



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: Statement on Related Party Transactions for the quarter and half-year ended September 30, 2021.

Pursuant to Regulation 23(9) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we have enclosed the disclosure of Related Party Transactions, on a Standalone and Consolidated basis, for the quarter and half-year ended September 30, 2021.

The disclosure of Related Party Transactions referred to above has been uploaded on our website at www.embassyofficeparks.com.

Thanking you.

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

Deepika Srivastava
Company Secretary and Compliance Officer
A23654

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
Golfinks 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

Golfinks 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.*

Embassy Office Parks REIT
RN: IN/REIT/17-18/0001
Notes to the Condensed Standalone Financial Statements

(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

Embassy Office Parks REIT
RN: IN/REIT/17-18/0001
Notes to the Condensed Standalone Financial Statements

(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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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

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
 Golfinks 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
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BREP Asia SBS Oxygen Holding (NQ) Limited
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 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

Golfink 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
 Golfinks 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
 Golfinks Embassy Business Park Management Services LLP
 Babblar Marketing Private Limited
 Sarla Infrastructure Private Limited (upto 24 December 2020)
 Vikas Telecom Private Limited (upto 24 December 2020)

*together known as BREP entities.

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Notes to Accounts

(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

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Notes to Accounts
(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

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Notes to Accounts

(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
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	-	-	-

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.

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		
Golfinks 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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