calculated accordingly; and
- Contingent consideration: measured at fair value.

c) Use of judgments and estimates
The preparation of Condensed Consolidated Financial Statements in conformity with generally accepted accounting principles in India (Ind AS) requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. Actual results could differ from those estimates.

Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the Condensed Consolidated Financial Statements is included in the following notes:

i) Business combinations
The Embassy Office Parks Group acquires subsidiaries that own real estate. At the time of acquisition, the Group considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Group accounts for an acquisition as a business combination where an integrated set of activities and assets, including property, is acquired. More specifically, consideration is given to the extent to which substantive processes are acquired and, in particular, the extent of services provided by the subsidiary.

In accounting for business combinations, judgment is required in identifying whether an identifiable intangible asset is to be recorded separately from goodwill. Estimating the acquisition date fair value of the identifiable assets acquired, useful life thereof and liabilities assumed involves management judgment. These measurements are based on information available at the acquisition date and are based on expectations and assumptions that have been deemed reasonable by the management. Changes in these judgments, estimates and assumptions can materially affect the results of operations.

ii) Impairment of goodwill and intangible assets with infinite useful life
For the purpose of impairment testing, goodwill and intangible assets with infinite useful life acquired in a business combination is, from the acquisition date, allocated to each of the Embassy Office Parks Group's cash-generating units that are expected to benefit from the combination. In performing such impairment assessments, management compared the carrying value of each of the identifiable cash generating units ("CGUs") to which goodwill and such intangible assets had been allocated with their respective 'value in use' computed based on discounted cash flow method, to determine if any impairment loss should be recognized. The discounted cash flow method involves estimating future cash flows, growth rates and discount rates which require significant management judgement - Note 2.2 (j).

iii) Classification of lease arrangements as finance lease or operating lease - Note 2.2 (r).

iv) Classification of assets as investment property or as property, plant and equipment - Notes 2.2 (f) and (g).

v) Significant judgements involved in the purchase price allocation of the assets acquired and liabilities assumed on account of Business Combination and deferred tax accounting on the resultant fair value accounting– Note on Basis of Business Combination and Note 2.2 (v) (ii).

vi) Judgements in preparing Condensed Consolidated Financial Statements - Note 2.1.

vii) Classification of Unitholders' funds - Note 18(a).

2.2 Summary of significant accounting policies (continued)

c) Use of judgments and estimates (continued)

Information about assumptions and estimation uncertainties that have a significant risk resulting in a material adjustment during quarter and half year ended 30 September 2021 is included in the following notes:

i) Fair valuation and disclosures and impairment of non-financial assets being investment properties and property plant and equipment - The fair value of investment properties and property, plant and equipment are reviewed regularly by management with reference to independent property valuations and market conditions existing at half yearly basis. The independent valuers are independent appraisers with a recognised and relevant professional qualification and with recent experience in the location and category of the investment property being valued. Judgment is also applied in determining the extent and frequency of independent appraisals.
SEBI Circulars issued under the REIT Regulations require disclosures relating to net assets at fair value and total returns at fair value (Refer Statement of net assets at fair value and Statement of total returns at fair value for details).
Refer note 2.2 (j) as regards estimates and assumptions involved in impairment assessment of non-financial assets being investment properties and property plant and equipment.

ii) Useful lives of Investment Property and Property, Plant and Equipment–Notes 2.2(f) and (g).

iii) Valuation of financial instruments –Note 2.2 (l).

iv) Recognition of deferred tax asset on carried forward losses and recognition of minimum alternate tax credit: availability of future taxable profit against which tax losses carried forward can be used- Note 2.2(v)(ii). Further, significant judgements are involved in determining the provision for income taxes, including recognition of minimum alternate tax credit, in SPVs entitled for tax deduction under Section 80IAB of the Income Tax Act, 1961, wherein the tax deduction is dependent upon necessary details available for exempt and non-exempt income.

v) Uncertainty relating to the global health pandemic on COVID-19: The Group has considered the possible effects that may result from the pandemic relating to COVID-19 on revenue recognition, the carrying amounts of goodwill, investment property (including under development), property, plant and equipment, capital work in progress, equity accounted investee, intangible assets and receivables. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Group, as at the date of approval of these financial statements has used internal and external sources of information including reports from International Property Consultants and related information, economic forecasts and consensus estimates from market sources on the expected future performance of the Group, and have compared the actual performance with the projections and expects the carrying amount of these assets as reflected in the balance sheet as at 30 September 2021 will be recovered. The management has also estimated the future cash flows with the possible effects that may result from the COVID-19 pandemic and does not foresee any adverse impact on realising its assets and in meeting its liabilities as and when they fall due. The impact of COVID-19 on the Group's financial statements may differ from that estimated as at the date of approval of these Condensed Consolidated Financial Statements.

d) Current versus non-current classification
The Embassy Office Parks Group presents assets and liabilities in the Condensed Consolidated Balance Sheet based on current/ non-current classification:

An asset is treated as current when it is:
- Expected to be realised or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:
- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Embassy Office Parks Group classifies all other liabilities as non-current.
Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Embassy Office Parks Group has identified twelve months as its operating cycle.

The Group has net current liabilities of Rs.47,656.01 million as at 30 September 2021 mainly due to the maturity of Embassy REIT Series I, Non-Convertible debentures (NCD) 2019 in June 2022. Subsequent to the period ended 30 September 2021, the Group has issued Series V Non-Convertible debentures (NCD) 2021 amounting to Rs.31,000 million on 18 October 2021 as well as raised a term loan facility of Rs.15,000 million from a bank to refinance the current maturities of Series I NCD 2019.

2.2 Summary of significant accounting policies (continued)

e) Measurement of fair values

A number of the Embassy Office Parks Group accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability; or
- in the absence of a principal market, in the most advantageous market for the Asset or liability.

The principal or the most advantageous market must be accessible by the Embassy Office Parks Group. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Embassy Office Parks Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

The Embassy Office Parks Group has an established control framework with respect to the measurement of fair values. The Embassy Office Parks Group engages with external valuers for measurement of fair values in the absence of quoted prices in active markets.

While measuring the fair value of an asset or liability, the Embassy Office Parks Group uses market observable data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on inputs used in the valuation techniques as follows-

- Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

When measuring the fair value of an asset or a liability, the Embassy Office Parks Group uses observable market data as far as possible. If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement. The Embassy Office Parks Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

f) Investment property

Property that is held for long-term rental yields or for capital appreciation or both is classified as investment property. Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs. Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Embassy Office Parks Group and the cost of the item can be measured reliably. The cost of the assets not ready for their intended use before such date, are disclosed as investment property under development. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of such replaced position is derecognised.

Investment properties are depreciated on straight-line method over their estimated useful lives. However, where the management's estimate of the remaining useful life of the assets on a review subsequent to the time of acquisition is different, then depreciation is provided over the remaining useful life based on the revised useful life. The residual values, useful lives and methods of depreciation are reviewed at each financial year end and adjusted prospectively.

Pursuant to this policy, Management's estimates of useful life of the following major assets under straight-line method are as follows:

Asset category	Estimated useful life (in years)
Buildings	60 years
Plant and Machinery	15 years
Furniture and Fixtures	12 years
Electrical Equipment	15 years
Leasehold land*	30 - 99 years based on the primary lease period

Pro-rata depreciation is provided on properties purchased or sold during the year.

*Upfront premium paid under lease-cum-sale agreements to acquire land where the Embassy Office Parks Group has an option to purchase the land at the end of/ during the lease term are not amortised over the lease period.

Investment property acquired on Business Combination is depreciated over the remaining useful life from the date of acquisition as certified by the technical valuer.

Investment properties are subsequently measured at cost less accumulated depreciation and impairment losses, if any.

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition. In determining the amount of consideration from the derecognition of investment property the Group considers the effects of variable consideration, existence of a significant financing component, non-cash consideration, and consideration payable to the buyer (if any).

Note: Plant and machinery, furniture and fixtures and electrical equipment which are physically attached to the building are considered as part of the investment property.

2.2 Summary of significant accounting policies (continued)

g) Property, plant and equipment and intangible assets

Property, plant and equipment are carried at cost of acquisition or construction less accumulated depreciation. The cost of property, plant and equipment includes freight, duties, taxes and other incidental expenses related to the acquisition or construction of the respective assets. The cost of such assets not ready for their intended use are disclosed as capital work-in-progress.

Intangible assets are recorded at their acquisition cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses.

Depreciation is provided on the straight-line basis over the estimated useful lives of each component of an item of property, plant and equipment and intangibles as follows:

Asset category	Estimated useful life (in years)
Buildings	60 years
Plant and Machinery	15 years
Furniture and Fixtures	12 years
Electrical Equipment	15 years
Office Equipment	5 years
Computers	3 years
Computer Software	3 years
Operating Supplies	2-5 years
Vehicles	8 years

Upfront premium paid under lease-cum-sale agreements to acquire land where the Embassy Office Parks Group has an option to purchase the land at the end of/ during the lease term are not amortised over the lease period.

The useful lives of intangible assets are assessed as either finite or indefinite.

Right to use trademark: The earnings potential of trade name/ trademark can at times be substantial. A trademark is recognized on a reporting company's balance sheet as an intangible asset separate from goodwill because it satisfies either of the following two tests:
- It arises from legal rights (a trademark is essentially a bundle of rights)
- It is capable of being sold, transferred, and licensed separately from other assets of the acquiring company

The recognition of an acquired trademark is performed as part of a purchase price allocation, whereby a portion of the price paid by the acquirer for all of the acquired assets is assigned to the trademark using an acceptable valuation methodology.

The life of the Right to use trademark is considered indefinite because there is no foreseeable limit nor any specific covenant that limits the time period over which the asset is expected to generate net cash inflows for the SPVs.

Intangible assets comprising of Right to use trademark with indefinite useful lives are not amortised, but are tested for impairment annually, at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Power purchase agreement is one of the essential contracts required for a small power generating company with limited production capacity and marketability. Since sales with the customer take the form of a contract, the power purchase agreement meets the contractual criteria for recognition. This agreement provides ongoing and repeat business for the company and provides a platform for the company to reach profitability.

The initial useful life of the power purchase agreements is estimated to be 25 years based on the contract period and hence are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period and adjusted prospectively.

CAM service rights are contract-based intangible assets, which represent the value of contractual rights that arise from contractual arrangements. An entity establishes relationships with its customers through certain contracts, these customer relationships arise from contractual rights.
CAM service rights are recognised at their fair value as at the date of acquisition, these are subsequently amortised on a straight-line basis, over their estimated contractual lives.

Property, plant and equipment and Intangibles acquired on Business Combination, except right-to-use trademark, is depreciated over the remaining useful life from the date of acquisition as certified by the technical valuer.

When parts of an item of plant and equipment have different useful lives, they are treated as separate components and depreciated over their respective estimated useful lives.

The residual values, useful lives and methods of depreciation are reviewed at each financial year end and adjusted prospectively.

Pro-rata depreciation is provided on all property, plant and equipment and intangible assets purchased or sold during the year.

Property, plant and equipment are subsequently measured at cost net of accumulated depreciation and accumulated impairment losses, if any.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

2.2 Summary of significant accounting policies (continued)

h) Non-current assets held for sale

Non-current assets are classified as held for sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use. Such assets are generally measured at the lower of their carrying amount and fair value less costs to sell. Losses on initial classification as held for sale and subsequent gains and losses on re-measurement are recognised in the Consolidated Statement of Profit and Loss.

Once classified as held-for-sale, intangible assets, property, plant and equipment and investment properties are no longer amortised or depreciated, and any equity-accounted investee is no longer equity accounted.

i) Inventory

Stores and operating supplies

Inventories which comprises food and beverages and operating supplies are valued at lower of cost or net realisable value. Cost of inventories comprises purchase price, costs of conversion and other incidental costs incurred in bringing the inventories to their present location and condition. In determining the cost, weighted average cost method is used.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs to sell.

j) Impairment of non-financial assets

The Embassy Office Parks Group assesses, at each reporting date, whether there is an indication that a non-financial asset other than inventories and deferred tax assets may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Embassy Office Parks Group estimates the asset's recoverable amount.

An impairment loss is recognised in the Consolidated Statement of Profit and Loss if the carrying amount of an asset or its cash-generating unit (CGU) exceeds its recoverable unit. Impairment loss recognised in respect of a CGU is allocated first to reduce the carrying amount of any goodwill allocated to the CGU, and then to reduce the carrying amounts of the other assets of the CGU on a pro-rata basis. A CGU is the smallest identifiable asset group that generates cash flows that are largely independent from other assets and groups. Impairment losses are recognised in the Consolidated Statement of Profit and Loss, unless it reverses previous revaluation credited to equity, in which case it is charged to equity.

Goodwill arising from a business combination is allocated to CGUs or group of CGUs that are expected to benefit from the synergies of the combination. Goodwill is tested for impairment on an annual basis and more often, if there is an indication that goodwill may be impaired, relying on a number of factors including operating results, business plans and future cash flows. Impairment is determined for goodwill by assessing the recoverable amount of each CGU (or group of CGUs) to which the goodwill relates. When the recoverable amount of the CGU is less than its carrying amount, an impairment loss is recognised.

An asset's recoverable amount is the higher of an asset's or CGU's fair value less costs of disposal and its value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or CGU.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss in respect of goodwill is not subsequently reversed. In respect of other assets, such a reversal is made only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation, if no impairment loss had been recognised.

k) Foreign currency transactions

Transactions in foreign currencies are translated into the respective functional currencies of Embassy Office Parks Group's entities at the exchange rates at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.

Exchange differences arising on foreign exchange transactions settled and from translations during the year are recognised in the Consolidated Statement of Profit and Loss of the year except exchange differences arising from the translation of the items which are recognised in OCI.

l) Financial instruments

i) Recognition and initial measurement

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Embassy Office Parks Group becomes a party to the contractual provisions of the instrument.

A financial asset or financial liability is initially measured at fair value plus, for an item not at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue.

2.2 Summary of significant accounting policies (continued)

l) Financial instruments (continued)

ii) Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at
- Amortised cost;
- Fair value through other comprehensive income (FVOCI) – debt instrument;
- Fair value through other comprehensive income (FVOCI) – equity instrument; or
- Fair value through profit or loss (FVTPL)

Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Embassy Office Parks Group changes its business model for managing financial assets.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as FVTPL:
- the asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of the principal and interest on the principal amount outstanding.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as FVTPL:
- the asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of the principal and interest on the principal amount outstanding.

On initial recognition of an equity instrument that is not held for trading, the Embassy Office Parks Group may irrevocably elect to present subsequent changes in the investment's fair value in OCI (designated as FVOCI – equity investment). This election is made on an investment by investment basis.

All financial assets not classified as measured at amortised cost or FVOCI as described above are measured at FVTPL. This includes all derivative financial assets. On initial recognition, the Embassy Office Parks Group may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVOCI or at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

Financial assets: Business model assessment

The Embassy Office Parks Group makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to the Management. The information considered includes:
- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Embassy Office Parks Group's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Embassy Office Parks Group's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets: Assessment whether contractual cash flows are solely payments of principal and interest

For the purpose of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Embassy Office Parks Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Embassy Office Parks Group considers:
- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable interest rate features;
- prepayment and extension features; and
- terms that limit the Embassy Office Parks Group's claim to cash flows from specified assets (e.g. non – recourse features)

A prepayment feature is consistent with the solely payment of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a significant discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

2.2 Summary of significant accounting policies (continued)

l) Financial instruments (continued)

Financial assets: Subsequent measurement and gains and losses

Financial assets at FVTPL	These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit and loss.
Financial assets at amortised cost	These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit and loss.
Debt instruments at FVOCI	These assets are subsequently measured at fair value. Interest income under the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit and loss.
Equity instruments at FVOCI	These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to profit and loss.

Financial liabilities: Classification, subsequent measurement and gains and losses
Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held for trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit and loss. Any gain or loss on derecognition is also recognised in profit and loss.

iii) Derecognition

Financial assets

The Embassy Office Parks Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Embassy Office Parks Group neither transfers nor retains substantially all of the risks and rewards of ownership and does not retain control of the financial asset.

If the Embassy Office Parks Group enters into transactions whereby it transfers assets recognised in its Condensed Consolidated Balance Sheet, but retains either all or substantially all of the risks and rewards of the transferred assets, the transferred assets are not derecognised.

Financial liabilities
The Embassy Office Parks Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expired.

The Embassy Office Parks Group also derecognises a financial liability when its terms are modified and the cash flows under the modified terms are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in profit and loss.

iv) Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the Condensed Consolidated Balance Sheet only when the Embassy Office Parks Group has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

m) Compound financial instruments

The liability component of a compound financial instrument is initially recognised at the fair value of a similar liability that does not have an equity conversion option. The equity component is initially recognised at the difference between the fair value of the compound financial instrument as a whole and the fair value of the liability component. Any directly attributable transaction costs are allocated to the liability and equity components in proportion to their initial carrying amounts.

Subsequent to initial recognition, the liability component of a compound financial instrument is measured at amortised cost using the effective interest method. The equity component of a compound financial instrument is not measured subsequently.

Interest related to the financial liability is recognised in profit and loss (unless it qualifies for inclusion in cost of asset). In case of conversion at maturity, the financial liability is reclassified to equity and no gain or loss is recognised.

n) Rental support

Rental supports that are an integral part of an acquisition transaction is treated as a deduction in the acquisition cost of such investment property. Where, the right to receive the rental support is spread over a period of time, the right to receive the rental support is reduced from the acquisition cost and is recognised as a financial asset at fair value and subsequently measured at amortised cost based on effective interest rate method.

2.2 Summary of significant accounting policies (continued)

o) Impairment of financial assets

Financial assets
The Embassy Office Parks Group recognises loss allowances for expected credit losses on:
- financial assets measured at amortised cost; and
- financial assets measured at FVOCI- debt investments

At each reporting date, the Embassy Office Parks Group assesses whether financial assets carried at amortised cost and debt securities at FVOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:
- significant financial difficulty of the borrower or issuer; or
- a breach of contract such as a default or being past due for 180 days or more; or
- the restructuring of a loan or advance by the Embassy Office Parks Group on terms that in the material assessment of the Embassy Office Parks Group it would not consider otherwise; or
- it is probable that the borrower will enter bankruptcy or other financial reorganization; or
- the disappearance of an active market for a security because of financial difficulties

The Embassy Office Parks Group measures loss allowances at an amount equal to lifetime expected credit losses, except for the following, which are measured as 12 month expected credit losses:
- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit losses.
Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.
12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).
In all cases, the maximum period considered when estimating expected credit losses is the maximum contractual period over which the Embassy Office Parks Group is exposed to credit risk.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit losses, the Embassy Office Parks Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Embassy Office Parks Group's historical experience and informed credit assessment and including forward-looking information.

The Embassy Office Parks Group assumes that the credit risk on a financial asset has increased significantly if it is more than 180 days past due.

The Embassy Office Parks Group considers a financial asset to be default when:
- the borrower is unlikely to pay its credit obligations to the Embassy Office Parks Group in full, without recourse by the Embassy Office Parks Group to actions such as realising security (if any is held); or
- the financial asset is 180 days or more past due without any security

Measurement of expected credit losses: Expected credit losses are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Embassy Office Parks Group and the cash flows that the Embassy Office Parks Group expects to receive).

Presentation of allowance for expected credit losses in the balance sheet: Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets. For debt securities at FVOCI, the loss allowance is charged to profit and loss account and is recognised in OCI.

Write-off: The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Embassy Office Parks Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Embassy Office Parks Group's procedures for recovery of amounts due.

Majority of the financial assets of the Embassy Office Parks Group pertain to trade and other receivables. Considering the nature of business, the Embassy Office Parks Group does not foresee any credit risk on its trade and other receivables which may cause an impairment. As per the agreement with tenants, the receivables are covered by clause of payment security mechanism which ensures receipt of all trade receivables. Also, the Embassy Office Parks Group does not have any past history of significant impairment of trade and other receivables.

p) Embedded derivatives

When the Embassy Office Parks Group becomes a party to a hybrid contract with a host that is not an asset within the scope of Ind AS 109 Financial Instruments, it identifies whether there is an embedded derivative. Embedded derivatives are separated from the host contract and accounted for separately if the host contract is not a financial asset and certain criteria are met.

2.2 Summary of significant accounting policies (continued)

q) Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of the amount determined in accordance with Ind AS 37 Provisions, Contingent Liabilities and Contingent Assets and the amount initially recognised less cumulative amortisation, where appropriate.

The fair value of financial guarantees is determined as the present value of the difference in net cash flows between the contractual payments under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

When guarantees in relation to debt or other payables of subsidiaries or associates are provided for with no compensation, the fair values are accounted as contributions and recognised as part of the cost of investment.

r) Leases

Embassy Office Parks Group as a lessee
A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Embassy Office Parks Group recognises right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or before the commencement date, less any lease incentives received, plus any initial direct costs incurred and an estimate of the costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located.

The right-of-use assets is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in the Statement of Profit and Loss.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the incremental borrowing rate applicable to the entity within the Embassy Office Parks Group. Generally, the Embassy Office Parks Group uses its incremental borrowing rate as the discount rate. For leases with reasonably similar characteristics, the Embassy Office Parks Group, on a lease by lease basis, may adopt either the incremental borrowing rate specific to the lease or the incremental borrowing rate for the portfolio as a whole.

The Embassy Office Parks Group recognises the amount of the re-measurement of lease liability as an adjustment to the right-of-use asset. Where the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Embassy Office Parks Group recognises any remaining amount of the re-measurement in profit and loss.

The Embassy Office Parks Group has elected not to recognise right-of-use assets and lease liabilities for short-term leases of all assets that have a lease term of 12 months or less and leases of low-value assets. The Embassy Office Parks Group recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Embassy Office Parks Group as a lessor

i. Determining whether an arrangement contains a lease
At inception of an arrangement, it is determined whether the arrangement is or contains a lease. At inception or on reassessment of the arrangement that contains a lease, the payments and other consideration required by such an arrangement are separated into those for other elements on the basis of their relative fair values.

ii. Assets held under leases
Leases in which the Embassy Office Parks Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease term. The lease term is the non-cancellable period together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the Embassy Office Parks Group is reasonably certain that the tenant will exercise that option. Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Embassy Office Parks Group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Embassy Office Parks Group’s net investment in the leases.

iii. Initial direct costs
Initial direct costs such as brokerage expenses incurred specifically to earn revenues from an operating lease are capitalised to the carrying amount of leased asset and recognised over the lease term on the same basis as rental income.

2.2 Summary of significant accounting policies (continued)

s) Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. This inter alia involves discounting of the consideration due to the present value if payment extends beyond normal credit terms.

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services.

Revenue is recognised when recovery of the consideration is probable and the amount of revenue can be measured reliably.

i) Rental income from investment properties

Rental income from property leased under operating lease is recognised in the statement of profit and loss on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income. The lease term is the non-cancellable period together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the Embassy Office Parks Group is reasonably certain that the tenant will exercise that option. Contingent rents are recognised as revenue in the period in which they are earned on a receipt basis.

ii) Income from finance lease

For assets let out under finance lease, the Group recognises a receivable at an amount equal to the net investment in the lease. Rentals received are accounted for as repayment of principal and finance income. Minimum lease payments receivable on finance leases are apportioned between the finance income and the reduction of the outstanding receivable. The finance income allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining net investment in the finance lease. Contingent rents are recorded as income in the periods in which they are earned.

iii) Revenue from Room Rentals

Revenue from room rentals are based on the occupancy charged on the basis of room rates which are contracted (exclusive of applicable taxes).

iv) Revenue from contract with customers

a) Revenue from maintenance services is recognised as and when the services are rendered based on the terms of the contracts with the lessees.

b) Revenue from Food, beverages and banquets
Revenue from food and beverages are recorded as and when food is served. Revenue generated from the banquet services offered are charged on the basis of cover charges per person which is billed (exclusive of applicable taxes) based on guaranteed covers if actual cover is less than contracted.

c) Other operating income
Other operating income, including service charges on rooms and Food & Beverage (F&B) revenues and other hospitality-related operating income is recognised when the services are rendered and the same become chargeable. Revenue from other services is recognised on accrual basis as per the terms of the agreement.

v) Recognition of dividend and interest income

Dividend income is recognised in profit and loss on the date on which the Embassy Office Parks Group's right to receive payment is established.

Interest income is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the gross carrying amount of the financial asset.

In calculating interest income, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired). However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

t) Employee benefits

Defined contribution plan
A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. The Embassy Office Parks Group makes specified monthly contributions towards government administered provident fund scheme. Obligations for contributions to defined contribution plans are recognised as an employee benefit expense in profit and loss in the periods during which the related services are rendered by employees. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in future payments is available.

Gratuity
A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The Embassy Office Parks Group's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligation is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Embassy Office Parks Group, the recognised asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan ('the asset ceiling'). In order to calculate the present value of economic benefits, consideration is given to any minimum funding requirements.

2.2 Summary of significant accounting policies (continued)

t) Employee benefits (continued)

Remeasurements of the net defined benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognised in OCI. The Embassy Office Parks Group determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the then-net defined benefit liability (asset), taking into account any changes in the net defined benefit liability (asset) during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognised in profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service ('past service cost' or 'past service gain') or the gain or loss on curtailment is recognised immediately in profit or loss. The Embassy Office Parks Group recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Compensated absences

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid, if the Embassy Office Parks Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the amount of obligation can be estimated reliably.

Assets or liabilities related to employee benefit arrangements acquired on Business Combination are recognised and measured in accordance with Ind AS 19 Employee Benefits.

u) Borrowing costs

Borrowing costs are interest and other costs (including exchange differences relating to foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs) incurred in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition or construction of an asset which necessarily take a substantial period of time to get ready for their intended use are capitalised as part of the cost of that asset. Other borrowing costs are recognised as an expense in the period in which they are incurred.

Interest expense is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments through the expected life of the financial instrument to the amortised cost of the financial liability. In calculating interest expense, the effective interest rate is applied to the amortised cost of the liability.

Capitalisation rate used to determine the amount of borrowing costs to be capitalised is the weighted average borrowing costs (WABC). Capitalisation of borrowing costs is suspended during the extended period in which active development is interrupted. Capitalisation of borrowing costs is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

v) Taxation

Income tax comprises current and deferred tax. Income tax expense is recognised in the Consolidated Statement of Profit and Loss except to the extent it relates to items directly recognised in equity or in other comprehensive income.

(i) Current tax:
Current tax comprises the expected tax payable or receivable on the taxable income or loss for the period/year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date.

Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

(ii) Deferred tax:
Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits. Deferred tax is not recognised for:

- Temporary differences arising on the initial recognition of assets and liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction;
-Temporary differences related to investments in subsidiaries, associates, and joint arrangements to the extent that the Embassy Office Parks Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- Taxable temporary differences arising on initial recognition of goodwill.

Deferred income tax asset are recognised to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available. Therefore, in case of a history of recent losses, the Embassy Office Parks Group recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised.

Deferred tax assets – unrecognised or recognised, are reviewed at each reporting date and are recognised/reduced to the extent that it is probable/no longer probable respectively that the related tax benefit will be realised.

Deferred tax is measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on the laws that have been enacted or substantively enacted at the reporting date.

2.2 Summary of significant accounting policies (continued)

v) Taxation (continued)

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Embassy Office Parks Group expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets and liabilities, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

Tax impact of timing difference which arise during the tax holiday period are recognised only to the extent of those differences which are reversed after the tax holiday period.

Minimum Alternative Tax ('MAT') under the provisions of the Income Tax, 1961 is recognised as current tax in the Consolidated Statement of Profit and Loss. The credit available under the Act in respect of MAT paid is recognised as an asset only when and to the extent there is convincing evidence that the Embassy Office Parks Group will pay normal income tax during the period for which MAT credit can be carried forward for set-off against normal tax liability. MAT credit recognised as an asset is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

Deferred tax assets or liabilities acquired on Business Combination are recognised and measured in accordance with Ind AS 12 Income taxes.

w) Provisions and contingencies

The Embassy Office Parks Group recognises a provision when there is a present obligation (legal or constructive) as a result of a past obligating event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow of resources is remote, no provision or disclosure is made.

Provisions for onerous contracts, i.e. contracts where the expected unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it, are recognised when it is probable that an outflow of resources embodying economic benefits will be required to settle a present obligation as a result of an obligating event, based on a reliable estimate of such obligation.

If the effect of the time value of money is material, provisions are discounted.

x) Operating segments

An operating segment is a component of the Embassy Office Parks Group that engages in business activities from which it may earn revenues and incur expenses. All operating segments' operating results are reviewed regularly by a representative of the Embassy Office Parks Group, the Embassy Office Parks Group's Chief Operating Decision Maker ('CODM'), to make decisions about resources to be allocated to the segment and assess its performance, and for which discrete financial information is available.

Net Operating Income ('NOI') is the key metric reported to the CODM for the purposes of assessment of the segment results. The same is defined as follows:

Commercial Offices segment:

NOI for commercial offices is defined as Revenue from operations (which includes (i) facility rentals, (ii) maintenance services income, (iii) income from finance lease, and (iv) other operating income for Commercial Offices) less Direct operating expenses (which includes (i) Operating and maintenance expenses including common area maintenance expenses (ii) property taxes, (iii) rent, and (iv) insurance).

Hospitality segment:

NOI for hospitality segment is defined as Revenue from operations (which includes (i) room rentals, (ii) sale of food and beverages, (iii) other operating income for hospitality less Direct operating expenses (which includes (i) cost of materials consumed, (ii) employee benefits expenses, (iii) Operating and maintenance expenses excluding property management fees, and (iv) Other expenses).

Other segment:

NOI for other segments is defined as Revenue from operations (which includes income from generation of renewable energy) less Direct operating expenses (which includes (i) Operating and maintenance and (ii) Other expenses).

Certain income (such as interest, dividend and other income) and certain expenses (such as Other expenses excluding Direct operating expenses, depreciation, amortization, impairment and finance cost) are not specifically allocable to segments and accordingly these expenses are adjusted against the total income of the Embassy Office Parks Group.

y) Errors and estimates

The Embassy Office Parks Group revises its accounting policies if the change is required due to a change in Ind AS or if the change will provide more relevant and reliable information to the users of the Condensed Consolidated Financial Statements. Changes in accounting policies are applied retrospectively.

A change in an accounting estimate that results in changes in the carrying amounts of recognised assets or liabilities or to profit or loss is applied prospectively in the period(s) of change. Discovery of errors results in revisions retrospectively by restating the comparative amounts of assets, liabilities and equity of the earliest prior period in which the error is discovered. The opening balances of the earliest period presented are also restated.

2.2 Summary of significant accounting policies (continued)

z) Cash and cash equivalents

Cash and cash equivalents in the Consolidated Balance Sheet comprises of cash at banks and on hand, deposits held at call with bank or financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

aa) Distribution Policy:

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to the Unitholders not less than ninety percent of the net distributable cash flows ('NDCF') of Embassy Office Parks REIT and the current policy of the Manager is to comply with such requirement. The NDCF is calculated in accordance with the REIT Regulations and in the manner provided in the NDCF framework defined by the Manager. The Manager has made certain clarificatory amendments to the NDCF framework under the Distribution Policy to ensure that there is no ambiguity in computing the NDCF at Embassy REIT and SPV/Holdco level. The amended framework is approved by a special majority in the Unitholder's Meeting held on 8 July 2021 and is effective from 1 April 2021.

In terms of the REIT Regulations and NDCF framework which prescribes for the minimum amount of NDCF to be distributed to Embassy Office Parks REIT:

- not less than 90% of the NDCF of the SPVs are required to be distributed to the Embassy Office Parks REIT, in proportion to its shareholding in the SPV, subject to applicable provisions of the Companies Act, 2013.
- 100% of the cash flows received by the Holding Company from the underlying SPVs are required to be distributed to the Embassy Office Parks REIT, and not less than 90% of the NDCF generated by the Holding Company on its own shall be distributed to the Embassy Office Parks REIT, subject to applicable provisions of the Companies Act, 2013.
- The aforesaid net distributable cash flows are made available to Embassy Office Parks REIT in the form of (i) Interest paid on Shareholder Debt provided by Embassy Office Parks REIT to the SPV's/Holding Company, (ii) Principal repayment of Shareholder Debt, (iii) Dividend declared by the SPVs/Holding Company and received by Embassy Office Parks REIT and (iv) Proceeds from sale of any Embassy REIT assets.

Since Embassy Office Parks REIT endeavours to quarterly distributions, any shortfall as regards minimum quarterly distribution by the SPVs and Holding Company to Embassy Office Parks REIT, post interest paid on Shareholder Debt, Interim Dividend payments and Principal repayment of Shareholder Debt, would be done by declaring dividend, to the extent permitted under the Companies Act, 2013. Further, repayment of short-term construction debt given to SPVs and interest on external debt paid and capitalised to development work in progress, to the extent funded by debt, are not considered for NDCF computation.

ab) Cash distribution to Unitholders

The Group recognises a liability to make cash distributions to Unitholders when the distribution is authorised and a legal obligation has been created. As per the REIT Regulations, a distribution is authorised when it is approved by the Board of Directors of the Manager. A corresponding amount is recognised directly in equity.

ac) Consolidated Statement of Cash flows

Consolidated Cash flows are reported using the indirect method, whereby Profit/ (loss) before share of profit of equity accounted investees and tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Embassy Office Parks Group are segregated.

For the purpose of the Consolidated Statement of Cash Flow, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Embassy Office Parks Group's cash management.

ad) Earnings per unit

The basic earnings per unit is computed by dividing the net profit/ (loss) attributable to the Unitholders of the Trust by the weighted average number of units outstanding during the reporting period. The number of units used in computing diluted earnings/ (loss) per unit comprises the weighted average units considered for deriving basic earnings/ (loss) per unit and also the weighted average number of units which could have been issued on the conversion of all dilutive potential units.

Dilutive potential units are deemed converted as of the beginning of the reporting date, unless they have been issued at a later date. In computing diluted earnings per unit, only potential equity units that are dilutive and which either reduces earnings per share or increase loss per units are included.

ae) Earnings before finance costs, depreciation, amortisation, impairment loss and tax

The Embassy Office Parks Group has elected to present earnings before finance cost, depreciation, amortisation, impairment loss and tax as a separate line item on the face of the Consolidated Statement of Profit and Loss. The Embassy Office Parks Group measures earnings before finance cost, depreciation, amortisation, impairment loss and tax excluding share of profit of equity accounted investees on the basis of profit/ (loss) from continuing operations. In its measurement, the Embassy Office Parks Group does not include depreciation and amortisation expense, impairment loss, finance costs, share of profit of equity accounted investees and tax expense.

2.2 Summary of significant accounting policies (continued)

af) Statement of net assets at fair value

The disclosure of Statement of Net Assets at Fair value comprises of the fair values of the properties held by Asset SPVs and the HoldCo as well as book values of the total liabilities and other assets of all SPVs consolidated. The fair value of the property held by Asset SPVs and HoldCo are reviewed semi-annually by the independent property valuer taking into consideration market conditions existing at the reporting date, and other generally accepted market practices. The independent valuer is leading independent appraiser with a recognised and relevant professional qualification and experience.

ag) Recent pronouncements

On March 24, 2021, the Ministry of Corporate Affairs ("MCA") through a notification, amended Schedule III of the Companies Act, 2013. The amendments revise Division I, II and III of Schedule III and are applicable from April 1, 2021. Key amendments relating to Division II which relate to companies whose financial statements are required to comply with Companies (Indian Accounting Standards) Rules 2015 inter alia as follows:

Balance Sheet:

- Lease liabilities should be separately disclosed under the head 'financial liabilities', duly distinguished as current or non-current.
- Certain additional disclosures in the statement of changes in equity such as changes in equity share capital due to prior period errors and restated balances at the beginning of the current reporting period.
- Specified format for disclosure of shareholding of promoters.
- Specified format for ageing schedule of trade receivables, trade payables, capital work-in-progress and intangible asset under development.
- If a company has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of details of where it has been used.
- Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of immovable property not held in name of company, loans and advances to promoters, directors, key managerial personnel (KMP) and related parties, details of benami property held etc.

Statement of profit and loss:

- Additional disclosures relating to Corporate Social Responsibility (CSR), undisclosed income and crypto or virtual currency specified under the head 'additional information' in the notes forming part of consolidated financial statements.

These amendments are extensive and the Group has given effect to few of these relevant to the preparation of the Condensed Consolidated Financial Statements. Further, the Group will evaluate the same to give effect to them as required by law in the Annual financial statements.

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Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Notes to Accounts
(all amounts in Rs. million unless otherwise stated)

3 Property, plant and equipment
Reconciliation of carrying amounts for the period ended 30 September 2021

Particulars	Land-freehold (refer note i)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Computers	Operating supplies	Vehicles	Total
Gross block (cost or deemed cost)										
As at 1 April 2020	**6,540.07**	**7,067.88**	**7,142.28**	**485.98**	**448.94**	**18.46**	**17.89**	**10.83**	**40.41**	**21,772.74**
Additions due to business combination*	2,110.78	-	-	-	-	0.50	2.37	-	4.90	**2,118.55**
Additions for the year	213.30	-	221.59	0.23	8.96	0.62	0.11	-	-	**444.81**
Reclassifications	(18.15)	-	18.15	-	-	-	-	-	-	-
As at 31 March 2021	**8,846.00**	**7,067.88**	**7,382.02**	**486.21**	**457.90**	**19.58**	**20.37**	**10.83**	**45.31**	**24,336.10**
As at 1 April 2021	**8,846.00**	**7,067.88**	**7,382.02**	**486.21**	**457.90**	**19.58**	**20.37**	**10.83**	**45.31**	**24,336.10**
Additions for the period	-	-	-	-	-	18.52	-	0.47	-	**18.99**
As at 30 September 2021	**8,846.00**	**7,067.88**	**7,382.02**	**486.21**	**457.90**	**38.10**	**20.37**	**11.30**	**45.31**	**24,355.09**
Accumulated depreciation and impairment										
As at 1 April 2020	**84.00**	**365.24**	**430.82**	**84.47**	**69.73**	**11.33**	**10.97**	**10.83**	**6.42**	**1,073.81**
Charge for the year	-	125.92	436.47	78.32	26.96	1.73	0.85	-	4.64	**674.89**
Impairment loss (refer note 6)	72.94	339.36	59.23	20.55	24.26	2.08	0.46	-	1.17	**520.05**
As at 31 March 2021	**156.94**	**830.52**	**926.52**	**183.34**	**120.95**	**15.14**	**12.28**	**10.83**	**12.23**	**2,268.75**
As at 1 April 2021	**156.94**	**830.52**	**926.52**	**183.34**	**120.95**	**15.14**	**12.28**	**10.83**	**12.23**	**2,268.75**
Charge for the period	-	60.79	220.78	38.39	15.38	0.95	1.29	0.04	2.36	**339.98**
As at 30 September 2021	**156.94**	**891.31**	**1,147.30**	**221.73**	**136.33**	**16.09**	**13.57**	**10.87**	**14.59**	**2,608.73**
Carrying amount (net)										
As at 31 March 2021	**8,689.06**	**6,237.36**	**6,455.50**	**302.87**	**336.95**	**4.44**	**8.09**	**-**	**33.08**	**22,067.35**
As at 30 September 2021	**8,689.06**	**6,176.57**	**6,234.72**	**264.48**	**321.57**	**22.01**	**6.80**	**0.43**	**30.72**	**21,746.36**

*Above assets have been acquired as part of business combination. Refer note 2.1 Basis for consolidation and note 48 and 49.

Notes:

i. The solar plant has been constructed on 465.77 acres of land, of which title for 405.73 acres is registered in name of the group and balance 60.04 acres is in the process of registration and is scheduled to be completed by 31 December 2021.

ii. Accumulated Depreciation as at 30 September 2021 includes impairment loss of Rs.886.18 million (31 March 2021: Rs.886.18 million).

4 Capital work-in-progress

Particulars	As at 30 September 2021	As at 31 March 2021
MPPL - Hilton Hotels (Front Parcel)*	6,324.33	4,509.34
VTPL - Hilton Hotels**	253.94	230.13
	6,578.27	**4,739.47**

*forms part of MPPL CGU

**forms part of ETV CGU

Note:

Borrowing cost capitalised

MPPL-Hilton Hotel (Front Parcel) and VTPL-Hilton Hotel are currently under development. The amount of borrowing cost capitalised during the period ended 30 September 2021 is Rs.172.54 million (31 March 2021: Rs.249.34 million). The rate used to determine the amount of borrowing costs eligible for capitalisation is the capitalisation rate which is the SPV specific "Weighted Average Borrowing Cost (WABC)".

Embassy Office Parks REIT
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(all amounts in Rs. million unless otherwise stated)

5 Investment property

Reconciliation of carrying amounts for the period ended 30 September 2021

Particulars	Land-freehold	Land-leasehold (refer notes)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Vehicle	Computer	Total
Gross block (cost or deemed cost)										
As at 1 April 2020	**75,183.43**	**28,227.18**	**81,683.17**	**9,574.22**	**1,490.56**	**2,270.67**	**43.42**	**5.31**	**10.84**	**198,488.80**
Additions due to business combination*	51,352.70	135.51	25,300.30	3,311.28	259.41	1,115.14	0.64	-	-	**81,474.98**
Additions for the year	33.10	7.95	800.75	230.42	59.74	52.42	19.68	-	1.16	**1,205.22**
Disposals	(21.74)	-	(23.25)	(19.93)	(50.68)	(13.23)	-	-	-	**(128.83)**
As at 31 March 2021	**126,547.49**	**28,370.64**	**107,760.97**	**13,095.99**	**1,759.03**	**3,425.00**	**63.74**	**5.31**	**12.00**	**281,040.17**
As at 1 April 2021	**126,547.49**	**28,370.64**	**107,760.97**	**13,095.99**	**1,759.03**	**3,425.00**	**63.74**	**5.31**	**12.00**	**281,040.17**
Additions for the period	111.00	-	995.38	147.05	118.92	52.99	-	-	-	**1,425.34**
As at 30 September 2021	**126,658.49**	**28,370.64**	**108,756.35**	**13,243.04**	**1,877.95**	**3,477.99**	**63.74**	**5.31**	**12.00**	**282,465.51**
Accumulated depreciation and impairment										
As at 1 April 2020	**-**	**483.74**	**2,106.20**	**947.20**	**360.10**	**487.10**	**22.82**	**3.48**	**1.68**	**4,412.32**
Charge for the year	-	360.92	2,239.82	1,086.54	240.15	331.07	4.76	0.55	1.45	**4,265.26**
Impairment loss (refer note 6)	12.80	-	15.78	2.83	0.03	0.25	0.01	0.01	-	**31.71**
Disposals	-	-	-	(2.71)	(8.89)	(3.28)	-	-	-	**(14.88)**
As at 31 March 2021	**12.80**	**844.66**	**4,361.80**	**2,033.86**	**591.39**	**815.14**	**27.59**	**4.04**	**3.13**	**8,694.41**
As at 1 April 2021	**12.80**	**844.66**	**4,361.80**	**2,033.86**	**591.39**	**815.14**	**27.59**	**4.04**	**3.13**	**8,694.41**
Charge for the period	-	180.46	1,366.79	690.83	153.64	228.27	3.94	0.64	2.18	**2,626.75**
As at 30 September 2021	**12.80**	**1,025.12**	**5,728.59**	**2,724.69**	**745.03**	**1,043.41**	**31.53**	**4.68**	**5.31**	**11,321.16**
Carrying amount (net)										
As at 31 March 2021	**126,534.69**	**27,525.98**	**103,399.17**	**11,062.13**	**1,167.64**	**2,609.86**	**36.15**	**1.27**	**8.87**	**272,345.76**
As at 30 September 2021	**126,645.69**	**27,345.52**	**103,027.76**	**10,518.35**	**1,132.92**	**2,434.58**	**32.21**	**0.63**	**6.69**	**271,144.35**

*Above assets have been acquired as part of business combination. Refer note 2.1 Basis for consolidation and note 48 and 49.

Notes:

i **EPTPL**: The leasehold land for Embassy Techzone is taken from Maharashtra Industrial Development Corporation ('MIDC') on a lease for a period of 95 years. The lease expires in July 2100. Pursuant to the Composite Scheme of Arrangement (the Scheme) approved by National Company Law Tribunal (NCLT), the transfer for lease deeds of the leasehold land to EPTPL is in process (refer note 54).

ii. **OBPPL**: The leasehold land for Embassy Oxygen is taken from New Okhla Industrial Development Authority ('NOIDA') on lease for a lease period of 90 years. The lease expires in September 2097.

iii. **ETPL**: The leasehold land for First International Financial Centre is taken from Mumbai Mahanagar Regional Development Authority ('MMRDA') on a lease for a period of 80 years. The lease expires in June 2088.

iv. **GSPL**: The leasehold land for Embassy Galaxy is taken from NOIDA on a lease for a period of 90 years. The lease expires in June 2095.

v. **QBPL:** The leasehold land for Embassy Quadron is taken from MIDC for a lease term of 95 years. The lease expires in October 2100. As per the lease agreement the Company can renew the lease for a further period of 95 years.

vi. **VTPL:** VTPL had earlier entered into lease-cum sale agreement for the land located in Embassy Tech Village with Karnataka Industrial Area Development Board (KIADB) for a period of 20 years commencing from 16 June 2006. As per the lease agreement KIADB shall sell the land to VTPL at any time during the tenure of the lease or on expiry of the lease period, if VTPL has performed all the conditions contained in the agreement and committed no breach thereof. VTPL had converted the leasehold land measuring 81.385 acres into a freehold land as per the sale deed entered with KIADB on 12 February 2018. Further, 1 acre and 37 guntas leasehold land is yet to be registered and is classified as a leasehold land and no depreciation has been charged on the same.

vii. Investment property comprises of commercial buildings and other assets forming part of the buildings, that is leased to third parties. The license agreement entered into with tenants may or may not contain an initial non-cancellable period. Subsequent renewals of these license agreements are negotiated with the tenants and historically the average renewal period ranges between three and five years.

viii. The investment property have been leased out to lessees / held for lease on operating lease basis.

ix. The plant and machinery and furniture and fixtures are physically attached to the buildings and form an integral part thereof, hence they are considered as investment property.

x. Additions to investment property and investment property under development include borrowing cost amounting to Rs.379.69 million (31 March 2021: Rs.184.43 million) at a capitalisation rate which is the SPV specific Weighted Average Borrowing Cost (WABC).

xi. In accordance with Ind AS 116- Leases, investment property includes Right-of-Use (ROU) asset of Rs.302.24 million (31 March 2021: Rs.304.21 million) which is recorded under Land Leasehold. The corresponding lease liability amounting to Rs.331.25 million (31 March 2021: Rs.334.87 million) is recorded under other financial liabilities.

xii. Accumulated Depreciation as at 30 September 2021 includes impairment loss of Rs.31.71 million (31 March 2021: Rs.31.71 million).

(all amounts in Rs. million unless otherwise stated)

6 Goodwill [refer note 2.1(b) and 49]
As at 30 September 2021

SPV	Goodwill as at 1 April 2021	Consideration transferred for business combination during the period	Fair value of net assets of business combination during the period/ adjustments	Goodwill on acquisitions during the period	Impairment loss for the period	Net carrying value as at 30 September 2021
MPPL	11,016.16	-	-	-	-	11,016.16
EPTPL (refer note 54)	11,913.28	-	-	-	-	11,913.28
EEPL	267.84	-	-	-	-	267.84
UPPL	131.89	-	-	-	-	131.89
ETPL	2,899.23	-	-	-	-	2,899.23
GSPL	1,962.11	-	-	-	-	1,962.11
IENMPL	6,071.57	-	-	-	-	6,071.57
OBPPL	6,529.49	-	-	-	-	6,529.49
QBPPL	1,596.82	-	-	-	-	1,596.82
QBPL	3,198.66	-	-	-	-	3,198.66
VCPPL	4,265.12	-	-	-	-	4,265.12
ETV assets (refer note 49)	14,094.07	-	99.11	-	-	14,193.18
	63,946.24	**-**	**99.11**	**-**	**-**	**64,045.35**

As at 31 March 2021

SPV	Goodwill as at 1 April 2020	Consideration transferred for business combination during the year	Fair value of net assets of business combination during the year	Goodwill on acquisitions during the year	Impairment loss for the year	Net carrying value as at 31 March 2021
MPPL	11,016.16	-	-	-	-	11,016.16
EPTPL (refer note 54)	11,913.28	-	-	-	-	11,913.28
EEPL	267.84	-	-	-	-	267.84
UPPL	202.73	-	-	-	70.84	131.89
ETPL	2,899.23	-	-	-	-	2,899.23
GSPL	1,962.11	-	-	-	-	1,962.11
IENMPL	6,071.57	-	-	-	-	6,071.57
OBPPL	6,529.49	-	-	-	-	6,529.49
QBPPL	1,596.82	-	-	-	-	1,596.82
QBPL	3,565.02	-	-	-	366.36	3,198.66
VCPPL	4,265.12	-	-	-	-	4,265.12
ETV assets (refer note 49)	-	57,565.47	43,471.40	14,094.07	-	14,094.07
	50,289.37	**57,565.47**	**43,471.40**	**14,094.07**	**437.20**	**63,946.24**

As a result of the valuation, during the previous year ended 31 March 2021 an impairment loss of Rs.437.20 million was recognized in the Statement of Profit and Loss against Goodwill, an impairment loss of Rs.520.05 million was recognized in the Statement of Profit and Loss against property, plant and equipment and an impairment loss of Rs.31.71 million was recognized in the Statement of Profit and Loss against investment property totalling to Rs.988.96 million as impairment loss. Impairment loss majorly relates to the hospitality segment and more specifically UPPL (Hilton Hotel), and hospitality segment of QBPL (Four Seasons Hotel) as well as Embassy One (Commercial segment) forming part of QBPL. The impairment loss arose in these CGUs due to slower ramp up of room occupancy, slower than anticipated lease-up coupled with the current economic conditions due to Covid-19 pandemic. The annual impairment test performed considers the current economic conditions and revised business plans to determine the higher of the “value in use” and the “fair value less cost to sell” in accordance with Ind AS 36.

The financial projections basis which the future cash flows have been estimated considering the increase in economic uncertainties due to COVID-19, revisiting the key operating assumptions as well as growth rates factored while arriving at terminal value and subjecting these variables to sensitivity analysis.

7 Other intangible assets
Reconciliation of carrying amounts for the period ended 30 September 2021

Particulars	CAM service rights	Power Purchase Agreement	Right to use trade mark	Computer software	Total
As at 1 April 2020	**-**	**3,348.00**	**1,781.88**	**32.72**	**5,162.60**
Additions due to business combination*	9,826.91	-	1,860.00	1.66	**11,688.57**
Addition during the year	-	-	-	1.53	**1.53**
As at 31 March 2021	**9,826.91**	**3,348.00**	**3,641.88**	**35.91**	**16,852.70**
As at 1 April 2021	**9,826.91**	**3,348.00**	**3,641.88**	**35.91**	**16,852.70**
Addition during the period	-	-	-	3.99	**3.99**
As at 30 September 2021	**9,826.91**	**3,348.00**	**3,641.88**	**39.90**	**16,856.69**
Accumulated amortisation					
As at 1 April 2020	**-**	**145.56**	**-**	**15.68**	**161.24**
Amortisation for the year	612.13	145.57	-	9.12	**766.82**
As at 31 March 2021	**612.13**	**291.13**	**-**	**24.80**	**928.06**
As at 1 April 2021	**612.13**	**291.13**	**-**	**24.80**	**928.06**
Amortisation for the period	909.63	73.13	-	2.10	**984.86**
As at 30 September 2021	**1,521.76**	**364.26**	**-**	**26.90**	**1,912.92**
Carrying amount (net)					
As at 31 March 2021	**9,214.78**	**3,056.87**	**3,641.88**	**11.11**	**15,924.64**
As at 30 September 2021	**8,305.15**	**2,983.74**	**3,641.88**	**13.00**	**14,943.77**

*Refer note 2.1 Basis for consolidation and note 48 and 49.

(all amounts in Rs. million unless otherwise stated)

8 Investment property under development (IPUD)

IPUD mainly comprises upcoming buildings and other infrastructure upgrades in various properties. The details are as follows:

SPV/ Hold Co	Particulars	As at 30 September 2021	As at 31 March 2021
Base build			
SIPL	Block 9	5,255.99	3,794.98
VTPL	Block 8	540.39	429.47
EPTPL	Hudson block and Ganges block	1,752.82	816.34
OBPL	Tower 1	791.91	619.44
Infrastructure and Upgrade Projects			
MPPL	Flyover	1,802.45	1,311.14
MPPL	Master plan upgrade	1,475.95	1,091.40
VTPL	Master plan upgrade	53.83	48.15
EPTPL	Master plan upgrade	658.20	500.46
QBPL	Master plan upgrade	55.75	311.96
Multiple	Various	61.31	45.45
		12,448.60	**8,968.79**

9 Equity accounted investee

Particulars	As at 30 September 2021	As at 31 March 2021
Investment in joint venture		
Golflinks Software Park Private Limited	23,808.99	24,118.57
	23,808.99	**24,118.57**
Goodwill on acquisition included as a part of carrying cost	10,449.36	10,449.36

	As at 30 September 2021	As at 31 March 2021
Percentage ownership interest	50%	50%
Fair value of net assets on Purchase Price Allocation	26,247.74	26,247.74
Embassy Office Parks Group's share of net assets (50%)	13,123.87	13,123.87
Carrying amount of interest (including goodwill)	23,808.99	24,118.57

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(all amounts in Rs. million unless otherwise stated)

10 Other non-current financial assets

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Unsecured, considered good		
Fixed deposits with banks*	836.99	846.16
Unbilled revenue	762.00	832.37
Security deposits		
- related party (refer note 47)	-	4.30
- others	889.91	830.88
Receivable under finance lease	1,018.16	1,246.09
Receivable for sale of co-developer rights	540.00	1,080.00
	4,047.06	**4,839.80**
* Includes fixed deposits held as lien against debt taken and margin money for bank guarantee	836.99	846.16

11 Non-current tax assets (net)

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Advance tax, net of provision for tax	1,151.95	1,095.27
	1,151.95	**1,095.27**

12 Other non-current assets

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Unsecured, considered good		
Advance paid for co-development of property, including development rights on land (refer note 47 and 53)	14,647.60	13,863.03
Other capital advances		
- related party (refer note 47)	263.31	274.23
- others	2,117.08	3,294.28
Balances with government authorities	199.82	189.97
Paid under protest to government authorities (refer note 44)	727.63	702.44
Prepayments	70.63	59.67
	18,026.07	**18,383.62**

13 Inventories (valued at lower of cost and net realisable value)

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Stock of consumables	9.58	10.80
	9.58	**10.80**

14 Trade receivables

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Unsecured		
Considered good *	268.85	473.16
Credit impaired	43.30	56.21
Less: Allowances for impairment losses	(43.30)	(56.21)
	268.85	**473.16**

*Includes trade receivables from related parties amounting to Rs.184.38 million (31 March 2021: Rs.327.53 million) (refer note 47).

(all amounts in Rs. million unless otherwise stated)

15A Cash and cash equivalents

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Cash on hand	0.71	0.69
Balances with banks		
- in current accounts*	7,062.52	9,068.79
- in escrow accounts		
- Balances with banks for unclaimed distributions	1.75	2.00
- Others^	19.70	103.30
- in deposit accounts with original maturity of less than three months	21.36	-
	7,106.04	**9,174.78**

* Balance in current accounts includes cheques on hand as at 30 September 2021 amounting to Rs.535.12 million (31 March 2021: Rs.763.77 million).
^ Includes unspent Corporate Social Responsibility (CSR) balances amounting to Rs.4.50 million (31 March 2021: Rs.38.56 million) which has been deposited in separate escrow accounts.

15B Other bank balances

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Balances with banks		
- in fixed deposit accounts with original maturity greater than three months and maturity less than twelve months from the reporting date*	192.65	253.75
	192.65	**253.75**
*Deposit for availing letter of credit facilities	192.65	253.75

16 Other current financial assets

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Unsecured, considered good		
Interest accrued but not due		
- on fixed deposits	1.81	0.50
- on statutory deposits	12.57	21.49
- on others	1.01	4.61
Security deposits	0.53	1.03
Unbilled revenue (refer note 47)	346.34	443.03
Unbilled maintenance charges	224.47	224.61
Receivable under finance lease	444.39	427.74
Receivable for rental support from a related party (refer note 47)	564.41	1,108.78
Receivable for sale of co-developer rights	1,384.13	1,632.97
Other receivables		
- related parties (refer note 47)	266.93	185.99
- others	4.13	6.63
	3,250.72	**4,057.38**

17 Other current assets

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Unsecured, considered good		
Advance for supply of goods and rendering of services		
- to related parties (refer note 47)	-	2.67
- to others	29.37	21.68
Balances with government authorities	92.71	237.71
Prepayments	601.24	123.18
Other advances	1.35	10.10
	724.67	**395.34**

18 Unit Capital

Unit Capital	No in Million	Amount
As at 1 April 2020	**771.67**	**229,120.96**
Units issued during the year	176.23	59,999.35
Less: Issue expenses (refer note below)	-	(858.20)
Closing balance as at 31 March 2021	**947.90**	**288,262.11**
As at 1 April 2021	**947.90**	**288,262.11**
Changes during the period	-	-
Closing balance as at 30 September 2021	**947.90**	**288,262.11**

Note:

During the previous year ended 31 March 2021 estimated issue expenses pertaining to further issue of units (Institutional Placement and Preferential Allotment) were reduced from the Unitholders capital in accordance with Ind AS 32 Financial Instruments: Presentation. The issue expenses included payments to auditor of Rs.51.55 million (excluding applicable taxes).

(a) Terms/ rights attached to Units

The Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of Units is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust at least once in every six months in each financial year in accordance with the REIT Regulations. The Board of Directors of the Manager approves distributions to Unitholders. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays distributions in Indian Rupees.

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to Unitholders not less than 90% of the net distributable cash flows of Embassy Office Parks REIT for each financial year. Accordingly, a portion of the Unitholders' funds contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. The Unitholders' funds could have been classified as compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Circulars (No. CIR/IMD/DF/146/2016 dated 29 December 2016 and No. CIR/IMD/DF/141/2016 dated 26 December 2016) issued under the REIT Regulations, the Unitholders' funds have been classified as equity in order to comply with the mandatory requirements of Section H of Annexure A to the SEBI Circular dated 26 December 2016 dealing with the minimum disclosures for key financial statements. Consistent with Unitholders' funds being classified as equity, the distributions to Unitholders is presented in Statement of Changes in Unitholders' Equity and not as finance cost. In line with the above, the dividend payable to Unitholders is recognised as liability when the same is approved by the Manager.

(b) Unitholders holding more than 5 percent Units in the Trust

Name of the Unitholder	As at 30 September 2021		As at 31 March 2021	
	No of Units	% holding	No of Units	% holding
Embassy Property Developments Private Limited	115,484,802	12.18%	115,484,802	12.18%
SG Indian Holding (NQ) Co I Pte Limited	74,262,742	7.83%	88,333,166	9.32%
BRE Mauritius Investments	77,431,543	8.17%	83,730,208	8.83%

(c) The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units from the date of incorporation till the balance sheet date. Further, the Trust has issued an aggregate of 613,332,143 Units at Rs.300.00 each for consideration other than cash from the date of incorporation till 30 September 2021.

Further, during the year ended 31 March 2021, the Trust has issued 111,335,400 Units at a price of Rs.331.00 per Unit through an Institutional Placement. The Trust also made Preferential allotment of 64,893,000 Units at Rs.356.70 per Unit to acquire 40% equity interest of VTPL held by third party shareholders.

19 Other Equity*

Particulars	As at 30 September 2021	As at 31 March 2021
Reserves and Surplus		
Retained earnings	(23,975.87)	(17,331.44)
	(23,975.87)	**(17,331.44)**

*Refer Consolidated Statement of Changes in Unitholders' Equity for detailed movement in other equity balances.

Retained earnings

The cumulative gain or loss arising from the operations which is retained by the Embassy Office Parks REIT is recognized and accumulated under the heading of retained earnings. At the end of the period, the profit/(loss) after tax is transferred from the Statement of Profit and Loss to the retained earnings account.

(all amounts in Rs. million unless otherwise stated)

20 Non-current Borrowings

Particulars	As at 30 September 2021	As at 31 March 2021
Secured		
Non-convertible debentures		
36,500 (31 March 2021: 36,500) Embassy REIT Series I, Non-Convertible debentures (NCD) 2019, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) [refer note 25]		
- Embassy REIT Series I NCD 2019 - Tranche I (refer notes i and v)	-	35,503.62
- Embassy REIT Series I NCD 2019 - Tranche II (refer notes i and v)	-	7,276.40
15,000 (31 March 2021: 15,000) Embassy REIT Series II, Non-Convertible debentures (NCD) 2020, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost)		
- Embassy REIT Series II NCD 2020 - Tranche A (refer notes ii and v)	7,405.54	7,382.15
- Embassy REIT Series II NCD 2020 - Tranche B (refer notes ii and v)	7,449.92	7,437.51
26,000 (31 March 2021: 26,000) Embassy REIT Series III, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) [refer notes (iii) and (v) below]	25,768.06	25,719.40
3,000 (31 March 2021: Nil) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) [refer notes (iv) and (v) below]	2,972.93	-
Term loans		
- from banks (refer note vi)	24,932.01	22,701.75
- vehicle loans	-	2.50
	68,528.46	**106,023.33**

Notes (Also in line with regulation 54 of SEBI Listing and Disclosure Regulations (LODR), 2015 as amended):

(i) In May 2019, the Trust issued 30,000 listed, AAA rated, secured, redeemable and non-convertible Embassy REIT Series I NCD 2019 (Tranche I), debentures having face value of Rs.1 million each amounting to Rs.30,000.00 million with an Internal Rate of Return (IRR) of 9.4% and will mature on 2 June 2022. In November 2019, the Trust further issued 6,500 such debentures (Tranche II) with an Internal Rate of Return (IRR) of 9.05% and with same terms and conditions as Tranche I.

The Tranche I and Tranche II NCD described above were listed on the Bombay Stock Exchange on 15 May 2019 and 28 November 2019 respectively.

Security terms

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A sole and exclusive first ranking charge created by MPPL on (a) land measuring 112.475 acres at Bengaluru together with blocks and various commercial buildings; (b) 1.022 acres (Phase 1) and 1.631 (Phase IV) acres of undivided right, title and interest in the commercial complex known as “Mfar Manyata Tech Park”. The above charge excludes L1 - Office block, consisting of 4,77,949 sq.ft of super built up area along with the undivided share of the lands and future development / construction on Blocks designated as F1 and L4 that MPPL may undertake in the Project "Embassy Manyata Business Park" along with the remaining undivided share of such land.
2. A sole and exclusive first ranking pledge created by the Embassy REIT over their total shareholding in the SPVs namely QBPPL, ETPL, VCPPL, GSPL and MPPL together known as "secured SPVs".
3. A sole and exclusive first ranking charge by way of hypothecation created by the Embassy REIT over identified bank accounts and receivables of the Trust.
4. A sole and exclusive first ranking charge by way of hypothecation created by each secured SPV over identified bank accounts and receivables of each secured SPV.
5. A negative pledge on all assets of each secured SPV except MPPL.

Redemption terms:

1. These debentures are redeemable by way of bullet payment on 2 June 2022.
2. Tranche I debentures have a redemption premium of 9.4% IRR compounded annually and Tranche II debentures have a redemption premium of 9.05% IRR compounded annually.
3. In case of downgrading of credit rating , the IRR shall increase by 0.25% - 1.25% over and above the applicable IRR calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the IRR shall restore/decrease by 0.25% - 1.00% over and above the applicable IRR calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between May 2021 to May 2022) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

The Trust has issued a call option notice dated 1 October 2021 and accordingly these debentures are due for redemption on 2 November 2021 as per the terms of debenture trust deed.

Since these debentures are due for maturity in the next twelve months, they have been disclosed as current maturities of long term debt under short- term borrowings [refer note 20(vii) and 25].

20 Non-current Borrowings (continued)

(ii) In September 2020, the Trust issued 7,500 listed, AAA rated, secured, redeemable and non-convertible Embassy REIT Series II NCD 2020 (Tranche A), debentures having face value of Rs.1 million each amounting to Rs.7,500.00 million with a coupon rate of 7.25% p.a. payable quarterly. In October 2020, the Trust further issued 7,500 such debentures (Tranche B), with a coupon rate of 6.70% p.a. payable quarterly and with same terms and conditions as Tranche A.

The Tranche A and Tranche B NCD described above were listed on the Bombay Stock Exchange on 17 September 2020 and 05 November 2020 respectively.

Security terms

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A sole and exclusive first ranking charge by way of mortgage created by EPTPL on the constructed buildings and related parcels identified as Block 2, Block 3, Food court, Block 6, Block 1, Block 11 and Block 5, having an aggregate leasable area of 200,674 square meters and forming part of the development known as Embassy Tech Zone together with portion of land admeasuring 96,630 square meters on which the aforesaid buildings are constructed out of the aggregate area of land measuring 67.45 acres equivalent to 272,979 sq. mtrs.
2. A sole and exclusive first ranking pledge created by the Embassy REIT over the shareholding in the SPVs namely IENMPL and EPTPL together known as "secured SPVs" along with shareholder loans given to these SPVs.
3. A sole and exclusive first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.
4. A sole and exclusive first ranking charge by way of hypothecation created by EPTPL over identified bank accounts and receivables.
5. A Corporate Guarantee issued by each of EPTPL and IENMPL.

Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
2. These debentures will be redeemed on the expiry of 37 months from the Date of Allotment for the Debentures at par on 9 October 2023.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.25% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the IRR shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between March 2023 to Sep 2023) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

(iii) In January 2021, the Trust issued 26,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series III NCD 2021 debentures having face value of Rs.1 million each amounting to Rs.26,000.00 million with an coupon rate of 6.40% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 19 January 2021.

Security terms

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A first ranking charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 1A, Block 2 and Block 7B, having an aggregate leasable area of 343,772 square meters and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 101,859 square meters on which the aforesaid buildings are constructed.
2. A first ranking pari passu pledge created by the Embassy REIT, MPPL and EOVPL over their shareholding in the SPVs namely EEPL and VTPL respectively together known as "Secured SPVs".
3. A sole and exclusive first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.
4. A sole and exclusive first ranking charge by way of hypothecation created by VTPL over identified bank accounts and receivables.
5. A corporate guarantee issued by each of VTPL and EEPL.

Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
2. These debentures will be redeemed on the expiry of 37 months from the Date of Allotment for the Debentures at par on 15 February 2024.
3. In case of downgrading of credit rating , the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between July 2023 to January 2024) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

(all amounts in Rs. million unless otherwise stated)

20 Non-current Borrowings (continued)

(iv) In September 2021, the Trust issued 3,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series IV NCD 2021 debentures having face value of Rs.1 million each amounting to Rs.3,000.00 million with an coupon rate of 6.80% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 9 September 2021.

Security terms

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A first ranking charge by way of mortgage created by SIPL on the constructed, under-construction buildings, erections, constructions of every description and related parcels identified as Block 9, admeasuring 1.1 million square feet and forming part of the development known as Embassy TechVillage.
2. A first ranking pari passu pledge created by the Embassy REIT over its shareholding in SIPL; known as the "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from SIPL.
4. A first ranking pari passu charge by way of hypothecation created by SIPL over all current and future movable assets, including identified bank accounts and receivables.
5. A corporate guarantee issued by SIPL.

Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
2. These debentures will be redeemed on the expiry of 60 months from the Date of Allotment for the Debentures at par on 7 September 2026.
3. In case of downgrading of credit rating , the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between March 2026 to August 2026) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

(v) **Disclosure required under SEBI circular SEBI/HO/DDHS/DDHS/CIR/P/2018/71 dated 13 April 2018**

1. Details of non-convertible debentures are as follows:-

Particulars	Secured/ Unsecured	Previous due date		Next due date	
		Principal	Interest	Principal	Interest
Embassy REIT Series I NCD 2019	Secured	-	-	2 November 2021	2 November 2021
Embassy REIT Series II NCD 2020	Secured	-	30 September 2021	9 October 2023	31 December 2021
Embassy REIT Series III NCD 2021	Secured	-	30 September 2021	15 February 2024	31 December 2021
Embassy REIT Series IV NCD 2021	Secured	-	30 September 2021	7 September 2026	31 December 2021

2. Rating agency CRISIL has assigned a rating of "CRISIL AAA/Stable" to all the above NCDs.
3. Other requirements as per Guidelines for issuance of debt securities by Real Estate Investment Trusts (REITs)

Particulars	As at 30 September 2021	As at 31 March 2021
Asset cover ratio (refer a below)**	23.91%	22.79%
Debt - equity ratio (refer b below)	0.43	0.39
Debt - service coverage ratio (refer c below)	2.99	3.19
Interest-service coverage ratio (refer d below)	3.02	3.26
Net worth (refer e below)	264,286.24	270,930.67

Formulae for computation of ratios are as follows basis consolidated financial statements:-

a) Asset cover ratio = Total borrowings*/ Gross asset value as computed by independent valuers

b) Debt equity ratio = Total borrowings*/ Unitholders' Equity*

c) Debt Service Coverage Ratio = Earnings before Finance costs, Depreciation, Amortisation, Impairment Loss and Tax / [Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability) + Principal repayments made during the year]

d) Interest Service Coverage Ratio = Earnings before Finance costs, Depreciation, Amortisation, Impairment Loss and Tax / Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability)

e) Net worth = Unit capital + Other equity

* Total borrowings = Long-term borrowings + Short-term borrowings
Unitholder's Equity = Unit Capital + Other equity

**Also in line with regulation 54 of SEBI Listing and Disclosure Regulations (LODR), 2015 as amended.

(vi) **(a) Lender 1 [balance as at 30 September 2021: Rs.2,749.30 million (31 March 2021: Rs.1,725.80 million)]**

1. First ranking mortgage over leasehold rights of 6.63 acres of Block M3 land and building being constructed thereon situated at Embassy Manyata Bengaluru.
2. First ranking mortgage over 1.77 acres of Block F1 land and any future construction thereon situated at Embassy Manyata Business Park.
3. Debt service reserve account to be maintained equal to three months interest on outstanding loan.
4. Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	As at 30 September 2021	As at 31 March 2021
Repayable as bullet payment at the end of 36 months from first disbursement i.e., by March 2024. The loan carries an interest rate of 6M MCLR plus spread of 0.90% pa, currently 8.05%	2,749.30	1,725.80

(all amounts in Rs. million unless otherwise stated)

20 Non-current Borrowings (continued)

(b) Lender 2 [balance as at 30 September 2021: Rs.2,927.17 million (31 March 2021: Nil)]

1. Exclusive charge on mortgage of undivided share of land and building thereon (Office Tower – 1 and Office Tower -2 at NXT Block) situated at Front Parcel of Embassy Manyata, Bengaluru.
2. Exclusive charge over the entire lease rental receivables from tenants, security deposits payable and current assets pertaining to buildings (Office Tower – 1 and Office Tower -2 at NXT Block) situated at Embassy Manyata, Bengaluru.
3. Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement of the Borrower.
4. Debt service reserve account to be maintained equal to three months debt servicing requirement on the outstanding amount under the Facility.

Repayment and interest terms	As at 30 September 2021	As at 31 March 2021
Repayable in 144 monthly instalments with Nil moratorium, from the date of drawdown. The loan carries an interest rate of 3M I-MCLR plus Nil spread, currently 7.05% p.a.	2,927.17	-

(c) Lender 3 [balance as at 30 September 2021: Rs.3,501.41 million (31 March 2021: Nil)]

1. Exclusive charge on mortgage of undivided share of land and building thereon (Hilton Hotel, Hilton Garden Inn and Convention Centre) situated at Front Parcel of Embassy Manyata, Bengaluru.
2. Exclusive charge over current assets and fixed and moveable assets pertaining to buildings (Hilton Hotel, Hilton Garden Inn and Convention Centre) situated at Embassy Manyata, Bengaluru.
3. Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement of the Borrower.
4. Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	As at 30 September 2021	As at 31 March 2021
Repayable in 120 monthly instalments from the date of drawdown, with moratorium till 30 September 2023. The loan carries an interest rate of 1-Year I-MCLR plus spread of 0.40%, currently 7.70% p.a.	3,501.41	-

(d) Lender 4 [balance as at 30 September 2021: Nil (31 March 2021: Rs.5,180.28 million)]

1. First ranking exclusive mortgage of undivided share of land admeasuring 8.26 acres (Front Parcel) situated at Embassy Manyata, Bengaluru.
2. First charge over entire cash flows, receivable, book debts, and revenues from the projects to be constructed at the land admeasuring 8.26 acres (Front Parcel) situated at Embassy Manyata, Bengaluru.
3. First charge on the Trust and Retention Account and other accounts established and maintained pursuant to Trust and Retention Account Agreement.
4. A corporate guarantee issued by Embassy Office Parks REIT.

Repayment and interest terms	As at 30 September 2021	As at 31 March 2021
Repayable by way of single bullet repayment in 18 months from date of commercial operations but not later than 30 September 2023. The debt carries interest of MCLR + 1.25%.	-	5,180.28

The loan has been foreclosed in the month of June 2021.

(e) Lender 5 and 6 [balance as at 30 September 2021: Rs.14,868.30 million (31 March 2021: Rs.14,648.63 million)]

1. First pari passu charge on Mortgage of parcel 5 land measuring 14.56 acres and buildings with 2.43 million square feet of office and amenity buildings at Embassy Tech Village, Bengaluru.
2. First charge by way of hypothecation of the receivables of the above Buildings of Embassy TechVillage, Bengaluru.
3. Fixed deposit equal to the amount specified in sanction letter as debt service reserve account to be kept with lien marked in favour of bank during the tenure of the loan.

Name of the lender	Repayment and interest terms	As at 30 September 2021	As at 31 March 2021
Lender 5	Repayable in structured monthly instalments with no moratorium, interest rate of lender's 3M MCLR + Nil, currently 7.10% pa	7,434.97	7,198.66
Lender 6	Repayable in structured monthly instalments with no moratorium, interest rate of 3 months T-Bill rate + applicable spread, currently 7.10% p.a.	7,433.33	7,449.97

(f) Lender 7 [balance as at 30 September 2021: Rs.345.15 million (31 March 2021: Rs.94.01 million)]

Exclusive mortgage of undivided share of land of 3.24 acres and building being constructed thereon (Tower 1) situated at Embassy Oxygen, Noida.

Repayment and interest terms	As at 30 September 2021	As at 31 March 2021
Repayable in 4 quarterly instalments after moratorium of 4 quarters from date of drawdown. The debt carries interest of MCLR + Nil, currently 7.3% p.a.	345.15	94.01

(all amounts in Rs. million unless otherwise stated)

20 Non-current Borrowings (continued)

(g) Lender 8 [balance as at 30 September 2021: Rs. Nil (31 March 2021: Rs.1,178.21 million)]

1. Exclusive mortgage of land admeasuring 8.00 acres and building constructed thereon situated at Block 9, Embassy TechVillage, Bengaluru.
2. Exclusive charge on the receivables, cash flows, moveable assets of SIPL in relation to the Project.
3. Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement and Current account of SIPL.

Repayment and interest terms	**As at 30 September 2021**	**As at 31 March 2021**
Repayable by way of single bullet repayment on 3 February 2023. The debt carries interest of 6M MCLR + 0.55%.	-	1,178.21

The loan has been foreclosed in the month of September 2021.

(h) Lender 9 [balance as at 30 September 2021: Rs.687.77 million (31 March 2021: Nil)]

1. Exclusive mortgage of undivided share of land admeasuring approximately 9.83 acres and building being constructed thereon at Hudson & Ganges blocks and MLCP Building at Embassy TechZone, Pune (“Project”)
2. Exclusive charge on the entire current assets including receivables of EPTPL in relation to the Project.
3. Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement of EPTPL.

Repayment and interest terms	**As at 30 September 2021**	**As at 31 March 2021**
Repayable by way of single bullet repayment on 31 August 2023. The debt carries interest of 1 Year MCLR + 0.35%, currently 7.70% p.a.	687.77	-

(vii) Subsequent events:

Subsequent to 30 September 2021, Embassy REIT has raised Rs.31,000 million Series V rupee-denominated, listed, rated, secured, redeemable, transferable NCDs by way of private placement at 6.5% average fixed coupon and MPPL has raised a term loan facility from a bank for Rs.15,000 million at 6.35% floating coupon. Both these proceeds, totalling Rs.46,000 million, will primarily be utilized to redeem the Series I NCDs on 2 November 2021.

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(all amounts in Rs. million unless otherwise stated)

21 Other non-current financial liabilities

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Lease deposits (refer note 47)	3,548.53	4,155.40
Capital creditors for purchase of fixed assets	381.61	279.65
	3,930.14	**4,435.05**

22 Provisions

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Provision for employee benefits		
- gratuity	7.12	5.79
	7.12	**5.79**

23 Deferred tax

Deferred tax Assets (net)

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Minimum Alternate Tax credit entitlement	-	5.05
Deferred tax assets (net)	61.43	43.79
	61.43	**48.84**

Deferred tax liabilities (net)

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Minimum Alternate Tax credit entitlement	(4,600.18)	(4,586.33)
Deferred tax liabilities (net)	57,297.92	57,882.76
	52,697.74	**53,296.43**

24 Other non-current liabilities

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Deferred lease rental	566.71	666.38
Advances from customers	18.89	18.88
	585.60	**685.26**

25 Short-term borrowings

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Current maturities of long-term debt		
Secured		
Non-convertible debentures		
36,500 (31 March 2021: 36,500) Embassy REIT Series I, Non-Convertible debentures (NCD) 2019, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) [refer note 20(i) and (i) below]		
- Embassy REIT Series I NCD 2019 - Tranche I	37,275.89	-
- Embassy REIT Series I NCD 2019 - Tranche II	7,640.85	-
Terms loans		
- from banks and financial institutions	156.84	139.58
Unsecured		
- debentures [refer note (ii) below and note 47]	60.00	60.00
	45,133.58	**199.58**

(i) Since these debentures are due for maturity in the next twelve months, they have been disclosed as current maturities of long term debt under short- term borrowings.

(ii) In October 2020, pursuant to the Business Transfer Agreement with Embassy Services Private Limited (refer note 48) EPTPL has issued 100,000 unlisted, unrated, unsecured, redeemable and non-convertible debentures to ESPL having face value of Rs.100 each (EPTPL debentures) amounting to Rs.10.00 million with no interest rate attached. Further, MPPL has also issued 500,000 unlisted, unrated, unsecured, redeemable and non-convertible debentures to ESPL having face value of Rs.100 each amounting to Rs.50.00 million with same terms and conditions as EPTPL debentures.

Security terms

The NCD's rank pari passu with all other unsecured and unsubordinated debt of EPTPL and MPPL.

Redemption terms:

These debentures will be redeemed on the expiry of the tenure of 13 months in a single instalment for an aggregate redemption amount equal to the face value of all the NCDs (matures in November 2021).

(all amounts in Rs. million unless otherwise stated)

26 Trade payables

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Trade payable		
- total outstanding dues to micro and small enterprises (refer note 47)	104.68	48.27
- total outstanding dues of creditors other than micro and small enterprises		
- to related parties (refer note 47)	43.03	139.46
- to others	81.80	253.16
	229.51	**440.89**

27 Other current financial liabilities

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Security deposits		
- related party (refer note 47)	80.00	80.00
Lease deposits (refer note 47)	8,791.58	8,406.20
Capital creditors for purchase of fixed assets		
- to related party (refer note 47)	239.40	60.47
- to others	1,839.58	2,423.50
Unclaimed dividend	1.75	2.00
Contigent consideration (refer note 49 and 47)	350.00	350.00
Other liabilities		
- to related party (refer note 47)	298.20	240.96
- to others	915.44	954.77
	12,515.95	**12,517.90**

28 Provisions

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Provision for employee benefits		
- gratuity	0.40	0.03
- compensated absences	2.72	1.86
	3.12	**1.89**

29 Other current liabilities

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Unearned income	22.22	65.50
Advances received from customers (refer note 47)	339.22	520.53
Advance compensation received from related party (refer note 47)	-	559.19
Statutory dues	258.06	237.95
Deferred lease rentals	539.32	488.96
Other liabilities	33.05	-
	1,191.87	**1,872.13**

30 Current tax liabilities (net)

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Provision for income-tax, net of advance tax	114.14	99.77
	114.14	**99.77**

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(all amounts in Rs. million unless otherwise stated)

31 Revenue from operations

Particulars	**For the quarter ended 30 September 2021**	**For the quarter ended 30 June 2021**	**For the quarter ended 30 September 2020**	**For the half year ended 30 September 2021**	**For the half year ended 31 March 2021**	**For the half year ended 30 September 2020**	**For the year ended 31 March 2021**
Facility rentals	5,529.15	5,518.90	4,487.94	11,048.05	9,769.80	8,705.81	18,475.61
Income from finance lease	47.80	46.51	-	94.31	51.26	0.07	51.33
Room rentals	64.02	23.95	14.88	87.97	71.73	27.35	99.08
Revenue from contracts with customers							
Maintenance services	1,079.33	1,197.25	337.74	2,276.58	1,871.45	676.32	2,547.77
Sale of food and beverages	66.01	18.81	13.65	84.82	100.99	17.87	118.86
Income from generation of renewable energy	372.24	382.67	355.14	754.91	788.18	760.08	1,548.26
Other operating income							
- hospitality	8.90	4.37	1.34	13.27	10.91	2.60	13.51
- others (refer note 53)	184.40	183.97	190.81	368.37	375.12	373.66	748.78
	7,351.85	**7,376.43**	**5,401.50**	**14,728.28**	**13,039.44**	**10,563.76**	**23,603.20**

32 Interest income

Particulars	**For the quarter ended 30 September 2021**	**For the quarter ended 30 June 2021**	**For the quarter ended 30 September 2020**	**For the half year ended 30 September 2021**	**For the half year ended 31 March 2021**	**For the half year ended 30 September 2020**	**For the year ended 31 March 2021**
- on debentures (refer note 47)	-	-	1.25	-	-	7.29	7.29
- on fixed deposits	11.16	12.23	76.33	23.39	24.66	170.52	195.18
- on security deposits	14.16	1.11	1.18	15.27	1.93	2.89	4.82
- on other statutory deposits	1.42	4.60	3.13	6.02	7.79	7.63	15.42
- on income-tax refund	2.15	8.27	20.62	10.42	67.75	32.24	99.99
- others	186.82	210.77	108.90	397.59	373.07	275.43	648.50
	215.71	**236.98**	**211.41**	**452.69**	**475.20**	**496.00**	**971.20**

33 Other income

Particulars	**For the quarter ended 30 September 2021**	**For the quarter ended 30 June 2021**	**For the quarter ended 30 September 2020**	**For the half year ended 30 September 2021**	**For the half year ended 31 March 2021**	**For the half year ended 30 September 2020**	**For the year ended 31 March 2021**
Liabilities no longer required written back [refer note 37 (i)]	97.98	4.84	-	102.82	0.09	4.59	4.68
Profit on sale of mutual funds	32.28	32.04	16.84	64.32	113.09	41.02	154.11
Profit on sale of fixed assets	-	-	-	-	12.72	-	12.72
Miscellaneous	3.78	17.13	4.05	20.91	21.80	20.75	42.55
	134.04	**54.01**	**20.89**	**188.05**	**147.70**	**66.36**	**214.06**

(all amounts in Rs. million unless otherwise stated)

34 Cost of materials consumed

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Purchases	18.90	6.74	3.71	25.64	33.27	4.30	37.57
Add: Decrease/(increase) in inventory	1.85	(0.63)	1.15	1.22	(3.67)	1.65	(2.02)
	20.75	**6.11**	**4.86**	**26.86**	**29.60**	**5.95**	**35.55**

35 Employee benefits expense *

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Salaries and wages	41.43	45.60	42.46	87.03	92.13	96.94	189.07
Contribution to provident and other funds	1.85	3.12	4.04	4.97	10.84	4.23	15.07
Staff welfare	2.54	4.43	4.85	6.97	11.45	9.89	21.34
	45.82	**53.15**	**51.35**	**98.97**	**114.42**	**111.06**	**225.48**

* majorly refers to employee benefits expense of the hospitality segment.

36 Operating and maintenance expenses

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Power and fuel (net)	108.50	146.54	81.95	255.04	271.04	136.06	407.10
Operating consumables	9.11	1.10	1.11	10.21	5.60	1.11	6.71
	117.61	**147.64**	**83.06**	**265.25**	**276.64**	**137.17**	**413.81**

37 Other expenses

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Property tax (net)	256.92	253.58	176.53	510.50	411.01	355.66	766.67
Rates and taxes [refer note (i) below]	49.83	11.95	12.98	61.78	277.33	29.06	306.39
Marketing and advertising expenses	42.77	8.43	13.72	51.20	51.54	33.36	84.90
Assets and other balances written off	-	-	-	-	1.16	-	1.16
Loss on sale of fixed assets	-	-	9.30	-	51.13	10.76	61.89
Allowances for credit loss	-	1.80	-	1.80	20.83	-	20.83
Bad debts written off	-	-	-	-	-	2.73	2.73
Brokerage and commission	10.46	0.63	-	11.09	2.69	0.58	3.27
Net changes in fair value of financial assets	-	-	-	-	-	3.00	3.00
Travel and conveyance	2.03	1.97	2.90	4.00	3.66	5.46	9.12
Corporate Social Responsibility (CSR) expenses	8.66	8.84	12.42	17.50	81.29	12.43	93.72
Miscellaneous expenses	26.96	33.73	25.08	60.69	46.28	44.37	90.65
	397.63	**320.93**	**252.93**	**718.56**	**946.92**	**497.41**	**1,444.33**

Note:
(i) Half year and year ended 31 March 2021 includes provision for stamp duty amounting to Rs.229.44 million in relation to the composite scheme of arrangement involving MPPL, EOPPL and EPTPL (refer note 54). During the quarter and period ended 30 September 2021, the excess provision made towards such stamp duty based on the final stamp duty adjudication of Rs.82.94 million is reversed which is disclosed under Liabilities no longer required written back (refer note 33).

(all amounts in Rs. million unless otherwise stated)

38 Repairs and maintenance

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Repairs and maintenance							
- common area maintenance (refer note 48)	450.72	517.11	153.99	967.83	952.96	329.04	1,282.00
- buildings	22.53	45.28	12.76	67.81	98.31	28.25	126.56
- machinery	107.98	90.39	54.57	198.37	163.96	118.09	282.05
- others	47.48	44.90	27.47	92.38	44.44	59.15	103.59
	628.71	**697.68**	**248.79**	**1,326.39**	**1,259.67**	**534.53**	**1,794.20**

39 Finance costs (net of capitalisation)

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Interest expense							
- on borrowings from banks and financial institutions	359.87	339.17	185.17	699.04	641.56	374.88	1,016.44
- on deferred payment liability	-	-	204.26	-	67.71	410.05	477.76
- on lease deposits	138.10	135.58	75.69	273.68	226.05	151.57	377.62
- on lease liabilities	8.66	8.37	12.42	17.03	22.39	18.25	40.64
- on Non convertible debentures							
- Embassy REIT Series II, Series III and Series IV NCD	738.91	717.82	33.99	1,456.73	880.44	33.99	914.43
Accrual of premium on redemption of debentures (Embassy REIT Series I NCD)	962.83	872.37	925.80	1,835.20	1,804.87	1,821.13	3,626.00
	2,208.37	**2,073.31**	**1,437.33**	**4,281.68**	**3,643.02**	**2,809.87**	**6,452.89**

Gross interest expense is Rs.2,497.50 million and Rs.4,833.91 million and interest capitalised is Rs.289.13 million and Rs.552.23 million for the quarter and half year ended 30 September 2021 respectively.

40 Depreciation and amortisation

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Depreciation of property, plant and equipment	171.22	168.76	167.79	339.98	340.15	334.74	674.89
Depreciation of investment property	1,329.14	1,297.61	985.65	2,626.75	2,307.46	1,957.80	4,265.26
Amortisation of intangible assets	493.40	491.46	39.74	984.86	687.58	79.24	766.82
	1,993.76	**1,957.83**	**1,193.18**	**3,951.59**	**3,335.19**	**2,371.78**	**5,706.97**

41 Tax expense

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Current tax	441.84	449.42	392.75	891.26	869.14	779.92	1,649.06
Deferred tax charge/ (credit)	(340.83)	(270.50)	(373.74)	(611.33)	(492.02)	(601.70)	(1,093.72)
	101.01	**178.92**	**19.01**	**279.93**	**377.12**	**178.22**	**555.34**

42 Earnings Per Unit (EPU)

Basic EPU amounts are calculated by dividing the profit for the period attributable to Unitholders by the weighted average number of units outstanding during the period. Diluted EPU amounts are calculated by dividing the profit attributable to Unitholders by the weighted average number of units outstanding during the period plus the weighted average number of units that would be issued on conversion of all the potential dilutive instruments into unit capital.

The following reflects the profit and unit data used in the basic and diluted EPU computation.

	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Profit after tax for calculating basic and diluted EPU	1,960.84	2,049.05	2,325.65	4,009.89	2,615.49	4,368.04	6,983.53
Weighted average number of Units (No. in million)*	947.90	947.90	771.67	947.90	867.79	771.67	819.60
Earnings Per Unit							
- Basic (Rupees/unit)	2.07	2.16	3.01	4.23	3.01	5.66	8.52
- Diluted (Rupees/unit)**	2.07	2.16	3.01	4.23	3.01	5.66	8.52

* The weighted average number of units for the year ended 31 March 2021 have been computed on prorata basis of 111.34 million units issued by way of institutional placement and 64.89 million units issued by way of preferential allotment on 22 December 2020 and 24 December 2020 respectively.

** The Trust does not have any outstanding dilutive instruments.

43 Management Fees

Property Management Fee

Pursuant to the Investment Management Agreement dated 12 June 2017 as amended, Manager is entitled to fees @ 3% of the collection of Facility Rentals per annum of the relevant property in respect to operations, maintenance, administration and management of the Holdco or the SPV, as applicable. The fees has been determined to meet the ongoing costs of the Manager to undertake the services provided to the Embassy REIT and its SPVs. Property Management fees for the quarter and half year ended 30 September 2021 amounts to Rs.175.85 million and Rs.343.81 million respectively. There are no changes during the period in the methodology for computation of fees paid to Manager.

REIT Management Fees

Pursuant to the Investment Management Agreement dated 12 June 2017, as amended, Manager is entitled to fees @ 1% of REIT Distributions which shall be payable either in cash or in Units or a combination of both, at the discretion of the Manager. The fees has been determined for undertaking management of the REIT and its investments. REIT Management fees accrued for the quarter and half year ended 30 September 2021 amounts to Rs.63.53 million and Rs.137.91 million respectively. There are no changes during the period in the methodology for computation of fees paid to Manager.

Secondment fees

Pursuant to the Secondment Agreement dated 11 March 2019, Manager is entitled to fees of Rs.0.10 million per month in respect certain employees of Manager being deployed to the Embassy office Parks REIT in connection with the operation and management of the assets of the Embassy REIT. Secondment Fees for the quarter and half year ended 30 September 2021 amounts to Rs.0.39 million and Rs.0.78 million respectively. There are no changes during the period in the methodology for computation of secondment fees paid to Manager.

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(all amounts in Rs. million unless otherwise stated)

44 Commitments and contingencies

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Capital commitments		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for (refer note i)	9,699.98	11,968.87
Contingent liabilities		
Claims not acknowledged as debt in respect of Income Tax matters (refer note ii)	349.45	440.27
Claims not acknowledged as debt in respect of Indirect Tax matters (refer note iii)	710.37	769.80
Claims not acknowledged as debt in respect of Property Tax matters (refer note iv)	3,418.89	3,418.89
Others (refer notes v and vi)		

Based on management's best estimate and basis expert opinion obtained by the Group, no provisions have been made for above claims as at 30 September 2021. The Group will continue to monitor developments to identify significant uncertainties and change in estimates, if any, in future period.

Notes:

i) Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for

SPV	**As at 30 September 2021**	**As at 31 March 2021**
MPPL	6,141.70	7,194.03
VTPL	636.56	1,099.60
OBPPL	1,025.77	848.10
EPTPL	1,151.15	1,391.46
SIPL	713.70	1,256.41
Others	31.10	179.27
	9,699.98	**11,968.87**

ii) Claims not acknowledged as debt in respect of Income Tax matters

SPV	**As at 30 September 2021**	**As at 31 March 2021**
MPPL (refer note 54)	308.60	254.66
QBPL	-	77.60
QBPPL	3.76	3.76
OBPPL	-	69.83
IENMPL	9.25	9.25
VTPL	27.84	25.17
	349.45	**440.27**

MPPL: a) The SPV has received Section 153A assessment orders for AY 2009-10 to 2015-16 making additions under section 14A of Income Tax Act read with rule 8D of the Income-tax Rules in computing taxable income under the Income tax Act. The SPV has received demand orders to pay a sum of Rs.8.22 million for the assessment period. Appeals were filed before CIT(A) challenging the assessment orders. The CIT(A) had dismissed the appeals for AY 09-10, 11-12 and 12-13 upholding the assessment additions made. SPV has challenged the CIT(A) orders and filed appeals before Income-tax Appellate Tribunal ['ITAT']. Pursuant to the dispute resolution scheme of settling the pending litigations under the Direct Tax Vivad-Se-Vishwas Act, 2020, the SPV has filed the applications for settling these litigations. The final settlement order from the Designated Authority has been received with the disputed tax demand and claims being settled. The SPV has therefore disclosed Nil (31 March 2021: Rs.8.22 million) as contingent liability.

b) The erstwhile entity EOPPL (refer note 54) was assessed u/s. 143(3) of the Income Tax Act for AY 2016-17 and received assessment order dated 31 December 2018 with additions made u/s.14A of the Income Tax Act with a tax demand of Rs.172.28 million. The SPV has filed an appeal against the assessment order at the CIT (A) and has paid Rs.14.06 million under protest with balance demand stayed. Accordingly, the SPV has disclosed Rs.172.28 million (31 March 2021: Rs.172.28 million) as contingent liability.

c) The erstwhile entity EOPPL (refer note 54) was assessed u/s. 143(3) of the Income Tax Act for AY 2017-18 and received assessment order dated 24 December 2019 with additions made u/s.14A of the Income Tax Act read with rule 8D of the Income-tax Rules and addition to the income based on reconciliation differences between Form 26AS and the books of accounts. Further, order u/s 154 of the Income Tax Act was received dated 26 July 2021 with a disallowance made u/s 115JB of the Act. Aggrieved by such orders the SPV has filed appeals before the CIT(A). Accordingly the SPV has disclosed Rs.109.50 million (31 March 2021: Rs. 74.17 million) as contingent liability.

d) The erstwhile entity EOPPL (refer note 54) was assessed u/s. 143(3) of the Income Tax Act for AY 2018-19 and received assessment order dated 13 September 2021 with additions made u/s.14A of the Income Tax Act read with rule 8D of the Income-tax Rules and short grant of TDS credit. The SPV is in the process of filing an appeal with CIT(A). Accordingly, the SPV has disclosed Rs.26.82 million (31 March 2021: Nil) as contingent liability.

(all amounts in Rs. million unless otherwise stated)

44 Commitments and contingencies (continued)

ii) Claims not acknowledged as debt in respect of Income Tax matters (continued)

QBPL: a) The SPV was assessed under section 143(3) of the Income Tax Act and has received a demand notice of Rs.71.71 million for AY 2010-11, on account of denial of benefit under section 80IAB for certain incomes as claimed by the SPV. The CIT(A) has passed necessary order upholding the stand of the Assessing Officer. The SPV thereafter filed an appeal with ITAT against the said order of CIT(A). The ITAT has disposed the appeal in favour of the SPV. Subsequent to this, Income tax Department has moved to Hon'ble High Court of Mumbai against the ITAT order. Based on the strong merits and favourable ITAT order, the SPV has disclosed Nil (31 March 2021: Rs.71.71 million) as a contingent liability.

b) The SPV was assessed for AY 2014-15 u/s. 143(3) of the Income Tax Act with disallowance of loan processing fees which was accepted by the SPV. No appeal was preferred and as a result a penalty order u/s. 271(1)(c) of the Act with demand of Rs.5.89 million was received. While the said demand has been paid, the SPV has contested this demand and filed an appeal with CIT(A) against the said order. Pursuant to the dispute resolution scheme of settling the pending litigations under the Direct Tax Vivad-Se-Vishwas Act, 2020, the SPV has filed the applications for settling these litigations. The final settlement order from the Designated Authority has been received with the disputed tax demand and claims being settled. The SPV has therefore disclosed Nil (31 March 2021: Rs.5.89 million) as a contingent liability.

QBPPL: The SPV had received an assessment order u/s. 143(3) of the Income Tax Act for AY 2015-16 with 14A disallowance, certain expense disallowances and short grant of TDS credit resulting in demand of Rs.3.76 million. An appeal against the assessment order was filed before CIT(A) and the same is in the process of hearing. Penalty proceedings have been initiated. Accordingly, the SPV has disclosed the above demand of Rs.3.76 million (31 March 2021: Rs.3.76 million) as a contingent liability.

OBPPL: The SPV had received an assessment order u/s. 143(3) of the Income Tax Act for AY 2011-12 and received a tax demand notice of Rs.69.83 million for Assessment Year 2011-12 wherein the Assessing Officer had disallowed the profit earned by the SPV on transfer of the land at a value which was in excess of its fair value and claimed as deduction under Section 80IAB. The SPV contested the said demand and had filed an appeal with the CIT(A) against the said order. The CIT(A) had disposed the appeal in favour of the SPV. Income Tax Department filed an appeal with ITAT against the order of CIT(A) and the same has been disposed in favour of SPV during the quarter ended 30 June 2021 by the ITAT. Accordingly, the SPV has disclosed Nil (31 March 2021: Rs.69.83 million) as a contingent liability.

IENMPL: The SPV received a tax demand notice of Rs.9.25 million for Assessment Year 2014-15 wherein the Assessing Officer had disallowed municipal tax paid claimed against Income from House property and additions made u/s.14A of the Income tax Act read with Rule 8D of the Income Tax Rules. The SPV contested the said demand and has filed an appeal with the CIT(A) against the said order. Accordingly, the SPV has disclosed Rs.9.25 million (31 March 2021: Rs.9.25 million) as contingent liability.

VTPL: (a) The SPV was reassessed u/s. 153C read with 143(3) of the Income Tax Act, 1961 for the AY 2003-04 and 2004-05. Certain additions u/s. 68 were made and tax demand of Rs.25.17 million was raised. The SPV filed an appeal against the demand order before CIT(A) which was upheld in favour of SPV quashing the demand raised. Aggrieved by the CIT(A) order, Income Tax Department filed an appeal before ITAT, Delhi which was dismissed and resultantly the income tax department filed an appeal before Hon'ble High Court of Karnataka which was also dismissed for want of jurisdiction. The Income tax department has now preferred an appeal before the Hon'ble High Court of Delhi. Accordingly, the SPV has disclosed Rs.25.17 million (31 March 2021: Rs.25.17 million) as contingent liability.

(b) The SPV was assessed u/s. 143(3) of the Income Tax Act, 1961 for AY 2018-19 with additions made u/s. 69C and u/s. 14A and a tax demand of Rs.2.67 million was raised and a stay application has been filed with the Assessing Officer. The SPV has preferred an appeal against the assessment order before the CIT(A). The SPV has therefore disclosed Rs.2.67 million (31 March 2021: Nil) as contingent liability.

iii) Claims not acknowledged as debt in respect of Indirect Tax matters

SPV	**As at 30 September 2021**	**As at 31 March 2021**
MPPL	553.64	605.50
ETPL	64.73	64.73
GSPL	23.99	23.99
VCPPL	40.66	40.66
UPPL	23.04	30.61
VTPL	4.31	4.31
	710.37	**769.80**

MPPL: (a) The SPV had received Order-in-original dated 23 December 2015 with a demand to pay a sum of Rs.522.04 million (including interest and penalty) from the Commissioner of Central Excise Bangalore-V Commissionerate towards incorrectly availed Cenvat credit during the period 1 April 2006 to 31 March 2012. Appeal has been filed before CESTAT dated 18 April 2016. The appeal is still pending before CESTAT and the amount of Rs.522.04 million (31 March 2021: Rs.522.04 million) is disclosed as contingent liability.

(b) The SPV had received an order dated 26 May 2011 from Assistant Commissioner of Commercial Taxes for rejecting the refund of Rs.51.86 million towards incorrectly availed VAT input credit during the period 1 April 2009 to 31 March 2010. Appeal was filed before Karnataka Appellate Tribunal (briefly "KAT") which allowed the refund in part. The SPV approached Hon’ble High Court of Karnataka which quashed the order passed by KAT and granted full refund. The State of Karnataka has filed an appeal in the Supreme Court against the High Court order. Based on the strong merits and favourable High Court order, the SPV has disclosed Nil (31 March 2021: Rs.51.86 million) as a contingent liability.

(c) The Customs department issued demand notice to the Oil Suppliers of the SPV with a demand of Rs.31.60 million for the period 1 April 2015 to 15 February 2016 denying duty benefit on the procurement of diesel. The Oil Suppliers have subsequently raised the demand on the SPV. Consequently, SPV preferred an appeal before the SEZ commissioner which was rejected by the Commissioner and aggrieved by the order, SPV filed a Writ Petition before the Hon'ble High Court of Karnataka and obtained an Interim stay order from the Court on 9 February 2017 which is still in force. Accordingly, a sum of Rs.31.60 million (31 March 2021: Rs.31.60 million) has been disclosed as contingent liability.

44 Commitments and contingencies (continued)

iii) Claims not acknowledged as debt in respect of Indirect Tax matters (continued)

ETPL: (a) The SPV has received an Order from Joint Commissioner, Service Tax - I, Kolkata for the period 2012-13 in respect of non-registration and non-payment of service tax under the category of 'Builder's Special Services' and not 'Construction of Immovable Property' service with regard to installation of parking equipment which is taxable as a service leading to ineligibility of abatement of Rs.10.01 million, irregular availment of credit of Rs.6.87 million and non-payment of service tax of Rs.0.96 million (along with penalty of equal amount). Against the aforesaid Order, the SPV has filed an appeal before the Commissioner of Central Excise (Appeals - I), Kolkata which directed the SPV to make a pre-deposit of Rs.1.33 million to stay the recovery of the balance amount. The same has been paid by the SPV under protest and such appeal is currently pending for disposal. Accordingly, the demand along with penalty amount of Rs.35.68 million (31 March 2021: Rs.35.68 million) has been disclosed as a contingent liability.

(b) SPV has received an Order from Joint Commissioner, Service Tax - I, Kolkata in January 2020, demanding Rs.14.52 million in respect of denial of input tax credit during construction period for the financial years 2014-15 to 2016-17 (along with penalty of equal amount). Against the aforesaid Order, the SPV has filed an appeal before the Commissioner of Central Excise (Appeals - I), Kolkata which directed the SPV to make a pre-deposit of Rs.1.09 million to stay the recovery of the balance amount. The same was paid by the SPV under protest. Accordingly, the SPV has disclosed the demand along with penalty amount of Rs.29.05 million (31 March 2021: Rs.29.05 million) as contingent liability.

GSPL: The SPV had received an Order-in-Original passed by the Commissioner, Customs, Central Excise and Service Tax Commissionerate, Noida for the period FY 2007-08 to 2010-11 demanding Rs.11.99 million (along-with penalty of equal amount) in respect of inclusion of notional interest accrued on security deposit in the taxable value. Against the aforesaid Order, the SPV had filed an appeal before the Hon'ble Customs, Excise and Service Tax Appellate Tribunal which directed the SPV to make a pre-deposit of Rs.0.90 million to stay the recovery of the balance amount. The same was paid by the SPV under protest. During the previous year FY 17-18, the SPV had received a favourable order and the said demand was annulled and the pre-deposit has been refunded; however, the Commissioner Excise has filed an appeal against the Order to Hon'ble High Court of Allahabad. Accordingly, the SPV has disclosed the demand along with penalty amount of Rs.23.99 million (31 March 2021: Rs.23.99 million) as contingent liability.

VCPPL: The SPV has received an order issued by the Commissioner, Customs, Central Excise and Service Tax Commissionerate, Bombay demanding Rs 29.91 million along-with penalty of Rs.10.75 million in respect of inclusion of notional interest accrued on security deposit in the taxable value for the period FY 2012-2013 to 2014-2015. Against the aforesaid Order, the SPV had filed an appeal before the Hon'ble Customs, Excise and Service Tax Appellate Tribunal which directed the SPV to make a pre-deposit of Rs.2.24 million to stay the recovery of the balance amount. The same was paid by the SPV under protest and such appeal is currently pending for disposal. Accordingly, the said demand of Rs.40.66 million (31 March 2021: Rs.40.66 million) has been disclosed as contingent liability.

UPPL: a) The SPV had received show cause notices dated 3 July 2015 for demand due to irregular cenvat credit availed for Rs 23.04 million relating to period from 1 April 2011 to 31 March 2016. Responses have been filed and is pending before the Commissioner of Service Tax. Accordingly, the aforementioned demand of Rs.23.04 million (31 March 2021: Rs.23.04 million) is disclosed as contingent liability.

b) The SPV had received show cause notices dated 9 April 2019 for demand of Rs.3.78 million relating to period from 1 April 2014 to 30 June 2017 with respect to payment of salary and bonus to certain employees of the SPV which has not been considered as Management fees. The Deputy Commissioner of Service Tax has disposed off the submissions made earlier and passed an order demanding the tax dues along with interest and penalty aggregating to Rs.7.57 million. Aggrieved by the order, the SPV has preferred and appeal before the Commissioner of Appeals with pre-deposit of Rs.0.28 million. On 29 September 2021, Commissioner of Appeals decided the case in favour of the SPV. Accordingly, the SPV has disclosed Nil (31 March 2021: Rs.7.57 million) as contingent liability.

VTPL: The Customs department issued demand notice to the Oil Suppliers of the SPV with a demand of Rs.4.31 million for the period 1 April 2015 to 15 February 2016 denying duty benefit on the procurement of diesel. The Oil Suppliers have subsequently raised the demand on the SPV. Consequently, SPV preferred an appeal before the SEZ commissioner which was rejected by the Commissioner and aggrieved by the order, SPV filed a Writ Petition before the Hon'ble High Court of Karnataka and obtained an Interim stay order from the Court on 9 February 2017 which is still in force. Accordingly, a sum of Rs.4.31 million (31 March 2021: Rs.4.31 million) has been disclosed as contingent liability.

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(all amounts in Rs. million unless otherwise stated)

44 Commitments and contingencies (continued)

iv) Claims not acknowledged as debt in respect of Property Tax matters

SPV	**As at 30 September 2021**	**As at 31 March 2021**
MPPL	3,418.89	3,418.89
	3,418.89	**3,418.89**

MPPL: (a) The SPV has received a demand order dated 5 October 2015 to pay a sum of Rs.2,739.49 million (including penalty and interest upto June 2016) towards the difference in property tax payable by the SPV, which difference arose on account of classification of the property under different schedules for the purpose of computing property taxes, for the period 2008-09 to 2015-16. The SPV is contesting that the concerned property being an industrial estate that has been developed as special economic zone must be classified as category XIV as per the notification issued under Karnataka Municipal Corporation Act, 1976 ('the Act') and Bruhat Bengaluru Mahanagar Palike Property Tax Rules, 2009 ('Rules'). Whereas, the Assistant Revenue Officer has been considering the concerned property under category VIII as per the notification issued under the Act and Rules. The SPV filed a writ petition against the demand order which has been dismissed by the Hon'ble High Court of Karnataka. The said court upheld the demand made by BBMP. Against the order passed by single judge for the dismissal of writ petition, MPPL has based on external legal opinion filed an appeal before the aforementioned court and the same has been admitted by the court on 27 June 2016. The Hon'ble High Court restrained BBMP from taking any coercive action against the SPV and also directed BBMP to allow the SPV to make payment of property tax for the assessment year 2016-17. The matter is currently pending and as of the date of these financial statements, no further developments have taken place. Accordingly, this has been disclosed as a contingent liability. The SPV paid Rs.646.69 million (31 March 2021: Rs.646.69 million) under protest against the above demand.

(b) The SPV has also received demand notices dated 9 October 2017 to pay a sum of Rs.760.07 million including penalty as of that date towards the differential property tax based on the total survey report for certain blocks for the period 2008-09 to 2017-18. An appeal had been filed before the Joint Commissioner, BBMP, Bytarayanapura, Bangalore ("Joint Commissioner") objecting the total survey report and property tax assessment notice arising therefrom. New demand notices dated 17 January 2019 were issued to pay a sum of Rs.860.39 million (including penalty) towards the differential property tax for the period 2008-09 to 2017-18 and interest upto the date of payment as per the demand notices. The SPV submitted a letter to the Joint Commissioner dated 29 March 2019 referring to the appeals preferred by the SPV and had paid a sum of Rs.286.80 million towards property tax demanded under protest. An order was passed by the Joint Commissioner dismissing the appeal preferred by the SPV. Against the order passed by the Joint Commissioner, MPPL has, based on external legal opinion, filed a writ petition before the Hon'ble High Court of Karnataka on 3 August 2020 on various grounds, inter alia, that the rates BBMP has relied on to calculate property tax in the said demand notices dated 9 October 2017 has been already challenged in a writ appeal filed by the SPV and pending before Hon'ble High Court of Karnataka as mentioned in note iv(a) above. Additionally new notices dated 24 July 2019 and 18 March 2021 were issued to pay a sum of Rs.78.56 million (including penalty) and Rs.27.25 million (including penalty) towards the differential property tax for the year 2018-19 and 2019-20 respectively and the SPV has paid Rs.35.26 million towards property tax demanded under protest. However, BBMP vide notice dated 17 June 2021 have returned the demand draft amount of Rs.9.08 million (differential property tax for the year 2019 -20 paid) requesting payment of interest and penalty along with the differential tax amounting to Rs.27.25 million. Accordingly, a net contingent liability of Rs.679.40 million (31 March 2021: Rs.679.40 million) has been disclosed in these financial statements. Pursuant to the return of the demand draft amounting to Rs.9.08 million, the SPV has filed an writ petition before the Hon'ble High Court of Karnataka for (i) staying the operation and execution of the demand notices dated 18 March 2021 and endorsement dated 17 June 2021 and (ii) directing the BBMP to accept the payment of differential property tax.

v) Others: tax matters pertaining to equity accounted investee company

(a) GLSP (50% equity accounted investee - joint venture) Income Tax matters:

During the year ended 31 March 2020, GLSP has received assessment order for AY 2017-18 for disallowance under section 14A of Income Tax Act read with rule 8D of the Income-tax Rules, disallowance of claim under section 80G of the Income Tax Act and addition to the income based on differences between Form 26AS and the books of accounts. GLSP has filed an appeal against the assessment order with CIT(A). Accordingly, GLSP has disclosed Rs.2.83 million (31 March 2021: Rs.2.83 million) as contingent liability.

During the period ended 30 September 2021, GLSP has received assessment order for AY 2018-19 with disallowance made under section 14A of Income Tax Act read with rule 8D of the Income-tax Rules. GLSP has filed an appeal against the assessment order with CIT(A). Accordingly, GLSP has disclosed Rs.2.14 million (31 March 2021: Nil) as contingent liability.

(b) GLSP (50% equity accounted investee - joint venture) Service Tax matters:

a) GLSP has received show cause notice and order-in-original dated 14 August 2011 and 11 December 2011 to pay a sum of Rs.111.86 million from Office of the Commissioner of Service tax towards wrongly availed Cenvat credit during the period 1 April 2009 to 31 March 2011. Appeal has been filed before CESTAT. As at 30 September 2021 the appeal is pending before CESTAT for hearing and accordingly the same is disclosed as a contingent liability by GLSP.

b) GLSP has received an Order-in-Original dated 31 August 2010 to pay a sum of Rs.90.49 million from Office of the Commissioner of Service tax towards wrongly availed Cenvat credit during the period June 2007 to March 2009. Appeal was filed before CESTAT and a favourable order was received by the entity. Commissioner of Service Tax has filed an appeal before Hon'ble High Court of Karnataka and the matter is taken up for hearing by the Court and accordingly the same is disclosed as contingent liability by GLSP.

44 Commitments and contingencies (continued)

vi) Other matters

(a) VCPPL (Forfeiture of security deposit matters): Orange Business Services India Technology Private Limited, earlier known as Equant Technologies Services (India) Private Limited ("Equant') had filed a summary suit bearing No. 388 of 2012 with the Hon'ble Bombay High Court alleging that the SPV incorrectly terminated the letter of intent dated July 18, 2008 executed between the SPV and Equant for renting premises in Embassy 247 Park pursuant to which Equant paid to the SPV a security deposit of Rs.40.32 million, which was withheld by the SPV on account of breach of agreed terms of the said letter of intent. The matter is currently under adjudication.

(b) EEPL : SPV received a demand notice under the Insolvency and Bankruptcy Code, 2016 (IBC) on 28 February 2019 from a third party subcontractor, engaged by IL&FS Development Company (IEDCL), the parent company of IL&FS Solar Power Limited ('ISPL'), which was itself engaged by ISPL as a contractor for Embassy Energy. The demand notice alleges that unpaid amounts (categorized as operational debts) aggregating up to Rs.1,008.10 million (including interest up to October 2018) are due to the sub-contractor directly from EEPL for the various works claimed to have been undertaken at the site of Embassy Energy, on the basis of certain correspondence with EEPL. The demand notice requires payment within 10 days of the letter, failing which the subcontractor may initiate a corporate insolvency resolution process against EEPL. EEPL has by its letter dated 1 March 2019, refuted all such claims inter alia on the basis that the payments are due from ISPL (and/ or its parent entity) to the sub-contractor and not from EEPL, and therefore the sub-contractor has no claim against EEPL. By its letters dated 18 March 2019, the subcontractor has responded to the letter from EEPL, denying all statements made by EEPL and reiterating that the unpaid amounts are due from EEPL. The sub-contractor has thereafter filed an application under Section 9 of the Code before the Bangalore bench of National Company Law Tribunal claiming debt of Rs.1,082.50 million (including interest up to September 2019) and interest thereon against EEPL. During the previous year ended 31 March 2020, the third party sub-contractor vide a letter dated 2 January 2020 served the notice of hearing in the captioned matter for initiation of insolvency proceedings under section 9 of the IBC before the NCLT, Bengaluru pursuant to its order dated 16 December 2019. The petitioner has filed a claim as an operational creditor of IEDCL for an amount of Rs.1,082.50 million (including interest up to September 2019) due to him. The matter is listed for hearing on 11 November 2021 in respect of admission before the NCLT, Bangalore. The SPV intends to contest the claim before NCLT. SPV based on the external legal opinion obtained on this matter has disclosed the same as a contingent liability.

EEPL : The Karnataka Electricity Regulatory Commission, Bengaluru (KERC) has issued orders in 2005, 2008 and 2014 granting exemption to all solar power generators in Karnataka that achieved commercial operation date between 1 April 2013 and 31 March 2018 from paying certain charges such as payment of wheeling and banking charges, cross subsidy surcharges, transmission losses and wheeling losses for a period of ten years from the date of commissioning. KERC has issued an order dated 14 May 2018 withdrawing the aforementioned exemption available to Karnataka's power generators, including EEPL.

The SPV commissioned the solar plant during the FY 2017-2018 and as per the previous Regulation, the charges did not apply to the SPV for a period of 10 years. The SPV filed a writ petition with the Hon'b1e High Court of Karnataka challenging the KERC Order and obtained an interim Stay Order dated 24 May 2018. BESCOM filed preliminary statement of objections and also filed application seeking recalling of interim order. The application seeking recalling of interim order was rejected. The Hon'ble High Court passed the judgment on 13 March 2019 allowing the Writ Petition and quashed the order dated 14 May 2018 passed by KERC. The SPV has filed Caveat Petition for receiving notifications in case any suit / appeal is filed by any of the parties to the said petition. KERC has filed a common writ appeal against the order dated 13 March 2019 against EEPL and Others. However, Electricity Supply Companies (ESCOMS) have also filed Writ Appeals against some of the petitioners, but no appeal has been filed against EEPL, In the event an adverse order is passed in the said appeal made by ESCOMS, EEPL may also be affected.

(c) MPPL : SPV has filed a writ petition in 2015 against the BBMP and others seeking to inter-alia, quash (i) a circular from 2014 re-fixing the improvement charges under the Karnataka Municipal Corporations Act, 1976, and the Karnataka Municipal Corporations (Recovery of Improvement Expenses) Rules, 2009, and (ii) a notice from 2015 demanding payment of betterment charges of Rs.127.90 million. In 2016, the Hon'ble High Court of Karnataka has granted an interim stay on the impugned circular and notice.

(d) VTPL: SPV has received a demand note dated 14 August 2020 and 29 September 2020 from the Bangalore Water Supply and Sewerage Board for a payment of total charges amounting to Rs.138.64 million in relation to issuance of a no-objection certificate (NOC) for a proposed project commercial building on land parcel. SPV has filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the government order dated 12 February 2016 and the demand note issued against the SPV and seeking to, inter-alia, (i) quash the demand notice dated 14 August 2020 and 29 September 2020; and (ii) issuance of NOC to SPV. SPV has obtained an ad-interim direction from the High Court of Karnataka on 17 November 2020 wherein the court has granted stay of demand notice on 14 August 2020 and 29 September 2020 limited to advance probable prorata charges and beneficiary charges and has further instructed the SPV to pay the prescribed fee for issuance of NOC. Pursuant to the same, SPV has made payments on 29 December 2020 and 30 December 2020 amounting to Rs.17.91 million towards NOC charges and treated water charges and the balance amount of Rs.120.73 million towards advance probable prorata charges and BCC charges which have been stayed by the Hon'ble High Court of Karnataka have been shown as contingent liability (31 March 2021: Rs.120.73 million). Additionally, SPV has received the NOCs dated 30 December 2020 from BWSSB with respect to the above.

(all amounts in Rs. million unless otherwise stated)

45 Financial instruments - Fair values

A The carrying value and fair value of financial instruments by categories are as below:

Particulars	Carrying value 30 September 2021	Fair Value 30 September 2021	Carrying value 31 March 2021	Fair Value 31 March 2021
Financial assets				
Amortised cost				
Trade receivables	268.85	-	473.16	-
Cash and cash equivalents	7,106.04	-	9,174.78	-
Other bank balances	192.65	-	253.75	-
Other financial assets	7,297.78	-	8,897.18	-
Total assets	**14,865.32**	**-**	**18,798.87**	**-**
Financial liabilities				
Amortised cost				
Borrowings (including current maturities of long-term debt) - floating	25,088.85	-	22,843.83	-
Borrowings (including current maturities of long-term debt) - fixed rates	88,573.19	88,917.04	83,379.08	84,630.97
Lease deposits	12,340.11	-	12,561.60	-
Trade payables	229.51	-	440.89	-
Contingent consideration	350.00	350.00	350.00	350.00
Other financial liabilities	4,087.22	-	4,376.22	-
Total liabilities	**130,668.88**	**89,267.04**	**123,951.62**	**84,980.97**

The fair value of cash and cash equivalents, fixed deposits, trade receivables, borrowings at floating rates, lease deposits, trade payables, loans and other financial assets and liabilities approximate their carrying amounts and hence the same has not been disclosed in the table above.

B. Measurement of fair values

The section explains the judgement and estimates made in determining the fair values of the financial instruments that are:
a) recognised and measured at fair value
b) measured at amortised cost and for which fair values are disclosed in the financial statements.

To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level is mentioned below:

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments, traded bonds and mutual funds that have quoted price. The fair value of all equity instruments (including bonds) which are traded in the stock exchanges is valued using the closing price as at the reporting period. The mutual funds are valued using the closing NAV.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3.

Transfers between Level 1, Level 2 and Level 3

There were no transfers between Level 1, Level 2 or Level 3 during the half year ended 30 September 2021 and year ended 31 March 2021.

Determination of fair values

Fair values of financial assets and liabilities have been determined for measurement and/or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

i) The fair value of mutual funds are based on price quotations at reporting date.
ii) The fair values of other current financial assets and financial liabilities are considered to be equivalent to their carrying values.
iii) The fair values of borrowings at fixed rates are considered to be equivalent to present value of the future contracted cashflows discounted at the current market rate. The fair value has been categorised as Level 3 Fair value.
iv) The fair values of contingent consideration is valued based on the present value of expected payments, discounted using a risk-adjusted discount rate.

(all amounts in Rs. million unless otherwise stated)

46 Operating segments

Ind AS 108 establishes standards for the way that business enterprises report information about operating segments and related disclosures. Based on the 'management approach' as defined in Ind AS 108, the Chief Operating Decision Maker ('CODM') evaluates the Embassy Office Parks' performance and allocates resources based on an analysis of various performance indicators by operating segments. The accounting principles used in the preparation of the Condensed Consolidated Financial Statements are consistently applied to record revenue and expenditure in individual segments and are as set out in the significant accounting policies.

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 CODM for the purposes of assessment of the segment results. The same is defined as follows:

a) Commercial Offices segment:

NOI for Commercial Offices is defined as revenue from operations (which includes (i) facility rentals, (ii) maintenance services income, (iii) income from finance lease, and (iv) other operating income for Commercial Offices) less direct operating expenses (which includes (i) operating and maintenance expenses including common area maintenance expenses (ii) property taxes, (iii) rent, and (iv) insurance).

b) Hospitality segment:

NOI for hospitality segment is defined as revenue from operations (which includes (i) room rentals, (ii) sale of food and beverages, (iii) other operating income from hospitality) less direct operating expenses (which includes (i) cost of materials consumed, (ii) employee benefits expenses, (iii) operating and maintenance expenses excluding property management fees, and (iv) Other expenses).

c) Other segment:

NOI for other segments is defined as revenue from operations (which includes income from generation of renewable energy) less direct operating expenses (which includes (i) operating and maintenance expenses and (ii) other expenses).

Certain income (such as interest, dividend and other income) and certain expenses (such as Other expenses excluding Direct operating expenses, depreciation, amortisation, impairment loss and finance cost) are not specifically allocable to segments and accordingly these expenses are adjusted against the total income of the Embassy Office Parks Group.

Further, the information relating to segment assets and segment liabilities are not regularly provided to CODM for review and hence the same is not disclosed.

Particulars	**Total**						
	For the quarter ended 30 September 2021	**For the quarter ended 30 June 2021**	**For the quarter ended 30 September 2020**	**For the half year ended 30 September 2021**	**For the half year ended 31 March 2021**	**For the half year ended 30 September 2020**	**For the year ended 31 March 2021**
Revenue from operations	7,351.85	7,376.43	5,401.50	14,728.28	13,039.44	10,563.76	23,603.20
Identifiable operating expenses	(1,116.14)	(1,163.49)	(587.02)	(2,279.63)	(2,098.99)	(1,180.74)	(3,279.73)
Net Operating Income (segment results for the period)	**6,235.71**	**6,212.94**	**4,814.48**	**12,448.65**	**10,940.45**	**9,383.02**	**20,323.47**
Other operating expenses	(532.89)	(496.33)	(317.12)	(1,029.22)	(1,107.16)	(708.36)	(1,815.52)
Interest, dividend and other	349.75	290.99	232.30	640.74	622.90	562.36	1,185.26
Earnings before finance costs, depreciation, amortisation, impairment loss and tax	**6,052.57**	**6,007.60**	**4,729.66**	**12,060.17**	**10,456.19**	**9,237.02**	**19,693.21**
Share of profit after tax of equity accounted investees	211.41	251.51	245.51	462.92	503.59	490.89	994.48
Depreciation and amortisation expenses	(1,993.76)	(1,957.83)	(1,193.18)	(3,951.59)	(3,335.19)	(2,371.78)	(5,706.97)
Impairment loss (refer note 6)	-	-	-	-	(988.96)	-	(988.96)
Finance costs	(2,208.37)	(2,073.31)	(1,437.33)	(4,281.68)	(3,643.02)	(2,809.87)	(6,452.89)
Profit before tax	**2,061.85**	**2,227.97**	**2,344.66**	**4,289.82**	**2,992.61**	**4,546.26**	**7,538.87**
Tax expense	(101.01)	(178.92)	(19.01)	(279.93)	(377.12)	(178.22)	(555.34)
Other Comprehensive Income	-	-	-	-	0.81	-	0.81
Total comprehensive income for the period	**1,960.84**	**2,049.05**	**2,325.65**	**4,009.89**	**2,616.30**	**4,368.04**	**6,984.34**

Particulars	**Commercial Offices**						
	For the quarter ended 30 September 2021	**For the quarter ended 30 June 2021**	**For the quarter ended 30 September 2020**	**For the half year ended 30 September 2021**	**For the half year ended 31 March 2021**	**For the half year ended 30 September 2020**	**For the year ended 31 March 2021**
Revenue from operations	6,840.68	6,946.63	5,016.49	13,787.31	12,067.62	9,755.86	21,823.48
Identifiable operating expenses	(918.58)	(999.97)	(433.39)	(1,918.55)	(1,710.97)	(866.86)	(2,577.83)
Net Operating Income (segment results for the period)	**5,922.10**	**5,946.66**	**4,583.10**	**11,868.76**	**10,356.65**	**8,889.00**	**19,245.65**

Particulars	**Hospitality**						
	For the quarter ended 30 September 2021	**For the quarter ended 30 June 2021**	**For the quarter ended 30 September 2020**	**For the half year ended 30 September 2021**	**For the half year ended 31 March 2021**	**For the half year ended 30 September 2020**	**For the year ended 31 March 2021**
Revenue from operations	138.93	47.13	29.87	186.06	183.64	47.82	231.46
Identifiable operating expenses	(164.57)	(131.92)	(124.16)	(296.49)	(321.67)	(253.55)	(575.22)
Net Operating Income (segment results for the period)	**(25.64)**	**(84.79)**	**(94.29)**	**(110.43)**	**(138.03)**	**(205.73)**	**(343.76)**

Particulars	**Other Segment**						
	For the quarter ended 30 September 2021	**For the quarter ended 30 June 2021**	**For the quarter ended 30 September 2020**	**For the half year ended 30 September 2021**	**For the half year ended 31 March 2021**	**For the half year ended 30 September 2020**	**For the year ended 31 March 2021**
Revenue from operations	372.24	382.67	355.14	754.91	788.18	760.08	1,548.26
Identifiable operating expenses	(32.99)	(31.60)	(29.47)	(64.59)	(66.35)	(60.33)	(126.68)
Net Operating Income (segment results for the period)	**339.25**	**351.07**	**325.67**	**690.32**	**721.83**	**699.75**	**1,421.58**

(all amounts in Rs. million unless otherwise stated)

46 Operating segments (continued)

An analysis of CGU wise Segment Revenues and Segment Results is given below

For the quarter ended 30 September 2021

Particulars	REIT	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	ETV	Total
Segment Revenue:														
Commercial Office Segment	-	2,904.96	379.52	-	-	200.50	226.12	359.31	191.43	180.08	327.16	363.22	1,708.38	6,840.68
Hospitality Segment	-	-	-	49.40	-	-	-	-	-	89.53	-	-	-	138.93
Others	-	-	-	-	372.24	-	-	-	-	-	-	-	-	372.24
Total	**-**	**2,904.96**	**379.52**	**49.40**	**372.24**	**200.50**	**226.12**	**359.31**	**191.43**	**269.61**	**327.16**	**363.22**	**1,708.38**	**7,351.85**
Net Operating Income (segment results)														
Commercial Office Segment	-	2,497.14	341.87	-	-	172.06	201.47	287.70	158.66	124.75	286.66	330.69	1,521.09	5,922.09
Hospitality Segment	-	-	-	(6.70)	-	-	-	-	-	(18.94)	-	-	-	(25.64)
Others	-	-	-	-	339.25	-	-	-	-	-	-	-	-	339.25
Total	**-**	**2,497.14**	**341.87**	**(6.70)**	**339.25**	**172.06**	**201.47**	**287.70**	**158.66**	**105.81**	**286.66**	**330.69**	**1,521.09**	**6,235.70**

For the quarter ended 30 June 2021

Particulars	REIT	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	ETV	Total
Segment Revenue:														
Commercial Office Segment	-	2,968.90	393.83	-	-	198.80	247.42	347.05	202.60	181.24	311.65	372.95	1,722.19	6,946.63
Hospitality Segment	-	-	-	20.48	-	-	-	-	-	26.65	-	-	-	47.13
Others	-	-	-	-	382.67	-	-	-	-	-	-	-	-	382.67
Total	**-**	**2,968.90**	**393.83**	**20.48**	**382.67**	**198.80**	**247.42**	**347.05**	**202.60**	**207.89**	**311.65**	**372.95**	**1,722.19**	**7,376.43**
Net Operating Income (segment results)														
Commercial Office Segment	-	2,523.09	338.66	-	-	173.32	225.09	283.98	171.17	125.11	274.46	342.90	1,488.88	5,946.66
Hospitality Segment	-	-	-	(27.52)	-	-	-	-	-	(57.27)	-	-	-	(84.79)
Others	-	-	-	-	351.07	-	-	-	-	-	-	-	-	351.07
Total	**-**	**2,523.09**	**338.66**	**(27.52)**	**351.07**	**173.32**	**225.09**	**283.98**	**171.17**	**67.84**	**274.46**	**342.90**	**1,488.88**	**6,212.94**

For the quarter ended 30 September 2020

Particulars	REIT	MPPL	EOPPL**	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	ETV	Total
Segment Revenue:														
Commercial Office Segment	-	2,689.72	320.37	-	-	197.43	260.00	352.13	227.68	285.64	333.86	349.66	-	5,016.49
Hospitality Segment	-	-	-	15.32	-	-	-	-	-	14.55	-	-	-	29.87
Others	-	-	-	-	355.14	-	-	-	-	-	-	-	-	355.14
Total	**-**	**2,689.72**	**320.37**	**15.32**	**355.14**	**197.43**	**260.00**	**352.13**	**227.68**	**300.19**	**333.86**	**349.66**	**-**	**5,401.50**
Net Operating Income (segment results)														
Commercial Office Segment	-	2,548.83	308.74	-	-	171.95	230.59	279.86	199.85	225.51	299.53	318.23	-	4,583.10
Hospitality Segment	-	-	-	(33.66)	-	-	-	-	-	(60.63)	-	-	-	(94.29)
Others	-	-	-	-	325.67	-	-	-	-	-	-	-	-	325.67
Total	**-**	**2,548.83**	**308.74**	**(33.66)**	**325.67**	**171.95**	**230.59**	**279.86**	**199.85**	**164.88**	**299.53**	**318.23**	**-**	**4,814.48**

** Refer note 54.

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46 Operating segments (continued)

An analysis of CGU wise Segment Revenues and Segment Results is given below

For the half year ended 30 September 2021

Particulars	REIT	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	ETV	Total
Segment Revenue:														
Commercial Office Segment	-	5,873.87	773.35	-	-	399.30	473.54	706.36	394.03	361.32	638.81	736.17	3,430.57	13,787.31
Hospitality Segment	-	-	-	69.88	-	-	-	-	-	116.18	-	-	-	186.06
Others	-	-	-	-	754.91	-	-	-	-	-	-	-	-	754.91
Total	**-**	**5,873.87**	**773.35**	**69.88**	**754.91**	**399.30**	**473.54**	**706.36**	**394.03**	**477.50**	**638.81**	**736.17**	**3,430.57**	**14,728.28**
Net Operating Income (segment results)														
Commercial Office Segment	-	5,020.23	680.53	-	-	345.38	426.56	571.68	329.83	249.86	561.12	673.59	3,009.98	11,868.76
Hospitality Segment	-	-	-	(34.22)	-	-	-	-	-	(76.21)	-	-	-	(110.43)
Others	-	-	-	-	690.32	-	-	-	-	-	-	-	-	690.32
Total	**-**	**5,020.23**	**680.53**	**(34.22)**	**690.32**	**345.38**	**426.56**	**571.68**	**329.83**	**173.65**	**561.12**	**673.59**	**3,009.98**	**12,448.65**

For the half year ended 31 March 2021

Particulars	REIT	MPPL	EOPPL**	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	ETV	Total
Segment Revenue:														
Commercial Office Segment	-	5,649.55	755.64	-	-	400.24	504.30	719.79	433.20	443.56	730.86	722.20	1,708.28	12,067.62
Hospitality Segment	-	-	-	68.07	-	-	-	-	-	115.57	-	-	-	183.64
Others	-	-	-	-	788.18	-	-	-	-	-	-	-	-	788.18
Total	**-**	**5,649.55**	**755.64**	**68.07**	**788.18**	**400.24**	**504.30**	**719.79**	**433.20**	**559.13**	**730.86**	**722.20**	**1,708.28**	**13,039.44**
Net Operating Income (segment results)														
Commercial Office Segment	-	4,846.52	640.03	-	-	339.52	474.46	559.88	371.34	333.01	659.79	657.85	1,474.25	10,356.65
Hospitality Segment	-	-	-	(48.07)	-	-	-	-	-	(89.96)	-	-	-	(138.03)
Others	-	-	-	-	721.83	-	-	-	-	-	-	-	-	721.83
Total	**-**	**4,846.52**	**640.03**	**(48.07)**	**721.83**	**339.52**	**474.46**	**559.88**	**371.34**	**243.05**	**659.79**	**657.85**	**1,474.25**	**10,940.45**

** Refer note 54.

For the half year ended 30 September 2020

Particulars	REIT	MPPL	EOPPL**	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	ETV	Total
Segment Revenue:														
Commercial Office Segment	-	5,152.62	652.27	-	-	403.02	521.47	715.95	440.11	563.41	590.80	716.21	-	9,755.86
Hospitality Segment	-	-	-	31.68	-	-	-	-	-	16.14	-	-	-	47.82
Others	-	-	-	-	760.08	-	-	-	-	-	-	-	-	760.08
Total	**-**	**5,152.62**	**652.27**	**31.68**	**760.08**	**403.02**	**521.47**	**715.95**	**440.11**	**579.55**	**590.80**	**716.21**	**-**	**10,563.76**
Net Operating Income (segment results)														
Commercial Office Segment	-	4,872.58	631.09	-	-	340.45	462.32	579.83	379.75	461.48	509.65	651.85	-	8,889.00
Hospitality Segment	-	-	-	(66.49)	-	-	-	-	-	(139.24)	-	-	-	(205.73)
Others	-	-	-	-	699.75	-	-	-	-	-	-	-	-	699.75
Total	**-**	**4,872.58**	**631.09**	**(66.49)**	**699.75**	**340.45**	**462.32**	**579.83**	**379.75**	**322.24**	**509.65**	**651.85**	**-**	**9,383.02**

** Refer note 54.

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46 Operating segments (continued)

An analysis of CGU wise Segment Revenues and Segment Results is given below

For the year ended 31 March 2021

Particulars	**REIT**	**MPPL**	**EOPPL****	**UPPL**	**EEPL**	**GSPL**	**ETPL**	**OBPL**	**QBPPL**	**QBPL**	**VCPPL**	**IENMPL**	**ETV**	**Total**
Segment Revenue:														
Commercial Office Segment	-	10,802.17	1,407.91	-	-	803.26	1,025.77	1,435.74	873.31	1,006.97	1,321.66	1,438.41	1,708.28	21,823.48
Hospitality Segment	-	-	-	99.75	-	-	-	-	-	131.71	-	-	-	231.46
Others	-	-	-	-	1,548.26	-	-	-	-	-	-	-	-	1,548.26
Total	**-**	**10,802.17**	**1,407.91**	**99.75**	**1,548.26**	**803.26**	**1,025.77**	**1,435.74**	**873.31**	**1,138.68**	**1,321.66**	**1,438.41**	**1,708.28**	**23,603.20**
Net Operating Income (segment results)														
Commercial Office Segment	-	9,719.10	1,271.12	-	-	679.97	936.78	1,139.71	751.09	794.49	1,169.44	1,309.70	1,474.25	19,245.65
Hospitality Segment	-	-	-	(114.56)	-	-	-	-	-	(229.20)	-	-	-	(343.76)
Others	-	-	-	-	1,421.58	-	-	-	-	-	-	-	-	1,421.58
Total	**-**	**9,719.10**	**1,271.12**	**(114.56)**	**1,421.58**	**679.97**	**936.78**	**1,139.71**	**751.09**	**565.29**	**1,169.44**	**1,309.70**	**1,474.25**	**20,323.47**

** Refer note 54.

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47 Related party disclosures

I. List of related parties

A. Parties to Embassy Office Parks REIT

Embassy Property Developments Private Limited - Co-Sponsor
BRE/ Mauritius Investments - Co-Sponsor
Embassy Office Parks Management Services Private Limited - Manager
Axis Trustee Services Limited - Trustee

The co-sponsor groups consist of the below entities

Embassy Property Developments Private Limited - Co-Sponsor
Embassy One Developers Private Limited
D M Estates Private Limited
Embassy Services Private Limited
Golflinks Properties Private Limited

BRE/ Mauritius Investments - Co-Sponsor

SG Indian Holding (NQ) Co. I Pte. Limited
SG Indian Holding (NQ) Co. II Pte. Limited
SG Indian Holding (NQ) Co. III Pte. Limited
BRE/Mauritius Investments II
BREP NTPL Holding (NQ) Pte Limited
BREP VII NTPL Holding (NQ) Pte Limited
BREP Asia SBS NTPL Holding (NQ) Limited
BREP VII SG Oxygen Holding (NQ) Pte Limited
BREP VII SBS NTPL Holding (NQ) Limited
BREP GML Holding (NQ) Pte Limited
BREP VII GML Holding (NQ) Pte Limited
BREP Asia SBS GML Holding (NQ) Limited
BREP VII SBS GML Holding (NQ) Limited
BREP Asia SG Oxygen Holding (NQ) Pte Limited
BREP Asia SBS Oxygen Holding (NQ) Limited
BREP VII SBS Oxygen Holding (NQ) Limited
BREP VII SBS Holding-NQ CO XI Limited
BREP Asia HCC Holding (NQ) Pte Limited
BREP VII HCC Holding (NQ) Pte Limited
BREP Asia SG Indian Holding (NQ) Co II Pte. Limited
BREP Asia SBS HCC Holding (NQ) Limited
BREP VII SBS HCC Holding (NQ) Limited
India Alternate Property Limited
BREP Asia SBS Holding-NQ CO XI Limited
BREP VII SG Indian Holding (NQ) Co II Pte. Limited

Directors & KMPs of the Manager (Embassy Office Parks Management Services Private Limited)

Directors

Jitendra Virwani
Tuhin Parikh
Vivek Mehra
Ranjan Ramdas Pai
Anuj Puri
Punita Kumar Sinha
Robert Christopher Heady
Aditya Virwani
Asheesh Mohta (alternate to Robert Christopher Heady)

KMPs

Michael David Holland - CEO
Rajesh Kaimal - CFO (upto 19 May 2020)
Aravind Maiya - CFO (from 19 May 2020)
Ramesh Periasamy - Compliance Officer and Company Secretary (Upto 6 August 2020)
Deepika Srivastava- Compliance Officer and Company Secretary (From 7 August 2020)

B. Joint Venture

Golflink Software Parks Private Limited

C. Other related parties with whom the transactions have taken place during the period

Dynasty Properties Private Limited
Snap Offices Private Limited
EPDPL Coliving Private Limited
Embassy Industrial Parks Private Limited
Golflinks Embassy Management Services LLP
Wework India Management Private Limited
Embassy Shelters Private Limited
FIFC Condominium
Paledium Security Services LLP
Technique Control Facility Management Private Limited
HVS Anarock Hotel ADV Services Private Limited
Mac Charles (India) Limited
Lounge Hospitality LLP
EPDPL Coliving Operation LLP
Embassy Projects Private Limited
Anarock Retail Advisors Private Limited
BREP VII SBS Holding-NQ IV Co Ltd (Cayman)*
BREP Asia SBS Holding-NQ Co IV Ltd (Cayman)*
BREP Asia SG India Holding (NQ) Co I Pte Ltd*
BREP VII SG India Holding (NQ) Co I Pte Ltd*
Embassy Real Estate and Development Services Private Limited
JV Holding Private Limited
VTV Infrastructure Management Private Limited
Golflinks Embassy Business Park Management Services LLP
Babbler Marketing Private Limited
Sarla Infrastructure Private Limited (upto 24 December 2020)
Vikas Telecom Private Limited (upto 24 December 2020)

*together known as BREP entities.

(all amounts in Rs. million unless otherwise stated)

47 Related party disclosures (continued)

II Related party transactions during the period/ year

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Acquisition of Common Area maintenance services business from							
Embassy Services Private Limited	-	-	-	-	4,730.21	-	4,730.21
Business acquisition of ETV assets from							
Embassy Property Developments Private Limited	-	-	-	-	6,870.02	-	6,870.02
BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd	-	-	-	-	8,736.46	-	8,736.46
BREP VII SG Indian Holding (NQ) Co I Pte. Ltd	-	-	-	-	2,182.64	-	2,182.64
BREP Asia SBS Holding-NQ Co IV Ltd. (Cayman)	-	-	-	-	41.46	-	41.46
BREP VII SBS Holding-NQ IV Co Ltd (Cayman)	-	-	-	-	11.84	-	11.84
Non-Convertible Debentures issued to							
Embassy Services Private Limited	-	-	-	-	60.00	-	60.00
Property Management fees							
Embassy Office Park Management Services Private Limited	175.85	167.96	118.66	343.81	300.75	235.17	535.92
REIT Management fees							
Embassy Office Park Management Services Private Limited	63.53	74.38	54.85	137.91	98.77	113.46	212.23
Secondment fees							
Embassy Office Parks Management Services Private Limited	0.39	0.39	0.36	0.78	0.71	0.71	1.42
Trustee fees							
Axis Trustee Services Limited	0.74	0.74	0.74	1.48	1.48	1.48	2.96
Purchase of Investment Property							
Babbler Marketing Private Limited	46.97	53.83	-	100.80	77.11	-	77.11
Brokerage paid (capitalised)							
Anarock Retail Advisors Private Limited	-	-	8.00	-	-	8.00	8.00
Business consultancy services (capitalised)							
Embassy Property Developments Private Limited	103.23	137.80	13.86	241.03	101.50	26.55	128.05
Embassy Services Private Limited	13.69	5.17	6.72	18.86	17.48	6.72	24.20
Capital advances paid/ (refunded)							
Embassy Property Developments Private Limited	417.48	367.08	137.00	784.56	(340.58)	205.34	(135.24)
FIFC Condominium	-	-	2.79	-	5.58	2.79	8.37
Babbler Marketing Private Limited	-	25.77	32.85	25.77	91.26	32.85	124.11
Common area maintenance							
Embassy Services Private Limited	139.73	157.27	110.95	297.00	290.57	241.88	532.45
Golflinks Embassy Business Park Management Services LLP	4.21	5.81	3.09	10.02	9.49	9.48	18.97
FIFC Condominium	17.19	15.00	17.15	32.19	25.16	34.27	59.43
Paledium Security Services LLP	31.95	20.61	-	52.56	39.13	-	39.13
Technique Control Facility Management Private Limited	169.34	163.69	1.66	333.03	217.41	1.66	219.07

(all amounts in Rs. million unless otherwise stated)

47 Related party disclosures (continued)

II Related party transactions during the period/ year

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Repairs and maintenance- building							
Embassy Services Private Limited	-	-	-	-	23.83	-	23.83
Technique Control Facility Management Private Limited	-	0.28	-	0.28	-	-	-
Paledium Security Services LLP	-	-	-	-	0.83	-	0.83
Repairs and maintenance - plant and machinery							
Embassy Services Private Limited	0.03	0.01	-	0.04	0.41	-	0.41
Paledium Security Services LLP	0.01	(0.01)	-	-	1.72	-	1.72
Technique Control Facility Management Private Limited	3.59	(2.52)	-	1.07	11.04	-	11.04
Repairs and maintenance - others							
Embassy Services Private Limited	-	0.05	-	0.05	-	-	-
Technique Control Facility Management Private Limited	1.09	0.12	-	1.21	-	-	-
Power and fuel expenses							
Embassy Services Private Limited	20.57	12.08	19.94	32.65	38.53	30.36	68.89
Legal and professional charges							
Embassy Services Private Limited	6.16	5.74	4.67	11.90	12.13	10.57	22.70
Embassy One Developers Private Limited	0.99	-	-	0.99	-	-	-
Technique Control Facility Management Private Limited	0.07	-	-	0.07	-	-	-
HVS Anarock Hotel ADV Services Private Limited	-	-	-	-	0.70	-	0.70
Security charges							
Embassy Services Private Limited	3.64	6.02	4.78	9.66	6.67	9.56	16.23
Trademark and license fees							
Embassy Shelters Private Limited	0.36	0.35	0.36	0.71	0.71	0.71	1.42
Reimbursement of tenant improvements							
Wework India Management Private Limited	-	-	-	-	-	65.72	65.72
Rental and maintenance income							
Wework India Management Private Limited	160.03	154.39	33.60	314.42	180.74	53.47	234.21
FIFC Condominium	1.25	1.26	-	2.51	5.03	-	5.03
Embassy Services Private Limited	2.42	6.05	-	8.47	-	-	-
Snap Offices Private Limited	11.95	10.83	9.16	22.78	22.60	18.43	41.03

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47 Related party disclosures (continued)

II Related party transactions during the period/ year

Particulars	For the quarter ended 30 September 2021	For the quarter ended 30 June 2021	For the quarter ended 30 September 2020	For the half year ended 30 September 2021	For the half year ended 31 March 2021	For the half year ended 30 September 2020	For the year ended 31 March 2021
Income from generation of renewable energy from the tenants of							
Vikas Telecom Private Limited	-	-	62.28	-	65.15	133.34	198.49
Embassy Property Developments Private Limited	-	-	-	-	-	6.72	6.72
Dynasty Properties Private Limited	-	-	-	-	-	1.79	1.79
Golflinks Software Park Private Limited	59.74	62.90	58.03	122.64	125.64	108.04	233.68
Revenue - Room rentals, sale of food and beverages							
Jitendra Virwani	0.54	1.71	0.82	2.25	0.88	0.83	1.71
Embassy Property Developments Private Limited	0.30	0.57	0.02	0.87	0.85	0.02	0.87
Embassy Services Private Limited	10.96	1.71	-	12.67	-	-	-
Others	0.72	1.59	0.02	2.31	3.60	0.07	3.67
Other operating income							
Embassy Property Developments Private Limited	171.60	171.60	171.60	343.20	343.20	343.20	686.40
Golflinks Software Park Private Limited	11.25	11.25	11.25	22.50	22.50	22.50	45.00
Interest income							
Golflinks Software Park Private Limited	-	-	1.25	-	-	7.29	7.29
Sarla Infrastructure Private Limited	-	-	-	-	4.76	-	4.76
Embassy Property Developments Private Limited	182.37	180.38	108.87	362.75	344.23	267.59	611.82
Security deposits received							
Wework India Management Private Limited	-	-	-	-	-	105.44	105.44
Advance compensation received from related party							
Embassy Property Development Private Limited	-	-	-	-	559.19	-	559.19
Redemption of investment in debentures							
Golflinks Software Parks Private Limited	-	-	256.48	-	-	724.38	724.38
Reimbursement of expenses (received)/ paid							
Embassy Services Private Limited	-	-	0.63	-	19.53	0.97	20.50
FIFC Condominium	-	-	-	-	5.70	-	5.70
Embassy One Developers Private Limited	5.21	(1.87)	0.37	3.34	(11.68)	(0.92)	(12.60)
Embassy Office Parks Management Services Private Limited	17.07	1.07	(0.39)	18.14	0.93	0.70	1.63
Miscellaneous expenses							
Embassy Services Private Limited	0.53	-	-	0.53	-	-	-
Technique Control Facility Management Private Limited	0.66	-	-	0.66	-	-	-
Lounge Hospitality LLP	2.50	2.50	-	5.00	-	-	-

(all amounts in Rs. million unless otherwise stated)

47 Related party disclosures (continued)

III. Related party balances

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Other non-current assets - capital advance		
Embassy Shelters Private Limited	206.35	206.35
Embassy Property Developments Private Limited	20.76	20.76
FIFC Condominium	17.56	18.08
Babbler Marketing Private Limited	18.64	29.04
Other non-current assets - advance paid for co-development of property, including development rights on land		
Embassy Property Developments Private Limited (refer note 53)	14,647.60	13,863.03
Other non-current financial assets - security deposits		
VTV Infrastructure Management Private Limited	-	4.30
Receivable for rental support from a related party*		
Embassy Property Developments Private Limited	564.41	1,108.78
Trade receivables		
Embassy Property Developments Private Limited	171.81	171.90
FIFC Condominium	3.09	-
VTV Infrastructure Management Private Limited	5.78	88.05
Golflinks Embassy Business Park Management Services LLP	-	1.71
Golflinks Software Parks Private Limited	0.39	-
Wework India Management Private Limited	-	64.43
Others	3.31	1.44
Unbilled revenue		
Golflinks Software Parks Private Limited	18.37	24.38
Other current financial assets - other receivables from related party		
Embassy Property Developments Private Limited	263.12	178.39
Embassy One Developers Private Limited	3.81	1.22
FIFC Condominium	-	6.38
Other current assets - Advance for supply of goods and rendering of services		
FIFC Condominium	-	2.67
Short-term borrowings		
Embassy Services Private Limited	60.00	60.00
Trade payables		
Embassy Services Private Limited	17.45	106.68
VTV Infrastructure Management Private Limited	5.30	13.03
Technique Control Facility Management Private Limited	77.89	28.95
Embassy Office Parks Management Service Private Limited	0.04	14.02
Others	20.24	5.73
Current liabilities - Capital creditors for purchase of fixed assets		
Embassy Property Developments Private Limited	172.15	41.23
Embassy Services Private Limited	16.81	11.43
Babbler Marketing Private Limited	46.41	-
Others	4.03	7.81

*Represents rental support provided by Embassy Sponsor to SIPL as part of ETV Asset acquisition starting quarter ended 31 March 2021 until the quarter ending 31 March 2022.

(all amounts in Rs. million unless otherwise stated)

47 Related party disclosures (continued)

III. Related party balances

Particulars	**As at 30 September 2021**	**As at 31 March 2021**
Other current financial liabilities		
Embassy Services Private Limited	77.89	79.81
Technique Control Facility Management Private Limited	96.10	78.44
Embassy Office Parks Management Services Private Limited	94.80	52.87
Paledium Security Services LLP	22.22	10.23
Embassy One Developers Private Limited	0.20	-
Lounge Hospitality LLP	5.00	-
FIFC Condominium	0.46	0.61
VTV Infrastructure Management Private Limited	1.53	19.00
Other current financial liabilities - Security deposits		
Golflinks Software Parks Private Limited	80.00	80.00
Contingent consideration payable		
Embassy Property Developments Private Limited	350.00	350.00
Advance from customers		
Wework India Management Private Limited	2.81	139.12
Other current liabilities-Advance compensation received		
Embassy Property Developments Private Limited	-	559.19
Lease deposits		
Wework India Management Private Limited**	112.64	112.64
Snap Offices Private Limited	4.82	4.82

**MPPL has provided a guarantee to a tenant (sub-lessee) of Wework India Management Private Limited (Wework), for the security deposits paid by the sub-lessee to Wework. This guarantee has been provided based on the specific request of the sub-lessee and is backed by an independent bank guarantee received by MPPL for a similar amount and duration on behalf of Wework.

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(all amounts in Rs. million unless otherwise stated)

48 Business Transfer Agreement (BTA) between MPPL, EOPPL and ESPL

On 22 October 2020, MPPL and EOPPL had entered into Business Transfer Agreement (BTA) with ESPL for acquisition of the Common Area Maintenance (CAM) services for Embassy Manyata and Embassy TechZone for a total consideration of Rs.4,730.21 million.

The acquisition cost of Rs.4,730.21 million was funded through coupon bearing debt obtained by Embassy Office Parks Group. The consideration for the aforesaid acquisition, is paid in the form of assumption and repayment of identified liabilities of ESPL and issuance of unlisted, unsecured, redeemable non-convertible debentures of MPPL and EOPPL to ESPL. The acquisition was completed on 28 October 2020. Details of assets acquired and liabilities assumed have been provided below:

Particulars	CAM services operations		Total
	MPPL	EOPPL	
Assets acquired			
Intangible assets acquired [CAM service rights]	3,808.59	925.72	4,734.31
Fair value of other assets acquired	94.07	6.35	100.42
Total			**4,834.73**
Liabilities assumed			
Other current liabilities	94.02	10.50	104.52
Total			**104.52**
Fair value of net assets acquired			**4,730.21**
Less: Consideration	3,808.64	921.57	4,730.21
Goodwill/ Capital reserve on acquisition			-

Embassy office parks group has obtained two independent valuation reports as required by the REIT regulations for the above acquisition and the average of the two valuations amounts to Rs.5,179 million. Acquisition consideration is at 8.5% discount to average of two independent valuation reports. No fees or commission is payable to any associate of the related party in relation to the transaction. All the material conditions and obligations for the transaction have been complied.

49 Business Combination

During the previous year ended 31 March 2021, the Trust acquired Embassy Tech Village by acquiring all of the equity interest in VTPL, EOVPL and SIPL (ETV Assets) held by the Embassy Sponsor, BREP entities and certain other third party shareholders. The acquisition of equity interest in EOVPL (which in turn holds 60% equity interest in VTPL) and SIPL has been completed with issue proceeds received of Rs.36,852.02 million, by issue of 111,335,400 Units at a price of Rs.331.00 per Unit through the Institutional Placement.

The acquisition of balance 40% equity interest in VTPL is completed through Preferential issue of 64,893,000 Units at a price of Rs.356.70 per unit to the third party shareholders aggregating to Rs.23,147.33 million.

The accounting for the business combination has been done in accordance with Ind AS-103 "Business Combination". Refer Note 2.1 "Basis of Business Combination" for more details.

Entity	Fair value of investment property, investment property under development, property, plant and equipment and capital work-in-progress acquired	Fair value of other assets acquired	Fair value of liabilities assumed	Deferred tax liability on fair valuation of assets acquired and liabilities assumed	Fair value of net assets taken over	Purchase consideration	Goodwill on consolidation
ETV Assets	93,906.90	11,509.99	47,521.41	14,424.08	43,471.40	57,565.47	14,094.07

Notes:-

1. The Purchase consideration for SIPL includes a contingent consideration of Rs.350.00 million which shall be payable to the Embassy Sponsor in cash subject to certain conditions and timeline agreed between the parties.

2. Embassy Office Parks Group has obtained two independent valuation reports as required by the REIT regulations for the ETV assets and the average of the two valuations for the enterprise value amounts to Rs.102,555 million. Acquisition consideration is at 4.6% discount to average of two independent valuation reports. No fees or commission is payable to any associate of the related party in relation to the transaction. All the material conditions and obligations for the transaction have been complied.

3. The Goodwill of Rs.14,094.07 million mainly arises on account of requirement to value individual assets and liabilities acquired on business combination at fair values as well as the requirement to recognise deferred tax liability of Rs.14,424.08 million, calculated as a difference between the tax effect of the fair value of the acquired assets and liabilities and their tax bases. Goodwill is attributable due to the acquisition price being dependent on the overall property valuation assuming a discounted cash flow method computed using future cashflows and other relevant assumptions as compared with the individual assets recorded at their fair values computed basis comparable approach or depreciated replacement cost basis. Goodwill is allocated entirely to the ETV assets CGU. Goodwill is not deductible for tax purposes.

4. During the period ended 30 September 2021, the fair value of other assets acquired has been revised by Rs.99.11 million based on the new information obtained about facts and circumstances that existed as at the acquisition date. Accordingly, the above amount has been adjusted with Goodwill in the period ended 30 September 2021 with a corresponding impact in the fair value of the asset taken over.

5. The valuation techniques used for measuring the fair value of material assets acquired and liabilities assumed are as follows:

Particulars	Valuation methodology
Property, plant and equipment and Investment property	Fair values have been determined by independent external property valuers, having appropriately recognised professional qualification and recent experience in the location and category of the properties being valued. The valuers have followed "Direct comparison approach" for land, "Depreciated replacement cost approach" for the built up component, plant and machinery, capital work-in-progress and other assets. Direct comparison approach involves comparing to similar properties that have actually been sold in an arms length transaction or are offered for sale. Depreciated replacement cost approach considers the current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimisation. The methodology begins with a set of assumptions as to the projected income and expenses of the property. This methodology use market derived assumptions, including discount rates, obtained from analysed transactions.
Right-to -use trademark	The fair value of the acquired right to use trademark was established using "Relief from royalty" method. It is a methodology that assumes that if a corporation owns a trademark, then it is relieved from paying a royalty, so a hypothetical royalty payment can be estimated.
CAM service rights	The fair value of the CAM service rights was established using the "Multi-period excess earnings method (MEEM)". In MEEM method, value is estimated as the present value of the benefits anticipated from ownership of the asset in excess of the returns required on the investment in the contributory assets necessary to realize those benefits.
Assets other than those mentioned above	Book values as on the date of acquisition corresponds to the fair values which have been considered to be fully recoverable.
Contingent consideration	Contingent consideration payable are estimated based on the terms of the sale contract, the entity's knowledge of the business and how the current economic environment is likely to impact it. The fair value of contingent consideration is valued based on the present value of expected payments, discounted using a risk-adjusted discount rate. In relation to SIPL it is probable that the consideration of Rs.350 million will be paid in future to the Embassy Sponsor in cash and hence the entire payable of Rs.350 million has been considered as contingent consideration.
Liabilities	Liabilities includes loans and borrowings, trade payables and provision for employee benefits. Book values as on the date of acquisition corresponds to the fair values.

(all amounts in Rs. million unless otherwise stated)

50 Details of utilisation of proceeds of Institutional placement are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 March 2021	Unutilised amount as at 31 March 2021	Actual utilisation upto 30 September 2021	Unutilised amount as at 30 September 2021
Funding of consideration for the acquisition of the ETV SPVs, including subscription to Class A equity shares in EOVPL, payment of consideration to the BREP Entities and the Embassy Sponsor	34,068.14	34,068.14	-	-	-
Debt funding to the ETV SPVs for partial or full repayment or pre-payment of bank/financial institution debt and settlement of certain liabilities	1,550.00	1,550.00	-	-	-
Issue expenses	750.00	750.00	-	-	-
General purposes	483.88	84.93	398.95	42.06	356.89
Total	**36,852.02**	**36,453.07**	**398.95**	**42.06**	**356.89**

51 Details of utilisation of proceeds of issue of Embassy REIT Series IV NCD 2021 are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 30 September 2021	Unutilised amount as at 30 September 2021
Granting of Shareholder Debt for refinancing of the existing loan, construction & development and/or working capital requirements at SPVs	2,760.00	2,210.20	549.80
General purposes including issue expenses and payment of coupon	240.00	19.91	220.09
Total	**3,000.00**	**2,230.11**	**769.89**

52 Distributions

The Board of Directors of the Manager to the Trust, in their meeting held on 29 October 2021, have declared distribution to Unitholders of Rs.5.66 per unit which aggregates to Rs.5,365.08 million for the quarter ended 30 September 2021. The distributions of Rs.5.66 per unit comprises Rs.1.14 per unit in the form of interest payment, Rs.2.54 per unit in the form of dividend and the balance Rs.1.98 per unit in the form of amortization of SPV debt.

Along with distribution of Rs.5,346.12 million/ Rs.5.64 per unit for the quarter ended 30 June 2021, the cumulative distribution for the half year ended 30 September 2021 aggregates to Rs.10,711.20 million/ Rs. 11.30 per unit.

53 Advance paid for co-development of property, including development rights of land (M3 Block A & B)

Block A

Manyata Promoters Private Limited ('MPPL') and Embassy Property Developments Private Limited ('EPDPL') entered into a co-development agreement on 8 March 2017 whereby EPDPL shall develop 1 msf M3 Block A warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of Rs.8,256 million, of which Rs.6,791.66 million has already been paid as of 30 September 2021 and balance is to be disbursed linked to achievement of construction milestones. EPDPL was originally obligated to obtain Occupancy Certificate (OC) for the buildings by December 2019. In case of any delay in obtaining the OC beyond the agreed delivery date, EPDPL is obligated to pay a rental compensation of Rs.57 million per month of delay to MPPL. As of date, the bare shell building is under development and the estimated date of completion and obtaining occupancy certificate is now December 2022.

The carrying cost in the consolidated financial statements of the above advance is Rs.10,270.20 million as at 30 September 2021 which includes one-time fair valuation gain on purchase price allocation on acquisition by the REIT.

As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be trued up/down accordingly upon project completion. As at 30 September 2021, MPPL has a net receivable of Rs.171.60 million from EPDPL towards receipt of compensation for Block A.

Block B

During the financial year ended 31 March 2020, to consolidate the M3 land parcel within Embassy Manyata campus, MPPL and EPDPL entered into another co-development agreement whereby EPDPL shall develop 0.6 msf M3 Block B warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of Rs.7,367 million, of which Rs.4,377.40 million has already been paid as of 30 September 2021 (31 March 2021: Rs.4,255.85 million) and balance is to be disbursed linked to achievement of development milestones. Furthermore, as per the co-development agreement, during the period of construction, EPDPL is obligated to pay interest to MPPL on the amount of the Development Consideration disbursed by MPPL to EPDPL. As of date, site works have been initiated and development plan and approvals are underway and the estimated date of completion and obtaining occupancy certificate is now March 2024.

As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be trued up/down accordingly upon project completion. As at 30 September 2021, MPPL has a net receivable of Rs.263.12 million from EPDPL towards receipt of interest for Block B.

54 During the previous year ended 31 March 2021, the Board of Directors of the Manager in their meeting held on 19 May 2020 approved the composite scheme of arrangement (the "Scheme") involving MPPL, EOPPL and EPTPL. The Scheme provides for:
a) The demerger, transfer and vesting of the Techzone business of EOPPL comprising Embassy TechZone Business Park (more specifically defined as the 'TechZone Undertaking' in the Scheme) into EPTPL on a going concern basis, in consideration for which the Embassy Office Parks REIT (as shareholder of EOPPL) will be issued shares in EPTPL; followed by
b) Amalgamation of EOPPL into MPPL, on a going concern basis.

The above scheme has been approved by National Company Law Tribunal (NCLT), Mumbai bench with an effective date of 10 March 2021. Further the scheme was approved by the Board of Approval of Special Economic Zones ("BoA") in its meeting held on 18 March 2021 and the company has filed the necessary form with Registrar of Companies ("ROC") on 25 March 2021, for all the three entities. Upon completion of the scheme, MPPL has become a 100% Holdco of the Embassy Office Parks REIT, holding Embassy Manyata Business Park, 80% of the share capital of EEPL, 50% of the share capital of GLSP, while EPTPL has become a 100% directly-held SPV of Embassy Office Parks REIT, holding Embassy TechZone, an existing asset of the Embassy Office Parks REIT.

The consideration paid by EPTPL and MPPL to give effect to the above consideration to Embassy REIT is as follows:-
- EPTPL has issued and allotted 1 fully paid equity share of face value of Rs.10 each for every 1 equity share of face value of Rs.10 each fully paid-up held in EOPPL by Embassy REIT.
- MPPL has issued and allotted 1 fully paid equity share of face value of Rs.100 each for every 11.85 equity share of face value of Rs.10 each fully paid-up held in EOPPL by Embassy REIT.

There is no impact to consolidated financial statements of the Group due to the above scheme of merger.
Further, for the purpose of all disclosures in the condensed consolidated financial statements, all numbers for the quarter and year ended 31 March 2021 are shown under EOPPL instead of EPTPL to facilitate comparison and ease for users of the financial statements.

55 The figures for the half year ended 31 March 2021 are the derived figures between the audited figures in respect of the year ended 31 March 2021 and the published year-to-date figures upto period ended 30 September 2020, which were subject to limited review.

56 The Board of Directors of the Manager through a resolution by circulation dated 23 January 2021 approved the Scheme of Arrangement ("the Scheme") involving EOVPL and VTPL. The Scheme provides for the merger/amalgamation of EOVPL into VTPL (on a going concern basis). Upon the Scheme becoming effective, with effect from the Appointed Date (as defined in the Scheme), VTPL will be a 100% directly-held SPV of Embassy Office Parks REIT, holding Embassy Tech Village. This would result in a simplified holding and management structure for Embassy REIT assets and create value for Embassy REIT and its Unitholders. The Scheme has been filed with National Company Law Tribunal (NCLT), Bengaluru Bench on 10 February 2021 and is subject to receipt of necessary statutory and regulatory approvals under applicable laws, including the approval of the NCLT.

As per our report of even date attached

for **S R Batliboi & Associates LLP**
Chartered Accountants
ICAI Firms registration number: 101049W/E300004

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 29 October 2021

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
(as Manager to Embassy Office Parks REIT)

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 29 October 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 29 October 2021

SUMMARY VALUATION REPORT

Embassy Office Parks Management Services Private Limited in its capacity as manager of The Embassy Office Parks REIT

EMBASSY MANYATA, BENGALURU
EMBASSY TECHVILLAGE, BENGALURU
EXPRESS TOWERS, MUMBAI
EMBASSY 247, MUMBAI
FIRST INTERNATIONAL FINANCE CENTRE (FIFC), MUMBAI
EMBASSY TECHZONE, PUNE
EMBASSY QUADRON, PUNE
EMBASSY QUBIX, PUNE
EMBASSY OXYGEN, NOIDA
EMBASSY GALAXY, NOIDA
EMBASSY GOLFLINKS, BENGALURU
EMBASSY ONE, BENGALURU
HILTON AT EMBASSY GOLFLINKS, BENGALURU
EMBASSY ENERGY, BELLARY DISTRICT, KARNATAKA

DATE OF VALUATION: SEPTEMBER 30, 2021

DATE OF REPORT: OCTOBER 25, 2021

Value Assessment Service

Valuer under SEBI (REIT) Regulations, 2014

CBRE

IVAS

1 Instruction

iVAS Partners, represented by Mr. Manish Gupta, has been instructed by **Embassy Office Parks Management Services Private Limited** (the '**Client**', the **'Instructing Party')** in its capacity as **Manager of The Embassy Office Parks REIT (Embassy REIT)** to reward upon the Market Value (MV) of properties comprising of commercial office real estate assets located across Bengaluru, Pune, Mumbai and Noida as well as affiliated facilities including a solar park, retail spaces and hotels (together herein referred as subject properties across the report).

CBRE has been instructed by the Client to be the 'Value Assessment Service Provider' for providing market intelligence to the 'Valuer' (iVAS Partners, represented by Mr. Manish Gupta) and forecasting cash flows from the respective assets. The Valuer has utilized the market intelligence provided by CBRE and independently reviewed the cash flows to arrive at the Market Value of the respective assets as per the SEBI (REIT) regulations 2014. iVAS Partners (represented by Mr. Manish Gupta) and CBRE are collectively referred to as the Consultants for the purpose of this report.

The details of the subject properties under the purview of this valuation exercise are tabulated below:

Development Name	Location
Embassy Manyata	Bengaluru
Embassy TechVillage	Bengaluru
Express Towers	Mumbai
Embassy 247	Mumbai
First International Finance Centre	Mumbai
Embassy TechZone	Pune
Embassy Quadron	Pune
Embassy Qubix	Pune
Embassy Oxygen	Noida
Embassy Galaxy	Noida
Embassy GolfLinks	Bengaluru
Embassy One	Bengaluru
Hilton at Embassy GolfLinks	Bengaluru
Embassy Energy	Bellary District, Karnataka

1.1 Purpose

The Valuer understands that the valuation is required by the Client for financial and investor reporting purposes to comply with the requirements of Regulation 21 of the SEBI (REIT) Regulations, 2014.

1.2 Reliant Party

Reliant parties to this report shall mean Embassy Office Parks Management Services Private Limited (EOPMSPL), the Embassy Office Parks REIT ("Embassy REIT") and their Unit Holders and Axis Trustee Services Limited (the Trustee for the Embassy REIT) for the purpose (of the valuation) as highlighted in this report. The auditors and advisors would be extended reliance by the 'Consultants' but would extend no liability to the auditors and advisors.

The valuation will be prepared strictly and only for the use of the Reliant Party and for the Purpose specifically stated. The instructing party would make all reliant parties aware of the terms and conditions of this agreement under which this exercise is being undertaken and take due acknowledgements to the same effect.

1.3 Limitation of Liability

- The 'Consultants' provide the Services exercising due care and skill, but the 'Consultants' do not accept any legal liability arising from negligence or otherwise to any person in relation to possible environmental site contamination or any failure to comply with environmental legislation which may affect the value of the properties. Further, the 'Consultants' shall not accept liability for any errors, misstatements, omissions in the Report caused due to false, misleading or incomplete information or documentation provided to the 'Consultants' by the Instructing Party.

- The Consultants' maximum aggregate liability for claims arising out of or in connection with the Valuation Report, under this contract shall not exceed Indian Rupees 30 Mn.

- In the event that any of the Sponsor, Manager, Trustee, Embassy REIT in connection with the report be subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Valuation Report, the Claim Parties will be entitled to require the 'Consultants' to be a necessary party/ respondent to such claim and the 'Consultants' shall not object to their inclusion as a necessary party/ respondent. If the 'Consultants' do not co-operate to be named as a necessary party/ respondent to such claims or co-operate in providing adequate/ successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against the 'Consultants' in this regard and the Consultants' liability shall extend to the value of the claims, losses, penalties, costs and liabilities incurred by the Claim Parties.

- The Consultants will neither be responsible for any legal due diligence, title search, zoning check, development permissions and physical measurements nor undertake any verification/ validation of the zoning regulations/ development controls etc.

1.4 Capability of Valuer and Value Assessment Service Provider

Valuer under SEBI (REIT) Regulations, 2014: iVAS Partners, represented by Mr. Manish Gupta

iVAS Partners, represented by Mr. Manish Gupta (Valuer Registration Number: IBBI/RV-E/02/2020/112) delivers reliable and independent valuation (across categories viz. land & building and plant & machinery), advisory and technical due diligence services, that combine professional expertise with comprehensive databases, analytics and market intelligence across various asset classes and locations in India.

Manish Gupta, Partner at iVAS Partners, is a Registered Architect with Council of Architecture (COA) and a member of the Royal Institute of Charted Surveyors (MRICS) and Institution of Valuers (IOV), with over 12 years of experience in the real estate industry. Manish is a seasoned professional with experience in providing real estate valuation services to a wide spectrum of clients including financial institutions, private equity funds, developers, NBFCs, corporate houses, banks, resolution professionals, land owners, etc.

He has worked on variety of valuation, consulting and technical due-diligence assignments for various purposes including investment related due diligence, mortgage/collateral appraisals, financial reporting, listing purposes, IBC led requirements, etc. across a range of asset classes such as residential projects, integrated township developments, hospitality assets, commercial (office and retail) projects, industrial developments, warehousing parks, educational projects, healthcare developments, etc. for both national as well as international clients.

Value Assessment Service Provider: CBRE South Asia Pvt. Ltd.

CBRE Advisory Services India is an integral part of CBRE Global Valuation & Advisory Services team. The Global VAS team comprises of over 1,500 professionals across approximately 280 offices globally and India Advisory Services team comprises of more than 280 professionals.

CBRE Advisory Services India have completed over 100,000 valuation and advisory assignments across varied asset classes spread across 20 states and 300+ cities. CBRE provides quality valuation, risk advisory and consulting services across a range of property types including residential, hospitality, retail, commercial, institutional, Special Economic Zone (SEZ), industrial, etc. CBRE derives global best practices while maintaining the complexities of Indian real estate markets and are ideally positioned to help solve any valuation related real estate challenge, ranging from single asset valuations to valuation of multi-market and multi-property portfolios.

Our dedicated and experienced professionals provide quality services from 9 offices across India (Delhi, Mumbai, Bengaluru, Chennai, Kolkata, Gurgaon, Hyderabad, Pune, and Ahmedabad). Our professionals have a varied qualification base such as Royal Institute of Chartered Surveyors (RICS) or IOV certified valuation professionals, master planners, Architects, MBA, CA, CFA, etc. and this entire multi-faceted experience helps us in achieving our commitment to provide the highest level of professional expertise to our clients.

CBRE Advisory Services India team has substantial experience with several institutional clients including financial institutions, real estate funds, private equity funds, developers, corporates, banks, NBFCs, etc.

1.5 Disclosures

The Consultants hereby certify that:

- iVAS Partners (Valuer Registration Number: IBBI/RV-E/02/2020/112), represented by Mr. Manish Gupta (hereinafter referred to as the Valuer), is eligible to be appointed as a valuer in terms of Regulation 2(1)(zz) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014
- Neither CBRE nor iVAS Partners (represented by Mr. Manish Gupta - Partner, iVAS Partners) are an associate of the instructing party
- Mr. Manish Gupta, Partner, iVAS Partners (the Valuer) has a minimum of five years of experience in the valuation of real estate
- The Valuer has not been involved with the acquisition or disposal of the subject property in the last twelve months, other than such cases where the valuer was engaged by the Embassy REIT for such acquisition or disposal
- The Valuer has adequate and robust internal controls to ensure the integrity of the valuation reports
- The Valuer has sufficient key personnel with adequate experience and qualification to perform services related to property valuation at all times
- The Valuer has sufficient financial resources to enable them to conduct their business effectively and meet their liabilities
- The Valuer has acquainted itself with all laws or regulations relevant to such valuation
- The valuation of assets undertaken is impartial, true and fair and in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014
- The Valuer and any of its employees/ consultants involved in valuation of the REIT assets are not invested in units of the REIT or in the assets being valued till the time such person is designated as valuer of such REIT and not less than 6 months after ceasing to be valuer of the REIT
- The Valuer has conducted the valuation of the REIT assets with transparency and fairness and shall render, at all times, high standards of service, exercise due diligence, ensure proper care and exercise professional judgement
- The Valuer has acted with independence, objectivity and impartiality in performing the valuation
- The Valuer has discharged its duties towards the Embassy REIT in an efficient and competent manner, utilizing its knowledge, skills and experience in best possible way to complete the said assignment
- The Valuer shall not accept remuneration, in any form, for performing a valuation of the REIT assets from any person other than the Embassy REIT or its authorized representatives.
- The Valuer shall before accepting any assignment from any related party to the Embassy REIT, shall disclose to the Embassy REIT, any direct or indirect consideration which the valuer may have in respect of such assignment
- The Valuer shall disclose to the trustee of the Embassy REIT, any pending business transactions, contracts under negotiation and other arrangements with the Instructing Party or any other party whom the Embassy REIT is contracting with and any other factors which may interfere with the Valuer's ability to give an independent and professional valuation of the property
- The Valuer shall not make false, misleading or exaggerated claims in order to secure assignments
- The Valuer shall not provide misleading valuation, either by providing incorrect information or by withholding relevant information
- The Valuer shall not accept an assignment that includes reporting of the outcome based on predetermined opinions and conclusions required by the Embassy REIT
- The valuer has valued the subject property based on the valuation standards as specified under sub-regulation 10 of regulation 21 of SEBI (REIT) Regulations 2014.
- The valuation undertaken by the Valuer abides by international valuation standards
- The Valuer is competent to undertake the valuation of the subject property. Further the Valuer has independently undertaken the valuation and the report is prepared on a fair and unbiased basis
- The Valuer notes that there are encumbrances, however, no options or pre-emptions rights in relation to the assets based on the title report prepared by King & Partridge, Shardul Amarchand Mangaldas & Co, Cyril Amarchand Mangaldas, Little & Company, Jayashree Sridhar and Law Shield (hereinafter collectively referred to as 'Legal Counsels')

1.6 Assumptions, Disclaimers, Limitations & Qualifications to Valuation

Valuation Subject to Change:	The subject valuation exercise is based on prevailing market dynamics as on the date of valuation and does not take into account any unforeseeable developments which could impact the same in the future
Our Investigations:	The Consultants are not engaged to carry out all possible investigations in relation to the subject properties. Where in our report the Consultants identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where the Consultants recommend as necessary prior to reliance. The Consultants are not liable for any loss occasioned by a decision not to conduct further investigations
Assumptions:	Assumptions are a necessary part of undertaking valuations. The Valuer adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculation or fall outside the scope of our expertise, or our instructions. The reliant parties accept that the valuation contains certain specific assumptions and acknowledges and accepts the risk that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation
Information Supplied by Others:	The valuations are based on the information provided by the Instructing Party (Embassy Office Parks Management Services Private Limited). The same has been assumed to be correct and has been used for valuation exercise. Where it is stated in the report that another party has supplied information to the 'Consultants', this information is believed to be reliable but the 'Consultants' can accept no responsibility if this should prove not to be so. However, please note that wherever we have relied on information from external sources, reasonable care has been taken to ensure that such data has been correctly extracted from those sources and /or reproduced in its proper form and context
Future Matters:	To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to the 'Consultants' at the date of this document. The 'Consultants' do not warrant that such statements are accurate or correct
Map and Plans:	Any sketch, plan or map in this report is included to assist reader while visualizing the properties and assume no responsibility in connection with such matters
Site Details:	Based on title due-diligence information provided by the Client, the Valuer understands that the subject properties are free from any encroachments and are available as on the date of the valuation
Property Title:	For the purpose of this valuation exercise, the Valuer has relied on the Title Reports prepared by the Legal Counsels for each of the properties and has made no further enquiries with the relevant local authorities in this regard. The Valuer understands that the subject properties may have encumbrances, disputes and claims. The Valuer does not have the expertise or the preview to verify the veracity or quantify these encumbrances, disputes or claims. For the purpose of this valuation, the Valuer has assumed that the respective assets have title deeds that are clear and marketable.
Environmental Conditions:	The Valuer has assumed that the subject properties are not contaminated and are not adversely affected by any existing or proposed environmental law and any processes which are carried out on the properties are regulated by environmental legislation and are properly licensed by the appropriate authorities
Town Planning:	The current zoning of the subject properties has been adopted on the basis of review of various documents (title deeds) provided by the Instructing Party and the current land use maps for the subject region. The same has been considered for the purpose of this valuation exercise. Further, it has been assumed that the development on the subject properties adheres/ would adhere to the development regulations as prescribed by the relevant authorities. The Valuer has not made any enquiries with the relevant development authorities to validate the legality of the same.
Area:	Various areas related to the properties considered for the purpose of this valuation exercise are based on the rent rolls/ Architect certificate provided by the Instructing Party. It must be noted that the above information has been provided by the Client and has been verified based on the approvals/ layout plans/building plans provided by the Client. However, the Valuer has not undertaken additional verification and physical measurement for the purpose of this valuation exercise
Condition & Repair:	In the absence of any information to the contrary, the Valuer has assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property; the property is free from rot, infestation, structural or latent defect; no currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alterations or additions to the property and comments made in the property details do not purport to express an opinion about, or advice upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts
Not a Structural Survey:	The Valuer states that this is a valuation report and not a structural survey
Legal:	Unless specifically disclosed in the report, the Valuer has not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property.
Others:	Considering the unorganized nature of real estate markets in India, all comparable evidence (if any) provided in the valuation report has been limited to the basic details such as the area of asset, rate at which transacted, broad location, etc. other specific details would be provided only if the information is available in public domain

	The actual market price achieved may be higher or lower than our estimate of value depending upon the circumstances of the transaction, nature of the business, etc. The knowledge, negotiating ability and motivation of the buyers and sellers and the applicability of a discount or premium for control will also affect actual market price achieved. Accordingly, our valuation conclusion may not necessarily be the price at which actual transaction takes place We have assumed that the business continues normally without any disruptions due to statutory or other external/internal occurrences
Other Assumptions:	Please note that all the factual information such as tenants' leasable area, lease details such as lease rent, lease commencement and lease end date, lock – in period, escalation terms, etc. pertaining to the subject properties is based on the appropriate relevant documents provided by the Client and the same has been adopted for the purpose of this valuation exercise. While we have reviewed a few lease deeds on a sample basis, the Consultants do not take any responsibility towards authenticity of the rent rolls provided by the Client. Any change in the above information will have an impact on the assessed value and in that case the Valuer will have to relook at the assessed value. The relevant information sources are represented in section 2.5 All measurements, areas and ages quoted in our report are approximate We are not advisors with respect to legal tax and regulatory matters for the transaction. No investigation of the respective Special Purpose Vehicles (SPVs) holding the assets' claim to title of assets has been made for the purpose of this Report and the SPVs' claim to such rights have been assumed to be valid. No consideration has been given to liens or encumbrances against the assets. Therefore, no responsibility is assumed for matters of a legal nature Kindly note that we have undertaken a quarterly assessment of cash flows for the purpose of the valuations
Material Valuation Uncertainty from Novel Coronavirus:	The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organization as a "Global Pandemic" on the 11th March 2020, has impacted many aspects of daily life and the global economy – with some real estate markets experiencing significantly lower levels of transactional activity and liquidity. As at the valuation date, in the case of the subject property, there is a shortage of market evidence for comparison purposes, to inform opinions of value. Our valuation of the property is therefore reported as being subject to 'material valuation uncertainty'. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. For the avoidance of doubt, the inclusion of the 'material valuation uncertainty' declaration above does not mean that the valuation cannot be relied upon. Rather, the declaration has been included to ensure transparency of the fact that – in the current extraordinary circumstances – less certainty can be attached to the valuation than would otherwise be the case. The material uncertainty clause is to serve as a precaution and does not invalidate the valuation. Values may change more rapidly and significantly than during standard market conditions. Given the unknown future impact that COVID-19 might have on the real estate market and the difficulty in differentiating between short term impacts and long-term structural changes, we recommend that you keep the valuation(s) contained within this report under frequent review
Additional:	In the current uncertain environment caused by the outbreak of the Novel Coronavirus (COVID-19), we have considered / relooked at various asset/ market specific parameters and have adopted heuristic/ careful interventions (including but not limited to the points mentioned below) to our projected cashflows based on our view as of the date of valuation. ▪ Limited/ no growth in rent and ARR has been considered over the next few quarters ▪ Considering challenges in the short term, timelines have been extended for new space take-up/ future leasing ▪ For the operational hotels, occupancy has been rationalized in the short term

2 Valuation Approach & Methodology

2.1 Scope of Valuation

The valuation exercise is aimed at the assessment of the Market Value (MV) of the subject property. In considering the value of the property, the Valuer has considered the guidelines laid out in the Appraisal and Valuation Manual published by the Royal Institution of Chartered Surveyors (RICS).

2.2 Basis of Valuation

The valuations have been conducted in accordance with the RICS Valuation – Global Standards 2020 (Red Book Global Incorporating the IVSC International Valuation Standards issued in November 2019, effective from 31 January 2020) and is in compliance with the International Valuation Standards (IVS). The valuation exercise has been undertaken by appropriately qualified Valuer and would be aimed at assessing the Market Value of subject properties.

As per the Valuation and Guidance Notes issued by the Royal Institution of Chartered Surveyors (RICS) the market value is defined as:

'The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion'.

2.3 Approach and Methodology

The purpose of this valuation exercise is to estimate the Market Value (MV) of the subject properties. Market Value is derived through the following Methodologies:

2.3.1 Direct Comparison Approach

In **'Direct Comparison Approach'**, the subject property is compared to similar properties that have actually been sold in an arms-length transaction or are offered for sale (after deducting for value of built-up structure located thereon). The comparable evidence gathered during research is adjusted for premiums and discounts based on property specific attributes to reflect the underlying value of the property.

2.3.2 Income Approach

The income approach is based on the premise that value of an income - producing asset is a function of future benefits and income derived from that asset. There are two commonly used methods of the income approach in real estate valuation namely, direct capitalization and discounted cash flow (DCF).

A. Direct Capitalization Method

Direct capitalization involves capitalizing a 'normalized' single - year net income estimated by an appropriate yield. This approach is best utilized with stable revenue producing assets, whereby there is little volatility in the net annual income.

B. Discounted Cash Flow Method

Using this valuation method, future cash flows from the property are forecasted using precisely stated assumptions. This method allows for the explicit modelling of income associated with the property. These future financial benefits are then discounted to a present-day value (valuation date) at an appropriate discount rate. A variation of the Discounted Cash Flow Method is illustrated below:

B.1. Discounted Cash Flow Method using Rental Reversion

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants – typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, the Valuer has considered the impact of such sub/ above market leases on the valuation of the subject property.

2.4 Approach and Methodology Adopted

A large number of leases at the subject properties were executed at rentals prevalent at the time of signing of such leases or at a discount to prevailing market rental (for a few anchor tenants). Since the real estate industry is dynamic and is influenced by various factors (such as existing supply, tenants looking at spaces, quality of spaces available in the market, overall health of the economy, existing rentals, future growth plans, etc.) at a particular point in time, negotiated rentals may tend to move away from the prevalent market rents over a period of time. It has also been witnessed that the market rents for some properties or sub markets increase or decrease at a rate significantly different from those agreed to in initial leases. These factors reinforce the need to review each of these leases in isolation to assess the intrinsic value of the property under review.

Considering the objective of this exercise and the nature of asset involved, the value of the office component in the subject properties has been assessed through the Discounted Cash Flow Method using Rental Reversion and the value of the Solar Park and hotel component at the respective properties have been valued using Discounted Cash Flow Method. Further, the following steps have been adopted as part of the valuation for the respective subject properties (assets).

Asset-specific Review:

1. As the first step to the valuation of the asset, the rent rolls (and the corresponding lease deeds on a sample basis) were reviewed to identify tenancy characteristics for the asset. As part of the rent roll review, top 10 tenants have been reviewed from their lease terms perspective. For anchor tenants, discounts on marginal rent or additional lease-up timeframe have been adopted upon lease reversion.

2. Title documents and architect certificates were reviewed for validation of area details, ownership of the asset

Micro-market Review:

1. A detailed assessment of the site and surroundings has been undertaken with respect to the prevalent activities, change in dynamics impacting the values and the optimal use of the respective properties vis-à-vis their surrounding sub-market, etc. Further, a primary and secondary research exercise has been carried out in the catchment areas for the respective assets to ascertain the transaction activity of commercial, retail and hospitality developments. This has been achieved through interactions with various market players such as developers, real estate brokers, key office tenants, hospitality occupiers, etc. Peers to the assets were identified in terms of potential competition (both completed and under-construction/planned assets), comparable recent lease transactions witnessed in the micro-market were analysed along with the historical leasing and re-leasing history within the asset over the last 2 – 3 years. This was undertaken to assess the applicable market rent (applicable rental for the micro-market where the asset is located) and applicable marginal rental (the Consultants' view on rental for the asset – used for leasing vacant spaces as well as upon releasing).

2. The Consultants also analysed the historical leasing within the asset for anchor tenants to identify the discount that is extended to such tenants at the time of fresh leasing or lease renewals. Every lease deed of large anchor tenant were analysed and applicable discount to marginal rental was estimated for individual leases. For other tenants occupying relatively large space within the properties, the Valuer assumed the leases to revert to marginal rentals (duly escalated from the date of valuation) post expiry of the lease, factoring appropriate re-leasing time.

Cash Flow Projections:

1. The cash flows for the operational and under-construction/proposed area were projected separately to arrive at their respective value conclusion.

2. The Valuer has utilized the EBIDTA to arrive at the value of the subject properties. The following steps were undertaken to arrive at the value for operational and under-construction/proposed area respectively.

The Valuer has projected future cash flows from the property based on existing lease terms for the operational area till the expiry of the leases or re-negotiation (using the variance analysis), whichever is earlier. Post which, the lease terms have been aligned with marginal rentals. For vacant area and under-construction/proposed area, the Valuer has projected the marginal rent led cash flows factoring appropriate lease-up time frame for vacant/under-construction/proposed area. These cash flows have been projected for 10-year duration from the date of valuation and for 11th year (for assessment of terminal value). These future financial benefits are then discounted to a present-day value (valuation date) at an appropriate discount rate.

For each lease, the following steps have been undertaken to assess the rental over a 10-year time horizon:

a. **Step 1:** Project the rentals for identified tenancies up to the period of lease expiry, lock-in expiry, first escalation, second escalation, etc. whichever is applicable. In the event of vacant/ to be leased spaces, market-led rentals to be adopted with suitable lease-up time

b. **Step 2:** Generating a marginal rental stream for identified tenancies for the time period similar to the cash flows drawn in the aforementioned step

c. **Step 3:** In the event the escalated contracted rental is above the marginal rent (viz. by 10% for Bengaluru/ Mumbai assets & 15% for Pune/ Noida assets), the contracted terms are discarded, and the terms are reverted to market. In the event the escalated contracted rent is below the marginal rent by the threshold highlighted above, the contracted terms are adopted going forward until the next lease review/ renewal. Intent of this step is to project the rental for respective leases until lease expiry as well as post expiry

d. **Step 4:** Computing the monthly income based on rentals projected as part of Step 3 and translating the same to a quarterly income (for the next 10 years and 11th year – considered for calculation of terminal value)

3. Adjustments for other revenues and recurring operational expenses, fit-out income (if any – projected till first term expiry and discounted to present day – the same has been considered below the NOI and does not get capitalized) and vacancy provision have been adopted in-line with prevalent market dynamics. In addition, appropriate rent-free periods have been adopted during lease roll-overs to factor potential rent free terms as well as outflows towards brokerage. For all assets, the Valuer has looked at the operational revenues and expenses of the respective assets to understand the recurring, non-recurring, recoverable and non-recoverable expenses and accordingly modelled the common area maintenance income and operational expenses for the asset.

4. The net income on quarterly basis have been projected over the next 10 years and the 1 year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net income over the next 10 years along with the terminal value during the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the asset through this approach.

5. For the hospitality component, future cash flows from the property, were projected based on our assessment of ARRs and Occupancy. Adjustments for other revenues and recurring operational expenses, have been adopted in-line with prevalent market dynamics. The net income on quarterly basis have been projected over the next 10 years and the 1 year forward EBITDA (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net income over the next 10 years along with the terminal value during the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the asset.

2.5 Information Sources for Valuation

Property related information referred to for the valuation exercise has been provided by the Client unless otherwise mentioned. The Valuer has assumed the documents to be a true copy of the original. The rent rolls have been cross-checked with the lease deeds on a sample basis to verify the authenticity. Additionally, wherever possible, the Valuer has independently revalidated the information by reviewing the originals as provided by the Client.

2.6 Scope of Services for Value Assessment Service Provider

CBRE has been engaged by the Instructing Party to provide value assessment services and accordingly, would be responsible for the below scope as part of this exercise.

- Provide market intelligence to the Valuer on the following aspects:
    - Economic and Investment Overview
    - India Real Estate Overview
        - IT/ ITES Industry Dynamics
        - Key Office Markets
        - Outlook
    - For cities housing Embassy REIT Assets
        - Key Office Markets
        - General market practices
        - Demand Supply for Key Office Markets & Rental Trends
        - Outlook
- Review rent roll and forecast cash flows from the respective assets for the Valuer to independently review and work towards assessing the valuation of each Asset

Official Signatory for Value Assessment Service Provider:

Name: Vamshi KK Nakirekanti | MRICS | FIE | FIV | CEng (India)
Designation: Executive Director, Head – Valuation and Advisory Services, India & South East Asia
Firm: CBRE South Asia Pvt Ltd

3 Nature of the Interest of the Embassy REIT

The table below highlights the nature of interest of the Embassy REIT:

Property	Interest Valued	Interest Embassy REIT holds	Remainder of term in case of Leasehold (approx.)
Embassy Manyata, Bengaluru	Freehold[1]	100.0%	NA
Embassy TechVillage, Bengaluru	Freehold[2]	100.0%	NA
Express Towers, Mumbai	Freehold	100.0%	NA
Embassy 247, Mumbai	Freehold	100.0%	NA
First International Financial Center, Mumbai	Leasehold	100.0%	67 Years
Embassy TechZone, Pune	Leasehold	100.0%	79 Years
Embassy Quadron, Pune	Leasehold	100.0%	79 Years
Embassy Qubix, Pune	Freehold	100.0%	NA
Embassy Oxygen, Noida	Leasehold	100.0%	76 Years
Embassy Galaxy, Noida	Leasehold	100.0%	74 Years
Embassy GolfLinks, Bengaluru	Freehold	50.0%	NA
Embassy One, Bengaluru	Freehold	100.0%	NA
Hilton at GolfLinks, Bengaluru	Freehold	100.0%	NA
Embassy Energy, Bellary District, Karnataka	Freehold	100.0%	NA

[1] *Excluding the M3 block which is being developed on a leasehold land parcel (6.64 Acres)*

[2] *Total land area under the ownership of Vikas Telecom Private Limited ("VTPL") is 80.05 acres and under Sarla Infrastructure Private Limited ("SIPL"), is 4.00 acres. Further, it is understood that out of total land area of 80.05 acres under the ownership of VTPL, 4.00 acres is leased to SIPL. Additionally, approx. 1.93 acres out of the total land extent is leasehold*

4 Value Summary

The following table highlights the summary of the market value of each property which is a part of the said Embassy REIT portfolio as on September 30, 2021:

Property	Asset Type	Leasable Area	Market Value (INR Mn)		
			Completed	Under construction (UC) / Proposed	Total
Embassy Manyata, Bengaluru	Mixed-use (Office (IT/ ITeS SEZ[3]/ Non-SEZ), Hotel, Retail, Convention Centre)	Completed office – 11.8 msf Proposed/ UC[4] office - 3.1 msf UC Hotel (5 star) - 266 keys UC Hotel (3 star) - 353 keys	152,879	30,267	**183,146**
Embassy TechVillage, Bengaluru	Mixed-use (Office (IT/ ITeS SEZ/ Non-SEZ), Hotel, Retail, Convention Centre)	Completed office – 6.1 msf Proposed/ UC office - 3.1 msf UC Hotel (5 star) - 311 keys UC Hotel (3 star) - 207 keys	85,298	27,922	**113,220**
Express Towers, Mumbai	Office (Non-SEZ)	Completed office - 0.5 msf	18,110	-	**18,110**
Embassy 247, Mumbai	Office (Non-SEZ)	Completed office - 1.2 msf	17,028	-	**17,028**
First International Financial Centre, Mumbai	Office (Non-SEZ)	Completed office - 0.4 msf	13,845	-	**13,845**
Embassy TechZone, Pune	Office (IT/ ITeS SEZ)	Completed office - 2.2 msf Proposed/ UC office - 3.3 msf	15,426	6,203	**21,628**
Embassy Quadron, Pune	Office (IT/ ITeS SEZ)	Completed office - 1.9 msf	12,801	-	**12,801**
Embassy Qubix, Pune	Office (IT/ ITeS SEZ)	Completed office - 1.5 msf	10,001	-	**10,001**
Embassy Oxygen, Noida	Office (IT/ ITeS SEZ)	Completed office - 2.5 msf Proposed/ UC office - 0.7 msf	21,028	2,308	**23,336**
Embassy Galaxy, Noida	Office (Non-SEZ)	Completed office - 1.4 msf	9,111	-	**9,111**
Embassy One, Bengaluru	Mixed-use (Office (Non-SEZ), Hotel, Retail)	Office & Retail - 0.3 msf Hotel (5 star) - 230 Keys	11,625	-	**11,625**
Hilton at Embassy GolfLinks, Bengaluru	Hotel	Hotel (5 star) - 247 Keys	3,965	-	**3,965**
Embassy Energy, Bellary District, Karnataka	Solar park	Installed capacity of 130 MW DC (100 MW AC)	9,144	-	**9,144**
Total – 100% owned assets			**380,261**	**66,699**	**446,960**
Embassy GolfLinks, Bengaluru	Office (Non-SEZ)	Completed office - 2.7 msf	28,445	-	**28,445**[5]
Total			**4,08,706**	**66,699**	**4,75,405**

Assumptions, Disclaimers, Limitations & Qualifications: This summary valuation report is provided subject to assumptions, disclaimers, limitations and qualifications detailed throughout this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements. This valuation is for the use of the parties as mentioned in Section 1.2 of this summary report.

Prepared by: iVAS Partners, represented by Mr. Manish Gupta

Official Signatory:

Manish

Name: Mr. Manish Gupta
Designation: Partner, iVAS Partners
Valuer Registration Number: IBBI/RV-E/02/2020/112

[3] *SEZ – Special Economic Zone*

[4] *UC -under construction*

[5] *Indicative of Embassy REIT's economic interest in the asset, viz. 50%*

5 Assets

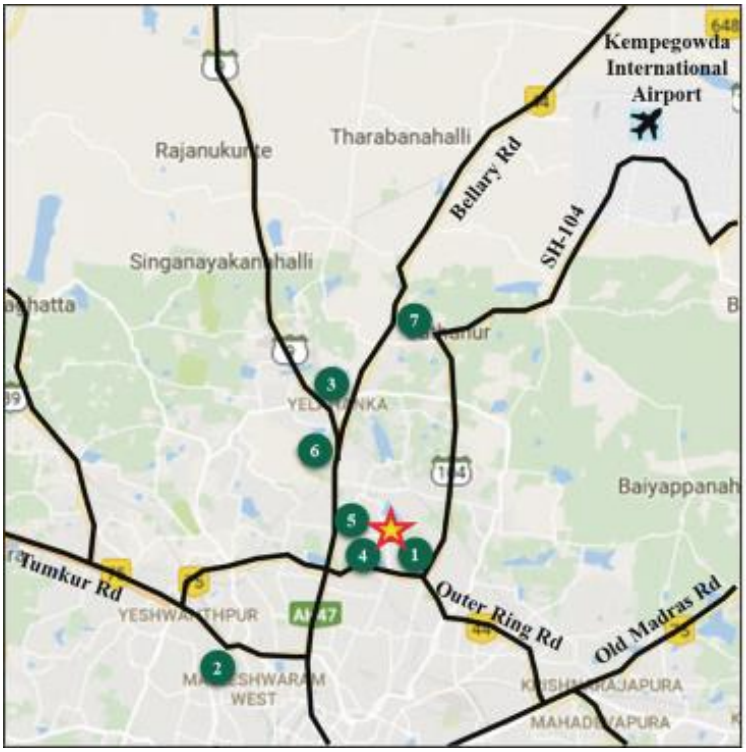
5.1 Embassy Manyata

Property Name:	Embassy Manyata is a commercial office development located along Outer Ring Road, Nagavara, Bengaluru, Karnataka
Property Address:	Nagavara Village, Kasaba Hobli, Bengaluru North Taluk, Bengaluru District and Rachenahalli and Thanisandra Villages, Krishnarajapuram Hobli, Bengaluru East Taluk, Bengaluru District, Karnataka
Land Area:	Based on review of the title report (for Manyata Promoters Pvt Ltd and M3 Block respectively), the Valuer understands that the total land area of the subject property under the ownership of the Client is approximately 121.76 acres
Brief Description:	The subject property is the second largest commercial office asset in India (in terms of scale), largest in Bengaluru and is a landmark in North Bengaluru. The property is accessible through the Nagavara Outer Ring Road emanating from Hebbal. Further, the subject development is strategically located in proximity to micro-markets of Thanisandra & Hennur Road which are amongst the fastest developing vectors in North Bengaluru. The subject property is located in close proximity to the Nagavara Outer Ring Road, which connects the subject location to prominent locations such as Yeshwanthpur, KR Puram, Whitefield, Sarjapur Outer Ring Road, Old Madras Road, etc. Further, it is located at a distance of 1-2 km from Nagavara Junction, 3-4 km from Hebbal Junction, 7-8 km from Yelahanka Junction, 11-14 km from MG Road (CBD) and 29-31 km from Kempegowda International Airport
Statement of Assets (sf):	Based on review of various documents (such as rent roll, lease deeds, Architect's Certificate, etc.), the subject property is an operational office asset with approximately 11.8 msf of completed leasable area out of which occupancy is approximately 91.8% as on the date of valuation. Table below highlights the leasable area for individual blocks that form part of the subject development:

Particular	Area (sf)	Occupancy (%)
Completed Blocks	11,751,174	91.8%
Under Construction Blocks	1,652,929	NA
Proposed Blocks	1,415,550	NA
Total – Office/Retail	**14,819,653**	
Hotel (including convention center) ~ Under Construction	619 keys (Hotel - 722,678 Convention – 58,000)	NA

Source: Architect certificates, rent roll, lease deeds; Note – office & retail refers to leasable area while hotel & convention refers to developable area

Location Map



#	Key Office Developments
★	Embassy Manyata
1	MFAR Manyata Tech Park
2	Brigade Gateway (WTC)
3	RMZ Galleria
4	Karle Town Centre
5	Kirloskar Business Park
6	NCC Urban Windsor
7	Hinduja Ecopolis

Key Assumptions

Particulars	Unit	Details
Construction assumptions		
Pending cost to complete	INR Mn	13,085[6]
Proposed project completion timelines (all blocks)	Quarter, Year	FY 2026
Revenue assumptions (as on September 30, 2021)		
Lease completion	Year	FY 2026
In-place rent	INR psf/mth	62
Marginal rent – IT office component	INR psf/mth	92
Marginal rent – Non IT office component	INR psf/mth	106
Marginal rent – Retail component	INR psf/mth	120
Parking rent (Effective)	INR / bay/mth	3,750
ARR – 5 star hotel	INR / room / day	8,000
Stabilized Occupancy – 5 star hotel	%	70%
ARR – 3 star hotel	INR / room / day	5,500
Stabilized Occupancy – 3 star hotel	%	70%
Other financial assumptions		
Cap rate – commercial components	%	8.00%
Cap rate – hotel components	%	7.14% (viz. an EV-EBITDA multiple of 14)
WACC rate (operational)	%	11.70%
WACC rate (under-construction/proposed)	%	13.00%
WACC rate (under-construction hotel)	%	13.60%

Market Value: **INR 183,146 Mn**

[6] *Indicative of pending cost towards base build works and does not include the cost for refurbishments/ infrastructure upgrade works*

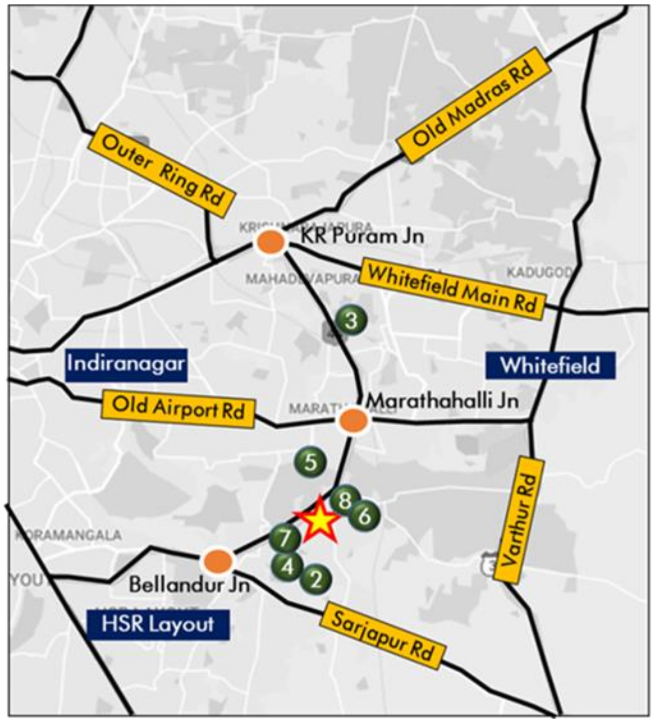
5.2 Embassy TechVillage

Property Name:	'Embassy TechVillage' is a commercial office development with ancillary retail and hospitality component located along Sarjapur Outer Ring Road, Devarabeesanahalli, Bengaluru, Karnataka
Property Address:	Devarabeesanahalli Village & Kariammana Agrahara Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru, Karnataka
Land Area:	Based on information provided by the Client (viz. title report), the Valuer understands that the total land area of the larger land parcel admeasures approx. 103.44 acres and the land area under the purview of this exercise admeasures approx. 84.05 acres. Total land area under the ownership of Vikas Telecom Private Limited ("VTPL") is 80.05 acres and under Sarla Infrastructure Private Limited ("SIPL"), is 4.00 acres. Further, it is understood that out of total land area of 80.05 acres under the ownership of VTPL, 4.00 acres is leased to SIPL and same is considered for the purpose of this valuation exercise.
Brief Description:	The subject property "Embassy TechVillage" is an office park located in Bengaluru comprising of commercial development, consisting of approximately 6.1 million square feet (msf) of completed office area, approximately 3.1 msf of under-construction area and 518 proposed hotel keys along with the associated business of common area maintenance services The subject property is located along the Sarjapur Outer Ring Road (ORR), which is a prominent arterial road in the city. It is the south-eastern portion of the concentric outer ring road. Sarjapur Outer Ring road has emerged as one of the most prominent commercial office hubs of Bengaluru, on account of the premium quality of commercial office spaces and connectivity to other established micro-markets across the city. Some of the prominent commercial developments along Sarjapur-ORR include Embassy TechVillage (subject property), RMZ Ecospace, RMZ Ecoworld, Prestige Tech Park, Cessna Business Park, etc. The subject property is located at a distance of 4-5 km from Marathahalli junction, 5-6 km from Sarjapur road-ORR interchange, 9-10 km from Koramangala & K R Puram Junction, 13-14 km from MG Road (CBD) and 43-44 km from Kempegowda International Airport
Statement of Assets (sf):	Based on review of various documents (such as architect certificate, rent roll, lease deeds, etc.), the subject property is an operational office asset with approximately 6.1 msf of completed leasable area with an occupancy of approximately 98.5% as on the date of valuation. Table below highlights the leasable area break-up for the subject development commensurate to the interest valued in Embassy TechVillage:

Particular	Area (sf)	Occupancy (%)
Completed Blocks	6,137,842	98.5%
Under Construction Blocks	3,034,590	NA
Total – Office/Retail	**9,172,432**	
Hotel (including convention centre) ~ Under Construction	518 keys (Hotel and Convention Centre: 782,669 sft)	NA

Source: Architect certificates, rent roll, lease deeds; Note – office & retail refers to leasable area while hotel & convention refers to developable area

Location Map



#	Building Name
★	Embassy Tech Village
2	RMZ Ecoworld
3	Bagmane Constellation & WTC
4	Pritech Tech Park
5	Prestige Technology Park
6	Cessna Business Park
7	RMZ Ecospace
8	Embassy Tech Square

Key Assumptions

Particulars	Unit	Details
Construction assumptions		
Pending cost to complete	INR mn	16,363[7]
Proposed project completion timelines (all blocks)	Quarter, Year	FY 2026
Revenue assumptions (as on September 30, 2021)		
Lease completion	Year	FY 2026
In-place rent	INR psf/mth	72
Marginal rent – IT office component	INR psf/mth	93
Marginal rent – Retail component	INR psf/mth	121
Parking rent (Effective)	INR / bay/mth	4,500
ARR – 5 star hotel	INR / room / day	8,000
Stabilized Occupancy – 5 star hotel	%	70%
ARR – 3 star hotel	INR / room / day	5,500
Stabilized Occupancy – 3 star hotel	%	70%
Other financial assumptions		
Cap rate – commercial components	%	8.00%
Cap rate – hotel components	%	7.14% (viz. an EV-EBITDA multiple of 14)
WACC rate (operational)	%	11.70%
WACC rate (under-construction/proposed)	%	13.00%
WACC rate (under-construction hotel)	%	13.60%

Market Value: **INR 113,220 Mn**

[7] *Indicative of pending cost towards base build works and does not includes the cost for refurbishments/ infrastructure upgrade works*

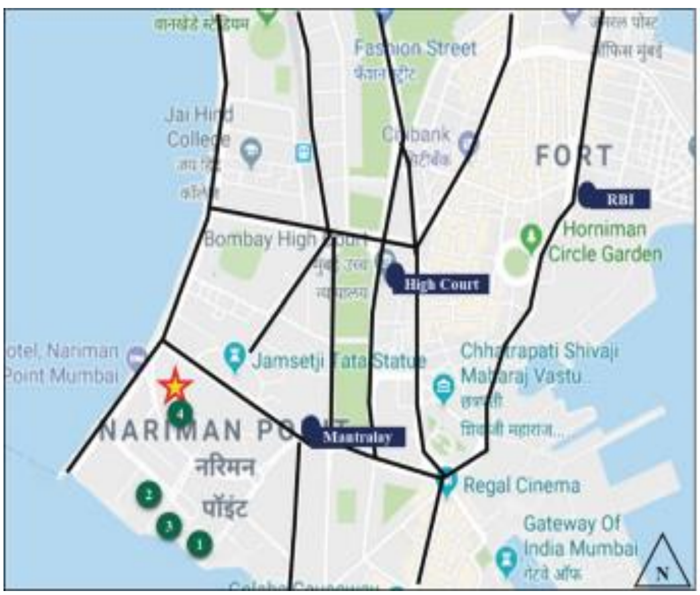
5.3 Express Towers

Property Name:	'Express Towers' is an operational office asset located along Barrister Rajni Patel Marg, Nariman Point, Mumbai
Property Address:	Barrister Rajni Patel Marg, Nariman Point, Mumbai
Land Area:	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Client is approximately 1.46 acres
Brief Description:	The subject property 'Express Towers' is an office asset situated in Nariman Point. The subject property is located opposite to the Oberoi Trident hotel. The G+25 floor storey structure was constructed in the late 1960s and has been refurbished in the past few years. Nariman Point is located at the southernmost tip of the Mumbai City, at a distance of approximately 1 - 2 km from the Churchgate Railway Station; approximately 25 - 28 km from the Domestic / International City Airport.
Statement of Assets (sf):	Based on review of various documents (such as rent roll, Architect's Certificate, etc.), the subject property is an operational office asset with approximately 472,377 sf of completed leasable area, which is approximately 88.3% occupied as on the date of valuation. Also, the top 2 floors viz the 24th and 25th floor are not owned by the Client. Table below highlights the leasable area details for the subject development under the ownership of the Client.

Particular	Leasable Area (sf)	Occupancy (%)
Completed Blocks	472,377	88.3%
Under Construction Blocks	-	NA
Proposed Blocks	-	NA
Total	**472,377**	

Source: Architect certificate, Rent roll, lease deeds;

Location Map



#	Key Office Developments
★	Express Towers
1	Free Press House
2	Hoechst House
3	Maker Chambers VI
4	Mafatlal Centre

Key Assumptions

Particulars	Unit	Details
Revenue assumptions (as on September 30, 2021)		
Lease completion	Year	FY 2023
In-place rent	INR psf/mth	265[8]
Marginal Rent – Commercial office component	INR psf/mth	270
Other financial assumptions		
Cap rate – commercial components	%	7.50%
WACC rate (operational)	%	11.70%

Market Value: **INR 18,110 Mn**

[8] denotes the weighted average rentals for leased office/restaurant spaces

5.4 Embassy 247

Property Name:	'Embassy 247' is an operational office asset located along LBS Road, Gandhinagar, Vikhroli West, Mumbai
Property Address:	LBS Marg, Vikhroli (W), Mumbai, Maharashtra.
Land Area:	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Client is approximately 7.27 acres

Brief Description:

The subject property, "Embassy 247", is an operational office asset located along LBS Road in Gandhinagar, Vikhroli West, Mumbai. The development is divided in three towers viz. A, B & C. The towers A & C are identical to each other and have an elevation of 2 Basement + Ground + 11 upper floors. Tower B situated in between Tower A & C has an elevation of 2 Basement + Ground + 14 upper floors. Based on the site visit, it is understood that all the three towers are internally connected from basement to the 3rd floor and floors 10 and 11. The entire development has a total completed leasable area of approximately 1,186,149 sf. The subject property is located in proximity to established residential and commercial locations within the city such as Bhandup, Kanjurmarg, Ghatkopar etc.

The subject property is located at a distance of approximately 28-30 km from the Central Business District of Mumbai (viz. Nariman Point), approximately 11-12 km from Domestic Airport, approximately 10-12 km from the Chhatrapati Shivaji International Airport Terminal, Mumbai etc.

Statement of Assets (sf):

Based on information provided by the Client, the total completed leasable area considered for the purpose of this valuation is 1,186,149 sf. Table below highlights the leasable area details for the subject development:

Particular	Leasable Area (sf)	Occupancy (%)
Completed Blocks	1,186,149	80.6%
Under Construction Blocks	-	NA
Proposed Blocks	-	NA
Total	**1,186,149**	

Source: Architect certificate, Rent roll, lease deeds;

Location Map:

CBRE IVAS

Key Assumptions

Particulars	Unit	Details
Revenue assumptions (as on September 30, 2021)		
Lease completion	Year	FY 2024
In-place rent	INR psf/mth	103[9]
Marginal rent – Commercial office component	INR psf/mth	110[10]
Marginal rent – Retail component	INR psf/mth	78
Parking rent (Effective)	INR /bay/mth	-
Other financial assumptions		
Cap rate – commercial components	%	8.00%
WACC rate (operational)	%	11.70%

Market Value: **INR 17,028 Mn**

[9] *denotes the weighted average rentals for leased office/retail and food-court spaces*

[10] *Inclusive of car park rent*

5.5 First International Finance Centre (FIFC)

Property Name: First International Finance Centre is a commercial office development located on Bandra Kurla Complex Road, Bandra Kurla Complex, Mumbai, Maharashtra

Property Address: G-Block, Bandra Kurla Complex road, Bandra Kurla Complex, Mumbai, Maharashtra

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Client is approximately 1.99 Acres

Brief Description: The subject property, “First International Finance Centre”, is an operational office asset located along BKC Road in G Block, Bandra Kurla Complex, Mumbai. This office asset has a total leasable area of approximately 658,390 sf. The development is operated as a condominium and is co-owned by two entities i.e., a leading bank and the Client. Based on review of the title report for the subject property, the Client has an ownership of approximately 360,947 sf of the total area and the same has been considered for the purpose for this valuation exercise (this area will be considered as the subject property hereinafter). The subject property is located in proximity to locations such as Kurla, Bandra, Santacruz etc., which are considered as established residential and commercial locations within the city.

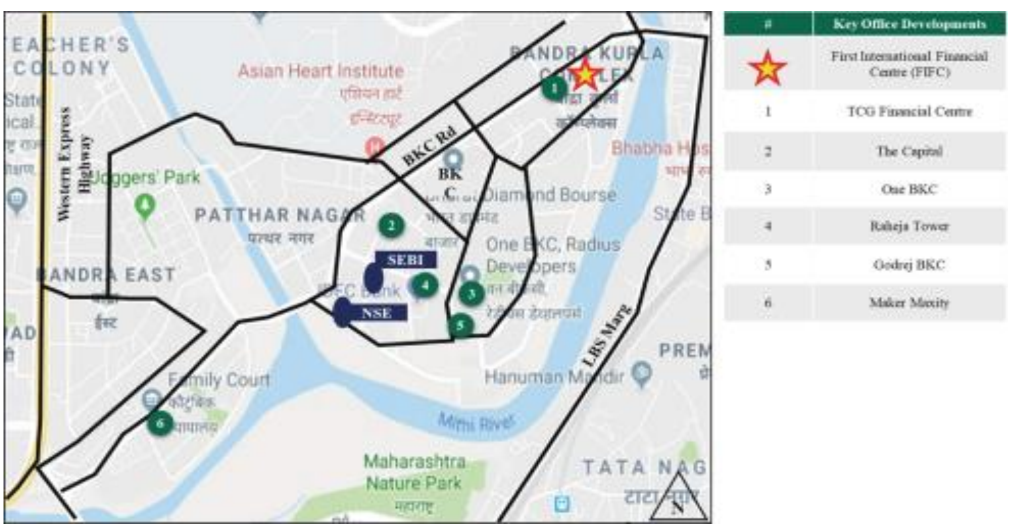
The subject property is located at a distance of approximately 20-22 km from the Central Business District of Mumbai (viz. Nariman Point), approximately 6-8 km from Domestic Airport, approximately 8-9 km from the Chhatrapati Shivaji International Airport Terminal, Mumbai etc.

Statement of Assets (sf): Based on review of various documents (such as rent roll, Architect’s Certificate, lease deeds, etc.), the subject property is an operational office asset with approximately 360,947 sf of completed leasable area out of which approximately 72.9% is leased as on the date of valuation. Table below highlights the leasable area details for the subject development:

Particular	Leasable Area (sf)	Occupancy (%)
Completed Blocks	360,947	72.9%
Under Construction Blocks	-	NA
Proposed Blocks	-	NA
Total	**360,947**	

Source: Architect certificate, rent roll, lease deeds.

Location Map



Key Assumptions

Particulars	Unit	Details
Revenue assumptions (as on September 30, 2021)		
Lease completion	Year	FY 2023
In-place rent	INR psf/mth	294[11]
Marginal rent – Office Component	INR psf/mth	270
Marginal rent – Retail	INR psf/mth	297
Parking rent (Effective)	INR / bay/mth	-
Other financial assumptions		
Cap rate – commercial components	%	7.75%
WACC rate (operational)	%	11.70%

Market Value: **INR 13,845 Mn**

[11] *denotes the weighted average rentals for leased office/retail spaces*

5.6 Embassy TechZone

Property Name:	‘Embassy TechZone’ is an operational office asset located in Phase 2, Rajiv Gandhi Infotech Park, Hinjewadi, Pune, Maharashtra
Property Address:	Plot No. 3/A and Plot No. 3/B, Rajiv Gandhi Infotech Park, Hinjewadi, Phase-II, Village Marunji, Taluka Mulshi, District Pune, Maharashtra
Land Area:	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Client is approximately 67.45 acres
Brief Description:	‘Embassy TechZone’, has been conceptualized as an office asset spread across a total land area of approximately 67.45 acres. The property is an office asset leased to various tenants and is also well equipped with number of facilities and amenities like food court, amphitheater, intra park shuttles, gymnasium, multilevel car parking, sports ground, etc. ‘Embassy TechZone’ is strategically located in Hinjewadi which is a prominent technology hub of Pune city. ‘Embassy TechZone’ is located at a distance of approximately 5 – 6 km from National Highway 48 (Connecting Mumbai – Pune – Bengaluru), 20 – 21 km from Pune CBD (Peth areas), 20 – 21 km from Pune Railway Station and approximately 26 – 27 km from Pune International Airport.
Statement of Assets (sf):	Based on review of various documents (such as rent roll, lease deeds, Architect’s Certificate, etc.), the Valuer understands that ‘Embassy TechZone’ is an operational office asset with approximately 2.2 msf of completed leasable area out of which occupancy is approximately 88.4% as on the date of valuation. Further, approximately 3.3 msf is currently under construction/ planning stage. Table below highlights the leasable area for individual blocks that form part of the subject development:

Particular	Leasable area (sf)	Occupancy (%)
Completed Blocks	2,160,055	88.4%
Under Construction/ Proposed Blocks	3,312,891	NA
Total	**5,472,946**	

Source: Rent roll, lease deeds, architect certificate provided by the Client;

Location Map

Key Assumptions

Particulars	Unit	Details
Construction assumptions		
Pending cost to complete (overall)	INR Mn	12,757[12]
Proposed project completion timelines	Year	FY 2028
Revenue assumptions (as on September 30, 2021)		
Lease completion	Year	FY 2029
In-place rent	INR psf/mth	49
Marginal rent – IT SEZ office component	INR psf/mth	48
Parking rent (Effective)	INR / bay/mth	1,500
Other financial assumptions		
Cap rate – commercial components	%	8.25%
WACC rate (operational)	%	11.70%
WACC rate (under-construction/proposed)	%	13.00%

Market Value: **INR 21,628 Mn**

[12] Indicative of pending cost towards base build works and does not include the cost for refurbishments/ infrastructure upgrade works

5.7 Embassy Quadron

Property Name: ‘Embassy Quadron’ is a Commercial Office Business Park located in Phase 2, Rajiv Gandhi Infotech Park, Hinjewadi, Pune, Maharashtra

Property Address: Plot No. 28, Hinjewadi Phase II, Rajiv Gandhi Infotech Park, Pune, Maharashtra, 411057

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Client is approximately 25.52 acres

Brief Description: ‘Embassy Quadron’, has been conceptualized as an IT SEZ office development leased to various domestic and multi-national IT/ ITeS tenants. The property is well equipped with number of facilities and amenities like enhanced landscapes, Q café food court, grocery stores, ATMs, indoor sports zone, gymnasium, crèche, two-wheeler and four-wheeler car parking spaces, etc. The property has been constructed in phased manner between 2008 to 2011.

The development currently includes four operational buildings (Q1 to Q4).

Further, ‘Embassy Quadron’ is strategically located in Hinjewadi which is a prominent technology hub of Pune city. ‘Embassy Quadron’ is located at a distance of approximately 7 – 8 km from National Highway 48 (connecting Mumbai – Pune – Bengaluru), 22 – 23 km from Pune CBD (Peth areas), 22 – 23 km from Pune Railway Station and approximately 26 - 27 km from Pune International Airport.

Statement of Assets (sf): Based on review of various documents (such as rent roll, Architect’s Certificate, etc.), the Valuer understands that ‘Embassy Quadron’ is an operational SEZ office asset with approximately 1.9 msf of completed leasable area out of which occupancy is approximately 49.7% as on the date of valuation. Table below highlights the leasable area for individual blocks that form part of the subject development:

Particular	Leasable area (sf)	Occupancy (%)
Completed Blocks	1,894,674	49.7%
Under Construction Blocks	-	NA
Proposed Blocks	-	NA
Total	**1,894,674**	

Source: Rent roll, lease deeds, architect certificate provided by the Client;

Location Map

Key Assumptions

Particulars	Unit	Details
Revenue assumptions (as on September 30, 2021)		
Lease completion	Year	FY 2025
In-place rent	INR psf/mth	49[13]
Marginal rent – IT SEZ office component	INR psf/mth	48
Parking rent (Effective)	INR / bay/mth	1,500
Other financial assumptions		
Cap rate – commercial components	%	8.25%
WACC rate (operational)	%	11.70%

Market Value: **INR 12,801 Mn**

[13] *denotes the weighted average rental for leased office/retail spaces*

5.8 Embassy Qubix

Property Name:	'Embassy Qubix' is a Commercial Office Business Park located in Phase 1, Rajiv Gandhi Infotech Park, Hinjewadi, Pune, Maharashtra
Property Address:	Plot No.2, Blue Ridge Township, Near Rajiv Gandhi Infotech Park – Phase I, Hinjewadi, Pune, Maharashtra 411057
Land Area:	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Client is approximately 25.16 acres

Brief Description:

"Embassy Qubix", has been conceptualized as an IT SEZ office development leased to various domestic and multi-national technology tenants. The property is well equipped with number of facilities and amenities like enhanced landscapes, Q Court Courtyard, grocery stores, ATMs, two-wheeler and four-wheeler car parking spaces, etc. The property has been constructed in phased manner between 2010 to 2012.

The development currently includes six operational buildings (IT 1 to IT 6).

Further, Embassy Qubix is strategically located in Hinjewadi which is a prominent technology hub of Pune city. Embassy Qubix is located at a distance of approximately 3 – 4 km from National Highway 48 (connecting Mumbai – Pune – Bengaluru), 18 – 19 km from Pune CBD (Peth areas), 19 – 20 km from Pune Railway Station and approximately 23 - 24 km from Pune International Airport.

Statement of Assets (sf):

Based on review of various documents (such as rent roll, Architect's Certificate, etc.), the Valuer understands that "Embassy Qubix" is an operational SEZ office asset with approximately 1.5 msf of completed leasable area, which is 89.7% occupied as on the date of valuation. Table below highlights the leasable area for individual blocks that form part of the subject development:

Particular	Leasable Area (sf)	Occupancy (%)
Completed Blocks	1,450,494	89.7%
Under Construction Blocks	-	NA
Proposed Development	-	NA
Total	**1,450,494**	

Source: Rent roll, lease deeds, architect certificate;

Location Map

Key Assumptions

Particulars	Unit	Details
Revenue assumptions (as on September 30, 2021)		
Lease completion	Year	FY 2023
In-place rent	INR psf/mth	41[14]
Marginal rent – IT SEZ office component	INR psf/mth	48
Parking rent (Effective)	INR / bay/mth	1,500
Other financial assumptions		
Cap rate – commercial components	%	8.25%
WACC rate (operational)	%	11.70%

Market Value: **INR 10,001 Mn**

[14] *denotes the weighted average rental for leased office/retail spaces*

CBRE IVAS

5.9 Embassy Oxygen

Property Name: 'Embassy Oxygen' is an operational IT/ ITeS SEZ office development located at Sector 144, Noida, Uttar Pradesh

Property Address: Plot No. – 07, Sector 144, Noida, Uttar Pradesh, India

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Client is approximately 24.83 Acres

Brief Description: The subject property "Embassy Oxygen" is a partly operational office asset, leased to technology occupiers. The subject property is located at Sector 144, Noida in proximity to Noida – Greater Noida Expressway, which is an emerging commercial / residential vector of Noida. The property is a two side open plot with accessibility via approximately 45 m and 24 m wide roads. The subject property lies in proximity to various office assets such as Candor TechSpace, Assotech Business Cresterra, Advant Navis Business Park, Stellar 135, Express Trade Towers 2, etc.

The subject property is located in close proximity to Noida – Greater Noida Expressway, which makes it easily accessible from other regions of NCR (National Capital Region) such as Delhi, Greater Noida, etc. Further, it is located at a distance of approximately 16 – 17 km from the established commercial hub of Noida viz. Sector-18, approximately 16 – 17 km from DND Flyway and approximately 38 – 39 km from Indira Gandhi International Airport, Delhi

Statement of Assets (sf): Based on review of various documents (such as architect certificate, rent roll, lease deeds, etc.), the subject property is an operational SEZ office asset with approximately 2.5 msf of completed leasable area, out of which occupancy is approximately 75.8% as on the date of valuation. Table below highlights the leasable area for operational and under construction/ proposed blocks that form part of the subject development:

Particular	Leasable Area (sf)	Occupancy (%)
Completed Blocks	2,517,307	75.8%
Under Construction Blocks	737,000	NA
Proposed Development	NA	NA
Total	**3,254,307**	

Source: Architect Certificate, Rent roll, lease deeds provided by the Client

Location Map:

Key Assumptions:

Particulars	Unit	Details
Construction assumptions		
Pending cost to complete (overall)	INR mn	2,569[15]
Proposed project completion timelines (overall)	Quarter, Year	FY 2024
Revenue assumptions (as on September 30, 2021)		
Lease completion	Year	FY 2024
In-place rent	INR psf/mth	48
Marginal rent – IT SEZ office component	INR psf/mth	54
Parking rent (Effective)	INR / bay/mth	-
Other financial assumptions		
Cap rate	%	8.25%
WACC rate (operational)	%	11.70%
WACC rate (under-construction/proposed)	%	13.00%

Market Value: **INR 23,336 Mn**

[15] *Indicative of pending cost towards base build works and does not include the cost for refurbishments/ infrastructure upgrade works*

5.10 Embassy Galaxy

Property Name: 'Embassy Galaxy' is an operational IT/ ITeS office development located at Sector 62, Noida, Uttar Pradesh

Property Address: A-44 & 45, Sector 62, Noida, Uttar Pradesh, India – 201309

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Client is approximately 9.88 Acres

Brief Description: The subject property "Embassy Galaxy" is an operational office asset, leased to technology occupiers. The subject property is located at Sector 62, Noida, which is an established commercial vector of Noida. The property is accessible by an internal road of Sector 62 (approximately 45 m wide). The subject property lies in proximity to various office assets such as 3C Green Boulevard, Stellar IT Park, Logix Cyber Park, Candor Techspace, etc.

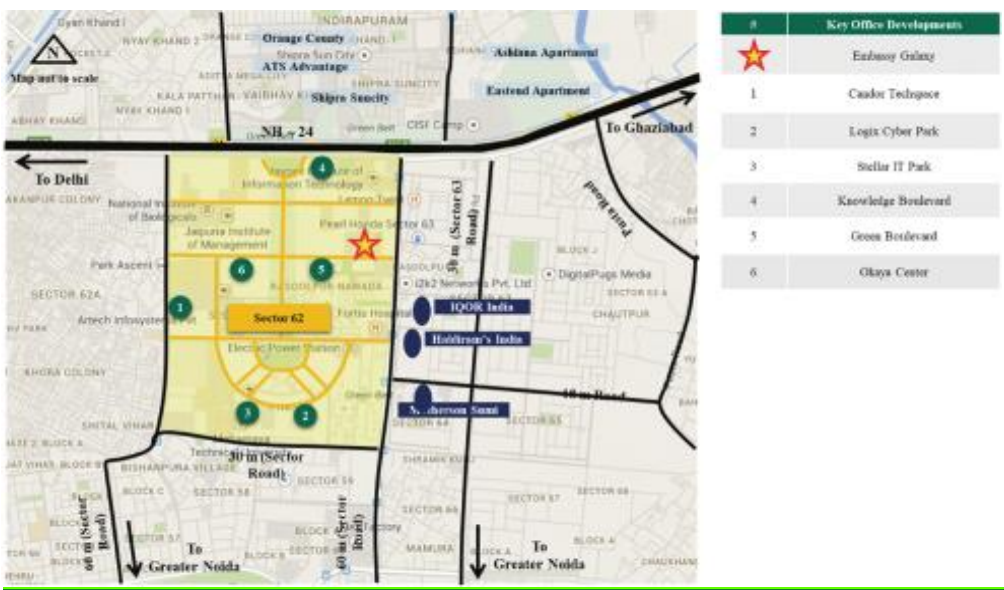
The subject property is located in close proximity to National Highway (NH) – 24, which makes it easily accessible from other regions of NCR (National Capital Region) such as Delhi, Ghaziabad, etc. Further, it is located at a distance of approximately 9 – 10 km from the established commercial hub of Noida viz. Sector-18, approximately 10 – 11 km from DND Flyway and approximately 31 – 32 km from Indira Gandhi International Airport, Delhi

Statement of Assets (sf): Based on review of various documents (such as architect certificate, rent roll, lease deeds, etc.), the subject property is an operational office asset with approximately 1.4 msf of completed leasable area, which is approximately 98.5% leased as on the date of valuation. Table below highlights the leasable area details for the subject development:

Particular	Leasable Area (sf)	Occupancy (%)
Completed Blocks	1,357,029	98.5%
Under Construction Blocks	-	NA
Proposed Development	-	NA
Total	**1,357,029**	

Source: Architect certificate, Rent roll, lease deeds provided by the Client;

Location Map:



Key Assumptions:

Particulars	Unit	Details
Revenue assumptions (as on September 30, 2021)		
Lease completion	Year	FY 2023
In-place rent	INR psf/mth	35
Marginal rent – IT office component	INR psf/mth	45
Other financial assumptions		
Cap rate	%	8.25%
WACC rate (operational)	%	11.70%

Market Value: **INR 9,111 Mn**

5.11 Embassy GolfLinks

Property Name: Embassy GolfLinks is an office asset located along Intermediate Ring Road, Bengaluru, Karnataka

Property Address: Challaghatta Village, Varthur Hobli, Mahadevapura, Bengaluru East Taluk, Bengaluru, Karnataka

Land Area: Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Client is approximately 37.11 acres.

Brief Description: The subject property, “Embassy GolfLinks”, is an operational office asset located along Intermediate Ring Road, Bengaluru. This office asset has a total leasable area of approximately 4.5 msf. The interest being valued corresponds to approximately 2.7 msf of office area which forms part of the economic interest of the Client. The larger development also includes an operational hotel (Hilton at Embassy GolfLinks). The immediate surroundings of the subject property comprises of large aggregates of land owned by the Defence Services of the Country Karnataka Golf Association’s operational golf course, Diamond District, DivyaSree Greens, Maruthi Infotech Park, etc. In addition, the subject property is located in proximity to locations such as Indiranagar, Koramangala etc., which are considered as established residential and commercial locations within the city.

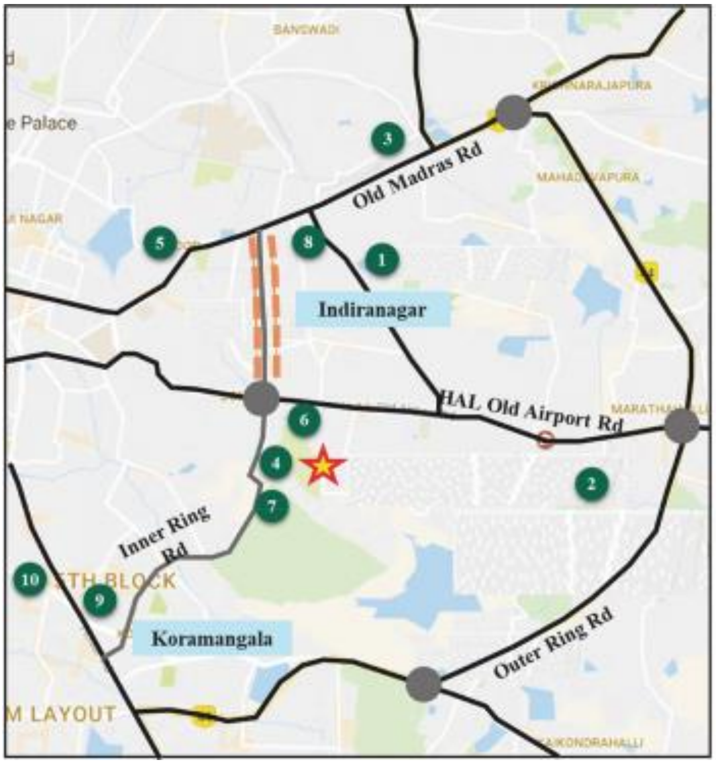
The subject property is located at a distance of approximately <1 km from the Domlur flyover, 1 – 2 km from Indiranagar, 2-3 km from Koramangala, 7-8 km from MG Road and approximately 43 - 45 km from Bengaluru International Airport.

Statement of Assets (sf): Based on review of various documents (such as rent roll, Architect’s Certificate, etc.), the subject property is an operational office asset with approximately 2.7 msf of completed leasable area and is 97.2% occupied as on the date of valuation. Table below highlights the leasable area for subject property that form part of the subject development:

Particular	Leasable Area (sf)	Occupancy (%)
Completed Blocks	2,737,442	97.2%
Under Construction Blocks	-	NA
Proposed Development	-	NA
Total	**2,737,442**	

Source: Source: Rent roll, lease deeds, architect certificate provided by the Client

Location Map



#	Key Office Developments
★	Embassy Golflinks
1	Bagmane Tech Park
2	Divyasree Technopolis
3	RMZ Infinity
4	Divyasree Greens
5	RMZ Millenia
6	Diamond District
7	Maruthi Infotech
8	Mantri Cornerstone
9	Mantri Jupiter
10	Bren Optimus

Key Assumptions

Particulars	Unit	Details
Revenue assumptions (as on September 30, 2021)		
Lease completion	Year	FY 2023
In-place rent	INR psf pm	122
Marginal rent – office component	INR psf pm	148
Parking rent (Effective)	INR / bay/mth	4,500
Other financial assumptions		
Cap rate – commercial components	%	8.00%
WACC rate	%	11.70%

Market Value: **INR 56,890 Mn**

Note:

1. The valuation presented is for 100% interest in the asset. However, based on inputs provided by the Client, the REIT hold 50% of the interests in the asset (viz. INR 28,445 Mn)

2. The above valuation excludes valuation of Hilton at Embassy GolfLinks. The valuation of Hilton at Embassy GolfLinks is presented in section 5.13

5.12 Embassy One

Property Name:	‘Embassy One’ is a premium mixed-used development (High-end office, retail and hospitality components) located along, Bellary Road, Ganga Nagar, Bengaluru, Karnataka
Property Address:	Bellary Road, Ganga Nagar, Bengaluru, Karnataka
Land Area:	Based on review of the title report, the Valuer understand that the total land area of the subject property under the ownership of the Client is approximately 5.62 acres (which includes residential component). The interest being valued as part of this assessment is an undivided share of 3.19 acres (for the office, retail and hospitality components).

Brief Description:

The subject property is a premium mixed-used development comprising of commercial, retail and hospitality components. Subject property is located in a premium location in close proximity to the CBD, approximately 6-7 km from MG Road. The stretch between the CBD and Mekhri Circle is recognized as a premium residential and hospitality hub of Bengaluru. Subject location lies in close proximity to premium residential colonies of Sheshadripuram, Sadashiva Nagar, Dollars colony, Fraser Town, Jayamahal, etc., which house affluent population of businessmen community, ministers, etc. Further, the location is considered an established hub for premium hotels, housing prominent 5 star hotels such as Windsor Manor, Lalit Ashok, & Taj Westend. As per information provided by the client, the Valuer understands that 5.5% of total area is leased as of date of valuation.

The subject property’s location along the initial stretch of Bellary Road further adds to the attractiveness of the development. Bellary Road connects the city center to the airport and also provides connectivity to all major hubs within Bengaluru City. Further, the subject property’s proximity to the Hebbal Outer Ring Road, connects the subject location to prominent locations such as Yeshwanthpur, KR Puram, Whitefield, Sarjapur Outer ring road, Old Madras road, etc. Further, it is located at a distance of 1-2 km from Mekhri Circle, 3-4 km from Hebbal ORR Junction, 6-7 km from MG Road, 27-28 K from Bengaluru International Airport.

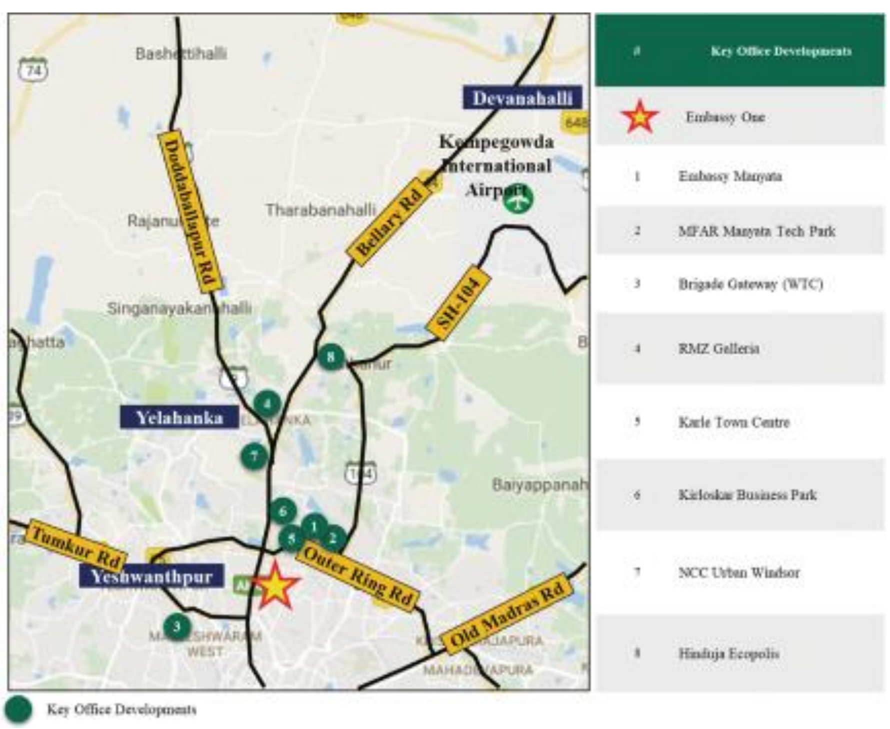
Statement of Assets (sf):

Table below highlights the leasable area for individual blocks that form part of the subject development:

Block	No of Keys/ Leasable Area (sf)
Office	194,948
Retail	55,148
Hotel (Four Seasons at Embassy One)	230 keys
Total	**230 keys / 250,096**

Source: Architect certificate provided by the Client

Location Map



Key Assumptions

Particulars	Unit	Details

Revenue assumptions (as on September 30, 2021)		
Lease completion	Year	FY 2025
In-place rent	INR psf/mth	162
Marginal rent – Non-IT office component	INR psf/mth	147[16]
Marginal rent – Retail component	INR psf/mth	150
Parking rent (Effective)	INR / bay/mth	-
ARR – Four Seasons at Embassy One	INR / room / day	Year 1: 7,500 Year 2: 9,000 On Stabilization: 11,500
Stabilized Occupancy – Four Seasons at Embassy One	%	70%
Other financial assumptions		
Cap rate – commercial components	%	7.50%
Cap rate – hotel components	%	7.14% (viz. an EV-EBITDA multiple of 14)
WACC rate (operational)	%	11.70%
WACC rate (hotel)	%	12.38%

Market Value: **INR 11,625 Mn**

[16] *Inclusive of car park rent*

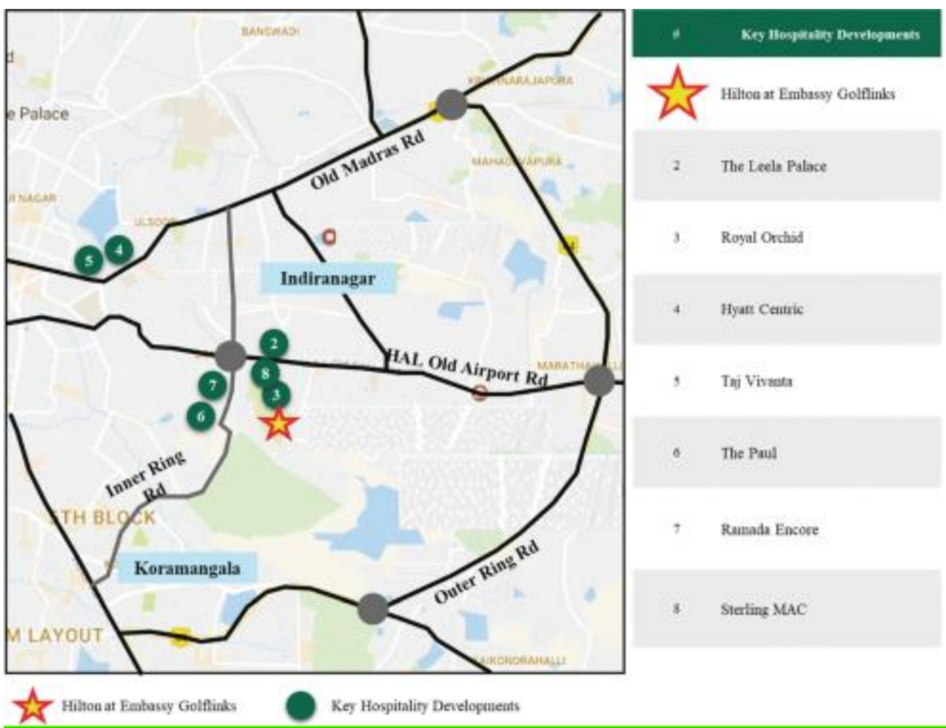
5.13 Hilton at Embassy GolfLinks

Property Name:	Hilton at Embassy GolfLinks is an operational hospitality development as part of a larger office asset 'Embassy GolfLinks' located along Intermediate Ring Road, Bengaluru, Karnataka
Property Address:	Challaghatta Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru, Karnataka
Land Area:	Based on review of the title report, the Valuer understands that the total land area of the subject property under the ownership of the Client is approximately 3.58 acres
Brief Description:	The subject property, Hilton at Embassy GolfLinks, is an operational hospitality development located along Intermediate Ring Road, Bengaluru. The interest being valued corresponds to a developed area of 448,156 sf of hotel with 247 keys (operational since March 2014 and operated by Hilton). The immediate surroundings of the subject property comprise of large aggregates of land owned by the Defence Services of the Country Karnataka Golf Association's operational golf course, Diamond District, DivyaSree Greens, Maruthi Infotech Park, etc. In addition, the subject property is located in proximity to locations such as Indiranagar, Koramangala etc., which are considered as established residential and commercial locations within the city. In addition to the subject property, the micro-market also comprises of other hotels such as The Leela, Taj Vivanta, Hyatt, The Paul, Ramada Encore, etc. The subject property is located at a distance of approximately <1 km from the Domlur flyover, 1 – 2 km from Indiranagar, 2-3 km from Koramangala, 7-8 km from MG Road and approximately 43 - 45 km from Bengaluru International Airport.
Statement of Assets (sf):	Based on the information provided by the client, the subject property is an operational hospitality development. Table below highlights the total operational area of the subject development:

Property	No of Keys
Hotel (Hilton at Embassy GolfLinks)	247 keys (developed area - 448,156 sf)

Source: Architect certificate provided by the Client

Location Map



Key Assumptions

Particulars	Unit	Details
Revenue assumptions (as on September 30, 2021)		
ARR – Hilton at Embassy GolfLinks	INR / room / day	Year 1: 5,000; Year 2: 6,500 On Stabilization: 9,200
Stabilized Occupancy – Hilton at Embassy GolfLinks	%	72
Other financial assumptions		
Cap rate – hotel components	%	7.14% (viz. an EV-EBITDA multiple of 14)
WACC rate	%	12.38%

Market Value: **INR 3,965 Mn**

5.14 Embassy Energy

Property Name: 'Embassy Energy' is a Solar PV electricity generation facility spread across Villages Ittigi, Mooregeri and Nellukudure, Bellary District, Karnataka

Property Address: Villages Ittigi and Mooregeri in Huvin Hadagali Taluka and Nellukudure in Hagri Bommanhalli Taluka, Bellary District, Karnataka

Land Area: The Valuer understands from the Client, title reports, site plans, letter highlighting Commercial Operations Date and site visit, that the park is spread over 465.77 Acres of which the land aggregation is in place by way of sale deed, Agreement to Sell (ATS) or General Power of Attorney (GPA), etc. The Valuer understands that currently only about 405.73 Acres is owned by the company by way of Sale Deed whereas the rest is under various stages of sale and conversion – below is a table which highlights the current status of the Land Aggregation. Further, the Valuer understands that physical possession of the land is with EEPL and/or its contractors and sub-contractors and that the solar park has been constructed on most of the land. It is assumed that the sale and conversion would be successful and any adverse impact has not been factored in the valuation.

Particular	Area (acres)
Total extent of identified Land	465.77
Registered ATS and POA completed	465.77
Applied for approval u/s 109	465.51
Extent of land approved/recommended by DC u/s 109	464.17
Final approval received u/s 109	464.17
Sale Deed executed favouring EEPL	405.73

Brief Description: The subject property is an operational solar park under the ownership of **'Embassy-Energy Private Limited (EEPL)'**. The subject site is spread across three villages namely Ittigi, Mooregeri and Nellukudure in Bellary District. The subject location is situated at a distance of more than 300 km from Bengaluru City and is currently a nascent vector in terms of real estate activity. Being a peripheral location, the region is predominantly characterized by the presence of agricultural land parcels (with black cotton soil). However, a few solar parks are currently operational/ proposed at the subject location by prominent players such as Adani, ReNew, etc. The accessibility of the subject region is via State Highway – 45 (SH – 45).

On account of being accessible through the State Highway – 45 (SH – 45), the subject property enjoys good connectivity to neighbouring towns and villages. Further, it is located at a distance of approximately 3 – 4 km from the 220 KV Sub-station (Ittigi), approximately 3 – 4 km from Ittigi Village Centre, approximately 65 – 70 km from Davangere and approximately 300 – 310 km from MG Road (Bengaluru).

Based on review of power purchase agreements between EEPL and the power purchasers, the Valuer understands that the solar plant supplies electricity to the existing office parks / hotels of Embassy in Bengaluru. In lieu of the same, EEPL has already signed power purchase agreements (PPAs) for 25 years with various entities for commercial and industrial category.

Statement of Assets: Based on review of various documents (such as project development agreement, commissioning certificates, Government Order, etc.), the solar park has an installed capacity of approximately 130 Mega Watts (MW) DC (output will be 100 MW AC), capable of generating at least 215 Million Units (MU) of electricity by the end of the first 12 months from the date on which it achieves COD and subject to plant stabilization. Table below highlights the details for the subject plant:

Particular	Detail
Capacity (MW) (A)	130 MW DC (100 MW AC)
Plant Load Factor (%) (B)	18.88%
Number of hours in a day (C)	24
Days in a year (D)	365
Total units generated (kWH) (A * B * C * D) * 1000	215 Million Units (MU)[17] in kWH in Year 1

Source: Various documents/ inputs provided by the Client

As per the PPAs executed with various entities, the purchasers have agreed to purchase at least 85% of the contracted quantity **('minimum guaranteed offtake')** each tariff year, commencing from the commercial operation date until the end of the term.

[17] *Subject to plant stabilization, however, considering the past performance of the subject plant, the maximum generation has been capped at approx. 200 Million Units (MU) for any given year*

Key Assumptions:

Particulars	Unit	Details
Development Timelines		
COD	Date	28th February 2018[18]
Revenue assumptions (as on September 30, 2021)		
BESCOM Tariff – Commercial	INR per kWH	9.25
BESCOM Tariff – Industrial	INR per kWH	7.65
Blended Tariff	**INR per kWH**	**9.01**[19]
Adopted Tariff	**INR per kWH**	**8.50**
Other financial assumptions		
Useful Life	Years	25 years
Cost of Equity	%	13.50%

INR 9,144 Mn

[18] *40% commenced operations on 23rd January 2018 and balance 60% on 28th February 2018*

[19] *In proportion of the distribution between commercial and industrial category consumers*