February 12, 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 - 400 051

The Corporate Relations Department
Department of Corporate Services
BSE Limited
25th Floor, Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai - 400 001.

Re: Scrip Code 542602; Scrip Code 960421, 959990, 958770, 960165 and 959074 (NCD's) and Scrip Symbol "EMBASSY"

Dear Sir/ Madam,

Subject: Outcome of Board Meeting for the quarter ended December 31, 2020.

We wish to inform you that the Board of Directors of Embassy Office Parks Management Services Private Limited, Manager to Embassy Office Parks REIT ("**Embassy REIT**"), at its meeting held on Friday, February 12, 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 nine months ended December 31, 2020; and

2. Declared distribution of Rs. 4,312.92 million / Rs. 4.55 per Unit for the quarter ended December 31, 2020. The distribution comprises Rs. 1,924.22 million / Rs. 2.03 per Unit in the form of interest, less applicable taxes, if any, Rs. 18.96 million / Rs. 0.02 per Unit in the form of dividend and Rs. 2,369.73 million/Rs. 2.50 per Unit in the form of proceeds of amortization of SPV level debt.

With this letter, we have enclosed:

1. Unaudited Condensed Standalone Financial Results and the Unaudited Condensed Consolidated Financial Results of Embassy REIT for the quarter and nine months ended December 31, 2020 and the Limited Review Reports of the Statutory Auditors thereon;

2. 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 nine months ended December 31, 2020; and

3. Copy of the Earnings Presentation and Supplemental Operating and Financial Databook for quarter and nine months ended December 31, 2020 comprising of Business and Financial Results of Embassy REIT.

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 distribution to Unitholders for the quarter ended December 31, 2020 will be February 22, 2021 and the payment of distribution will be made on or before February 27, 2021.

We also wish to bring into your kind attention that the related party transactions during the quarter and nine months ended December 31, 2020 are set out at page no. 24 to page no. 27 of the Unaudited Condensed Standalone Financial Results and page no. 50 to page no. 56 of the Unaudited Condensed Consolidated Financial Results of Embassy REIT.

The meeting commenced at 10.30 a.m. and concluded at 01.00 p.m.

Thank you.

Yours sincerely,

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: 2021.02.12 13:14:39 +05'30'

Deepika Srivastava
Company Secretary and Compliance Officer
A23654

Encl: As above

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 December 31, 2020, the unaudited condensed statement of profit and loss, including other comprehensive income and unaudited condensed statement of cash flows for the quarter and nine months ended December 31, 2020, and the unaudited condensed statement of changes in Unitholders equity for the nine months ended December 31, 2020 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").

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: 21209567AAAABK4365

Place: Bengaluru, India
Date: February 12, 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 31 December 2020 (Unaudited)	As at 31 March 2020 (Audited)
ASSETS			
Non-current assets			
Financial assets			
- Investments	3	243,942.55	186,862.18
- Loans	4	73,479.78	65,143.57
Non-current tax assets (net)	5	2.35	-
Total non-current assets		**317,424.68**	**252,005.75**
Current assets			
Financial assets			
- Investments	6	-	3,933.45
- Cash and cash equivalents	7	6,224.50	2,845.45
- Loans	8	3,035.00	620.00
- Other financial assets	9	0.73	3.15
Other current assets	10	83.27	47.42
Total current assets		**9,343.50**	**7,449.47**
Total assets		**326,768.18**	**259,455.22**
EQUITY AND LIABILITIES			
EQUITY			
Unit capital	11	288,262.11	229,120.96
Other equity	12	(19,544.45)	(8,784.65)
Total equity		**268,717.66**	**220,336.31**
LIABILITIES			
Non-current liabilities			
Financial liabilities			
- Borrowings	13	56,614.34	39,018.84
Total non-current liabilities		**56,614.34**	**39,018.84**
Current liabilities			
Financial liabilities			
- Trade payables	14		
- total outstanding dues of micro and small enterprises		-	-
- total outstanding dues of creditors other than micro and small enterprises		0.03	6.68
- Other financial liabilities	15	1,434.06	88.48
Other current liabilities	16	2.09	4.37
Current tax liabilities (net)	17	-	0.54
Total current liabilities		**1,436.18**	**100.07**
Total equity and liabilities		**326,768.18**	**259,455.22**
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: 12 February 2021

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 12 February 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 12 February 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 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Income and gains							
Dividend		20.86	335.00	-	643.86	112.12	289.97
Interest	18	2,323.14	2,078.55	2,138.28	6,484.32	6,092.39	8,229.01
Other income	19	16.73	1.34	45.59	22.96	107.65	155.34
Total Income		**2,360.73**	**2,414.89**	**2,183.87**	**7,151.14**	**6,312.16**	**8,674.32**
Expenses							
Valuation expenses		1.37	2.22	4.10	5.80	8.82	9.74
Audit fees		2.54	2.48	3.68	7.50	7.28	7.64
Investment management fees	31	44.52	54.85	55.34	157.98	158.79	214.81
Trustee fees		0.58	0.83	0.72	2.21	2.19	2.96
Legal and professional fees (refer note 27)		(87.80)	14.10	59.16	30.59	73.89	98.09
Other expenses	20	12.82	11.18	2.97	40.95	6.14	18.15
Total Expenses		**(25.97)**	**85.66**	**125.97**	**245.03**	**257.11**	**351.39**
Earnings before finance costs, depreciation, amortisation, impairment loss and tax		**2,386.70**	**2,329.23**	**2,057.90**	**6,906.11**	**6,055.05**	**8,322.93**
Finance costs	21	1,208.20	975.22	794.43	3,093.12	1,959.44	2,850.33
Impairment loss	3	-	485.10	-	485.10	-	587.46
Profit before tax		**1,178.50**	**868.91**	**1,263.47**	**3,327.89**	**4,095.61**	**4,885.14**
Tax expense:	22						
Current tax		1.73	12.39	19.01	27.95	62.88	71.17
		1.73	**12.39**	**19.01**	**27.95**	**62.88**	**71.17**
Profit for the period/ year		**1,176.77**	**856.52**	**1,244.46**	**3,299.94**	**4,032.73**	**4,813.97**
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		**1,176.77**	**856.52**	**1,244.46**	**3,299.94**	**4,032.73**	**4,813.97**
Earning per unit - refer note 23							
Basic		1.49	1.11	1.61	4.24	5.23	6.24
Diluted		1.49	1.11	1.61	4.24	5.23	6.24
Significant accounting policies	2						

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: 12 February 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: Dubai
Date: 12 February 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 12 February 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 31 December 2020 (Unaudited)	For the quarter ended 30 September 2020 (Unaudited)	For the quarter ended 31 December 2019 (Unaudited)	For the nine months ended 31 December 2020 (Unaudited)	For the nine months ended 31 December 2019 (Unaudited)	For the year ended 31 March 2020 (Audited)
Cash flow from operating activities						
Profit before tax	1,178.50	868.91	1,263.47	3,327.89	4,095.61	4,885.14
Adjustments:						
Interest income	(2,323.14)	(2,078.55)	(2,138.28)	(6,484.32)	(6,092.39)	(8,229.01)
Net changes in fair value of financial assets	-	-	(1.49)	-	(7.27)	(1.72)
Dividend	(20.86)	(335.00)	-	(643.86)	(112.12)	(289.97)
Gain / (loss) on mutual funds	(16.73)	(1.34)	(44.09)	(22.96)	(99.12)	(152.36)
Impairment loss	-	485.10	-	485.10	-	587.46
Finance costs	1,208.20	975.22	794.43	3,093.12	1,959.44	2,850.33
Operating cash flow before working capital changes	**25.97**	**(85.66)**	**(125.96)**	**(245.03)**	**(255.85)**	**(350.13)**
Changes in:						
Other current assets	(50.04)	(7.97)	49.38	(35.85)	(0.74)	(47.42)
Other current and non-current liabilities and provisions	(1.79)	1.54	22.23	(2.28)	22.23	4.37
Other current financial liabilities	(9.16)	(2.55)	8.00	(18.92)	(53.31)	(37.75)
Other financial assets	400.04	3.35	3.15	402.62	(3.15)	(3.15)
Trade payables	(4.64)	3.06	(46.23)	(6.65)	3.25	6.68
Cash used in operations	**360.38**	**(88.23)**	**(89.43)**	**93.89**	**(287.57)**	**(427.40)**
Income taxes paid, net	(11.57)	(8.95)	(10.98)	(30.83)	(64.49)	(70.63)
Net cash generated from/(used in) operating activities	**348.81**	**(97.18)**	**(100.41)**	**63.06**	**(352.06)**	**(498.03)**
Cash flow from investing activities						
Loans given to subsidiaries	(8,312.50)	(7,456.81)	(6,670.00)	(16,480.31)	(73,235.60)	(76,285.60)
Loans repaid by subsidiaries	2,495.04	2,255.64	3,223.50	6,944.90	10,109.80	15,596.61
Investment in subsidiary	(34,068.14)	-	-	(34,068.14)	(3,450.00)	(3,450.00)
Investment in debentures issued by joint venture	-	-	-	-	(2,500.00)	(2,500.00)
Redemption of debentures issued by joint venture	-	256.48	448.51	724.38	1,317.52	1,775.62
Interest received	2,016.48	1,513.27	1,941.14	5,267.53	5,894.57	7,837.35
Dividend received	20.86	335.00	-	643.86	112.12	289.97
Redemption/ (Investments) in mutual funds (net)	16.73	1.34	391.36	3,232.03	(4,654.26)	(3,054.99)
Net cash used in investing activities	**(37,831.53)**	**(3,095.08)**	**(665.49)**	**(33,735.75)**	**(66,405.85)**	**(59,791.04)**
Cash flow from financing activities						
Proceeds from issue of units	36,852.02	-	-	36,852.02	-	-
Expenses incurred towards issue of units	(245.25)	-	(51.55)	(245.25)	(2,378.64)	(2,378.64)
Proceeds from Issue of Non-convertible debentures (net of issue expenses)	7,345.41	7,414.79	6,497.44	14,760.20	36,212.33	36,168.51
Distribution to unitholders	(4,243.36)	(4,498.44)	(4,629.70)	(14,058.39)	(8,796.69)	(13,503.88)
Security deposits repaid	-	-	30.00	1.00	30.00	30.00
Interest paid	(226.54)	(31.30)	-	(257.84)	-	-
Net cash generated from financing activities	**39,482.28**	**2,885.05**	**1,846.19**	**37,051.74**	**25,067.00**	**20,315.99**

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 31 December 2020 (Unaudited)	For the quarter ended 30 September 2020 (Unaudited)	For the quarter ended 31 December 2019 (Unaudited)	For the nine months ended 31 December 2020 (Unaudited)	For the nine months ended 31 December 2019 (Unaudited)	For the year ended 31 March 2020 (Audited)
Net increase/ (decrease) in cash and cash equivalents	**1,999.56**	**(307.21)**	**1,080.29**	**3,379.05**	**(41,690.91)**	**(39,973.08)**
Cash and cash equivalents at the beginning of the period/ year	4,224.94	4,532.15	47.33	2,845.45	42,818.53	42,818.53
Cash and cash equivalents at the end of the period/ year	**6,224.50**	**4,224.94**	**1,127.62**	**6,224.50**	**1,127.62**	**2,845.45**
Cash and cash equivalents comprise:						
Balances with banks						
- in current accounts	6,222.89	4,224.13	1,127.32	6,222.89	1,127.32	2,845.19
- in escrow accounts	1.61	0.81	0.30	1.61	0.30	0.26
Cash and cash equivalents at the end of the period/ year (refer note 7)	**6,224.50**	**4,224.94**	**1,127.62**	**6,224.50**	**1,127.62**	**2,845.45**

Note: The Trust has issued 64,893,000 units through preferential allotment in exchange for acquisition of 40% stake in VTPL during the quarter ended 31 December 2020. 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)

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: 12 February 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: Dubai
Date: 12 February 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 12 February 2021

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

A. Unit Capital

Particulars	Amount
Balance as at 1 April 2019	229,039.26
Add: Reversal of issue expenses no longer payable	81.70
Balance as at 31 March 2020	**229,120.96**
Balance as at 1 April 2020	229,120.96
Units issued during the period (refer note 11)	59,999.35
Less: Issue expenses (refer note 11)	(858.20)
Balance as at 31 December 2020	**288,262.11**

B. Other equity

Particulars	Retained Earnings
Balance as at 1 April 2019	**(94.47)**
Add: Other Comprehensive Income for the year ended 31 March 2020	4,813.97
Less: Distribution to Unitholders for the year ended 31 March 2020*	(13,504.15)
Balance as at 31 March 2020	**(8,784.65)**
Balance as at 1 April 2020	**(8,784.65)**
Add : Other Comprehensive Income for the the nine months ended 31 December 2020	3,299.94
Less: Distribution to Unitholders for the nine months ended 31 December 2020*	(14,059.74)
Balance as at 31 December 2020	**(19,544.45)**

* 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.

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: 12 February 2021

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 12 February 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 12 February 2021

Embassy Office Parks REIT
RN: IN/REIT/17-18/0001
Condensed Standalone Financial Statements
Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016
(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 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Cash flows received from SPVs and investment entity in the form of :						
	• Interest	2,016.48	1,499.05	1,941.15	5,225.34	5,881.74	7,823.93
	• Dividends (net of applicable taxes)	20.86	335.00	-	643.86	112.12	289.97
	• Repayment of Shareholder Debt	2,495.04	2,512.12	2,862.01	7,669.28	7,767.32	11,012.23
	• 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	16.73	15.56	44.10	66.87	111.96	167.05
5	Less: Any other expense accruing at the Trust level, and not captured herein	(25.86)	(15.22)	(2.97)	(61.92)	(6.14)	(23.40)
6	Less: Any fees, including but not limited to:						
	• Trustee fees	(0.58)	(0.83)	(0.72)	(2.21)	(2.19)	(2.96)
	• REIT Management Fees	(44.52)	(54.85)	(55.34)	(157.98)	(158.79)	(214.81)
	• Valuer fees	(1.37)	(2.22)	(4.10)	(5.80)	(8.82)	(9.74)
	• Legal and professional fees	85.96	(15.86)	(62.13)	(35.97)	(79.05)	(102.89)
	• Trademark license fees	(0.35)	(0.36)	(0.35)	(1.06)	(1.06)	(1.42)
	• Secondment fees	(0.35)	(0.36)	(0.35)	(1.06)	(1.06)	(1.42)
7	Less: Debt servicing						
	• Interest on external debt	(242.68)	(33.99)	-	(276.67)	-	-
	• Repayment of external debt	-	-	-	-	-	-
8	Less: Income tax (net of refund) and other taxes paid (as applicable)	(11.57)	(8.95)	(10.98)	(30.83)	(64.49)	(70.62)
	Net Distributable Cash Flows	**4,307.79**	**4,229.09**	**4,710.32**	**13,031.85**	**13,551.54**	**18,865.92**

Notes:

1 The Board of Directors of the Manager to the Trust, in their meeting held on 12 February 2021, have declared distribution to Unitholders of Rs.4.55 per unit which aggregates to Rs.4,312.92 million for the quarter ended 31 December 2020. The distributions of Rs.4.55 per unit comprises Rs.2.03 per unit in the form of interest payment, Rs.0.02 per unit in the form of dividend and the balance Rs.2.50 per unit in the form of amortization of SPV debt.
Along with distribution of Rs. 8,742.97 million/ Rs. 11.33 per unit for the half year ended 30 September 2020, the cumulative distribution for the nine months ended 31 December 2020 aggregates to Rs.13,055.89 million/ Rs. 15.88 per unit.

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

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

(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.

Embassy Office Parks REIT acquired the SPVs by acquiring all the equity interest held by the Embassy Sponsor, Blackstone Sponsor and Blackstone Sponsor Group and certain other shareholders on 22 March 2019. In exchange for these equity interests, the above shareholders have been allotted 613,332,143 Units of Embassy Office Parks REIT valued at Rs. 300 each. These Units were subsequently listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on 1 April 2019.

The Trust went public as per its plan for Initial Public Offer of Units after obtaining the required approvals from the relevant authorities. The Units were allotted to the applicants on 27 March 2019 and were subsequently listed on the BSE and NSE on 1 April 2019.

Accordingly, the equity interest in each of the below Vehicles (SPVs incorporated in India) (directly or indirectly, through their holding companies) have been transferred from the respective shareholders to the Trust.

1. Embassy Office Parks Private Limited ('EOPPL')
2. Manyata Promoters Private Limited ('MPPL')
3. Umbel Properties Private Limited ('UPPL')
4. Embassy Energy Private Limited ('EEPL')
5. Earnest Towers Private Limited ('ETPL')
6. Indian Express Newspapers (Mumbai) Private Limited ('IENMPL')
7. Vikhroli Corporate Park Private Limited ('VCPPL')
8. Qubix Business Park Private Limited ('QBPPL')
9. Quadron Business Park Private Limited ('QBPL')
10. Oxygen Business Park Private Limited ('OBPPL')
11. Galaxy Square Private Limited ('GSPL')

Details of SPV's are provided below.

Name of the SPV	Activities	Shareholding (in percentage)
EOPPL	Development and leasing of office space and related interiors (Embassy Tech Zone), located at Pune along with being an intermediate Embassy Office Parks investment company for the Embassy Office Parks REIT.	Embassy Office Parks REIT: 100%
MPPL	Development and leasing of office space and related interiors (Manyata Embassy Business Park), located at Bangalore.	EOPPL : 35.77% Embassy Office Parks REIT : 64.23%
UPPL	Development, rental and maintenance of serviced residences (Hilton residences) located at Bangalore.	Embassy Office Parks REIT : 100%
EEPL	Generation and supply of solar power to the office spaces of SPVs of the Embassy Office Parks REIT located in Bangalore.	Embassy Office Parks REIT : 20% EOPPL: 80%
GSPL	Development and leasing of office space and related interiors and maintenance of such assets (Galaxy Business Park), 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%
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%
QBPPL	Development and leasing of office space and related interiors and maintenance of such assets (Qubix Business Park), located in Pune.	Embassy Office Parks REIT : 100%
OBPPL	Development and leasing of office space and related interiors and maintenance of such assets (The Oxygen Park), located in Noida.	Embassy Office Parks REIT : 100%
VCPPL	Development and leasing of office space and related interiors and maintenance of such assets (247 Park), 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 Building), located in Mumbai.	Embassy Office Parks REIT : 100%

1 Trust Information (continued)

The Trust, further has incorporated/ acquired subsidiaries post IPO. Accordingly Embassy Pune Techzone Private Limited (EPTPL) has been incorporated on 6 December 2019 by the Trust and equity interest in each of the below entities (SPVs incorporated in India) (directly or indirectly, acquired post IPO through their holding companies) have been transferred from the respective shareholders to the Trust.

1. Vikas Telecom Private Limited (VTPL)
2. Sarla Infrastructure Private Limited (SIPL)
3. Embassy Office Ventures Private Limited (EOVPL)

Details of SPV's are provided below.

Name of the SPV	Activities	Shareholding (in percentage)
EPTPL	Development and leasing of office space and related interiors, located in Pune.	EOPPL : 100%
VTPL *	Development and leasing of office space and related interiors and maintenance of such assets "Embassy TechVillage" (ETV), located in Bangalore.	EOVPL : 60% Embassy Office Parks REIT : 40%
SIPL *	Development and leasing of office space and related interiors and maintenance of such assets (ETV), located in Bangalore.	Embassy Office Parks REIT : 100%
EOVPL *	Holding Company of VTPL and Common area maintenance services of ETV, located in Bangalore.	Embassy Office Parks REIT : 100%

* Together referred to as ETV SPV's.

The Trust 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)
GLSP	Development and leasing of office space and related interiors (Embassy Golflinks Business Park), located at Bangalore	Embassy Office Parks Private Limited (50%) Kelachandra Holdings LLP (50%)

2 Significant accounting policies

2.1 Basis of preparation of Condensed Standalone Financial statements

The Interim Condensed Standalone Financial Statements ('Condensed Standalone Financial statements') of the Trust comprises the Standalone Balance Sheet as at 31 December 2020, the Standalone Statement of Profit and Loss, including other comprehensive income and the Standalone Statement of Cash Flows for the quarter and nine months ended 31 December 2020 and the Standalone Statement of Changes in Unitholder's Equity and the summary of significant accounting policies and select explanatory information for the nine months ended 31 December 2020. 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 12 February 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 December 29, 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 nine months ending on 31 December 2020, together with the comparative period data as at and for the year ended 31 March 2020, 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 31 December 2020 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.

The Trust has followed the same accounting policies in preparation of the Condensed Standalone Financial Statements as those followed in preparation of the Annual Standalone Financial Statements as at and for the year ended 31 March 2020. These Condensed Standalone Financial Statements should be read in conjunction with the Audited Standalone Financial Statements and the related notes for the year ended 31 March 2020.

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.

2 Significant accounting policies (continued)

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 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 31 December 2020 will be recovered. The impact of COVID-19 on the Trust's 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.

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).

2 Significant accounting policies (continued)

e) Measurement of fair values

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 year are recognised in the Standalone Statement of Profit and Loss of the 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.

2 Significant accounting policies (continued)

h) Financial instruments (continued)

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.

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.

2 Significant accounting policies (continued)

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.

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.

2 Significant accounting policies (continued)

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 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;
- 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) Standalone Statement of Cash flows

Standalone 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 Standalone 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.

2 Significant accounting policies (continued)

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, depreciation, amortization, impairment loss and income tax

The Embassy Office Parks REIT has elected to present earnings before finance cost, depreciation, amortisation 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, depreciation, amortization, 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, depreciation and amortisation expense, impairment loss and tax expense.

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.

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 endeavors to pay 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. Repayment of short-term construction debt given to SPV's are not considered for the purpose of distributions.

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(all amounts in Rs. million unless otherwise stated)

3 Non-current investments

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Trade, unquoted investments in subsidiaries (at cost)		
(refer note below and note 25)		
- 405,940,204 (31 March 2020: 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 *	(764.91)	(587.46)
- 2,129,635 (31 March 2020: 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 *	(307.65)	-
	15,458.37	**15,943.47**
- 8,703,248 (31 March 2020: 8,703,248) equity shares of Embassy Office Parks Private Limited of Rs.10 each, fully paid up	62,768.25	62,768.25
- 727,538 (31 March 2020: 727,538) equity shares of Manyata Promoters Private Limited of Rs.10 each, fully paid up	48,790.52	48,790.52
- 271,611 (31 March 2020: 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 2020: 1,884,747) equity shares of Oxygen Business Park Private Limited of Rs.10 each, fully paid up	12,308.89	12,308.89
- 185,604,589 (31 March 2020: 185,604,589) equity shares of Earnest Towers Private Limited of Rs.10 each, fully paid up	12,138.78	12,138.78
- 6,134,015 (31 March 2020: 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 2020: 124,561) equity shares of Indian Express Newspapers (Mumbai) Private Limited of Rs.10 each, fully paid up **	13,210.96	6,463.79
- Nil (31 March 2020: 130,022) Class A equity shares of Indian Express Newspapers (Mumbai) Private Limited of Rs.10 each, fully paid up **	-	6,747.17
- 107,958 (31 March 2020: 107,958) equity shares of Galaxy Square Private Limited of Rs.100 each, fully paid up	4,662.50	4,662.50
- 1,999 (31 March 2020: 1,999) equity shares of Embassy Energy Private Limited of Rs.10 each, fully paid up	732.79	732.79
- 2,637,348 (31 March 2020: Nil) Class A equity shares of Vikas Telecom Private Limited of Rs.10 each, fully paid up	23,147.33	-
- 4,847,584 (31 March 2020: Nil) ordinary equity shares of Embassy Office Ventures Private Limited of Rs.10 each, fully paid up	10,972.41	-
- 8,682,000 (31 March 2020: Nil) Class A equity shares of Embassy Office Ventures Private Limited of Rs.10 each, fully paid up	16,575.71	-
- 3,300 (31 March 2020: Nil) equity shares of Sarla Infrastructure Private Limited of Rs.1,000 each, fully paid up	6,870.02	-
	228,484.18	**170,918.71**
	243,942.55	**186,862.18**
Aggregate amount of impairment recognised	**1,072.56**	**587.46**

* 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 undertaken by iVAS Partners and CBRE South Asia Private Limited based on discounted cash flow method. As at 31 December 2020, an amount of Rs.1,072.56 million (31 March 2020: Rs. 587.46 million) has been provided as impairment on investment in subsidiaries namely Umbel Properties Private Limited and Quadron Business Park Private Limited based on independent valuation report as on 30 September 2020. The impairment charge arose mainly in the hospitality operations due to slower ramp up of occupancy coupled with the current economic conditions due to COVID-19 pandemic. In determining the value in use for investment in Hospitality operations, the cash flows were discounted at the rate of 13.60%.
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.

** During the nine months ended 31 December 2020, the rights of 130,022 Class A equity shares of Rs.10 each, of Indian Express Newspapers (Mumbai) Private Limited have been varied and the said shares are converted to Equity shares. Accordingly the carrying amount of investment in Class A equity shares have been reclassified under Equity shares.

(all amounts in Rs. million unless otherwise stated)

3 Non-current investments (continued)

Details of % shareholding in the subsidiaries, held by Trust is as under:

Name of Subsidiary	**As at 31 December 2020**	**As at 31 March 2020**
Embassy Office Parks Private Limited (refer note i below)	100.00%	100.00%
Manyata Promoters Private Limited (refer note ii below)	64.23%	64.23%
Umbel Properties Private Limited	100.00%	100.00%
Embassy Energy Private Limited (refer note iii 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 iv below)	40.00%	-
Embassy Office Ventures Private Limited	100.00%	-
Sarla Infrastructure Private Limited	100.00%	-

(i) Embassy Pune Techzone Private Limited is the wholly owned subsidiary of Embassy Office Parks Private Limited.

(ii) Remaining 35.77% of ownership interest in Manyata Promoters Private Limited is owned by Embassy Office Parks Private Limited. Therefore, the Trust directly or indirectly owns 100% interest in Manyata Promoters Private Limited.

(iii) Remaining 80.01% of ownership interest in Embassy Energy Private Limited is owned by Embassy Office Parks Private Limited. Therefore, the Trust directly or indirectly owns 100% interest in Embassy Energy Private Limited.

(iv) 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 31 December 2020**	**As at 31 March 2020**
Unsecured, considered good		
Loan to subsidiaries (refer note 25)	73,479.78	65,142.57
Security deposits		
- others	-	1.00
	73,479.78	**65,143.57**

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 31 December 2020**	**As at 31 March 2020**
Advance tax, net of provision for tax	2.35	-
	2.35	**-**

6 Current investments

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Non-trade, unquoted, investment in mutual funds		
HDFC Liquid Fund - Growth	-	1,010.72
HDFC Overnight Fund - Growth	-	255.01
ICICI Prudential Liquid Fund - Growth	-	1,350.77
IDFC Cash Fund - Growth	-	390.15
Axis Liquid Fund - Growth	-	202.42
Trade, unquoted investments measured at amortised cost		
- Investment in debentures of a joint venture entity - refer note 25 Nil (31 March 2020 : 2,500) 8.5% debentures	-	724.38
	-	**3,933.45**
Investment measured at amortised cost	**-**	**724.38**
Investment measured at fair value through profit or loss	**-**	**3,209.07**
Investments measured at fair value through other comprehensive income	**-**	**-**
Aggregate amount of impairment recognised	**-**	**-**

(all amounts in Rs. million unless otherwise stated)

6 Current investments (continued)

Terms attached to Investment in debentures of a joint venture entity

1. Nil (31 March 2020 : 2,500) unlisted, unrated, secured redeemable, non-convertible debentures of Golflinks Software Park Private Limited. Outstanding as on 31 December 2020 : Rs.Nil (31 March 2020 : Rs.724.38 million).

2. Interest Rate : 8.50% p.a. on monthly outstanding balance.

3. Security : The debentures are secured by first ranking exclusive security interest over Torrey Pines building.

4. Redemption : Debentures shall be redeemed in 16 monthly instalment (principal and interest) of Rs.160.00 million each and 17th instalment of Rs.98.99 million in accordance with redemption schedule. Early redemption of the debentures shall be permitted from internal accruals of the issuer or any other sources, at the option of the issuer and without any prepayment penalty.

5. Investment in debentures had been fully redeemed in the month of August 2020 and hence, there was no outstanding in respect of investment in such debentures as at 31 December 2020.

7 Cash and cash equivalents

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Balances with banks		
- in current accounts *	6,222.89	2,845.19
- in escrow accounts		
Balances with banks for unclaimed distributions	1.61	0.26
	6,224.50	**2,845.45**

* Balance in current accounts includes cheques on hand received from SPV's in respect of interest/principal repayments of loans and towards reimbursement of expenses as at 31 December 2020 amounting to Rs.1,768.72 million (31 March 2020 : Rs.2,121.94 million).

8 Current loans

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Unsecured, considered good		
Loan to subsidiaries (refer note 25)	3,035.00	620.00
	3,035.00	**620.00**

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 31 December 2020**	**As at 31 March 2020**
Other receivables		
- from others	0.73	3.15
	0.73	**3.15**

10 Other current assets

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Unsecured, considered good		
Advance for supply of goods and rendering of services	0.80	0.44
Balances with government authorities	72.01	8.82
Prepayments	10.46	38.16
	83.27	**47.42**

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11 Unit capital

Particulars	No in Million	Amount
As at 1 April 2019	771.67	229,039.26
Add: Reversal of issue expenses no longer payable *	-	81.70
As at 31 March 2020	**771.67**	**229,120.96**
As at 1 April 2020	771.67	229,120.96
Add : Units issued during the period (refer note c)	176.23	59,999.35
Less: Issue expenses **	-	(858.20)
Balance as at 31 December 2020	**947.90**	**288,262.11**

Note:

* Issue expenses pertaining to the Initial Public Offering (IPO) and listing of the Units on the National Stock Exchange and Bombay Stock Exchange have been reduced from the Unitholders capital in accordance with Ind AS 32 Financial Instruments: Presentation. During the previous year ended 31 March 2020, provision for issue expenses no longer payable, has been reversed amounting to Rs.81.70 million.

** During the period ended 31 December 2020 estimated issue expenses pertaining to further issue of units (Institutional placement and Preferential allotment) have been reduced from the Unitholders capital in accordance with Ind AS 32 Financial Instruments: Presentation.

(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 dividend distributions. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays dividends 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 share holder	As at 31 December 2020		As at 31 March 2020	
	No of Units	**% holding**	**No of Units**	**% holding**
Embassy Property Developments Private Limited	115,484,802	12.18%	115,484,802	14.97%
SG Indian Holding (NQ) Co I Pte Limited	88,333,166	9.32%	104,094,966	13.49%
BRE Mauritius Investments	84,621,955	8.93%	93,610,755	12.13%
Veeranna Reddy	31,562,582	*	65,472,582	8.48%
Bre/Mauritius Investments II	39,700,450	*	45,630,850	5.91%
India Alternate Property Limited	31,193,186	*	39,446,986	5.11%

* The percentage holding is less than 5% as at 31 December 2020. As at 31 March 2020, the percentage holding was more than 5%.

(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. The Trust has issued an aggregate of 613,332,143 Units of Rs.300 each for consideration other than cash from the date of incorporation till 31 March 2020.
Further, during the nine months ended 31 December 2020, the Trust has issued 111,335,400 Units at a price of Rs.331.00 per Unit through an Institutional Placement. The Trust has 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 31 December 2020	As at 31 March 2020
Retained earnings *	(19,544.45)	(8,784.65)
	(19,544.45)	**(8,784.65)**

*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 is recognized 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.

(all amounts in Rs. million unless otherwise stated)

13 Borrowings

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Secured		
36,500 (31 March 2020 : 36,500) Embassy REIT Series I NCD 2019, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note A below)		
- Tranche I	34,698.85	32,351.18
- Tranche II	7,113.43	6,667.66
15,000 (31 March 2020 : Nil) Embassy REIT Series II NCD 2020, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note B below)		
- Tranche A	7,370.65	-
- Tranche B	7,431.41	-
	56,614.34	**39,018.84**

Note:

A. 36,500 (31 March 2020 : 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 Business Park" along with the remaining undivided share of such land.

2. A sole and exclusive first ranking pledge created by the REIT and EOPPL 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.

B. 15,000 (31 March 2020 : Nil) 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 Septemeber 2020 and 05 November 2020 respectively.

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 EOPPL 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 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 2,72,979 sq. mtrs.

2. A sole and exclusive first ranking pledge created by the Embasy REIT over the shareholding in the SPV's namely IENMPL and EOPPL 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 EOPPL over identified bank accounts and receivables.

5. A corporate guarantee issued by each of EOPPL 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.

(all amounts in Rs. million unless otherwise stated)

13 Borrowings (continued)

C. Subsequent to the period ended 31 December 2020, the Trust issued 26,000 rupee denominated, listed, rated, secured, redeemable, transferrable, non-convertible debentures of face value Rs. 1 million per debenture, aggregating to Rs. 26,000 million on a private placement basis (NCD's). The tenure of the NCDs is 37 months from the deemed date of allotment of the NCDs, with its coupon rate at 6.40 % payable on a quarterly basis to the debentureholders. Credit rating for the NCD"s is "CRISIL AAA/Stable".

14 Trade payables

Particulars	As at 31 December 2020	As at 31 March 2020
Trade payable		
- total outstanding dues to micro and small enterprises	-	-
- total outstanding dues other than micro and small enterprises		
- to related party (refer note 25)	-	4.66
- to others	0.03	2.02
	0.03	**6.68**

15 Other financial liabilities

Particulars	As at 31 December 2020	As at 31 March 2020
Unclaimed distribution	1.61	0.26
Contingent consideration (refer note 25 and 28)	350.00	-
Other liabilities		
- to related party (refer note 25)	50.11	55.46
- to others	1,032.34	32.76
	1,434.06	**88.48**

16 Other current liabilities

Particulars	As at 31 December 2020	As at 31 March 2020
Statutory dues	2.09	4.37
	2.09	**4.37**

17 Current tax liabilities (net)

Particulars	As at 31 December 2020	As at 31 March 2020
Provision for income-tax, net of advance tax	-	0.54
	-	**0.54**

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(all amounts in Rs. million unless otherwise stated)

18 Interest income

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Interest income						
- on fixed deposits	-	14.22	-	42.19	12.84	13.43
- on debentures (refer note 25)	-	2.52	31.49	14.61	122.48	144.38
- on loan to subsidiaries (refer note 25)	2,323.14	2,061.81	2,106.79	6,427.52	5,957.07	8,071.20
	2,323.14	**2,078.55**	**2,138.28**	**6,484.32**	**6,092.39**	**8,229.01**

19 Other income

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Gain / (loss) on mutual funds *	16.73	1.34	45.59	22.96	106.39	154.08
Miscellaneous	-	-	-	-	1.26	1.26
	16.73	**1.34**	**45.59**	**22.96**	**107.65**	**155.34**

* Includes net changes in fair value of mutual funds for quarter and nine months ended 31 December 2020 of Rs.Nil (31 March 2020 of Rs. 1.72 million).

20 Other expenses

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Bank charges	0.09	0.01	0.23	0.11	0.25	0.26
Rates and taxes	5.42	4.61	0.27	15.80	0.41	1.48
Travelling and conveyance	-	-	-	-	0.17	0.17
Marketing and advertisement expenses *	7.31	6.35	2.41	24.31	4.71	15.56
Miscellaneous expenses	-	0.21	0.06	0.73	0.60	0.68
	12.82	**11.18**	**2.97**	**40.95**	**6.14**	**18.15**

* Also refer note 25

21 Finance costs

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Interest expense						
- accrual of premium on redemption of debentures (Tranche I and II of Embassy REIT Series I NCD)	965.52	941.23	794.43	2,816.45	1,959.44	2,850.33
- on Non convertible debentures (Tranche A and Tranche B of Embassy REIT Series II NCD 2020)	242.68	33.99	-	276.67	-	-
	1,208.20	**975.22**	**794.43**	**3,093.12**	**1,959.44**	**2,850.33**

22 Tax expense

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Current tax	1.73	12.39	19.01	27.95	62.88	71.17
	1.73	**12.39**	**19.01**	**27.95**	**62.88**	**71.17**

23 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 dilutive potential units into unit capital.

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

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Profit after tax for calculating basic and diluted EPU	1,176.77	856.52	1,244.46	3,299.94	4,032.73	4,813.97
Weighted average number of Units (No. in million)*	789.41	771.67	771.67	777.60	771.67	771.67
Earnings Per Unit						
- Basic (Rupees/unit)	1.49	1.11	1.61	4.24	5.23	6.24
- Diluted (Rupees/unit) **	1.49	1.11	1.61	4.24	5.23	6.24

* The weighted average number of units have been computed basis 176.23 million units issued by way of institutional placement and preferential allotment on 22 December 2020 and 24 December 2020 respectively.
** The Trust does not have any outstanding dilutive units

24 Commitments and contingencies

a. Contingent liabilities

Particulars	As at 31 December 2020	As at 31 March 2020
Guarantee given to a Bank for loan obtained by a SPV	8,400.00	8,400.00

Note
Trust has given an irrevocable and unconditional Corporate guarantee dated 27 December 2019, in favor 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.

b. Statement of capital and other commitments
i) There are no capital commitments as at 31 December 2020 and 31 March 2020.
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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25 Related party disclosures

I. List of related parties as at 31 December 2020

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 (from 28 June 2019, 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
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 (from 06 December 2019)
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
Mac Charles (India) Limited
Lounge Hospitality LLP
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)

25 Related party disclosures

C Transactions during the period/ year

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Unsecured loans given to						
Quadron Business Park Private Limited	220.00	50.00	-	270.00	7,509.00	7,509.00
Embassy Office Parks Private Limited	905.50	-	-	905.50	5,858.30	5,858.30
Manyata Promoters Private Limited	3,714.00	3,355.38	-	7,069.38	28,423.10	28,423.10
Qubix Business Park Private Limited	-	-	-	-	3,179.90	3,179.90
Oxygen Business Park Private Limited	-	3,396.43	-	3,396.43	4,030.30	4,030.30
Earnest Towers Private Limited	250.00	-	-	450.00	779.30	1,029.30
Vikhroli Corporate Park Private Limited	-	100.00	40.00	161.00	4,766.70	4,766.70
Galaxy Square Private Limited	-	-	-	-	2,549.80	2,549.80
Umbel Properties Private Limited	-	-	-	-	1,795.20	1,795.20
Indian Express Newspapers (Mumbai) Private Limited	13.00	-	-	13.00	3,764.00	3,764.00
Embassy Energy Private Limited	100.00	-	6,000.00	100.00	6,400.00	6,400.00
Sarla Infrastructure Private Limited	1,700.00	-	-	1,700.00	-	-
Short term construction loan given						
Manyata Promoters Private Limited	1,000.00	455.00	-	1,755.00	3,050.00	3,050.00
Oxygen Business Park Private Limited	-	-	110.00	-	610.00	3,310.00
Embassy Office Parks Private Limited	300.00	100.00	520.00	550.00	520.00	620.00
Sarla Infrastructure Private Limited	110.00	-	-	110.00	-	-
Investment in debentures						
Golflinks Software Park Private Limited	-	-	-	-	2,500.00	2,500.00
Redemption of investment in debentures						
Golflinks Software Park Private Limited	-	256.48	448.51	724.38	1,317.52	1,775.62
Unsecured loans repaid by						
Embassy Office Parks Private Limited	451.68	242.01	410.59	889.02	970.59	1,674.34
Manyata Promoters Private Limited	1,245.44	1,517.58	1,107.48	4,316.41	3,477.48	4,843.37
Qubix Business Park Private Limited	65.30	100.01	67.68	233.92	212.68	299.91
Oxygen Business Park Private Limited	-	-	76.62	-	153.62	247.68
Earnest Towers Private Limited	206.71	187.43	170.09	573.13	489.39	739.62
Vikhroli Corporate Park Private Limited	192.76	130.21	47.24	383.52	177.24	268.88
Galaxy Square Private Limited	58.92	78.40	10.30	221.85	170.30	284.91
Umbel Properties Private Limited	-	-	11.93	-	61.93	69.40
Indian Express Newspapers (Mumbai) Private Limited	172.30	-	169.96	199.26	394.96	429.97
Embassy Energy Private Limited	101.93	-	341.61	127.79	341.61	378.53
Short term construction loan repaid by						
Manyata Promoters Private Limited	-	-	300.00	-	3,050.00	3,050.00
Oxygen Business Park Private Limited	-	-	510.00	-	610.00	3,310.00
Secondment fees						
Embassy Office Parks Management Services Private Limited	0.35	0.36	0.35	1.06	1.06	1.42
Acquisition of ETV SPV's 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	-	-

(all amounts in Rs. million unless otherwise stated)

25 Related party disclosures

C Transactions during the period/ year

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
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	44.52	54.85	55.34	157.98	158.79	214.81
Trademark license fees						
Embassy Shelters Private Limited	0.35	0.36	0.35	1.06	1.06	1.42
Trustee fee expenses						
Axis Trustee Services Limited	0.74	0.74	0.72	2.21	2.19	2.96
Marketing and advertisement expenses						
Lounge Hospitality LLP	-	-	0.06	-	0.06	0.06
Mac Charles (India) Limited	-	-	-	-	0.48	0.48
Travelling and conveyance						
Quadron Business Park Private Limited	-	-	-	-	0.02	0.02
Interest income						
Quadron Business Park Private Limited	390.17	384.12	384.90	1,154.22	1,126.94	1,506.91
Embassy Office Parks Private Limited	172.48	150.00	169.65	476.56	530.06	698.56
Manyata Promoters Private Limited	881.76	727.83	823.45	2,344.99	2,321.76	3,098.72
Qubix Business Park Private Limited	85.39	88.56	95.46	263.70	291.00	383.45
Oxygen Business Park Private Limited	226.19	143.61	138.61	487.68	389.10	510.82
Earnest Towers Private Limited	7.98	9.73	14.21	27.15	56.54	66.13
Vikhroli Corporate Park Private Limited	140.65	141.80	144.56	422.62	439.17	582.18
Galaxy Square Private Limited	66.17	68.68	75.14	205.43	231.08	305.21
Umbel Properties Private Limited	54.37	54.38	54.86	162.53	166.75	220.77
Indian Express Newspapers (Mumbai) Private Limited	104.20	104.20	111.36	312.30	309.39	414.35
Embassy Energy Private Limited	189.00	188.90	94.60	565.56	95.28	284.10
Sarla Infrastructure Private Limited	4.78	-	-	4.76	-	-
Interest received on debentures						
Golflinks Software Park Private Limited	-	2.52	31.49	14.61	122.48	144.38
Dividend received						
Embassy Energy Private Limited	-	-	-	-	6.00	6.00
Indian Express Newspapers (Mumbai) Private Limited	19.10	185.00	-	351.10	7.87	95.72
Oxygen Business Park Private Limited	1.76	150.00	-	292.76	98.25	188.25
Expenses incurred by related party on behalf of the Trust						
Embassy Office Parks Management Services Private Limited	0.07	0.21	3.59	1.11	51.28	56.26
Embassy Office Parks Private Limited	1.04	-	-	1.04	-	-
Expenses incurred by the Trust on behalf of related party						
Vikas Telecom Private Limited	339.15	-	-	339.15		
Manyata Promoters Private Limited	-	-	-	0.82	-	-
Others	-	-	-	2.11	-	-
Guarantee given to bank 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 Office Parks Private Limited	7,500.00	7,500.00	-	15,000.00	-	-

(all amounts in Rs. million unless otherwise stated)

25 Related party disclosures

D Closing balances

Particulars	As at 31 December 2020	As at 31 March 2020
Unsecured loan receivable (non-current)		
Quadron Business Park Private Limited	13,824.73	12,582.58
Embassy Office Parks Private Limited	4,200.44	4,183.96
Manyata Promoters Private Limited	26,332.73	23,579.73
Qubix Business Park Private Limited	2,646.06	2,879.99
Oxygen Business Park Private Limited	7,256.38	3,782.62
Earnest Towers Private Limited	166.55	289.68
Vikhroli Corporate Park Private Limited	4,275.29	4,497.82
Galaxy Square Private Limited	2,043.04	2,264.89
Umbel Properties Private Limited	1,888.33	1,725.80
Indian Express Newspapers (Mumbai) Private Limited	3,147.78	3,334.03
Embassy Energy Private Limited	5,993.67	6,021.47
Sarla Infrastructure Private Limited	1,704.78	-
Short term construction loan		
Manyata Promoters Private Limited	1,755.00	-
Embassy Office Parks Private Limited	1,170.00	620.00
Sarla Infrastructure Private Limited	110.00	-
Other financial liabilities		
Embassy Office Parks Management Services Private Limited	47.00	55.46
Embassy Shelters Private Limited	-	-
Embassy Office Parks Private Limited	1.04	-
Axis Trustee Services Limited	2.07	-
Trade payables		
Embassy Office Parks Management Services Private Limited	-	4.66
Investment in Debentures (current)		
Golflinks Software Park Private Limited	-	724.38
Investment in equity shares of subsidiaries		
Embassy Office Parks Private Limited	62,768.25	62,768.25
Manyata Promoters Private Limited	48,790.52	48,790.52
Quadron Business Park Private Limited *	13,381.61	13,689.26
Oxygen Business Park Private Limited	12,308.89	12,308.89
Earnest Towers Private Limited	12,138.78	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 *	2,076.76	2,254.21
Indian Express Newspapers (Mumbai) Private Limited	13,210.96	13,210.96
Embassy Energy Private Limited	732.79	732.79
Vikas Telecom Private Limited	23,147.33	-
Embassy Office Ventures Private Limited	27,548.12	-
Sarla Infrastructure Private Limited	6,870.02	-
Contingent consideration payable		
Embassy Property Developments Private Limited (refer note 28)	350.00	-
Guarantee given to bank for loan obtained by SPV		
Manyata Promoters Private Limited	8,400.00	8,400.00
Guarantee given by SPV on behalf of REIT		
Indian Express Newspapers (Mumbai) Private Limited and Embassy Office Parks Private Limited	15,000.00	-

** Net of provision for impairment of Rs.1,072.56 million (31 March 2020 : Rs.587.46 million).*

(all amounts in Rs. million unless otherwise stated)

26 Financial instruments :

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

Particulars	Carrying value 31 December 2020	Fair Value 31 December 2020	Carrying value 31 March 2020	Fair Value 31 March 2020
Financial assets				
Fair value through profit and loss				
Investments in mutual funds	-	-	3,209.07	3,209.07
Amortised cost				
Investments	-	-	724.38	-
Loans	76,514.78	-	65,763.57	-
Cash and cash equivalents	6,224.50	-	2,845.45	-
Other financial assets	0.73	-	3.15	-
Total assets	**82,740.01**	**-**	**72,545.62**	**3,209.07**
Financial liabilities				
Amortised cost				
Borrowings	56,614.34	58,559.76	39,018.84	38,984.00
Other financial liabilities	1,434.06	-	88.48	-
Trade payables	0.03	-	6.68	-
Total liabilities	**58,048.43**	**58,559.76**	**39,114.00**	**38,984.00**

The fair value of cash and cash equivalents, fixed deposits, trade receivables, inter-corporate deposits given, lease deposits, 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) Financial instruments

Quantitative disclosures fair value measurement hierarchy for assets as at:

Particulars	Date of valuation	Total	Level 1	Level 2	Level 3
Financial assets measured at fair value:					
FVTPL financial investments:					
Investment in mutual funds	31 December 2020	-	-	-	-
Investment in mutual funds	31 March 2020	3,209.07	3,209.07	-	-

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

There were no transfers between Level 1, Level 2 or Level 3 during the period ended 31 December 2020 and year ended 31 March 2020.

d) 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.

27 The Trust had incurred qualifying transaction costs in relation to legal and professional fees amounting to Rs.91.79 million in previous quarters in relation to the Institutional placement and Preferential issue of units of REIT, which were previously charged off to statement of profit and loss during the quarter ended 30 June 2020. During the quarter ended 31 December 2020, on successful completion of issue of Units (Institutional placement and Preferential allotment), the aforesaid expenses have been reclassified as Issue Expenses and have been reduced from the Unitholders Capital in accordance with Ind AS 32 Financial Instruments: Presentation.

28 During the nine months ended 31 December 2020, 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.

(all amounts in Rs. million unless otherwise stated)

29 Details of utilisation of proceeds of Institutional placement as on 31 December 2020 are follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 December 2020	Unutilised amount as at 31 December 2020
Funding of consideration for the acquisition of the ETV SPV's, 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 SPV's 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	245.25	504.75
General purposes	483.88	-	483.88
Total	**36,852.02**	**35,863.39**	**988.63**

30 Details of utilisation of proceeds of issue of Embassy REIT Series II NCD 2020, Tranche A and Tranche B as on 31 December 2020 are follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 December 2020	Unutilised amount as at 31 December 2020
Granting shareholder debt including refinance of existing debt, construction and development at underlying SPV's	13,621.31	13,621.31	-
General purposes including issue expenses	1,378.69	631.33	747.36
Total	**15,000.00**	**14,252.64**	**747.36**

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 quarter and nine months ended 31 December 2020 amounts to Rs.44.52 million and Rs.157.98 million respectively. There are no changes during the period ended 31 December 2020 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. Secondment Fees for the quarter and nine months ended 31 December 2020 amounts to Rs.0.35 million and Rs.1.06 million respectively. There are no changes during the period ended 31 December 2020 in the methodology for computation of secondment fees paid to the Manager.

33 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.

34 Distributions

The Board of Directors of the Manager to the Trust, in their meeting held on 12 February 2021, have declared distribution to Unitholders of Rs.4.55 per unit which aggregates to Rs.4,312.92 million for the quarter ended 31 December 2020. The distributions of Rs.4.55 per unit comprises Rs.2.03 per unit in the form of interest payment, Rs.0.02 per unit in the form of dividend and the balance Rs.2.50 per unit in the form of amortization of SPV debt.

Along with distribution of Rs. 8,742.97 million/ Rs. 11.33 per unit for the half year ended 30 September 2020, the cumulative distribution for the nine months ended 31 December 2020 aggregates to Rs.13,055.89 million/ Rs. 15.88 per unit.

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

Sd/-
per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 12 February 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: Dubai
Date: 12 February 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 12 February 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 December 31, 2020, 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 nine months ended December 31, 2020, and the unaudited condensed consolidated statement of changes in Unitholder’s equity for the nine months ended December 31, 2020 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”).

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	Embassy Office Parks Private Limited
2	Manyata Promoters Private Limited (‘MPPL’)
3	Umbel Properties Private Limited
4	Embassy-Energy Private Limited
5	Galaxy Square Private Limited
6	Quadron Business Park Private Limited
7	Qubix Business Park Private Limited
8	Oxygen Business Park Private Limited
9	Earnest Towers Private Limited
10	Vikhroli Corporate Park Private Limited
11	Indian Express Newspapers (Mumbai) Private Limited
12	Embassy Pune Techzone Private Limited
13	Embassy Office Ventures Private Limited (w.e.f. December 24, 2020)
14	Vikas Telecom Private Limited (w.e.f. December 24, 2020)
15	Sarla Infrastructure Private Limited (w.e.f. December 24, 2020)
C	**Jointly Controlled entity**
1	Golflinks Software Park Private Limited

Conclusion

5. Based on our review conducted as above and based on the consideration of the review reports of other auditors referred to in paragraph 7 below, 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 the REIT Regulations.

Emphasis of Matter

6. We draw attention to note 46(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.3,391.64 million as at December 31, 2020 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.

Other Matters

7. The accompanying Condensed Consolidated Interim Ind AS Financial Statements includes the unaudited special purpose Interim Ind AS financial statements in respect of 3 subsidiaries, whose interim Ind AS financial statements include total assets of Rs.63,133.88 million as at December 31, 2020, which have been reviewed by their respective independent auditors. The independent auditor's reports on the special purpose Interim Ind AS financial statements of these entities have been furnished to us by the Manager and our conclusion on the Condensed Consolidated Interim Ind AS Financial Statements, in so far as it relates to the amounts and disclosures in respect of these subsidiaries is based solely on the report of such auditors.

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

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

UDIN: 21209567AAAABL3428

Place: Bengaluru, India
Date: February 12, 2021

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

	Note	As at 31 December 2020 (Unaudited)	As at 31 March 2020 (Audited)
ASSETS			
Non-current assets			
Property, plant and equipment	3	22,532.34	20,698.93
Capital work-in-progress	4	3,639.18	2,334.07
Investment property	5	273,034.90	194,076.48
Investment property under development	8	6,758.33	1,773.39
Goodwill	6	64,383.44	50,289.37
Intangible assets	7	16,414.70	5,001.36
Equity accounted investee	9	24,242.51	24,091.36
Financial assets			
- Loans	11	822.22	668.71
- Other financial assets	12	4,439.26	1,188.54
Non-current tax assets (net)	13	1,547.24	1,554.70
Other non-current assets	14	18,568.83	16,475.64
Total non-current assets		**436,382.95**	**318,152.55**
Current assets			
Inventories	15	10.64	12.82
Financial assets			
- Investments	10	0.11	12,273.59
- Trade receivables	16	421.06	242.25
- Loans	17	1.27	51.49
- Cash and cash equivalents	18A	10,214.68	3,249.16
- Other bank balances	18B	479.98	169.79
- Other financial assets	19	3,629.52	399.46
Other current assets	20	734.68	351.22
Total current assets		**15,491.94**	**16,749.78**
Total assets		**451,874.89**	**334,902.33**
EQUITY AND LIABILITIES			
EQUITY			
Unit capital	21	288,262.11	229,120.96
Other equity	22	(13,486.86)	(5,943.12)
Total equity		**274,775.25**	**223,177.84**
LIABILITIES			
Non-current liabilities			
Financial liabilities			
- Borrowings	23	102,281.88	56,170.51
- Other financial liabilities	24	4,581.45	3,118.65
Provisions	25	5.10	5.25
Deferred tax liabilities (net)	26	53,528.88	40,407.38
Other non-current liabilities	27	675.70	386.70
Total non-current liabilities		**161,073.01**	**100,088.49**
Current liabilities			
Financial liabilities			
- Trade payables	28		
- total outstanding dues of micro and small enterprises		2.96	2.48
- total outstanding dues of creditors other than micro and small enterprises		157.33	252.27
- Other financial liabilities	29	14,100.72	10,562.79
Provisions	30	0.28	2.37
Other current liabilities	31	1,696.80	781.58
Current tax liabilities (net)	32	68.54	34.51
Total current liabilities		**16,026.63**	**11,636.00**
Total equity and liabilities		**451,874.89**	**334,902.33**
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: 12 February 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: Dubai
Date: 12 February 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 12 February 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 31 December 2020 (Unaudited)	For the quarter ended 30 September 2020 (Unaudited)	For the quarter ended 31 December 2019 (Unaudited)	For the nine months ended 31 December 2020 (Unaudited)	For the nine months ended 31 December 2019 (Unaudited)	For the year ended 31 March 2020 (Audited)
Income and gains							
Revenue from operations	33	5,652.85	5,401.50	5,458.53	16,216.61	16,015.61	21,449.22
Interest	34	224.27	211.41	54.76	720.27	286.07	477.35
Other income	35	82.35	20.89	167.98	148.71	301.94	513.00
Total Income		**5,959.47**	**5,633.80**	**5,681.27**	**17,085.59**	**16,603.62**	**22,439.57**
Expenses							
Cost of materials consumed	36	13.47	4.86	36.32	19.42	86.38	118.94
Employee benefits expense	37	56.05	51.35	101.84	167.11	279.94	377.17
Operating and maintenance expenses	38	129.28	83.06	160.22	266.45	515.38	627.46
Repairs and maintenance	40	477.83	248.79	292.01	1,012.36	911.24	1,215.38
Valuation expenses		1.37	2.21	4.10	5.79	8.82	9.74
Audit fees		13.33	11.84	17.69	35.56	42.28	43.20
Insurance expenses		20.87	18.99	17.01	54.15	51.54	66.74
Investment management fees	45	170.67	173.51	169.46	519.30	517.52	700.94
Trustee fees		0.62	0.84	0.72	2.25	2.19	2.96
Legal and professional fees (refer note 57)		(38.97)	55.76	117.17	153.82	292.18	383.94
Other expenses	39	285.38	252.93	303.04	782.79	871.43	1,246.33
Total Expenses		**1,129.90**	**904.14**	**1,219.58**	**3,019.00**	**3,578.90**	**4,792.80**
Earnings before finance costs, depreciation, amortisation, impairment loss and tax		**4,829.57**	**4,729.66**	**4,461.69**	**14,066.59**	**13,024.72**	**17,646.77**
Finance costs	41	1,361.54	1,437.33	943.57	4,171.41	2,598.60	3,803.54
Depreciation expense	42	1,162.21	1,153.44	1,142.52	3,454.75	3,898.07	5,120.00
Amortisation expense	42	196.97	39.74	39.90	276.21	119.97	161.24
Impairment loss	3, 6	-	-	-	-	-	1,775.98
Profit before share of profit of equity accounted investee and tax		**2,108.85**	**2,099.15**	**2,335.70**	**6,164.22**	**6,408.08**	**6,786.01**
Share of profit after tax of equity accounted investee		266.31	245.51	246.48	757.20	888.78	1,169.33
Profit before tax		**2,375.16**	**2,344.66**	**2,582.18**	**6,921.42**	**7,296.86**	**7,955.34**
Tax expense:							
Current tax	43	422.51	392.75	284.11	1,202.43	880.49	1,361.39
Deferred tax charge/ (credit)	43	(88.96)	(224.20)	90.76	(390.87)	(191.86)	(11.27)
Minimum alternate tax credit entitlement (MAT)	43	(106.35)	(149.54)	(318.24)	(406.14)	(610.83)	(1,050.12)
MAT written off/ (written back)	43	-	-	(8.96)	-	141.79	-
		227.20	**19.01**	**47.67**	**405.42**	**219.59**	**300.00**
Profit for the period/ year		**2,147.96**	**2,325.65**	**2,534.51**	**6,516.00**	**7,077.27**	**7,655.34**
Items of other comprehensive income							
Items that will not be reclassified subsequently to profit or loss							
- Remeasurements of defined benefit liability, net of tax		-	-	-	-	-	0.16
Total comprehensive income attributable to Unitholders for the period/ year		**2,147.96**	**2,325.65**	**2,534.51**	**6,516.00**	**7,077.27**	**7,655.50**
Earnings per Unit	44						
Basic		2.72	3.01	3.28	8.38	9.17	9.92
Diluted		2.72	3.01	3.28	8.38	9.17	9.92
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: 12 February 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: Dubai
Date: 12 February 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 12 February 2021

Consolidated Statement of Cashflow
(all amounts in Rs. million unless otherwise stated)

	For the quarter ended 31 December 2020 (Unaudited)	For the quarter ended 30 September 2020 (Unaudited)	For the quarter ended 31 December 2019 (Unaudited)	For the nine months ended 31 December 2020 (Unaudited)	For the nine months ended 31 December 2019 (Unaudited)	For the year ended 31 March 2020 (Audited)
Cash flow from operating activities						
Profit before share of profit of equity accounted investees and tax	2,108.85	2,099.15	2,335.70	6,164.22	6,408.08	6,786.01
Adjustments for :						
Non-cash and other adjustments						
Depreciation expense	1,162.21	1,153.44	1,142.52	3,454.75	3,898.07	5,120.00
Amortisation expense	196.97	39.74	39.90	276.21	119.97	161.24
Assets no longer required, written off	-	-	3.30	-	8.26	11.16
Loss of sale of fixed assets	51.13	9.30	-	61.89	-	-
Allowance for credit loss	-	-	-	-	0.26	0.85
Liabilities no longer required written back	(0.01)	-	-	(4.60)	-	(13.29)
Leasing commission paid	-	-	-	-	(41.86)	(41.86)
Profit on sale of mutual funds	(76.66)	(16.84)	(110.03)	(117.68)	(196.55)	(359.96)
Finance costs	1,361.53	1,437.33	943.57	4,171.41	2,598.60	3,803.54
Interest income	(186.15)	(190.79)	(46.76)	(649.91)	(259.76)	(451.04)
Fair value loss/(gain) on investment measured at FVTPL	-	-	(0.82)	3.00	(14.07)	6.71
Impairment loss recognised	-	-	-	-	-	1,775.98
Operating profits before working capital changes	**4,617.87**	**4,531.33**	**4,307.38**	**13,359.29**	**12,521.00**	**16,799.34**
Working capital adjustments						
- Inventories	0.53	1.15	(1.68)	2.18	(7.39)	(7.40)
- Trade receivables	(132.36)	24.31	115.09	(104.73)	79.49	126.60
- Loans and other financial assets (current and non-current)	(112.92)	(314.17)	(32.57)	(538.22)	503.75	731.70
- Other assets (current and non-current)	(237.76)	73.96	207.26	(213.44)	(22.19)	52.94
- Trade payables	(41.86)	12.48	(124.83)	(103.40)	(280.64)	(153.83)
- Other financial liabilities (current and non-current)	195.30	(165.66)	18.44	201.45	633.72	977.70
- Other liabilities and provisions (current and non-current)	502.77	33.08	(25.74)	623.59	50.82	(183.01)
Cash generated from operating activities before taxes	**4,791.57**	**4,196.48**	**4,463.34**	**13,226.72**	**13,478.56**	**18,344.04**
Taxes (paid)/ refunds received (net)	(220.93)	(133.21)	(367.94)	(606.60)	(1,102.49)	(1,429.28)
Cash generated from operating activities	**4,570.64**	**4,063.27**	**4,095.40**	**12,620.12**	**12,376.07**	**16,914.76**
Cash flow from investing activities						
(Investments)/ redemption of deposits with banks (net)	(381.61)	82.14	92.57	(179.53)	1,929.28	2,760.20
(Investments)/ redemption in mutual funds (net)	76.55	16.84	(8,498.58)	11,663.78	(12,032.12)	(9,251.09)
Investment in debentures	-	-	-	-	(2,500.00)	(2,500.00)
Repayment of investment in debentures	-	256.48	448.51	724.38	1,317.52	1,775.62
Payment for purchase of Investment Property, Property, Plant and Equipment and intangibles including Capital Work-in-progress and Investment Property under Development	(1,337.77)	(1,239.86)	(5,666.94)	(3,466.64)	(10,222.89)	(11,797.55)
Payment for acquisition of ETV assets	(34,407.94)	-	-	(34,407.94)	-	-
Payment for acquisition of CAM services of EOPPL and MPPL	(4,730.21)	-	-	(4,730.21)	-	-
Payment for acquisition of IENMPL	-	-	-	-	(3,450.00)	(3,450.00)
Dividend received	300.00	175.00	-	565.00	170.00	535.00
Interest received	224.51	191.45	90.20	692.26	252.36	485.66
Net cash flow generated from / (used in) investing activities	**(40,256.47)**	**(517.95)**	**(13,534.24)**	**(29,138.90)**	**(24,535.85)**	**(21,442.16)**

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

	For the quarter ended 31 December 2020 (Unaudited)	For the quarter ended 30 September 2020 (Unaudited)	For the quarter ended 31 December 2019 (Unaudited)	For the nine months ended 31 December 2020 (Unaudited)	For the nine months ended 31 December 2019 (Unaudited)	For the year ended 31 March 2020 (Audited)
Cash flow from financing activities						
Interest paid	(1,758.02)	(316.01)	(533.09)	(2,358.38)	(1,232.18)	(1,562.48)
Repayments of borrowings	(7,228.12)	(6,809.82)	(40.14)	(14,086.23)	(70,027.20)	(73,462.66)
Proceeds from borrowings, (net of issue expenses)	7,345.41	7,855.53	14,052.96	15,541.09	45,948.79	48,947.26
Proceeds from issue of units	36,852.02	-	-	36,852.02	-	-
Transaction costs related to issue of units	(245.25)	-	(21.54)	(245.25)	(2,348.63)	(2,378.63)
Cash used in distribution to Unitholders (including taxes on account of distribution by SPV's)	(4,243.37)	(4,498.44)	(4,629.69)	(14,058.40)	(8,819.52)	(13,526.72)
Finance Lease payments	-	(27.83)	-	(27.83)	-	(20.37)
Security deposits received	-	-	30.00	1.00	30.00	30.00
Net cash (used in) / generated from financing activities	**30,722.67**	**(3,796.57)**	**8,858.50**	**21,618.02**	**(36,448.74)**	**(41,973.60)**
Net increase/ (decrease) in cash and cash equivalents	**(4,963.16)**	**(251.25)**	**(580.34)**	**5,099.24**	**(48,608.52)**	**(46,501.00)**
Cash and cash equivalents at the beginning of the period / year	13,174.15	13,425.40	1,584.57	3,111.75	49,612.75	49,612.75
Cash balance acquired due to business combination	2,003.69	-	-	2,003.69	-	-
Cash and cash equivalents at the end of the period / year	**10,214.68**	**13,174.15**	**1,004.23**	**10,214.68**	**1,004.23**	**3,111.75**
Components of cash and cash equivalents (refer note 18A)						
Cash in hand	0.73	0.69	1.24	0.73	1.24	1.12
Balances with banks						
- in current accounts	9,681.64	13,172.64	1,532.17	9,681.64	1,532.17	3,225.16
- in escrow accounts	532.31	0.82	11.17	532.31	11.17	2.88
- in fixed deposits	-	-	136.66	-	136.66	20.00
Book overdraft	-	-	(677.01)	-	(677.01)	(137.41)
	10,214.68	**13,174.15**	**1,004.23**	**10,214.68**	**1,004.23**	**3,111.75**

Significant accounting policies (refer note 2)

The accompanying notes referred to above are an integral part of these Condensed Consolidated Financial Statements.
The Trust has issued 64,893,000 units through preferential allotment in exchange for acquisition of 40% stake in VTPL during the quarter ended 31 December 2020. The same has not been reflected in Consolidated Statement of Cash Flows since it was a non-cash transaction.

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: 12 February 2021

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 12 February 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 12 February 2021

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

A. Unit Capital

Unit Capital	No in Million	Amount
Balance as on 1 April 2019	**771.67**	**229,039.26**
Add: Reversal of issue expenses no longer payable	-	81.70
Balance as at 31 March 2020	**771.67**	**229,120.96**
Balance as on 1 April 2020	**771.67**	**229,120.96**
Units issued during the period (refer Note 21)	176.23	59,999.35
Less: issue expenses (refer Note 21)	-	(858.20)
Balance as at 31 December 2020	**947.90**	**288,262.11**

B. Other equity

Particulars	Retained Earnings
Balance as on 1 April 2019	**(94.47)**
Add: Profit for the year ended 31 March 2020	7,655.34
Add: Other Comprehensive Income for the year ended 31 March 2020	0.16
Add: Distribution to Unitholders for the year ended 31 March 2020*	(13,504.15)
Balance as at 31 March 2020	**(5,943.12)**
Balance as on 1 April 2020	**(5,943.12)**
Add: Profit for the period ended 31 December 2020	6,516.00
Add: Distribution to Unitholders for the period ended 31 December 2020*	(14,059.74)
Balance as at 31 December 2020	**(13,486.86)**

* 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.

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: 12 February 2021

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 12 February 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 12 February 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 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
1	Cash flows received from SPVs and investment entity in the form of:						
	• Interest	2,016.48	1,499.05	1,941.15	5,225.34	5,881.74	7,823.93
	• Dividends (net of applicable taxes)	20.86	335.00	-	643.86	112.12	289.97
	• Repayment of Shareholder Debt	2,495.04	2,512.12	2,862.01	7,669.28	7,767.32	11,012.23
	• 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	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of the REIT	-	-	-	-	-	-
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	16.73	15.56	44.10	66.87	111.96	167.05
5	Less: Any other expense accruing at the Trust level and not captured herein	(25.87)	(15.22)	(2.97)	(61.92)	(6.14)	(23.40)
6	Less: Any fees, including but not limited to:						
	• Trustee fees	(0.58)	(0.83)	(0.72)	(2.21)	(2.19)	(2.96)
	• REIT Management Fees	(44.52)	(54.85)	(55.34)	(157.98)	(158.79)	(214.81)
	• Valuer fees	(1.37)	(2.22)	(4.10)	(5.80)	(8.82)	(9.74)
	• Legal and professional fees	85.97	(15.86)	(62.13)	(35.97)	(79.05)	(102.89)
	• Trademark license fees	(0.35)	(0.36)	(0.35)	(1.06)	(1.06)	(1.42)
	• Secondment fees	(0.35)	(0.36)	(0.35)	(1.06)	(1.06)	(1.42)
	• Interest on external debt	(242.68)	(33.99)	-	(276.67)	-	-
	• Repayment of external debt	-	-	-	-	-	-
7	Less: Income tax (net of refund) and other taxes paid (as applicable)	(11.57)	(8.95)	(10.98)	(30.83)	(64.49)	(70.62)
	Net Distributable Cash Flows	**4,307.79**	**4,229.09**	**4,710.32**	**13,031.85**	**13,551.54**	**18,865.92**

Notes:

1 The Board of Directors of the Manager to the Trust, in their meeting held on 12 February 2021, have declared distribution to Unitholders of Rs.4.55 per unit which aggregates to Rs.4,312.92 million for the quarter ended 31 December 2020. The distributions of Rs.4.55 per unit comprises Rs.2.03 per unit in the form of interest payment, Rs.0.02 per unit in the form of dividend and the balance Rs.2.50 per unit in the form of amortization of SPV debt.
Along with distribution of Rs. 8,742.97 million/ Rs. 11.33 per unit for the half year ended 30 September 2020, the cumulative distribution for the nine months ended 31 December 2020 aggregates to Rs.13,055.89 million/ Rs. 15.88 per unit.

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

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

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 Hold Co
For the quarter ended 31 December 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)**	**235.09**	**814.08**	**16.08**	**(105.80)**	**119.28**	**43.49**	**87.48**	**(12.35)**	**(300.58)**	**59.26**	**122.23**	**-**	**-**	**-**	**-**	**1,078.26**
	Adjustment:																
2	Add/(Less): Non-cash adjustments and taxes, including but not limited to:																
	• Depreciation, amortisation and impairment	120.85	523.30	87.94	56.92	50.41	22.27	61.25	70.71	75.23	14.36	38.45	-	-	-	-	1,121.69
	• Assets written off or liabilities written back	22.18	-	-	-	-	-	(0.01)	1.06	-	-	-	-	-	-	-	23.23
	• Current tax charge as per statement of profit and loss	73.23	176.66	-	-	45.74	21.33	47.61	(2.12)	-	13.70	44.65	-	-	-	-	420.80
	• Deferred tax	(0.76)	139.96	6.26	(37.21)	(6.22)	0.06	(3.94)	(6.73)	(30.76)	5.65	(11.05)	-	-	-	-	55.26
	• MAT adjustments as per statement of profit and loss	34.52	(130.91)	-	-	-	-	-	2.12	-	(12.08)	-	-	-	-	-	(106.35)
	• Ind AS adjustments not considered in any other item above	1.15	(19.46)	(1.28)	-	10.98	2.46	8.84	(10.90)	2.31	0.06	37.53	-	-	-	-	31.69
3	Add: Interest on shareholders debt charged to statement of profit and loss	126.28	881.78	189.00	54.38	7.91	66.18	104.19	213.77	390.21	85.40	140.72	-	-	-	-	2,259.82
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.	14.42	(89.58)	35.73	4.06	10.38	11.95	23.14	(51.04)	(109.36)	(1.23)	(13.87)	(0.02)	-	-	-	(165.42)
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)	-	-	-	-	-	-	-	-	-	-	-	-	(8.88)
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)	(2.80)	(168.62)	-	(0.25)	(23.78)	(42.66)	22.12	51.02	(4.75)	(14.43)	(25.25)	-	-	-	-	(209.40)
	Total Adjustments (B)	**389.07**	**1,313.13**	**308.77**	**77.90**	**95.42**	**81.59**	**263.20**	**267.89**	**322.88**	**91.43**	**211.18**	**(0.02)**	**-**	**-**	**-**	**3,422.44**
	Net distributable Cash Flows C = (A+B)	**624.16**	**2,127.21**	**324.85**	**(27.90)**	**214.70**	**125.08**	**350.68**	**255.54**	**22.30**	**150.69**	**333.41**	**(0.02)**	**-**	**-**	**-**	**4,500.70**

* 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 from Embassy REIT to Asset SPV's/ Hold Co 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
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(all amounts in Rs. million unless otherwise stated)

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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 Hold Co

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 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 SPV's/ Hold Co 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
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(ii) Calculation of net distributable cash flows at each Asset SPV and Hold Co
For the quarter ended 31 December 2019 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)**	**50.17**	**976.22**	**9.79**	**(33.33)**	**180.64**	**41.81**	**90.70**	**27.67**	**(146.93)**	**65.14**	**81.10**	**-**	**-**	**-**	**-**	**1,342.98**
	Adjustment:													-	-	-	
2	Add/(Less): Non-cash adjustments and taxes, including but not limited to:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Depreciation, amortisation and impairment	87.54	343.43	86.30	56.49	51.02	20.84	76.51	52.20	79.13	14.23	40.95	-	-	-	-	908.63
	• Assets written off or liabilities written back	0.20	0.77	-	-	-	-	0.25	-	-	-	-	-	-	-	-	1.22
	• Current tax charge as per statement of profit and loss	8.51	149.87	8.96	0.87	12.20	19.90	28.90	12.49	1.77	12.57	8.97	-	-	-	-	265.01
	• Deferred tax	40.01	112.98	(0.57)	(13.38)	3.83	0.82	(4.94)	18.67	(79.08)	6.65	(4.11)	-	-	-	-	80.89
	• MAT adjustments as per statement of profit and loss	(0.00)	(245.71)	(15.45)	-	(40.00)	-	-	(12.49)	(1.29)	(12.25)	-	-	-	-	-	(327.19)
	• Ind AS adjustments not considered in any other item above	(48.29)	(6.72)	(0.23)	-	(37.25)	(0.97)	(6.34)	(31.30)	(6.36)	4.98	(14.53)	-	-	-	-	(147.01)
3	Add: Interest on shareholders debt charged to statement of profit and loss	166.73	605.70	94.60	54.98	14.20	75.14	111.45	138.58	384.09	95.47	144.55	-	-	-	-	1,885.49
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.	(30.69)	362.68	69.53	12.15	16.82	(56.15)	32.25	27.43	6.08	3.02	(28.55)	-	-	-	-	414.57
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 *	-	(13.88)	(26.26)	-	-	-	-	-	-	-	-	-	-	-	-	(40.14)
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)	(28.93)	(155.66)	(1.20)	(2.34)	(26.57)	(25.94)	(31.21)	(17.90)	(33.96)	(12.50)	(19.94)	-	-	-	-	(356.16)
	Total Adjustments (B)	**195.08**	**1,153.46**	**215.68**	**108.77**	**(5.75)**	**33.64**	**206.87**	**187.68**	**350.38**	**112.17**	**127.34**	**-**	**-**	**-**	**-**	**2,685.31**
	Net distributable Cash Flows C = (A+B)	**245.25**	**2,129.68**	**225.47**	**75.44**	**174.89**	**75.45**	**297.57**	**215.35**	**203.45**	**177.31**	**208.44**	**-**	**-**	**-**	**-**	**4,028.29**

* 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 from Embassy REIT to Asset SPV's/ Hold Co 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 Hold Co
For the nine months ended 31 December 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)**	**540.16**	**2,812.35**	**(102.79)**	**(320.59)**	**335.19**	**124.66**	**296.03**	**(12.76)**	**(819.53)**	**206.62**	**193.62**	**(1.13)**	**-**	**-**	**-**	**3,251.83**
	Adjustment:																
2	Add/(Less): Non-cash adjustments and taxes, including but not limited to:																
	• Depreciation, amortisation and impairment	303.33	1,291.98	260.55	169.29	151.16	66.80	185.99	210.07	225.46	43.05	111.57	-	-	-	-	3,019.25
	• Assets written off or liabilities written back	22.18	2.73	-	-	-	-	(4.60)	1.06	-	-	-	-	-	-	-	21.37
	• Current tax charge as per statement of profit and loss	172.67	593.81	-	0.33	134.26	72.62	99.78	-	-	41.79	59.21	-	-	-	-	1,174.47
	• Deferred tax	109.30	262.14	(39.23)	(113.65)	(10.81)	0.48	9.12	1.96	(122.20)	17.28	(17.51)	-	-	-	-	96.88
	• MAT adjustments as per statement of profit and loss	(64.92)	(303.26)	-	-	-	-	-	-	-	(37.96)	-	-	-	-	-	(406.14)
	• Ind AS adjustments not considered in any other item above	4.42	(233.51)	-	-	33.30	9.50	(46.69)	(59.20)	3.56	(14.46)	58.88	-	-	-	-	(244.20)
3	Add: Interest on shareholders debt charged to statement of profit and loss	395.50	2,343.10	565.55	162.53	27.13	205.43	312.28	472.41	1,154.22	263.70	422.61	-	-	-	-	6,324.46
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.	(30.00)	202.29	58.12	(27.61)	10.12	39.48	45.25	39.71	(219.71)	19.59	(15.50)	0.28	-	-	-	122.02
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)								(105.53)
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)	(87.61)	(285.54)	5.15	(0.09)	(80.10)	(86.78)	(30.97)	80.47	(40.55)	(42.16)	(7.57)	-	-	-	-	(575.75)
	Total Adjustments (B)	**824.87**	**3,849.66**	**789.89**	**190.80**	**265.06**	**307.53**	**570.16**	**725.28**	**1,000.78**	**290.83**	**611.69**	**0.28**	**-**	**-**	**-**	**9,426.83**
	Net distributable Cash Flows C = (A+B)	**1,365.03**	**6,662.01**	**687.10**	**(129.79)**	**600.25**	**432.19**	**866.19**	**712.52**	**181.25**	**497.45**	**805.31**	**(0.85)**	**-**	**-**	**-**	**12,678.66**

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- 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
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(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 Hold Co
For the nine months ended 31 December 2019 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)**	**293.92**	**2,456.33**	**30.71**	**(94.22)**	**308.56**	**103.07**	**156.90**	**76.21**	**(660.56)**	**190.18**	**215.27**	**-**	**-**	**-**	**-**	**3,076.37**
	Adjustment:													-	-	-	
2	Add/(Less): Non-cash adjustments and taxes, including but not limited to:													-	-	-	
	• Depreciation, amortisation and impairment	262.09	1,032.90	258.92	175.76	150.66	65.81	374.53	164.89	233.16	42.93	109.62	-	-	-	-	2,871.27
	• Assets written off or liabilities written back	5.16	0.77	-	-	-	-	0.25	-	-	-	-	-	-	-	-	6.18
	• Current tax charge as per statement of profit and loss	13.69	493.17	8.96	2.01	46.81	56.32	94.11	31.27	1.87	37.51	8.97	-	-	-	-	794.69
	• Deferred tax	21.32	338.99	8.64	(26.11)	37.47	(1.27)	(17.66)	55.97	(129.01)	16.75	15.77	-	-	-	-	320.86
	• MAT adjustments as per statement of profit and loss	97.81	(501.37)	(6.49)	-	(40.00)	-	-	(31.27)	42.69	(30.40)	-	-	-	-	-	(469.03)
	• Ind AS adjustments not considered in any other item above	(87.65)	13.59	(0.72)	-	(46.47)	2.85	(27.92)	(47.03)	(9.35)	1.53	(168.94)	-	-	-	-	(370.13)
3	Add: Interest on shareholders debt charged to statement of profit and loss	527.14	1,684.59	95.28	166.75	56.53	231.08	309.48	389.07	1,126.94	291.01	439.16	-	-	-	-	5,317.03
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.	465.58	1,007.65	164.91	6.84	156.78	10.64	(73.13)	77.11	171.54	(6.59)	(63.13)	-	-	-	-	1,918.19
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 *	-	(255.92)	(68.99)	-	-	-	-	-	-	-	-	-	-	-	-	(324.91)
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)	(98.08)	(470.45)	(21.57)	(6.18)	(77.76)	(66.87)	(103.84)	(64.89)	(102.94)	(39.03)	(9.25)	-	-	-	-	(1,060.83)
	Total Adjustments (B)	**1,207.06**	**3,343.92**	**438.94**	**319.07**	**284.02**	**298.56**	**555.82**	**575.12**	**1,334.90**	**313.71**	**332.20**	**-**	**-**	**-**	**-**	**9,003.32**
	Net distributable Cash Flows C = (A+B)	**1,500.98**	**5,800.25**	**469.65**	**224.85**	**592.58**	**401.63**	**712.72**	**651.33**	**674.34**	**503.89**	**547.47**	**-**	**-**	**-**	**-**	**12,079.69**

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(all amounts in Rs. million unless otherwise stated)

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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 Hold Co
For the year ended 31 March 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)**	**758.86**	**3,375.36**	**44.27**	**(151.15)**	**462.44**	**124.74**	**200.83**	**153.83**	**(2,101.31)**	**239.58**	**181.64**	**-**	**-**	**-**	**-**	**3,289.09**
	Adjustment:													-	-	-	
2	Add/(Less): Non-cash adjustments and taxes, including but not limited to:													-	-	-	
	• Depreciation, amortisation and impairment	354.71	1,390.13	345.24	231.93	201.05	87.74	451.53	222.31	1,596.55	57.29	147.21	-	-	-	-	5,085.69
	• Assets written off or liabilities written back	6.35	(6.43)	-	(2.91)	-	-	(0.39)	(2.72)	-	-	-	-	-	-	-	(6.10)
	• Current tax charge as per statement of profit and loss	122.95	661.16	9.95	2.36	122.52	89.72	147.63	43.49	-	47.32	20.29	-	-	-	-	1,267.39
	• Deferred tax	103.42	484.73	15.26	(44.30)	33.98	(3.48)	6.52	83.02	(218.17)	20.54	65.03	-	-	-	-	546.55
	• MAT adjustments as per statement of profit and loss	(109.25)	(781.68)	(9.95)	-	(116.07)	-	-	(43.49)	48.11	(37.79)	-	-	-	-	-	(1,050.12)
	• Ind AS adjustments not considered in any other item above	(89.45)	32.82	(1.28)	-	(40.30)	15.25	(31.95)	14.82	6.05	10.73	(134.66)	-	-	-	-	(217.97)
3	Add: Interest on shareholders debt charged to statement of profit and loss	685.73	2,420.32	284.09	220.76	66.13	305.21	414.38	483.41	1,506.86	383.46	582.17	-	-	-	-	7,352.52
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.	665.19	1,246.17	120.12	40.51	181.36	61.26	(112.37)	108.70	175.69	15.67	(29.24)	-	-	-	-	2,473.06
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 *	-	(271.51)	(93.48)	-	-	-	-	(50.90)	-	-	-	-	-	-	-	(415.89)
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)	(126.99)	(610.55)	(21.58)	(7.38)	(102.51)	(84.09)	(136.03)	(82.16)	(132.69)	(53.20)	(24.09)	-	-	-	-	(1,381.27)
	Total Adjustments (B)	**1,612.66**	**4,565.16**	**648.37**	**440.97**	**346.16**	**471.61**	**739.32**	**776.48**	**2,982.40**	**444.02**	**626.71**	**-**	**-**	**-**	**-**	**13,653.86**
	Net distributable Cash Flows C = (A+B)	**2,371.52**	**7,940.52**	**692.64**	**289.82**	**808.60**	**596.35**	**940.15**	**930.31**	**881.09**	**683.60**	**808.35**	**-**	**-**	**-**	**-**	**16,942.95**

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- 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

(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 Embassy Office Parks Private Limited (‘EOPPL'), 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’).

Embassy Office Parks REIT acquired the following SPVs by acquiring all the equity interest held by the Embassy Sponsor, Blackstone Sponsor, Blackstone Sponsor Group and certain other shareholders on 22 March 2019. In exchange for these equity interests, the above shareholders have been allotted 613,332,143 Units of Embassy Office Parks REIT valued at Rs. 300 each. These Units were subsequently listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE) on 1 April 2019.

The Trust went public as per its plan for Initial Public Offer (IPO) of Units after obtaining the required approvals from the relevant authorities. The Units were allotted to the applicants on 27 March 2019 and were subsequently listed on the BSE and NSE on 1 April 2019.

Accordingly, the equity interest in each of the following SPVs (directly or indirectly, through their holding companies) have been transferred from the respective shareholders to the Trust.

Details of SPVs is provided below:

Name of the SPV	Activities	Shareholding (in percentage)
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 (Hold Co.) for the Embassy Office Parks Group (refer note 50).	Embassy Office Parks REIT : 100%
MPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Manyata), located at Bangalore (refer note 50).	EOPPL : 35.77% Embassy Office Parks REIT : 64.23%
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.	EOPPL: 80% Embassy Office Parks REIT : 20%
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%

The Trust, further has incorporated/ acquired subsidiaries post IPO. Accordingly EPTPL has been incorporated on 6 December 2019 by the Trust and equity interest in EOVPL, VTPL and SIPL (SPVs incorporated in India) (directly or indirectly, acquired post IPO through their holding companies) have been transferred from the respective shareholders to the Trust. [refer note 51]:-

EPTPL	Development and leasing of office space and related interiors, located in Pune.	Embassy Office Parks Private Limited (100%)
EOVPL*	Hold Co of VTPL and Common area maintenance services of Embassy Tech Village (ETV), located in Bangalore.	Embassy Office Parks REIT : 100%
VTPL*	Development and leasing of commercial space and related interiors and maintenance of such assets (ETV), located in Bangalore.	EOVPL : 60% Embassy Office Parks REIT : 40%
SIPL*	Development and leasing of commercial space and related interiors and maintenance of such assets (ETV), located in Bangalore.	Embassy Office Parks REIT : 100%

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

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.	Embassy Office Parks Private Limited (50%) Kelachandra Holdings LLP (50%)

2. Significant accounting policies

2.1 Basis of preparation of Condensed Consolidated Financial Statements

The Condensed Consolidated Financial Information (hereinafter referred to as the "Condensed Consolidated Financial Statements") of the Embassy Office Parks Group comprises the Consolidated Balance Sheet as at 31 December 2020, the Consolidated Statement of Profit and Loss, including other comprehensive income, the Consolidated Statement of Cash Flow, the Consolidated Statement of Changes in Unitholders' Equity and a summary of significant accounting policies and other explanatory information for the quarter and nine months ended 31 December 2020. 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 12 February 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 21(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 nine months ended 31 December 2020 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.
The Group has followed the same accounting policies in preparation of the condensed consolidated financial statements as those followed in preparation of the annual consolidated financial statements as at and for the year ended 31 March 2020. These condensed consolidated financial statements should be read in conjunction with the audited consolidated financial statements and the related notes for the year ended 31 March 2020.

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. quarter and nine months ended on 31 December 2020.

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 VTPL, EOVPL and SIPL used for the purpose of consolidation are drawn up to the same reporting date i.e. period ended on 31 December 2020. ETV assets was acquired on 24 December 2020 by the 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 quarter and nine month ended 31 December 2020.

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.

(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.

2. Significant accounting policies (continued)

2.1 Basis of preparation of Condensed Consolidated Financial Statements (continued)

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.

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.

The 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.

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

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 judgement 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 51 and Note 2.2 (v) (ii)

vi) Judgements in preparing Condensed Consolidated Financial Statements - Note 2.1

vii) Classification of Unitholders' funds - Note 21 (a)

Information about assumptions and estimation uncertainties that have a significant risk resulting in a material adjustment during the nine months ended 31 December 2020 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.

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 31 December 2020 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.

vi) Measurement of Contingent consideration.

2.2 Summary of significant accounting policies (continued)

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.

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.

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.

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.

2.2 Summary of significant accounting policies (continued)

g) Property, plant and equipment and intangible assets (continued)

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.

Customer contracts 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.

Customer contracts 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.

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.

2.2 Summary of significant accounting policies (continued)

j) Impairment of non-financial assets (continued)

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.

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.

2.2 Summary of significant accounting policies (continued)

l) Financial instruments (continued)

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.

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 FVTOCI- debt investments

At each reporting date, the Embassy Office Parks Group 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; 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 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 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.

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.

2.2 Summary of significant accounting policies (continued)

r) Leases (continued)

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.

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 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

The recognition of finance income is based on a pattern reflecting a constant periodic rate of return on the lessor's net investment in the finance lease.

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.

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.

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.

(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.

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.

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.

2.2 Summary of significant accounting policies (continued)

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.

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.

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. Repayment of short-term construction debt given to SPV's are not considered for the purpose of distributions.

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.

(all amounts in Rs. million unless otherwise stated)

3 Property, plant and equipment

Reconciliation of carrying amounts as at 31 December 2020

Particulars	Land-freehold (refer note ii)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Computers	Operating supplies	Vehicles	Total
Gross block (cost or deemed cost)										
At 1 April 2019	**6,087.66**	**7,057.90**	**7,137.51**	**485.32**	**448.83**	**17.26**	**11.51**	**11.62**	**37.89**	**21,295.50**
Additions for the year	452.41	9.98	4.77	0.72	0.11	1.20	6.38	0.02	2.52	**478.11**
Deletion	-	-	-	(0.06)	-	-	-	(0.81)	-	**(0.87)**
At 31 March 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**
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 period	-	-	219.85	-	-	-	0.16	-	-	**220.01**
Reclassifications	(18.15)	-	18.15	-	-	-	-	-	-	-
At 31 December 2020	**8,632.70**	**7,067.88**	**7,380.28**	**485.98**	**448.94**	**18.96**	**20.42**	**10.83**	**45.31**	**24,111.30**
Accumulated depreciation										
At 1 April 2019	-	-	-	-	-	-	-	-	-	-
Charge for the year	-	129.88	403.48	79.09	57.38	11.08	10.96	10.83	4.98	**707.68**
Impairment loss (refer note iii)	84.00	235.36	27.34	5.38	12.35	0.25	0.01	-	1.44	**366.13**
At 31 March 2020	**84.00**	**365.24**	**430.82**	**84.47**	**69.73**	**11.33**	**10.97**	**10.83**	**6.42**	**1,073.81**
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 period	-	94.57	325.28	58.96	20.20	1.46	0.94	-	3.74	**505.15**
At 31 December 2020	**84.00**	**459.81**	**756.10**	**143.43**	**89.93**	**12.79**	**11.91**	**10.83**	**10.16**	**1,578.96**
Carrying amount (net)										
As at 31 March 2020	**6,456.07**	**6,702.64**	**6,711.46**	**401.51**	**379.21**	**7.13**	**6.92**	-	**33.99**	**20,698.93**
At 31 December 2020	**8,548.70**	**6,608.07**	**6,624.18**	**342.55**	**359.01**	**6.17**	**8.51**	-	**35.15**	**22,532.34**

*Above assets have been acquired as part of business combination. Refer note 2.1 Basis for consolidation and note 51.

Notes:

i. Post acquisition of the SPV's, the Embassy Office Parks Group has revisited the useful life of the property, plant and equipment and aligned the same across the Group. The Group has also aligned its method of depreciation to straight-line method across its SPV's.

ii. The solar plant has been constructed on 465.77 acres of land, the title for 254.47 acres is registered in name of the group and balance 211.30 acres is in process of registration and is scheduled for completion by 31 December 2021.

iii. During the previous year ended 31 March 2020, an impairment loss of Rs.366.13 million has been recognised against the property, plant and equipment of the hospitality segment of Embassy Quadron. The impairment loss of Rs. 366.13 million as at 31 March 2020 is after reducing the carrying amount of goodwill of Rs.922.71 million for the hotel property which is the lowest cash generating unit (CGU) forming part of hospitality segment and is allocated to all other property, plant and equipment of respective CGU in proportion to their carrying value. The impairment loss has been computed based on the assets' recoverable amount as at reporting date which is it's value in use as prescribed under Ind-AS 36.

iv. Accumulated Depreciation as at 31 December 2020 includes impairment loss of Rs.366.13 million (31 March 2020: Rs.366.13 million).

4 Capital work-in-progress

Particulars	As at 31 December 2020	As at 31 March 2020
MPPL-Hilton Hotels (Front Parcel)*	3,418.98	2,334.07
VTPL-Hilton Hotels**	220.20	-
	3,639.18	**2,334.07**

*forms part of MPPL CGU

**forms part of ETV assets CGU

Note:

Borrowing cost capitalised

The amount of borrowing cost capitalised during the nine months ended 31 December 2020 is Rs. 177.93 million (31 March 2020: Rs. 183.28 million). The rate used to determine the amount of borrowing costs eligible for capitalisation at a capitalisation rate which is the SPV specific "Weighted Average Borrowing Cost (WABC)".

(all amounts in Rs. million unless otherwise stated)

5 Investment property

Reconciliation of carrying amounts as at 31 December 2020

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)										
At 1 April 2019	**63,847.70**	**38,361.49**	**75,824.71**	**8,224.86**	**1,315.90**	**1,922.06**	**44.33**	**5.23**	**2.69**	**189,548.97**
Additions for the year	1,050.92	312.10	5,858.46	1,227.42	180.31	348.61	2.10	0.08	8.57	**8,988.57**
Disposals	-	-	-	(39.66)	(5.65)	-	(3.01)	-	(0.42)	**(48.74)**
Adjustments (refer note i and vi)	10,284.81	(10,446.41)	-	161.60	-	-	-	-	-	-
At 31 March 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**
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 period	31.05	-	335.28	79.05	55.70	16.86	6.43	-	0.88	**525.25**
Disposals	-	-	(23.25)	(19.93)	(50.68)	(13.23)	-	-	-	**(107.09)**
At 31 December 2020	**126,567.18**	**28,362.69**	**107,295.50**	**12,944.62**	**1,754.99**	**3,389.44**	**50.49**	**5.31**	**11.72**	**280,381.94**
Accumulated depreciation										
At 1 April 2019	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Charge for the year	-	483.74	2,106.20	947.20	360.10	487.10	22.82	3.48	1.68	**4,412.32**
At 31 March 2020	**-**	**483.74**	**2,106.20**	**947.20**	**360.10**	**487.10**	**22.82**	**3.48**	**1.68**	**4,412.32**
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 period	-	270.69	1,539.80	753.13	166.05	215.45	3.07	0.19	1.22	**2,949.60**
Disposals	-	-	-	(2.71)	(8.89)	(3.28)	-	-	-	**(14.88)**
At 31 December 2020	**-**	**754.43**	**3,646.00**	**1,697.62**	**517.26**	**699.27**	**25.89**	**3.67**	**2.90**	**7,347.04**
Carrying amount (net)										
As at 31 March 2020	**75,183.43**	**27,743.44**	**79,576.97**	**8,627.02**	**1,130.46**	**1,783.57**	**20.60**	**1.83**	**9.16**	**194,076.48**
At 31 December 2020	**126,567.18**	**27,608.26**	**103,649.50**	**11,247.00**	**1,237.73**	**2,690.17**	**24.60**	**1.64**	**8.82**	**273,034.90**

*Above assets have been acquired as part of business combination. Refer note 2.1 Basis for consolidation and note 50 and 51.

Notes:

i **MPPL** - During the previous year ended 31 March 2020, cost of freehold land of Rs.161.60 million has been transferred to Karnataka Power Transmission Corporation Limited (KPTCL) along with the 220 KVA substation constructed at Embassy Manyata. Since these are enabling assets to the overall Park, the cost of land has been transferred to plant and machinery and being depreciated over the useful life of the substation.

ii. **EOPPL**: 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.

iii. **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.

iv. **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.

v. **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.

vi. **IENMPL**: The leasehold land for Express Towers is taken from the Government of Maharashtra on a lease of 99 years (from 1963-64). The lease expires in August 2063. However, pursuant to recent Maharashtra State notification in March 2019, IENMPL made an application to the office of the Collector, Mumbai City, seeking conversion of the land on which the building known as "Express Towers" stands, from occupancy class II land that is leasehold land into occupancy class I land, that is, freehold land, by a letter dated April 1, 2019. Pursuant to various orders passed by the office of the Collector, IENMPL has made an aggregate payment of Rs.909.46 million towards regularization and conversion of the land. Subsequently, the Collector, Mumbai pursuant to its order dated August 23, 2019, after regularising the usage of the said Property, approved the conversion of such land from occupancy class II and leasehold land into occupancy class I land that is freehold land, under the Maharashtra Land Revenue (Conversion of Occupancy Class II and Leasehold Lands into Occupancy Class I Lands) Rules, 2019. Out of the aforementioned Rs.909.46 million, a sum of Rs.756.41 million has been capitalized as a part of land and the balance has been capitalized towards building. Further, an amount of Rs.10,446.41 million, being the carrying cost of such land, has been reclassified from leasehold to freehold land.

vii. **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.

viii. **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 100.775 acres into a freehold land as per the sale deed entered with Karnataka Industrial Areas Development Board ('KIADB') on February 12, 2018. Further, 35 guntas leasehold land is yet to be registered and is classified as a leasehold land and no depreciation has been charged on the same.

ix. Post acquisition of the SPV's, Group has revisited the useful life of the investment properties and aligned the same across the group. The Group has also aligned its method of depreciation to straight-line method across its SPV's.

x. 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.

xi. The investment property have been leased out to lessees / held for lease on operating lease basis.

xii. 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.

xiii. Additions to investment property and investment property under development include borrowing cost amounting to Rs.80.83 million (31 March 2020: Rs.440.22 million) at a capitalisation rate which is the SPV specific Weighted Average Borrowing Cost (WABC).

xiv. In accordance with Ind AS 116- Leases, investment property includes Right-of-Use (ROU) asset of Rs.305.20 million (31 March 2020: Rs.308.15 million) which is recorded under Land Leasehold. The corresponding lease liability amounting to Rs.326.79 million (31 March 2020: Rs.322.93 million) is recorded under other financial liabilities.

(all amounts in Rs. million unless otherwise stated)

6 Goodwill

As at 31 December 2020 and 31 March 2020

Assets	Consideration transferred for business	Fair value of net assets	Impairment loss	Net carrying value as at 31 December 2020	Net carrying value as at 31 March 2020
MPPL	48,790.52	37,774.36	-	11,016.16	11,016.16
EOPPL	62,768.25	50,854.97	-	11,913.28	11,913.28
EEPL	732.79	464.95	-	267.84	267.84
UPPL	2,841.67	2,151.80	487.14	202.73	202.73
ETPL	12,138.78	9,239.55	-	2,899.23	2,899.23
GSPL	4,662.50	2,700.39	-	1,962.11	1,962.11
IENMPL	13,210.97	7,139.40	-	6,071.57	6,071.57
OBPPL	12,308.89	5,779.40	-	6,529.49	6,529.49
QBPPL	5,595.08	3,998.26	-	1,596.82	1,596.82
QBPL	13,689.26	9,201.53	922.71	3,565.02	3,565.02
VCPPL	10,710.94	6,445.82	-	4,265.12	4,265.12
ETV assets (refer note 51)	57,565.47	43,471.40	-	14,094.07	-
Total	**245,015.12**	**179,221.83**	**1,409.85**	**64,383.44**	**50,289.37**

As a result of the valuation conducted during the year ended 31 March 2020 by iVAS Partners, independent external property valuer 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, an impairment of Rs.1,409.85 million was recognized in the Statement of Profit and Loss against Goodwill and an impairment of Rs.366.13 million was recognized in the Statement of Profit and Loss against property, plant and equipment, totalling to Rs.1,775.98 million as impairment loss during the year ended 31 March 2020. Impairment charge mainly relates to the hospitality segment and more specifically UPPL (Hilton Hotel), and hospitality segment of QBPL (Four Seasons Hotel). The Hotel CGU is composed mainly of property, plant and equipment. The impairment charge arose in the Hotel CGU due to slower ramp up of occupancy 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.

7 Intangible assets

Reconciliation of carrying amounts as at 31 December 2020

Particulars	Customer Contracts	Power Purchase Agreement	Right to use trade mark	Computer software	Total
At 1 April 2019	**-**	**3,348.00**	**1,647.91**	**22.87**	**5,018.78**
Addition during the year	-	-	133.97	9.85	**143.82**
At 31 March 2020	**-**	**3,348.00**	**1,781.88**	**32.72**	**5,162.60**
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 period	-	-	-	0.98	**0.98**
At 31 December 2020	**9,826.91**	**3,348.00**	**3,641.88**	**35.36**	**16,852.15**
Accumulated amortisation					
At 1 April 2019	**-**	**-**	**-**	**-**	**-**
Amortisation for the year	-	145.56	-	15.68	161.24
At 31 March 2020	**-**	**145.56**	**-**	**15.68**	**161.24**
At 1 April 2020	**-**	**145.56**	**-**	**15.68**	**161.24**
Amortisation for the period	157.80	109.25	-	9.16	276.21
At 31 December 2020	**157.80**	**254.81**	**-**	**24.84**	**437.45**
Carrying amount (net)					
As at 31 March 2020	**-**	**3,202.44**	**1,781.88**	**17.04**	**5,001.36**
As at 31 December 2020	**9,669.11**	**3,093.19**	**3,641.88**	**10.52**	**16,414.70**

* Refer note 2.1 Basis for consolidation and note 50 and 51.

(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 31 December 2020	As at 31 March 2020
Base build			
SIPL	Block 9	2,640.33	-
VTPL	Block 8	400.50	-
EOPPL	Hudson and Ganges blocks	556.37	301.32
OBPL	Tower 1	260.15	164.66
Infrastructure and Upgrade Projects			
MPPL	Flyover	1,192.60	629.48
MPPL	Master plan upgrade	991.89	393.68
VTPL	Master plan upgrade	104.08	-
EOPPL	Master plan upgrade	396.78	228.13
QBPL	Master plan upgrade	160.20	37.50
Multiple	Various	55.43	18.62
		6,758.33	**1,773.39**

9 Equity accounted investee

Particulars	As at 31 December 2020	As at 31 March 2020
Investment in joint venture		
Golflinks Software Park Private Limited	24,242.51	24,091.36
	24,242.51	**24,091.36**
Goodwill on acquisition included as a part of carrying cost	10,449.36	10,449.36

	As at 31 December 2020	As at 31 March 2020
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)	24,242.51	24,091.36

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(all amounts in Rs. million unless otherwise stated)

10 Current investments

Particulars	As at 31 December 2020	As at 31 March 2020
Trade, unquoted, at amortised cost		
Investment in debentures of joint venture (refer note 49) and (i) below	-	724.38
Nil (31 March 2020: 2,500) 8.5% debentures		
Non-trade investments measured at fair value through profit and loss		
Quoted, Investment in mutual funds		
HDFC Liquid Fund - Growth Option	-	1,950.71
IDFC Cash Fund - Growth Option	-	390.14
ICICI Prudential Liquid Fund - Growth Option	-	1,350.76
Axis Liquid Fund - Growth Option	0.07	1,914.03
SBI Liquid Fund - Growth Option	-	1,629.14
Tata Liquid Fund - Growth Option	-	1,233.24
HDFC Overnight Fund - Growth Option	-	255.01
IDFC Overnight Fund - Growth Option	-	1,810.13
Axis Liquid Fund Overnight Fund - Growth Option	0.04	165.94
ICICI Prudential Overnight Fund - Growth Option	-	850.11
	0.11	**12,273.59**

Nil (31 March 2020: 2,500) unlisted, unrated, secured redeemable, non-convertible debentures of Golflinks Software Parks Private Limited with face value of Rs.1,000,000 each. Outstanding as on 31 December 2020 is Rs. Nil (31 March 2020: Rs.724.38 million).

Terms:

- Interest Rate : 8.50% p.a. on monthly outstanding balance.
- Security : The debentures are secured by first ranking exclusive security interest over Torrey Pines building.
- Redemption : Debentures shall be redeemed in 16 monthly instalments (principal and interest) of Rs.160.00 million each and 17th instalment of Rs.98.99 million in accordance with redemption schedule. Early redemption of the debentures shall be permitted from internal accruals of the issuer or any other sources, at the option of the issuer and without any prepayment penalty.
- Investment in debentures had been fully redeemed in the month of August 2020 and hence, there was no outstanding in respect of investment in such debentures as at 31 December 2020.

Investment measured at amortised cost	**-**	**724.38**
Investment measured at fair value through profit and loss	**0.11**	**11,549.21**

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(all amounts in Rs. million unless otherwise stated)

Non-current financial assets

11 Non-current loans

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Unsecured, considered good		
Security deposits		
- related party (refer note 49)	5.53	11.73
- others	816.69	656.98
	822.22	**668.71**

12 Other financial assets

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Unsecured, considered good		
Fixed deposits with banks*	1,351.77	673.02
Unbilled revenue (refer note 49)	885.37	506.91
Receivable under finance lease	586.75	8.61
Receivable for rental support from a related party (refer note 49)	265.37	-
Receivable for sale of co-developer rights from a related party (refer note 49)	1,350.00	-
	4,439.26	**1,188.54**
* Includes fixed deposits held as lien against debt taken and margin money for bank guarantee	1,351.77	670.06

13 Non-current tax assets (net)

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Advance tax, net of provision for tax	1,547.24	1,554.70
	1,547.24	**1,554.70**

14 Other non-current assets

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Unsecured, considered good		
Advance paid for co-development of property, including development rights on land (refer note 55)	13,518.63	13,998.26
Other capital advances		
- related party (refer note 49)	304.07	222.56
- others	3,784.79	1,333.74
Balances with government authorities	193.70	164.03
Paid under protest to government authorities (refer note 46)	702.44	676.26
Prepayments (refer note 49)	65.20	80.79
	18,568.83	**16,475.64**

* Advance paid for co-development of property, includes borrowing cost capitalised during the period amounting to Rs. Nil (for the year ended 31 March 2020: Rs.344.42 million) at a capitalisation rate which is the SPV specific Weighted Average Borrowing Cost (WABC).

15 Inventories (valued at lower of cost and net realisable value)

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Stock of consumables	10.64	12.82
	10.64	**12.82**

16 Trade receivables

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Unsecured		
Considered good *	421.06	242.25
Credit impaired	35.38	16.02
Less: Allowances for impairment losses	(35.38)	(16.02)
	421.06	**242.25**

*Includes trade receivables from related parties amounting to Rs.7.19 million (31 March 2020: Rs.57.03 million) (refer note 49)

(all amounts in Rs. million unless otherwise stated)

17 Current loans

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Unsecured, considered good		
Security deposits		
- related party (refer note 49)	-	50.00
- others	1.27	1.49
	1.27	**51.49**

18A Cash and cash equivalents

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Cash on hand	0.73	1.12
Balances with banks		
- in current accounts*	9,681.64	3,225.16
- in escrow accounts		
- Balances with banks for unclaimed distributions	1.61	0.26
- Others	530.70	2.62
- in deposit accounts with original maturity of less than three months	-	20.00
	10,214.68	**3,249.16**

* Balance in current accounts includes cheques on hand as at 31 December 2020 amounting to Rs.1,907.47 million (31 March 2020: Rs.2,121.94 million).

18B Other bank balances

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Balances with banks		
- in fixed deposit accounts with original maturity greater than three months and maturity less than twelve months from the reporting date*	479.98	169.79
	479.98	**169.79**
*Deposit for availing letter of credit facilities	479.98	169.79

19 Other financial assets

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Unsecured, considered good		
Interest accrued but not due		
- on fixed deposits	0.53	7.53
- on statutory deposits	17.18	40.39
- on others	3.59	4.35
Unbilled revenue (refer note 49)	412.99	256.91
Unbilled maintenance charges	268.38	59.45
Receivable under finance lease	377.23	16.88
Receivable for rental support from a related party (refer note 49)	1,110.76	-
Receivable for sale of co-developer rights from a related party (refer note 49)	1,372.10	-
Other receivables		
- related parties (refer note 49)	40.17	7.94
- others	26.59	6.01
	3,629.52	**399.46**

20 Other current assets

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Unsecured, considered good		
Advance for supply of goods and rendering of services		
- to related parties (refer note 49)	-	2.78
- to others	33.55	51.32
Balances with government authorities	328.35	149.93
Prepayments (refer note 49)	372.36	134.21
Other advances	0.42	12.98
	734.68	**351.22**

21 Unit Capital

Unit Capital	**No in Million**	**Amount**
As at 1 April 2019	**771.67**	**229,039.26**
Add: Reversal of issue expenses no longer payable (refer note below)	-	81.70
Closing balance as at 31 March 2020	**771.67**	**229,120.96**
As at 1 April 2020	**771.67**	**229,120.96**
Units issued during the period	176.23	59,999.35
Less: Issue expenses (refer note below)	-	(858.20)
Closing balance as at 31 December 2020	**947.90**	**288,262.11**

Note: Issue expenses pertaining to the Initial Public Offering (IPO) and listing of the Units on the National Stock Exchange and Bombay Stock Exchange have been reduced from the Unitholders capital in accordance with Ind AS 32 Financial Instruments: Presentation. During the previous year ended 31 March 2020, provision for issue expenses no longer payable, has been reversed amounting to Rs.81.70 million.

During the period ended 31 December 2020 estimated issue expenses pertaining to further issue of units (Institutional Placement and Preferential Allotment) have been reduced from the Unitholders capital in accordance with Ind AS 32 Financial Instruments: Presentation.

(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 dividend distributions. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays dividends 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 31 December 2020**		**As at 31 March 2020**	
	No of Units	**% holding**	**No of Units**	**% holding**
Embassy Property Developments Private Limited	115,484,802	12.18%	115,484,802	14.97%
SG Indian Holding (NQ) Co I Pte Limited	88,333,166	9.32%	104,094,966	13.49%
BRE Mauritius Investments	84,621,955	8.93%	93,610,755	12.13%
Veeranna Reddy	31,562,582	*	65,472,582	8.48%
BRE/ Mauritius Investments II	39,700,450	*	45,630,850	5.91%
India Alternate Property Limited	31,193,186	*	39,446,986	5.11%

* The percentage holding is less than 5% as at 31 December 2020. As at 31 March 2020, the percentage holding was more than 5%.

(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 of Rs.300 each for consideration other than cash from the date of incorporation till 31 March 2020.

Further, during the nine months ended 31 December 2020, the Trust has issued 111,335,400 Units at a price of Rs.331.00 per Unit through the Institutional Placement. The Trust also made Preferential allotment of 64,893,000 Units at Rs.356.70 per Unit to acquire ETV assets held by third party shareholders.

22 Other Equity*

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Reserves and Surplus		
Retained earnings	(13,486.86)	(5,943.12)
	(13,486.86)	**(5,943.12)**

*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)

23 Borrowings

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Secured		
Non-convertible debentures		
- Embassy REIT Series I NCD 2019 - Tranche I (refer note i)	34,698.85	32,351.16
- Embassy REIT Series I NCD 2019 - Tranche II (refer note i)	7,113.43	6,667.66
- Embassy REIT Series II NCD 2020 - Tranche A (refer note ii)	7,370.65	-
- Embassy REIT Series II NCD 2020 - Tranche B (refer note ii)	7,431.41	-
Terms loans		
- from banks (refer note iv)	33,315.31	10,978.43
- from financial institutions (refer note v)	12,346.06	-
- vehicle loans	6.17	30.60
Deferred payment liability (refer note iii)	-	6,142.66
	102,281.88	**56,170.51**

Notes:

(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 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 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 and EOPPL 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 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.

(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 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 Septemeber 2020 and 05 November 2020 respectively.

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 EOPPL 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 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 2,72,979 sq. mtrs.
2. A sole and exclusive first ranking pledge created by the Embasy REIT over the shareholding in the SPV's namely IENMPL and EOPPL 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 EOPPL over identified bank accounts and receivables.
5. A corporate guarantee issued by each of EOPPL 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.

(all amounts in Rs. million unless otherwise stated)

23 Borrowings (continued)

(iii) Deferred payment liability

EEPL SPV had entered into a deferred payment agreement with IL&FS Solar Power Limited for Rs.6,853.90 million (as at 31 December 2020: Rs.Nil, 31 March 2020: Rs.7,278.74 million), for the purpose of financing the construction and development of a solar photovoltaic electricity generation facility with a minimum capacity of 100 MW AC. The debt carried interest at an IRR of 12.72% with a fixed EMI.

Security terms

1. Exclusive first charge by way of deposit of title deeds on the project land in accordance with the mortgage documentation.
2. Charge over the entire moveable properties (both present and future) of the Embassy Energy SPV, in relation to the project (including without limitation all tangible and intangible assets).
3. The above deferred payment liability is also secured by a guarantee given by EOPPL, Holding Co., to Embassy Office Parks REIT.

Redemption terms:

The liability is repayable in 180 months equal instalments starting from April 2018 and to be settled by February 2033. Pursuant to mutual agreement with IL&FS Solar Power Limited, only 50% of EMI are payable to them till the registration of agreed 465.77 acres of land is completed in favor of Embassy Energy SPV. As at end of 31 December 2020, the land registered is 254.47 acres.

In accordance with the deferred payment agreement, the Group issued a prepayment offer to IL&FS Solar Power Limited ('lender') in December 2019 in respect of outstanding debt as at that date. Based on the terms and the revised prepayment offer agreed to between the parties, the liability has been repaid in full during the nine months ended 31 December 2020 along with the outstanding interest. The parties have also executed an agreement to record the agreed terms in connection with such prepayment and also to record the termination of all agreements entered into between the parties in connection with the acquisition, development and commissioning of the solar plant.

(iv) (a) HSBC Limited [balance as at 31 December 2020: Nil (31 March 2020: Rs.3,361.58 million)]

1. First ranking mortgage of undivided share of land and building thereon (L1) situated at Embassy Manyata, Bengaluru.
2. First charge over the entire lease rental receivables from tenant pertaining to building (L1) situated at Embassy Manyata, Bengaluru.
3. Reserve account to be maintained equal to three months repayment obligations with the lender.

Repayment and interest terms	As at 31 December 2020	As at 31 March 2020
Repayable in 36 monthly instalments. The debt carries interest of MCLR + 0.35%	-	3,361.58

The loan has been prepaid in the month of September 2020.

(b) State Bank of India [balance as at 31 December 2020: Rs.5,176.03 million (31 March 2020: Rs.4,381.10 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 the Trust.

Repayment and interest terms	As at 31 December 2020	As at 31 March 2020
Repayable by way of single bullet repayment in 18 months from date of commercial operations but not later than September 30, 2023. The debt carries interest of MCLR + 1.25%	5,176.03	4,381.10

(c) HSBC Limited [balance as at 31 December 2020: Nil (31 March 2020: Rs.3,389.99 million)]

1. First charge over the entire cash flows of Tower 2 and Tower 3 of Embassy Oxygen, Noida, Uttar Pradesh till full liquidation of the borrowings / credit facilities along with interest and charges.
2. Equitable mortgage over underlying Tower 2 & Tower 3 building of Embassy Oxygen situated at Plot No. 7, Sector 144, Noida Uttar Pradesh India.

Repayment and interest terms	As at 31 December 2020	As at 31 March 2020
Repayable in 120 monthly instalments, bullet repayment for remainder at the end of 10th year. The debt carries interest of MCLR + 0.15%	-	3,389.99

The loan has been prepaid in the month of September 2020.

(d) IndusInd Bank Limited and South Indian Bank Limited [balance as at 31 December 2020: 13,885.38 million (31 March 2020: Nil)]

1. Mortgage of building 2A East wing, 2A West wing, 2B, 2C and 2D along with car parks having a leasable area measuring 1,915,575 sq.ft. and the land with respect to the buildings measuring approx. 17 acres and 28 guntas at Embassy Tech Village, Bengaluru.
2. First charge by way of hypothecation of the receivables of the above Buildings of Embassy Tech Village, 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.
4. Letter of comfort by Embassy Office Ventures Private Limited

	Repayment and interest terms	As at 31 December 2020	As at 31 March 2020
IndusInd Bank Limited	Repayable in structured monthly instalments with no moratorium, interest rate of 1 year T-Bill plus applicable spread currently 9.40% pa	13,244.34	-
South Indian Bank Limited	Repayable in structured monthly instalments with no moratorium, interest rate of 6M MCLR + 35 bps currently 9.40% pa	641.04	-

Subsequent to the period ended 31 December 2020, the loan has been foreclosed [refer note (vi) below]

(all amounts in Rs. million unless otherwise stated)

23 Borrowings (continued)

(iv) from banks

(e) Deutsche Bank and HSBC Bank [balance as at 31 December 2020: 14,665.44 million million (31 March 2020: Nil)]

1. First pari passu charge on Mortgage on parcel 5 land measuring 14.56 acres and buildings with 2.43 million square feet of Grade A 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 Tech Village, 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 31 December 2020	As at 31 March 2020
HSBC Bank	Repayable in structured monthly instalments with no moratorium, interest rate of HSBC 6M MCLR + 45 bps currently 7.85% pa	7,206.56	-
Deutsche Bank	Repayable in structured monthly instalments with no moratorium, interest rate of 3 months DB MCLR currently 7.90% p.a.	7,458.88	-

Subsequent to the period ended 31 December 2020, the interest rates of HSBC Bank facility has been reduced to 7.55% p.a. and Deutsche Bank facility has been reduced to 7.60% p.a.

(v) (a) Housing Development Finance Corporation Limited [balance as at 31 December 2020: 7,669.41 million (31 March 2020: Nil)]

1. Mortgage of freehold/ leasehold interest obtained from KIADB along with Block 7B & MCLP being constructed on the land admeasuring 4.8841 acres bearing survey number Survey No. 14/1, 14/3, 12/12, 12/2, 8/4, 8/5 and 9/5 along with Block 7B consisting of 1.44 million square feet at Devarabeesanahalli and Kariyammana Agrahara Villages, Varthur Hobli, Bengaluru Ease Taluk, Bengaluru. Subsequently KIADB has executed the absolute sale deed in favour of the VTPL.
2. An exclusive charge on the scheduled receivables from leased/unleased/sold/unsold area of the project to be funded by the borrower and all insurance proceeds, both present and future.

Repayment and interest terms	As at 31 December 2020	As at 31 March 2020
Repayable in 180 equated instalments with a principal moratorium of 6 months. The debt carries an interest rate of HDFC CPLR minus 890 basis points currently at 9.45% p.a.	7,669.41	-

Subsequent to the period ended 31 December 2020, the loan has been foreclosed [refer note (vi) below]

(b) Housing Development Finance Corporation Limited [balance as at 31 December 2020: 4,786.20 million (31 March 2020: Nil)]

1. Extension of mortgage of Block 7B and MLCP being constructed along with the corresponding undivided share of land bearing survey number 29/2P, 11/3P, 11/4, 11/5, 11/6 and 11/7 in all measuring 6.21 acres area with the corresponding built up area situated at Devarabeesanahalli and Kariyammana Agrahara Villages, Varthur Hobli, Bangalore East Taluk, Bangalore along with the construction thereon present and future.

2. Receivables/ cash flows/ revenues including booking amounts arising out of or in connection with the relating project financed.

Repayment and interest terms	As at 31 December 2020	As at 31 March 2020
Repayable in 180 equated instalments with a principal moratorium of 6 months. The debt carries an interest rate of HDFC CPLR minus 885 basis points currently at 9.50% p.a.	4,786.20	-

Subsequent to the period ended 31 December 2020, the loan has been foreclosed [refer note (vi) below]

(vi) Subsequent to the period ended 31 December 2020, the Trust issued 26,000 rupee denominated, listed, rated, secured, redeemable, transferrable, non-convertible debentures of face value Rs. 1 million per debenture, aggregating to Rs. 26,000 million on a private placement basis (NCD's). The tenure of the NCDs is 37 months from the deemed date of allotment of the NCDs, with its coupon rate at 6.40 % payable on a quarterly basis to the debentureholders. Credit rating for the NCD"s is "CRISIL AAA/Stable". The proceeds from this issue have been primarily used to repay existing debt of IndusInd Bank, South Indian Bank and HDFC aggregating Rs. 26,340.99 million. [refer notes (iv)(d) and (v) above]

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(all amounts in Rs. million unless otherwise stated)

24 Other financial liabilities

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Lease deposits (refer note 49)	4,063.11	2,360.50
Lease liability	306.44	302.58
Payable for purchase of fixed assets	211.90	455.57
	4,581.45	**3,118.65**

25 Provisions

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Provision for employee benefits		
- gratuity	5.10	5.25
	5.10	**5.25**

26 Deferred tax liabilities (net)

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Minimum Alternate Tax credit entitlement	(4,366.57)	(4,015.29)
Deferred tax liabilities (net)*	57,895.45	44,422.67
	53,528.88	**40,407.38**

*Also refer note 51.

27 Other non-current liabilities

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Deferred lease rental	675.70	378.21
Advances from customers	-	8.49
	675.70	**386.70**

28 Trade payables

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Trade payable		
- total outstanding dues to micro and small enterprises	2.96	2.48
- total outstanding dues of creditors other than micro and small enterprises		
- to related parties (refer note 49)	57.93	115.94
- to others	99.40	136.33
	160.29	**254.75**

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(all amounts in Rs. million unless otherwise stated)

29 Other financial liabilities

Particulars	As at 31 December 2020	As at 31 March 2020
Current maturities of long-term debt		
- from banks	431.16	154.25
- from financial institutions	104.16	-
- deferred payment liability	-	1,136.08
- debentures (refer note (i) below and note 49)	60.00	-
Security deposits		
- related party (refer note 49)	80.00	185.00
Lease deposits (refer note 49)	8,824.76	7,137.07
Book overdraft	-	137.41
Capital creditors for purchase of fixed assets		
- to related party (refer note 49)	110.19	14.73
- to others	1,988.22	975.66
- Lease liability	20.35	20.35
Unclaimed dividend	1.61	0.26
Contigent consideration (refer note 49 and 51)	350.00	-
Other liabilities		
- to related party (refer note 49)	208.33	172.62
- to others	1,921.94	629.36
	14,100.72	**10,562.79**

(i) In October 2020, pursuant to the Business Transfer Agreement with Embassy Services Private Limited (refer note 50) EOPPL has issued 100,000 unlisted, unrated, unsecured, redeemable and non-convertible debentures to ESPL having face value of Rs.100 each 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 EOPPL debentures.

Security terms
The NCD's rank pari passu with all other unsecured and unsubordinated debt of EOPPL 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 on November 2021).

30 Provisions

Particulars	As at 31 December 2020	As at 31 March 2020
Provision for employee benefits		
- gratuity	-	0.03
- compensated absences	0.28	2.34
	0.28	**2.37**

31 Other current liabilities

Particulars	As at 31 December 2020	As at 31 March 2020
Unearned income	71.53	44.09
Advances received from customers (refer note 49)	360.05	291.43
Advance compensation received from related party (refer note 49 and 55)	559.19	-
Statutory dues	251.24	193.92
Deferred lease rentals	454.79	252.14
	1,696.80	**781.58**

*Includes advances received from related parties amounting to Rs.Nil (31 March 2020: Rs.1.92 million) (refer note 49)

32 Current tax liabilities (net)

Particulars	As at 31 December 2020	As at 31 March 2020
Provision for income-tax, net of advance tax	68.54	34.51
	68.54	**34.51**

(all amounts in Rs. million unless otherwise stated)

33 Revenue from operations

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Facility rentals	4,270.96	4,487.94	4,241.29	12,976.77	12,644.73	16,689.99
Income from finance lease	-	-	0.47	0.07	1.99	2.28
Room rentals	32.23	14.88	198.90	59.58	498.33	647.40
Revenue from contracts with customers						
Maintenance services	744.84	337.74	439.94	1,421.16	1,329.84	1,777.43
Sale of food and beverages	45.77	13.65	123.12	63.64	283.47	391.89
Income from generation of renewable energy	372.08	355.14	382.67	1,132.16	1,103.85	1,566.25
Other operating income						
- hospitality	3.75	1.34	18.33	6.35	87.25	103.40
- others (refer note 55)	183.22	190.81	53.81	556.88	66.15	270.58
	5,652.85	**5,401.50**	**5,458.53**	**16,216.61**	**16,015.61**	**21,449.22**

34 Interest income

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
- on debentures (refer note 49)	-	1.25	15.78	7.29	62.81	73.72
- on fixed deposits	10.82	76.33	23.87	181.34	133.92	139.80
- on security deposits	0.85	1.18	1.62	3.74	46.47	46.86
- on other statutory deposits	3.91	3.13	5.49	11.54	16.35	21.77
- on income-tax refund	38.12	20.62	8.00	70.36	26.31	26.31
- others	170.57	108.90	-	446.00	0.21	168.89
	224.27	**211.41**	**54.76**	**720.27**	**286.07**	**477.35**

35 Other income

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Net changes in fair value of financial assets	-	-	-	-	18.45	18.45
Liabilities no longer required written back	0.01	-	0.02	4.60	1.12	13.29
Profit on sale of mutual funds	76.66	16.84	110.03	117.68	196.55	359.96
Miscellaneous	5.68	4.05	57.93	26.43	85.82	121.30
	82.35	**20.89**	**167.98**	**148.71**	**301.94**	**513.00**

36 Cost of materials consumed

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Purchases	12.94	3.71	38.00	17.24	93.77	126.34
Add: Increase/(decrease) in inventory	0.53	1.15	(1.68)	2.18	(7.39)	(7.40)
	13.47	**4.86**	**36.32**	**19.42**	**86.38**	**118.94**

(all amounts in Rs. million unless otherwise stated)

37 Employee benefits expense *

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Salaries and wages	45.17	42.46	78.54	142.11	215.17	295.88
Contribution to provident and other funds	5.74	4.04	5.30	9.97	15.36	17.62
Staff welfare	5.14	4.85	18.00	15.03	49.41	63.67
	56.05	**51.35**	**101.84**	**167.11**	**279.94**	**377.17**

* refers to employee benefits expense of the hospitality segment (also refer note 48)

38 Operating and maintenance expenses

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Power and fuel (net)	126.08	81.95	156.09	262.14	500.40	609.16
Operating consumables	3.20	1.11	4.13	4.31	14.98	18.30
	129.28	**83.06**	**160.22**	**266.45**	**515.38**	**627.46**

39 Other expenses

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Property tax (net)	170.91	176.53	170.67	526.57	509.03	704.01
Rates and taxes	13.23	12.98	11.15	42.29	26.18	37.90
Marketing and advertising expenses	22.75	13.72	16.01	56.11	43.46	77.31
Assets and other balances written off	-	-	3.30	-	8.26	11.16
Loss of sale of fixed assets	51.13	9.30	-	61.89	-	-
Allowances for credit loss	-	-	-	-	0.26	0.85
Reversal of impairment on investments	-	-	(156.98)	-	(156.98)	(156.98)
Investments written off	-	-	156.98	-	156.98	156.98
Bad debts written off	-	-	-	2.73	-	-
Bank charges	1.27	5.09	5.12	7.07	14.37	19.42
Brokerage and commission	0.90	-	7.23	1.48	19.16	24.10
Net changes in fair value of financial assets	-	-	4.38	3.00	4.38	25.16
Travel and conveyance	2.93	2.90	7.08	8.39	20.11	25.78
Corporate Social Responsibility (CSR) contribution	6.14	12.42	17.98	18.57	38.16	85.91
Miscellaneous expenses	16.12	19.99	60.12	54.69	188.06	234.73
	285.38	**252.93**	**303.04**	**782.79**	**871.43**	**1,246.33**

40 Repairs and maintenance

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Repairs and maintenance						
- common area maintenance	348.74	153.99	180.88	677.78	546.99	735.75
- buildings	26.80	12.76	10.27	55.05	70.54	76.19
- machinery	71.67	54.57	57.33	189.76	189.90	253.51
- others	30.62	27.47	43.53	89.77	103.81	149.93
	477.83	**248.79**	**292.01**	**1,012.36**	**911.24**	**1,215.38**

(all amounts in Rs. million unless otherwise stated)

41 Finance costs (net of capitalisation)*

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Interest expense						
- on borrowings from banks and financial institutions	48.60	185.17	9.15	423.48	205.60	310.15
- on deferred payment liability	67.61	204.26	208.90	477.66	632.38	840.19
- on lease deposits	73.14	75.69	89.97	224.71	259.09	312.09
- on Non convertible debentures (Tranche A and Tranche B of Embassy REIT Series II NCD 2020)	242.68	33.99	-	276.67	-	-
- on lease liabilities	8.07	12.42	7.81	26.32	23.41	31.20
- accrual of premium on redemption of debentures (Tranche I and II of Embassy REIT Series I NCD)	921.44	925.80	627.74	2,742.57	1,478.12	2,309.91
	1,361.54	**1,437.33**	**943.57**	**4,171.41**	**2,598.60**	**3,803.54**

* Gross interest expense is Rs.1,467.31 million and Rs.4,430.17 million and interest capitalised is Rs.105.77 million and Rs.258.76 million for the quarter and nine months ended 31 December 2020 respectively.

42 Depreciation and amortisation

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Depreciation of property, plant and equipment	170.41	167.79	179.08	505.15	535.79	707.68
Depreciation of investment property	991.80	985.65	963.44	2,949.60	3,362.28	4,412.32
Amortisation of intangible assets	196.97	39.74	39.90	276.21	119.97	161.24
	1,359.18	**1,193.18**	**1,182.42**	**3,730.96**	**4,018.04**	**5,281.24**

43 Tax expense#

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Current tax*	422.51	392.75	284.11	1,202.43	880.49	1,361.39
Deferred tax charge	(88.96)	(224.20)	90.76	(390.87)	(191.86)	(11.27)
Minimum Alternate Tax credit entitlement (MAT)**	(106.35)	(149.54)	(318.24)	(406.14)	(610.83)	(1,050.12)
MAT written off/ (written back)	-	-	(8.96)	-	141.79	-
	227.20	**19.01**	**47.67**	**405.42**	**219.59**	**300.00**

* includes dividend distribution tax of Rs.22.83 million payable by SPVs on dividend distributed to Group for the year ended 31 March 2020. Also includes current tax adjustments relating to earlier years of Rs.42.32 million for the year ended 31 March 2020.

** including MAT credit entitlement relating to earlier years of Rs.373.69 million for the year ended 31 March 2020.

The Government of India had introduced the Taxation Laws (Amendment) Ordinance, 2019 ("Ordinance"), announcing changes to corporate tax rates in the Income Tax Act, 1961, with effect from April 1, 2019. Existing Companies had been provided an option to pay income tax at a concessional rate of 22%, subject to conditions prescribed therein in the Ordinance. Further, the Minimum Alternate Tax rate has been reduced from 18.5% to 15% (excluding surcharge and cess). Embassy Office Parks Group based on its internal assessment had provisionally decided to opt for concessional income tax rate for certain of its SPVs. Further, as clarified by Central Board of Direct Taxes, Minimum Alternate Tax credit balance for such SPVs amounting to Rs.150.75 million had been written off to the Consolidated Statement of Profit and Loss for the period ended 30 September 2019. Further, based on the amendments to the Finance Bill, 2020 dated 27 March 2020, such SPV's have not opted for such concessional tax rate under Section 115BAA of the IT Act. Accordingly, for the period ended 31 March 2020, the additional current tax expense amounts to Rs.151.32 million, MAT write off as stated above of Rs.150.75 million had been reinstated and additional deferred tax liability of Rs.212.70 million had been recorded during the quarter ended 31 March 2020.

(all amounts in Rs. million unless otherwise stated)

46 Commitments and contingencies

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Capital commitments		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for (Refer note i)	14,421.31	11,088.92
Contingent liabilities		
Claims not acknowledged as debt in respect of Income Tax matters (Refer note ii)	480.84	447.56
Claims not acknowledged as debt in respect of Service Tax matters (Refer note iii)	738.20	730.10
Claims not acknowledged as debt in respect of Property Tax matters (Refer note iv)	3,391.64	3,313.08
Others (Refer notes v and vi)		

Based on information available as of date of reporting and basis expert opinion obtained by the Group, no provisions have been made for above claims during the period. The Group will continue to monitor developments to identify significant uncertainties and changed 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 31 December 2020**	**As at 31 March 2020**
MPPL	8,805.28	9,519.23
VTPL	1,172.62	-
OBPPL	952.07	51.78
EOPPL	1,362.59	1,423.43
SIPL	2,013.97	-
Others	114.78	94.48
	14,421.31	**11,088.92**

ii) Claims not acknowledged as debt in respect of Income Tax matters

SPV	**As at 31 December 2020**	**As at 31 March 2020**
MPPL	8.50	8.50
EOPPL	246.44	246.44
QBPL	77.60	77.60
QBPPL	3.76	3.76
OBPPL	69.83	72.82
IENMPL	38.44	38.44
VTPL	36.27	-
	480.84	**447.56**

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. As at 31 December 2020 the CIT(A) has 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 and the final settlement from the Designated Authority of Income Tax is awaited. Pending settlement of these applications, the SPV has disclosed Rs.8.22 million (31 March 2020: Rs.8.22 million) as contingent liability.

(b) The SPV was originally assessed u/s. 143(3) for AY 2009-10 apart from the assessment u/s. 153A as disclosed above in (a) for disallowance under section 14A of Income Tax Act read with rule 8D of the Income-tax Rules in computing the taxable income under the Income tax Act. The SPV has received outstanding demand orders to pay a sum of Rs.0.28 million. As at 31 December 2020 the appeal against order of ITAT is pending for hearing before Hon'ble High Court of Karnataka. Accordingly, the SPV has disclosed Rs.0.28 million (31 March 2020: Rs.0.28 million) as contingent liability.

EOPPL: a) The SPV 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 2020: Rs.172.28 million) as contingent liability.

b) The SPV 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. Aggrieved by the assessment order, the SPV has filed an appeal with CIT(A). Accordingly, the SPV has disclosed Rs.74.17 million (31 March 2020: Rs.74.17 million) as contingent liability.

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 favor of the SPV. Subsequent to this, Income tax Department has moved to Hon'ble High Court of Mumbai against the ITAT order. Accordingly, the SPV has disclosed the above demand of Rs.71.71 million (31 March 2020: 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 application for settling this litigation and the final settlement from the Designated Authority of Income Tax is awaited. Pending settlement of the application, the SPV has disclosed the above demand of Rs.5.89 million (31 March 2020: Rs.5.89 million) as a contingent liability.

46 Commitments and contingencies (continued)

ii) Claims not acknowledged as debt in respect of Income Tax matters (continued)

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 2020: Rs.3.76 million) as a contingent liability.

OBPPL: a) 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 favor of the SPV. Income Tax Department filed an appeal with ITAT against the order of CIT(A) which is currently pending for disposal. Accordingly, the SPV has disclosed the above demand of Rs.69.83 million (31 March 2020: Rs.69.83 million) as a contingent liability.

b) The SPV has received an assessment order u/s. 143(3) of the Income Tax Act for AY 2017-18 wherein the Assessing Officer has not given credit of withholding taxes in respect of merged entities. Subsequently, the SPV filed both an application for rectification for apparent error on record with the Assessing Officer and an appeal against the assessment order with CIT(A). During the current period, the Assessing Officer has allowed the TDS credit through rectification order issued an order in favor of the SPV and accordingly, the SPV has disclosed Rs. Nil (31 March 2020: Rs.2.99 million) as contingent liability.

IENMPL: (a) The SPV was reassessed u/s 147 read with section 143(3) of Income-tax Act, 1961 for the AY 2010-11 and addition on account of unexplained cash deposits was made u/s.69A of the Act, resulting in tax demand of Rs.2.98 million. The SPV has filed an appeal before CIT(A). 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 application for settling this litigation and the final settlement from the Designated Authority of Income Tax is awaited. Pending settlement of the application, the SPV has disclosed Rs.2.98 million (31 March 2020: Rs.2.98 million) as contingent liability.

(b) The SPV received an assessment order u/s 143(3) of Income-tax Act, 1961 for the AY 2011-12 and certain additions were made and 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.12.14 million was received. The SPV has filed an appeal before CIT(A). 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 application for settling this litigation and the final settlement from the Designated Authority of Income Tax is awaited. Pending settlement of the application, the SPV has disclosed Rs.12.14 million (31 March 2020: Rs.12.14 million) as contingent liability.

(c) The SPV received an assessment order u/s 143(3) of Income-tax Act, 1961 for the AY 2012-13 and certain additions were made and 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.14.07 million was received. The SPV has filed an appeal before CIT(A). 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 application for settling this litigation and the final settlement from the Designated Authority of Income Tax is awaited. Pending settlement of the application, the SPV has disclosed Rs.14.07 million (31 March 2020: Rs 14.07 million) as contingent liability.

(d) 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 had file and appeal with the CIT(A) against the said order. Accordingly, the SPV has disclosed Rs.9.25 million (31 March 2020: 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 and the same was dismissed and resultantly the income tax department filed an appeal before Hon'ble High Court of Karnataka which was 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 2020: Nil) as contingent liability.

(b) The SPV was reassessed u/s. 147 read with section 143(3) of the Income Tax Act, 1961 for AY 2012-13 with additions made u/s. 69C and tax demand of Rs.1.87 million was raised for the relevant year. The SPV has preferred an appeal against the assessment order before the CIT(A). 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 application for settling this litigation and the final settlement from the Designated Authority of Income Tax is awaited. Pending settlement of the application, the SPV has disclosed Rs.1.87 million (31 March 2020: Nil) as contingent liability.

(c) The SPV was assessed u/s. 143(3) of the Income Tax Act, 1961 for AY 2017-18 with additions made u/s. 69C and u/s. 14A and a tax demand of Rs. 9.23 million was raised and adjusted with tax refunds due for the relevant year. The SPV has preferred an appeal against the assessment order before the CIT(A). 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 application for settling this litigation and the final settlement from the Designated Authority of Income Tax is awaited. Pending settlement of the application, the SPV has disclosed Rs.9.23 million (31 March 2020: Nil) as contingent liability.

(all amounts in Rs. million unless otherwise stated)

46 Commitments and contingencies (continued)

iii) Claims not acknowledged as debt in respect of Service Tax and Value Added Tax matters

SPV	**As at 31 December 2020**	**As at 31 March 2020**
MPPL	573.90	573.90
ETPL	64.73	64.73
GSPL	23.99	23.99
VCPPL	40.66	40.66
UPPL	30.61	26.82
VTPL	4.31	-
	738.20	**730.10**

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 2020: 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. Accordingly, a sum of Rs.51.86 million (31 March 2020: Rs.51.86 million) has been disclosed as contingent liability.

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 aforementioned demand and penalty amount of Rs.35.68 million (31 March 2020: 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. During the period ended 31 December 2020, the SPV has disclosed the demand and penalty amount of Rs.29.05 million (31 March 2020: 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 favorable 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 and penalty amount of Rs.23.99 million (31 March 2020: 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 2020: 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 in August 2017 and is pending before the Commissioner of Service Tax. Accordingly, the aforementioned demand of Rs.23.04 million (31 March 2020: 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 in the current quarter 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. Accordingly, the aforementioned demand of Rs.7.57 million (31 March 2020: Rs.3.78 million) is disclosed as contingent liability.

VTPL: The Customs department issued demand notice to the Oil Suppliers of ETV 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 further 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.

(all amounts in Rs. million unless otherwise stated)

46 Commitments and contingencies (continued)

iv) Claims not acknowledged as debt in respect of Property Tax matters

SPV	As at 31 December 2020	As at 31 March 2020
MPPL	3,391.64	3,313.08
	3,391.64	**3,313.08**

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 2020: 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 were issued to pay a sum of Rs.78.56 million (including penalty) towards the differential property tax for the year 2018-19 and the SPV has paid Rs.26.18 million towards property tax demanded under protest. Accordingly, a net contingent liability of Rs.652.15 million (31 March 2020: Rs.573.59 million) has been disclosed in these financial statements.

v) Others: tax matters pertaining to equity accounted investee company

(a) GLSP (50% equity accounted investee - joint venture) Income Tax matters:

a) GLSP has received a Tribunal order for AY 2007-08 to 2013-14 upholding the taxability of interest income basis information in the Annual Information Return (for AY 2007-08 only), upholding the disallowance on interest paid towards loans allegedly used for onward lending to certain parties and remanding the issue of disallowance on interest paid towards such loans. There are currently no tax dues outstanding for each of the years under consideration as past year tax losses have been adjusted against the aforesaid disallowances. The total disallowance amount under dispute for all years put together is Rs.907.40 million. GLSP has filed an appeal before the Hon'ble High Court of Karnataka on these matters. GLSP has obtained external legal opinion on this matter and accordingly disclosed the same as a contingent liability. 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 application for settling this litigation and the final settlement from the Designated Authority of Income Tax is awaited.

b) GLSP has received a Tribunal order for AY 2005-06 to 2007-08, remanding back the case to CIT(A) with respect to the issue of disallowance on interest paid towards loans allegedly used for on-lending to certain parties. There are currently no tax dues outstanding for each of the years under consideration as past year tax losses have been adjusted against the aforesaid disallowances. The total disallowance amount under dispute for all relevant years put together is Rs.15.40 million and accordingly the same is disclosed as a contingent liability by GLSP. 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 application for settling this litigation and the final settlement from the Designated Authority of Income Tax is awaited.

c) GLSP has received a CIT(A) order for AY 2014 -15, with respect to the issue of disallowance on interest paid towards loans allegedly used for on-lending to certain parties. There are currently no tax dues outstanding for each of the years under consideration as past year tax losses have been adjusted against the aforesaid disallowances. The total disallowance amount is Rs.252.04 million. GLSP had filed an appeal before the ITAT on these matters and ITAT also upheld the order of CIT(A). Aggrieved by ITAT order, appeal was filed before the Hon'ble High Court of Karnataka and accordingly the same is disclosed as a contingent liability. 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 application for settling this litigation and the final settlement from the Designated Authority of Income Tax is awaited.

d) 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 2020: Rs. 2.83 million) 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 31 December 2020 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 favorable order was received by the entity. Commissioner of Service Tax has filed an appeal before Hon'ble High Court of Karnataka and their application is pending for acceptance and accordingly the same is disclosed as a contingent liability by GLSP.

46 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 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.997.59 million and interest thereon against EEPL. During the 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 December 16, 2019. The petitioner has filed a claim as an operational creditor of IEDCL for an amount of Rs.1,008.10 million dues to the sub-contractor. The matter is in the preliminary hearing stage before the NCLT, Bengaluru and pending resolution. 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. Subsequent to 31 December 2020, the matter was heard before the NCLT, Bengaluru on the the interlocutory application filed by the third party sub-contractor, and the same has been reserved for orders.

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 April l, 2013 and March 31, 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, 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.

EEPL : The Karnataka Electricity Regulatory Commission has issued an order in 2018 pursuant to which banking facilities available to non-renewable energy certificate based renewable energy generators were reduced from a period of one year to six months, and restrictions were imposed on the extent of banked energy which could be withdrawn during the peak time of day. EEPL filed a writ petition against the Karnataka Electricity Regulatory Commission and others before the Hon'ble High Court of Karnataka. The Hon'ble High Court of Karnataka pursuant to an order dated August 9, 2018 granted an interim stay on the commission's order. Pursuant to an order dated July 24, 2019, the Hon'ble High Court of Karnataka has allowed the writ petition and quashed the order dated January 09, 2018 issued by the Karnataka Electricity Regulatory Commission with a direction to Karnataka Electricity Regulatory Commission to reconsider the matter. However, KERC has filed a common Writ Appeal against EEPL and others before the Division Bench of High Court and is currently pending disposal. No Appeal has been filed challenging the said order dated July 24, 2019 by virtue of which the Writ Petition of EEPL was allowed and the order dated January 9, 2018 of KERC was quashed.

(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.127.9 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-interin 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 have been stayed by the Hon'ble High Court of Karnataka have been shown as contingent liability (31 March 2020 Rs. Nil).

44 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 dilutive potential units into unit capital.

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

	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Profit after tax for calculating basic and diluted EPU	2,147.96	2,325.65	2,534.51	6,516.00	7,077.27	7,655.34
Weighted average number of Units (No. in million)*	789.41	771.67	771.67	777.61	771.67	771.67
Earnings Per Unit						
- Basic (Rupees/unit)	2.72	3.01	3.28	8.38	9.17	9.92
- Diluted (Rupees/unit)**	2.72	3.01	3.28	8.38	9.17	9.92

* The weighted average number of units have been computed basis 176.23 million units issued by way of institutional placement and preferential allotment on 22 December 2020 and 24 December 2020 respectively.

** The Trust does not have any outstanding dilutive units

45 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 nine months ended 31 December 2020 amounts to Rs.126.15 million and Rs.361.32 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 nine months ended 31 December 2020 amounts to Rs.44.52 million and Rs.157.98 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 nine months ended 31 December 2020 amounts to Rs.0.35 million and Rs.1.06 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)

47 Financial instruments - Fair values

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

Particulars	Carrying value 31 December 2020	Fair Value 31 December 2020	Carrying value 31 March 2020	Fair Value 31 March 2020
Financial assets				
Amortised cost				
Loans	823.49	-	720.20	-
Trade receivables	421.06	-	242.25	-
Cash and cash equivalents	10,214.68	-	3,249.16	-
Other bank balances	479.98	-	169.79	-
Other financial assets	8,068.78	-	1,588.00	-
Investments in debentures	-	-	724.38	-
Fair value through profit and loss				
Investments in mutual funds	0.11	0.11	11,549.21	11,549.21
Total assets	**20,008.10**	**0.11**	**18,242.99**	**11,549.21**
Financial liabilities				
Amortised cost				
Borrowings (including current maturities of long-term debt) - floating rates	46,202.86	-	11,163.28	-
Borrowings (including current maturities of long-term debt) - fixed rates	56,674.34	58,619.76	46,297.56	46,243.74
Lease deposits	13,214.66	-	9,497.57	-
Trade payables	160.29	-	254.75	-
Contigent consideration	350.00	350.00	-	-
Other financial liabilities	4,522.19	-	2,893.54	-
Total liabilities	**121,124.34**	**58,969.76**	**70,106.70**	**46,243.74**

The fair value of cash and cash equivalents, fixed deposits, trade receivables, investment in debentures, 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.

Financial instruments

Quantitative disclosures fair value measurement hierarchy for assets as at:

Particulars	Date of valuation	Total	Level 1
Financial assets measured at fair value:			
FVTPL financial investments:			
Investment in mutual funds	31 December 2020	0.11	0.11
Investment in mutual funds	31 March 2020	11,549.21	11,549.21

Transfers between Level 1, Level 2 and Level 3

There were no transfers between Level 1, Level 2 or Level 3 during the period ended 31 December 2020 and year ended 31 March 2020.

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.
iv) The fair values of rental support receivable are considered to be equivalent to present value of the future contracted cashflows discounted at the current market rate.
v) 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)

48 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, 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.

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 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Revenue from operations	5,652.85	5,401.50	5,458.53	16,216.61	16,015.61	21,449.22
Identifiable operating expenses	(873.21)	(587.02)	(819.55)	(2,053.95)	(2,464.46)	(3,279.68)
Net Operating Income (segment results for the period/ year)	**4,779.64**	**4,814.48**	**4,638.98**	**14,162.66**	**13,551.15**	**18,169.54**
Other operating expenses	(256.69)	(317.12)	(400.03)	(965.05)	(1,114.44)	(1,513.12)
Interest, dividend and other income	306.62	232.30	222.74	868.98	588.01	990.35
Earnings before finance costs, depreciation, amortisation, impairment loss and tax	**4,829.57**	**4,729.66**	**4,461.69**	**14,066.59**	**13,024.72**	**17,646.77**
Share of profit after tax of equity accounted investees	266.31	245.51	246.48	757.20	888.78	1,169.33
Depreciation and amortisation expenses	(1,359.18)	(1,193.18)	(1,182.42)	(3,730.96)	(4,018.04)	(5,281.24)
Impairment loss	-	-	-	-	-	(1,775.98)
Finance costs	(1,361.54)	(1,437.33)	(943.57)	(4,171.41)	(2,598.60)	(3,803.54)
Profit before tax	**2,375.16**	**2,344.66**	**2,582.18**	**6,921.42**	**7,296.86**	**7,955.34**
Tax expense	(227.20)	(19.01)	(47.67)	(405.42)	(219.59)	(300.00)
Other Comprehensive Income	-	-	-	-	-	0.16
Total comprehensive income for the period/year	**2,147.96**	**2,325.65**	**2,534.51**	**6,516.00**	**7,077.27**	**7,655.50**

Particulars	Commercial Offices					
	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Revenue from operations	5,199.02	5,016.49	4,721.70	14,954.88	14,022.38	18,709.58
Identifiable operating expenses	(678.84)	(433.39)	(508.93)	(1,545.70)	(1,597.01)	(2,081.97)
Net Operating Income (segment results for the period/ year)	**4,520.18**	**4,583.10**	**4,212.77**	**13,409.18**	**12,425.37**	**16,627.61**

Particulars	Hospitality					
	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Revenue from operations	81.75	29.87	354.17	129.57	889.38	1,173.39
Identifiable operating expenses	(155.91)	(124.16)	(269.20)	(409.46)	(765.47)	(1,067.99)
Net Operating Income (segment results for the period/ year)	**(74.16)**	**(94.29)**	**84.97**	**(279.89)**	**123.91**	**105.40**

Particulars	Other Segment					
	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Revenue from operations	372.08	355.14	382.66	1,132.16	1,103.85	1,566.25
Identifiable operating expenses	(38.46)	(29.47)	(41.42)	(98.79)	(101.98)	(129.72)
Net Operating Income (segment results for the period/ year)	**333.62**	**325.67**	**341.24**	**1,033.37**	**1,001.87**	**1,436.53**

(all amounts in Rs. million unless otherwise stated)

48 Operating segments (continued)

An analysis of SPV wise Segment Revenues and Segment Results is given below

For the quarter ended 31 December 2020

Particulars	**REIT**	**MPPL**	**EOPPL**	**UPPL**	**EEPL**	**GSPL**	**ETPL**	**OBPL**	**QBPPL**	**QBPL**	**VCPPL**	**IENMPL**	**VTPL**	**EOVPL**	**SIPL**	**Total**
Segment Revenue:																
Commercial Office Segment	-	2,781.56	382.24	-	-	190.03	253.14	371.26	217.02	245.47	414.35	343.95	-	-	-	5,199.02
Hospitality Segment	-	-	-	28.75	-	-	-	-	-	53.00	-	-	-	-	-	81.75
Others	-	-	-	-	372.08	-	-	-	-	-	-	-	-	-	-	372.08
Total	**-**	**2,781.56**	**382.24**	**28.75**	**372.08**	**190.03**	**253.14**	**371.26**	**217.02**	**298.47**	**414.35**	**343.95**	**-**	**-**	**-**	**5,652.85**
Net Operating Income (segment results)																
Commercial Office Segment	-	2,432.41	330.94	-	-	162.30	234.75	280.30	187.74	196.20	387.34	308.21	-	-	-	4,520.19
Hospitality Segment	-	-	-	(28.95)	-	-	-	-	-	(45.21)	-	-	-	-	-	(74.16)
Others	-	-	-	-	333.62	-	-	-	-	-	-	-	-	-	-	333.62
Total	**-**	**2,432.41**	**330.94**	**(28.95)**	**333.62**	**162.30**	**234.75**	**280.30**	**187.74**	**150.99**	**387.34**	**308.21**	**-**	**-**	**-**	**4,779.65**

For the quarter ended 30 September 2020

Particulars	**REIT**	**MPPL**	**EOPPL**	**UPPL**	**EEPL**	**GSPL**	**ETPL**	**OBPL**	**QBPPL**	**QBPL**	**VCPPL**	**IENMPL**	**VTPL**	**EOVPL**	**SIPL**	**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**	**171.96**	**230.59**	**279.86**	**199.85**	**164.88**	**299.53**	**318.23**	**-**	**-**	**-**	**4,814.48**

For the quarter ended 31 December 2019

Particulars	**Trust**	**MPPL**	**EOPPL**	**UPPL**	**EEPL**	**GSPL**	**ETPL**	**OBPL**	**QBPPL**	**QBPL**	**VCPPL**	**IENMPL**	**VTPL**	**EOVPL**	**SIPL**	**Total**
Segment Revenue:																
Commercial Office Segment	-	2,181.42	372.55	-	-	225.35	256.48	362.32	228.00	375.04	349.82	370.72				4,721.70
Hospitality Segment	-	-	-	215.91	-	-	-	-	-	138.26	-	-				354.17
Others	-	-	-	-	382.66	-	-	-	-	-	-	-				382.66
Total	**-**	**2,181.42**	**372.55**	**215.91**	**382.66**	**225.35**	**256.48**	**362.32**	**228.00**	**513.30**	**349.82**	**370.72**	**-**	**-**	**-**	**5,458.53**
Net Operating Income (segment results)																
Commercial Office Segment	-	2,049.75	356.05	-	-	174.72	234.39	280.06	191.59	292.28	303.34	330.59				4,212.77
Hospitality Segment	-	-	-	99.47	-	-	-	-	-	(14.50)	-	-				84.97
Others	-	-	-	-	341.24	-	-	-	-	-	-	-				341.24
Total	**-**	**2,049.75**	**356.05**	**99.47**	**341.24**	**174.72**	**234.39**	**280.06**	**191.59**	**277.78**	**303.34**	**330.59**	**-**	**-**	**-**	**4,638.98**

Embassy Office Parks REIT
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(all amounts in Rs. million unless otherwise stated)

48 Operating segments (continued)

For the nine months ended 31 December 2020

Particulars	**REIT**	**MPPL**	**EOPPL**	**UPPL**	**EEPL**	**GSPL**	**ETPL**	**OBPL**	**QBPPL**	**QBPL**	**VCPPL**	**IENMPL**	**VTPL**	**EOVPL**	**SIPL**	**Total**
Segment Revenue:																
Commercial Office Segment	-	7,934.18	1,034.51	-	-	593.05	774.61	1,087.21	657.13	808.88	1,005.15	1,060.16	-	-	-	14,954.88
Hospitality Segment	-	-	-	60.43	-	-	-	-	-	69.14	-	-				129.57
Others	-	-	-	-	1,132.16	-	-	-	-	-	-	-				1,132.16
Total	**-**	**7,934.18**	**1,034.51**	**60.43**	**1,132.16**	**593.05**	**774.61**	**1,087.21**	**657.13**	**878.02**	**1,005.15**	**1,060.16**	**-**	**-**	**-**	**16,216.61**
Net Operating Income (segment results)																
Commercial Office Segment	-	7,304.98	962.03	-	-	502.74	697.07	860.13	567.49	657.69	896.99	960.06	-	-	-	13,409.18
Hospitality Segment	-	-	-	(95.44)	-	-	-	-	-	(184.45)	-	-				(279.89)
Others	-	-	-	-	1,033.37	-	-	-	-	-	-	-				1,033.37
Total	**-**	**7,304.98**	**962.03**	**(95.44)**	**1,033.37**	**502.74**	**697.07**	**860.13**	**567.49**	**473.24**	**896.99**	**960.06**	**-**	**-**	**-**	**14,162.66**

For the nine months ended 31 December 2019

Particulars	**REIT**	**MPPL**	**EOPPL**	**UPPL**	**EEPL**	**GSPL**	**ETPL**	**OBPL**	**QBPPL**	**QBPL**	**VCPPL**	**IENMPL**	**VTPL**	**EOVPL**	**SIPL**	**Total**
Segment Revenue:																
Commercial Office Segment	-	6,489.07	1,161.12	-	-	673.82	667.50	1,051.80	682.96	1,113.22	1,070.19	1,112.70				14,022.38
Hospitality Segment	-	-	-	666.30	-	-	-	-	-	223.08	-	-				889.38
Others	-	-	-	-	1,103.85	-	-	-	-	-	-	-				1,103.85
Total	**-**	**6,489.07**	**1,161.12**	**666.30**	**1,103.85**	**673.82**	**667.50**	**1,051.80**	**682.96**	**1,336.30**	**1,070.19**	**1,112.70**	**-**	**-**	**-**	**16,015.61**
Net Operating Income (segment results)																
Commercial Office Segment	-	6,067.47	1,083.14	-	-	506.26	602.48	788.83	574.11	879.88	926.61	996.59				12,425.37
Hospitality Segment	-	-	-	277.61	-	-	-	-	-	(153.70)	-	-				123.91
Others	-	-	-	-	1,001.87	-	-	-	-	-	-	-				1,001.87
Total	**-**	**6,067.47**	**1,083.14**	**277.61**	**1,001.87**	**506.26**	**602.48**	**788.83**	**574.11**	**726.18**	**926.61**	**996.59**	**-**	**-**	**-**	**13,551.15**

For the year ended 31 March 2020

Particulars	**REIT**	**MPPL**	**EOPPL**	**UPPL**	**EEPL**	**GSPL**	**ETPL**	**OBPL**	**QBPPL**	**QBPL**	**VCPPL**	**IENMPL**	**VTPL**	**EOVPL**	**SIPL**	**Total**
Segment Revenue:																
Commercial Office Segment	-	8,794.81	1,497.83	-	-	870.47	925.64	1,379.28	904.16	1,472.01	1,375.32	1,490.06				18,709.58
Hospitality Segment	-	-	-	825.62	-	-	-	-	-	347.77	-	-				1,173.39
Others	-	-	-	-	1,566.25	-	-	-	-	-	-	-				1,566.25
Total	**-**	**8,794.81**	**1,497.83**	**825.62**	**1,566.25**	**870.47**	**925.64**	**1,379.28**	**904.16**	**1,819.78**	**1,375.32**	**1,490.06**	**-**	**-**	**-**	**21,449.22**
Net Operating Income (segment results)																
Commercial Office Segment	-	8,225.28	1,411.28	-	-	661.53	841.45	1,054.29	752.21	1,177.72	1,176.47	1,327.38				16,627.61
Hospitality Segment	-	-	-	323.92	-	-	-	-	-	(218.52)	-	-				105.40
Others	-	-	-	-	1,436.53	-	-	-	-	-	-	-				1,436.53
Total	**-**	**8,225.28**	**1,411.28**	**323.92**	**1,436.53**	**661.53**	**841.45**	**1,054.29**	**752.21**	**959.20**	**1,176.47**	**1,327.38**	**-**	**-**	**-**	**18,169.54**

49 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 (w.e.f: 28 June 2019, 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
(formerly known as Stylus Commercial Services Private Limited)
Synergy Property Development Services Private Limited (upto 5 November 2019)
Embassy Industrial Parks Private Limited
Golflinks Embassy Management Services LLP
Golflinks Park Management Services LLP
Wework India Management Private Limited
Embassy Shelters Private Limited
Manyata Builders Private Limited (upto 21 March 2020)
Manyata Projects Private Limited (upto 21 March 2020)
FIFC Condominium
Paledium Security Services LLP
Reddy Veeranna Constructions Private Limited (upto 21 March 2020)
Embassy Construction Private Limited
Mac Charles (India) Limited
Lounge Hospitality LLP
EPDPL Coliving Operation LLP
EPDPL Coliving Private Limited
Embassy Projects Private Limited
Technique Control Facility Management Private Limited
Anarock Retail Advisors Private Limited
Babbler Marketing Private Limited
Sarla Infrastructure Private Limited (upto 24 December 2020)
Vikas Telecom Private Limited (upto 24 December 2020)
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*

*together known as BREP entities.

(all amounts in Rs. million unless otherwise stated)

49 Related party disclosures (contd.)

II. Related party transactions during the period/ year

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
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	126.15	118.66	125.19	361.32	358.73	486.13
Facility Management fees						
Embassy Services Private Limited	13.98	-	-	13.98	-	-
REIT Management fees						
Embassy Office Park Management Services Private Limited	44.52	54.85	55.34	157.98	158.79	214.81
Purchase of Intangible assets						
Embassy Office Park Management Services Private Limited	-	-	-	-	-	8.84
Purchase of Investment Property						
Reddy Veeranna Constructions Private Limited	-	-	-	-	-	4.51
Anarock Retail Advisors Private Limited	-	8.00	-	8.00	-	-
Embassy Services Private Limited	3.05	6.72	-	9.77	-	-
Babbler Marketing Private Limited	4.05	-	-	4.05	-	-
Common area maintenance						
Embassy Services Private Limited	145.58	110.95	163.05	387.46	477.01	591.22
Golflinks Embassy Business Park Management Services LLP	4.75	3.09	6.03	14.23	18.09	24.11
FIFC Condominium	17.15	17.15	17.85	51.42	51.30	67.01
Paledium Security Services LLP	21.82	-	-	21.82	-	-
Technique Control Facility Management Private Limited	61.84	1.66	-	63.50	-	-
Repairs and maintenance- building						
FIFC Condominium	-	-	-	-	-	6.13

(all amounts in Rs. million unless otherwise stated)

49 Related party disclosures (contd.)

II. Related party transactions during the period/ year

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Repairs and maintenance - plant and machinery						
Embassy Services Private Limited	0.30	-	-	0.30	-	-
Technique Control Facility Management Private Limited	0.09	-	-	0.09	-	-
Business consultancy services (capitalised)						
Embassy Property Developments Private Limited	24.39	13.86	37.23	50.94	110.72	124.90
Reimbursement of tenant improvements						
Wework India Management Private Limited	-	-	-	65.72	-	-
Income from generation of renewable energy from the tenants of						
Vikas Telecom Private Limited	65.15	62.28	98.52	198.49	279.21	377.32
Embassy Property Developments Private Limited	-	-	17.05	6.72	71.72	87.55
Dynasty Properties Private Limited	-	-	9.89	1.79	31.92	39.32
Golflinks Software Park Private Limited	59.00	58.03	55.40	167.04	160.34	224.87
Security Deposit given/(repaid) to/(by) related party						
Embassy Property Developments Private Limited	-	-	(165.35)	-	(991.50)	(991.50)
FIFC Condominium	-	-	(2.52)	-	-	-
Security deposits received						
Wework India Management Private Limited	-	-	-	105.44	-	-
Advance compensation received from related party						
Embassy Property Development Private Limited	559.19	-	-	559.19	-	-
Capital advances paid/ (refunded)						
Embassy Property Developments Private Limited	(684.97)	137.00	4,359.69	(479.63)	4,632.05	4,884.97
Reddy Veeranna Constructions Private Limited	-	-	0.82	-	7.32	4.02
FIFC Condominium	1.39	2.79	-	4.19	-	9.71
Babbler Marketing Private Limited	29.67	32.85	-	62.53	-	-
Rental and maintenance income						
Wework India Management Private Limited	30.26	33.60	26.43	83.73	83.17	108.85
Snap Offices Private Limited	9.30	9.16	9.21	27.73	27.62	36.85

(all amounts in Rs. million unless otherwise stated)

49 Related party disclosures (contd.)

II. Related party transactions during the period/ year

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Interest income						
Golflinks Software Park Private Limited	-	1.25	15.78	7.29	61.27	72.19
Reddy Veeranna Construction Private Limited	-	-	-	-	1.53	1.53
Sarla Infrastructure Private Limited	4.76	-	-	4.76	-	-
Embassy Property Developments Private Limited	165.81	108.87	-	433.41	-	160.47
Other operating income						
Embassy Property Developments Private Limited	171.60	171.60	44.28	514.80	44.28	215.88
Golflinks Software Park Private Limited	11.25	11.25	37.50	33.75	37.50	45.00
Project management consultancy fees (capitalised)						
Synergy Property Development Services Private limited	-	-	33.44	-	91.53	91.53
Amount paid for civil works (capitalised)						
Synergy Property Development Services Private limited	-	-	-	-	539.28	539.28
Power and fuel expenses						
Embassy Services Private Limited	19.70	19.94	35.64	50.06	99.09	117.51
Reversal of impairment on investments						
Manyata Projects Private Limited	-	-	(156.98)	-	(156.98)	(156.98)
Investments written off						
Manyata Projects Private Limited	-	-	156.98	-	156.98	156.98
Legal and professional charges						
Embassy Services Private Limited	5.67	4.67	9.68	16.24	13.87	18.65
Security charges						
Embassy Services Private Limited	4.78	4.78	6.30	14.34	10.60	12.94
Trademark and license fees						
Embassy Shelters Private Limited	0.35	0.36	0.35	1.06	1.06	1.42
Purchase of consumables						
Embassy One Developers Private Limited	-	-	-	-	-	16.81
Rates and taxes						
Embassy One Developers Private Limited	-	-	-	-	-	2.06

(all amounts in Rs. million unless otherwise stated)

49 Related party disclosures (contd.)

II. Related party transactions during the period/ year

Particulars	For the quarter ended 31 December 2020	For the quarter ended 30 September 2020	For the quarter ended 31 December 2019	For the nine months ended 31 December 2020	For the nine months ended 31 December 2019	For the year ended 31 March 2020
Revenue - Room rentals, sale of food and beverages						
Jitendra Virwani	0.30	0.82	1.01	1.14	1.13	2.34
Embassy Property Developments Private Limited	0.34	0.02	2.33	0.36	4.37	5.25
Embassy One Developers Private Limited	-	-	-	-	-	1.96
Vikas Telecom Private Limited	-	-	-	-	1.16	0.31
JV Holding Private Limited	-	-	0.01	-	0.82	0.04
Others	0.92	0.02	2.94	0.99	3.89	4.99
Investment in debentures						
Golflinks Software Parks Private Limited	-	-	-	-	2,500.00	2,500.00
Redemption of investment in debentures						
Golflinks Software Parks Private Limited	-	256.48	448.51	724.38	1,317.52	1,775.62
Secondment fees						
Embassy Office Parks Management Services Private Limited	0.35	0.36	0.35	1.06	1.06	1.42
Trustee fees						
Axis Trustee Services Limited	0.74	0.74	0.72	2.21	2.20	2.96
Miscellaneous expenses						
Mac Charles (India) Limited	-	-	-	-	0.48	0.48
Business Promotion expenses						
Lounge Hospitality LLP	-	-	0.06	-	0.06	0.06
Reimbursement of expenses (received)/ paid						
Embassy Services Private Limited	(1.87)	0.63	17.09	(0.90)	36.42	29.77
Vikas Telecom Private Limited	(339.15)	-	-	(339.15)	-	-
Embassy One Developers Private Limited	(12.94)	0.37	-	(13.86)	-	(6.26)
Embassy Office Parks Management Services Private Limited	(0.11)	(0.39)	4.19	0.59	51.89	53.87
Travel Expenses						
Embassy Services Private Limited	0.24	0.26	-	0.72	-	0.02
Initial refundable receipt from Co-sponsor - received / (repaid)						
Embassy Property Development Private Limited	-	-	-	-	-	(0.50)

(all amounts in Rs. million unless otherwise stated)

49 Related party disclosures (contd.)

III. Related party balances

Particulars	As at 31 December 2020	As at 31 March 2020
Current maturities of long term borrowings		
Embassy Services Private Limited [refer note 29(i)]	60.00	-
Security deposits		
Embassy Services Private Limited	-	60.50
VTV Infrastructure Management Private Limited	4.30	-
Embassy One Developers Private Limited	1.23	1.23
Advance from customers		
Wework India Management Private Limited	-	1.92
Trade payables		
Embassy Services Private Limited	47.87	91.74
Embassy Office Parks Management Service Private Limited	-	4.66
Embassy One Developers Private Limited	0.84	-
Golflinks Embassy Business Park Management services LLP	5.52	2.01
FIFC Condominium	3.70	17.53
Unbilled revenue		
Vikas Telecom Private Limited	-	25.05
Embassy Property Developments Private Limited	-	8.92
Dynasty Properties Private Limited	-	3.73
Golflinks Software Parks Private Limited	19.53	24.12
Other current financial assets - other receivables from related party		
Embassy Services Private Limited	2.07	-
Manyata Builders Private Limited	-	5.63
Embassy One Developers Private Limited	-	2.31
VTV Infrastructure Management Private Limited	0.57	-
Winterfell Realty Private Limited	36.85	-
FIFC Condominium	0.68	-
Other current financial liabilities		
Embassy Services Private Limited	143.17	115.48
Technique Control Facility Management Private Limited	11.23	-
Embassy Office Parks Management Services Private Limited	47.00	56.14
Others	6.93	1.00
Contingent consideration		
Embassy Property Developments Private Limited (refer note 51)	350.00	-
Other current financial liabilities - Security deposits		
Vikas Telecom Private Limited	-	105.00
Golflinks Software Parks Private Limited	80.00	80.00
Current liabilities - Capital creditors for purchase of fixed assets		
Embassy Property Developments Private Limited	109.22	14.73
Others	0.97	-
Other current liabilities-Advance compensation received		
Embassy Property Developments Private Limited	559.19	-
Other non-current assets - capital advance		
Embassy Shelters Private Limited	206.34	206.34
Embassy Property Developments Private Limited	21.63	-
Reddy Veeranna Constructions Private Limited	-	6.51
FIFC Condominium	13.90	9.71
Babbler Marketing Private Limited	62.20	-
Other non-current assets - Prepayments		
FIFC Condominium	-	5.64

(all amounts in Rs. million unless otherwise stated)

49 Related party disclosures (contd.)

III. Related party balances

Particulars	**As at 31 December 2020**	**As at 31 March 2020**
Other current assets - Advance for supply of goods and rendering of services		
FIFC Condominium	-	2.78
Other non-current assets - advance paid for co-development of property, including development rights on land		
Embassy Property Developments Private Limited (refer note 55)	13,518.63	13,998.26
Receivable for rental support from a related party		
Embassy Property Developments Private Limited	1,441.00	-
Receivable for sale of co-developer rights		
Embassy Commercial Projects (Whitefield) Private Limited	2,722.10	-
Trade receivables		
Embassy Property Developments Private Limited	0.05	51.48
Embassy One Developers Private Limited	1.24	1.20
Golflinks Embassy Business Park Management Services LLP	-	1.86
Wework India Management Private Limited	0.16	0.17
Snap Offices Private Limited	3.18	-
Others	2.56	2.32
Lease deposits		
Wework India Management Private Limited*	112.64	7.20
Snap Offices Private Limited	4.82	4.82
Investment in Debentures		
Golflinks Software Parks Private Limited	-	724.38

*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)

50 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 REIT. 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 aquired and liabilities assumed have been provided below:

Particulars	CAM services operations		Total
	MPPL	EOPPL	
Assets acquired			
Intangible assets acquired [Customer contracts]	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			-

The 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.

51 Business Combination

During the nine months ended 31 December 2020, 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 mentioned above 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. The 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 gross assets 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.

3. The goodwill of Rs 14,094.07 million majorly comprises of deferred tax liability that the Group has considered to be in excess of its fair value. Goodwill is allocated entirely to the ETV assets CGU.

Note:

i) Measurement of fair values

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.
Customer Contract	The fair value of the Customer Contract 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 have been considered as fair values.
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.
Liabilities	Liabilities includes loans and borrowings, trade payables and provision for employee benefits. Book values as on the date of acquisition have been considered as fair values.

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.

(all amounts in Rs. million unless otherwise stated)

52 Details of utilisation of proceeds of Institutional placement as on 31 December 2020 are follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 December 2020	Unutilised amount as at 31 December 2020
Funding of consideration for the acquisition of the ETV SPV's, 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 SPV's 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	245.25	504.75
General purposes	483.88	-	483.88
Total	**36,852.02**	**35,863.39**	**988.63**

53 Details of utilisation of proceeds of issue of Embassy REIT Series II NCD 2020, Tranche A and Tranche B as on 31 December 2020 are follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 December 2020	Unutilised amount as at 31 December 2020
Granting shareholder debt including refinance of existing debt, construction and development at underlying SPV’s	13,621.31	13,621.31	-
General purposes including issue expenses	1,378.69	631.33	747.36
Total	**15,000.00**	**14,252.64**	**747.36**

54 Distributions

The Board of Directors of the Manager to the Trust, in their meeting held on 12 February 2021, have declared distribution to Unitholders of Rs.4.55 per unit which aggregates to Rs.4,312.92 million for the quarter ended 31 December 2020. The distributions of Rs.4.55 per unit comprises Rs.2.03 per unit in the form of interest payment, Rs.0.02 per unit in the form of dividend and the balance Rs.2.50 per unit in the form of amortization of SPV debt.

Along with distribution of Rs. 8,742.97 million/ Rs. 11.33 per unit for the half year ended 30 September 2020, the cumulative distribution for the nine months ended 31 December 2020 aggregates to Rs.13,055.89 million/ Rs. 15.88 per unit.

55 Advance paid for co-development of property, including development rights of land (M3 Block A & B)

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 bare shell building within Embassy Manyata campus and shall hand over to MPPL by agreed delivery date for a consideration of Rs.6,510 million to EPDPL, of which Rs.5,749.49 million has already been paid as of 31 December 2020 (31 March 2020: Rs. 6,229.20 million). Further, MPPL has appointed EPDPL as the development manager, to convert the bare shell buildings to warm shell for a development management fee of Rs.40 million to EPDPL along with an estimated cost of such conversion from bare shell to warm shell of Rs.1,706 million, of which Rs.40 million towards development management fees has already been paid as of 31 December 2020 and no amounts have been paid towards the warm shell conversion. In summary, 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.5,789.49 million has already been paid as of 31 December 2020 and balance is to be disbursed linked to achievement of development milestones. EPDPL is 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 still being constructed and the estimated date of completion and obtaining occupancy certificate is now December 2022. During the nine months ended 31 December 2020, MPPL has received from EPDPL the agreed compensation of Rs.57 million per month as mentioned above.

The carrying cost in the consolidated financial statements of the above advance is Rs. 9,262.78 million as at 31 December 2020 which includes one-time fair valuation gain on purchase price allocation on acquisition by the REIT.

During the year ended 31 March 2020, to further 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 bare shell building to be handed over to MPPL by agreed delivery date of 31 March 2022 for a total consideration of Rs.6,767 million to EPDPL, of which Rs.4,255.85 million has already been paid as of 31 December 2020 and balance is to be disbursed linked to achievement of development milestones. Further, MPPL has also appointed EPDPL as the development manager to obtain Occupancy Certificate (OC) for the buildings by September 2023. MPPL is obligated to pay a development management fees of Rs.20 million and an estimated cost of conversion from bare shell to warm shell of Rs.580 million to EPDPL of which no amounts have been paid as of date. In summary, 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.4,255.85 million has already been paid as of 31 December 2020 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 per terms of both of these co-development agreements, consideration is contingent on pre-defined leasing timelines and Net Operating Income achieved.

56 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.

Upon the scheme becoming effective, MPPL will 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 will become a 100% directly-held SPV of Embassy Office Parks REIT, holding Embassy TechZone, an existing asset of the Embassy Office Parks REIT. This would result in simplification of group structure and holding of MPPL in a single tier structure.

The Scheme is subject to receipt of necessary statutory and regulatory approvals under applicable laws, including the approval of National Company Law Tribunal (NCLT), Mumbai bench. The Scheme has been filed with NCLT on 20 June 2020 and is pending its approval as of date.

57 The Trust had incurred qualifying transaction costs in relation to legal and professional fees amounting to Rs.91.79 million in previous quarters in relation to the Institutional placement and Preferential issue of units of REIT, which were previously charged off to statement of profit and loss during the quarter ended 30 June 2020. During the quarter ended 31 December 2020, on successful completion of issue of Units (Institutional placement and Preferential allotment), the aforesaid expenses have been reclassified as Issue Expenses and have been reduced from the Unitholders Capital in accordance with Ind AS 32 Financial Instruments: Presentation.

58 Subsequent to the period ended 31 December 2020, 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 simplification of holding structure and more focused approach in maintaining Embassy Tech Village. The Scheme is subject to receipt of necessary statutory and regulatory approvals under applicable laws, including the approval of the National Company Law Tribunal (NCLT), Bengaluru Bench. The Scheme has been filed with NCLT on 10 February 2021 and is pending its approval as of date.

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: 12 February 2021

Sd/-
Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 12 February 2021

Sd/-
Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 12 February 2021

Embassy REIT Announces Third Quarter FY2020-21 Results and Quarterly Distribution of ₹4,313 million

Bengaluru, India, February 12, 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 third quarter ended December 31, 2020.

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 ₹4,313 million for 3Q FY2021. This translates to a Distribution per Unit ('**DPU**') of ₹4.55 for the third quarter on the expanded unit base of 947.89 million units, post the issuance of 176.23 million new units in December 2020 in connection with the acquisition of Embassy TechVillage ('**ETV**'). The record date for the distribution is February 22, 2021 and the distribution will be paid on or before February 27, 2021.

Michael Holland, Chief Executive Officer of Embassy REIT commented, "*This quarter marked another resilient performance for Embassy REIT, as illustrated by our operating performance and distribution to Unitholders. As India's outlook steadily improves with a continued downward trend in active COVID-19 cases and the encouraging progress on vaccine roll-out, we remain optimistic that Indian office leasing demand will continue to increase as occupiers accelerate their return-to-work programs. Additionally, our recent successful ₹97.8 billion acquisition of Embassy TechVillage in India's best-performing office sub-market of ORR in Bengaluru cements our position as a landlord of choice for the world's top companies.*"

Financial Highlights

- Net Operating Income ('**NOI**') for 3Q FY2021 grew year-on-year by 3% to ₹4,780 million and cumulatively by 5% to ₹14,163 million for YTD FY2021, with operating margins of 85% for the quarter and 87% for YTD FY2021
- Distributed ₹4,313 million or ₹4.55 per unit for 3Q FY2021 and cumulatively ₹13,056 million or ₹15.88 per unit for YTD FY2021, representing a 100% payout ratio for both the periods
- Raised ₹7.5 billion of listed debentures during 3Q FY2021 at an attractive 6.70% coupon; raised further ₹26.0 billion of listed debentures in Jan'21 at 6.40% coupon primarily to refinance the ETV debt
- Balance sheet remains strong with low leverage of 23% Net Debt to TEV, liquidity of ₹9.4 billion and additional debt headroom of ₹120 billion

Business Highlights

- Lease deals signed for 3Q FY2021 stood at 311k sf, with 1.0 msf lease deals signed YTD
- Achieved 14% spreads on 206k sf re-leased area in 3Q FY2021, with 16% spreads on 450k sf re-leased YTD
- Achieved rental increases of 15% on 1.5 msf in 3Q FY2021, with YTD rental increases of 13% on 5.3 msf
- Rent collections for 3Q FY2021 from office occupiers remained strong at 99.5%, in-line with office rent collections of 100% for 1Q FY2021 and 99.9% for 2Q FY2021 (as of February 11, 2021)
- Portfolio occupancy stood at 90.6% on our enlarged 32.3 msf operating portfolio, with same-store occupancy of 90.5%
- Ongoing support to occupiers as they bring forward 'Back to Office' plans encouraged by vaccine roll-out; 97% of occupiers and daily average of ~20k employees operated from our properties in 3Q FY2021, up 27% since 2Q FY2021

Growth Initiatives

- Completed ₹97.8 billion ETV acquisition in December 2020 and successfully raised ₹36.8 billion through an Institutional Placement to fund the acquisition
- Post ETV acquisition, integrated on-ground teams and the 1.1 msf built-to-suit project, initiated restructuring of the 2-tier holdings at the ETV level and refinanced ₹26.4 billion of in-place ETV debt at 328 refinancing bps spread
- Launched 1.9 msf of new on-campus office development at ETV. Along with the existing 2.7 msf development, organic growth through 5.7 msf on-campus development across portfolio, with 19% area pre-committed to JP Morgan

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 standalone and reviewed condensed consolidated financial statements for the quarter and nine month period ended December 31, 2020, (ii) an earnings presentation covering 3Q FY2021 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 on our website at www.embassyofficeparks.com under the "Investors" section.

Embassy REIT will host a conference call on February 12, 2021 at 18:30 hours Indian Standard Time to discuss the 3Q FY2021 results. A replay of the call will be available till February 26, 2021 on our website at www.embassyofficeparks.com under the "Investors" section.

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.

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 Bengaluru, Mumbai, Pune, and the National Capital Region ("NCR"). Embassy REIT's portfolio comprises 32.3 msf completed operating area and is home to over 200 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:

Ritwik Bhattacharjee

Head of Capital Markets and Investor Relations

Email: ir@embassyofficeparks.com

Phone: +91 80 4722 2222

Embassy Office Parks REIT

3Q FY2021 Earnings Materials

February 12, 2021

Press Release

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Press Release (Cont'd)

Business Highlights

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- Achieved rental increases of 15% on 1.5 msf in 3Q FY2021, with YTD rental increases of 13% on 5.3 msf
- Rent collections for 3Q FY2021 from office occupiers remained strong at 99.5%, in-line with office rent collections of 100% for 1Q FY2021 and 99.9% for 2Q FY2021 (as of February 11, 2021)
- Portfolio occupancy stood at 90.6% on our enlarged 32.3 msf operating portfolio, with same-store occupancy of 90.5%
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Embassy REIT will host a conference call on February 12, 2021 at 18:30 hours Indian Standard Time to discuss the 3Q FY2021 results. A replay of the call will be available till February 26, 2021 on our website at www.embassyofficeparks.com under the "Investors" section.

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I. Key Highlights

Embassy TechVillage, Bengaluru

Business Highlights

Successfully acquired ETV for ₹97.8 bn. Delivered resilient operating performance in Q3 with robust rent collections, stable occupancy and new growth cycle through 5.7 msf on-campus development

Business Continuity and Resilience	▶ Ongoing support to occupiers as they bring forward 'Back to Office' plans encouraged by vaccine roll-out – 97% of occupiers and 20k employees operated from our properties in Q3, up 27% since Q2 ▶ Rent collections for Q3 remained strong at 99.5%, in-line with office rent collections of 100% for Q1 and 99.9% for Q2
Leasing and Lease Management	▶ Lease deals signed for Q3 stood at 311k sf across 11 deals, with YTD lease deals signed at 1.0 msf across 36 deals ▶ Achieved 14% spread on 206k sf re-leased in Q3, with 16% spread on 450k sf re-leased in YTD FY2021 ▶ Achieved rental increases of 15% on 1.5 msf in Q3 across 24 office leases, with YTD rental increases of 13% on 5.3 msf across 66 office leases ▶ Portfolio occupancy stood at 90.6% on enlarged 32.3 msf operating portfolio, with same-store occupancy of 90.5%
Development	▶ Organic growth through 5.7 msf on-campus development, 19% pre-committed to JP Morgan – Launched 1.9 msf of new on-campus office development at ETV – Integrated 1.1 msf JP Morgan built-to-suit project, on track for Sep'21 delivery – Construction activity continued at pace on existing 2.7 msf development
Acquisitions	▶ Completed ₹97.8 bn ETV Acquisition in Dec'20, successfully raised ₹36.8 bn equity through an Institutional Placement ▶ Post ETV acquisition, refinanced ₹26.4 bn of in-place ETV debt at 328 bps refinancing spread ▶ Integrated on-ground teams and initiated restructuring 2-tier holdings at the ETV level

Financial Highlights 3Q FY2021

NOI and EBITDA for Q3 up 3% and 8% year-on-year respectively with NOI margin at 85%. Distribution for Q3 stood at ₹4,313 mn

	3Q FY2021 (mn)	3Q FY2020 (mn)	Variance %	Remarks
Revenue from Operations	**₹5,653**	**₹5,459**	**+4%**	▸ Contracted rental escalations on 6.9 msf ▸ Revenue from 1.4 msf of new deliveries in 4Q FY2020 ▸ Increase in CAM and other operating revenues ▸ Partially offset by: – Decrease in commercial office revenues due to exits – Decrease in hotel revenues due to COVID-19 impact(3)
NOI	**₹4,780**	**₹4,639**	**+3%**	▸ Increase in Revenue from Operations
Margin (%)	***85%***	***85%***		
EBITDA	**₹4,830**	**₹4,462**	**+8%**	▸ Increase in NOI ▸ Interest income on purchase consideration advanced for Embassy Manyata M3 Block B ▸ Savings due to cost optimization initiatives
Margin (%)	***85%***	***82%***		
Distribution	**₹4,313**	**₹4,707**	**(8%)**	▸ Distribution of ₹4,313 mn for 3Q FY2021 – Represents payout ratio of 100% of NDCF 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 3Q FY2021 was up 10% year-on-year
(2) ETV was acquired on December 24, 2020 by Embassy REIT. The relevant asset SPVs and Holdco holding ETV have been consolidated from December 31, 2020, a date close to the acquisition date, as there are no significant transactions or events that have occurred between December 24, 2020 and December 31, 2020 and the effect thereof is not considered to be material to the results for the quarter and nine month period ended Dec'20
(3) Both operational hotels were temporarily closed in Mar'20 in accordance with state government guidelines given COVID-19 lock-down and subsequently reopened in Jun'20

Financial Highlights YTD FY2021

NOI and EBITDA for YTD FY2021 up 5% and 8% year-on-year respectively with NOI margin at 87%. Distribution for YTD FY2021 stood at ₹13,056 mn

	YTD FY2021 (mn)	YTD FY2020 (mn)	Variance %	Remarks
Revenue from Operations	**₹16,217**	**₹16,016**	**+1%**	▸ Contracted rental escalations on 8.1 msf ▸ Revenue from 1.4 msf of new deliveries in 4Q FY2020 ▸ Increase in CAM and other operating revenues ▸ Partially offset by: – Decrease in commercial office revenues due to exits – Decrease in hotel revenues due to COVID-19 impact(3) ▸ One-off items(4) in PY; adjusted for these one-off items, revenue would have been higher by 3% YoY
NOI	**₹14,163**	**₹13,551**	**+5%**	▸ Increase in Revenue from Operations ▸ Savings due to cost optimization initiatives ▸ Lower hotel, power & fuel expenses
Margin (%)	***87%***	***85%***		
EBITDA	**₹14,067**	**₹13,025**	**+8%**	▸ Increase in NOI ▸ Interest Income on purchase consideration advanced for Embassy Manyata M3 Block B ▸ Savings in corporate overheads
Margin (%)	***87%***	***81%***		
Distribution	**₹13,056**	**₹13,504**	**(3%)**	▸ Distribution of ₹13,056 mn for YTD FY2021 – Represents payout ratio of 100% of NDCF 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 YTD FY2021 was up 7% year-on-year
(2) ETV was acquired on December 24, 2020 by Embassy REIT. The relevant asset SPVs and Holdco holding ETV have been consolidated from December 31, 2020, a date close to the acquisition date, as there are no significant transactions or events that have occurred between December 24, 2020 and December 31, 2020 and the effect thereof is not considered to be material to the results for the quarter and nine month period ended Dec'20
(3) Both operational hotels were temporarily closed in Mar'20 in accordance with state government guidelines given COVID-19 lock-down and subsequently reopened in Jun'20
(4) One-time surrender premium of ₹300 mn received from an occupier of Embassy TechZone during YTD FY2020

Distribution Overview

Distribution for Q3 stood at ₹4,313 mn i.e. ₹4.55 per unit(1) representing a 100% payout ratio. Scheduled payment date is on or before February 27, 2021

Particulars	3Q FY2021	YTD FY2021
Distribution period	Oct'20 – Dec'20	Apr'20 – Dec'20
Distribution amount (mn)	₹4,313	₹13,056
Outstanding units (mn)	948	Q1 & Q2: 772 Q3: 948
Distribution per unit(1) (DPU)	₹4.55	₹15.88
- Interest	*₹2.03*	*₹6.07*
- Dividend	*₹0.02*	*₹0.80*
- Amortization of SPV level debt	*₹2.50*	*₹9.01*
Announcement date	February 12, 2021	-
Record date	February 22, 2021	-
Payment date	On or before February 27, 2021	-

Embassy REIT is committed to regular quarterly distribution to Unitholders with minimum 90% of Net Distributable Cash Flows ('NDCF') to be distributed

Note:
(1) DPU for 3Q FY2021 factors 176.23 mn new units issued pursuant to the preferential allotment and the institutional placement in connection with the ETV acquisition. However, given ETV acquisition was completed on December 24, 2020, and given relevant asset SPVs and Holdco holding ETV have been consolidated from December 31, 2020, there has not been any corresponding increase in 3Q FY2021 distribution due to ETV acquisition. For comparability purposes, the Proforma DPU excluding 176.23 mn new units issued in Dec'20 is ₹5.59 per unit for 3Q FY2021 and ₹16.92 per unit for YTD FY2021

FY2021 Guidance post ETV acquisition

DPU Guidance for Initial portfolio increased to ₹22.25 per unit for FY2021 (up by ₹0.21 per unit). Revised DPU guidance for Current portfolio (post ETV acquisition) at ₹21.45 per unit for FY2021

Guidance Update			
	Mid-Point		
Particulars	Initial Guidance (Nov'20)	Revised Guidance on Initial Portfolio (Feb'21)	Revised Guidance on Current Portfolio (Feb'21)
NOI	19,005	19,005	20,314
NDCF	17,010	17,170	18,340
Distribution(3)	17,010	17,170	18,340
No. of Units (mn)	772	772	H1 - 772 H2 - 948
DPU	22.04	22.25	21.45
Proforma DPU(4)	NA	NA	22.49

Guidance Reconciliation				
Particulars	NOI (₹ mn)	Distribution (₹ mn)	Units outstanding (mn)	DPU (₹)
Initial Guidance as at Nov 02, 2020	**19,005**	**17,010**	**772**	**22.04**
(+) Update in assumptions for Initial portfolio	-	160	772	0.21
Revised Guidance as at Feb 12, 2021 (Initial portfolio)	**19,005**	**17,170**	**772**	**22.25**
(-) Factoring 176.23 mn new units issued during ETV acquisition(2)	-	-	948	(1.04)
(+) Increase due to ETV acquisition	1,309	1,170	948	0.24
Revised Guidance as at Feb 12, 2021 (Current portfolio)	**20,314**	**18,340**	**948**	**21.45**

Notes:
(1) Initial portfolio refers to Embassy REIT's portfolio of 33.3 msf prior to ETV acquisition in Dec'20. Current portfolio refers to Embassy REIT's enlarged portfolio of 42.4 msf post factoring ETV acquisition on December 24, 2020
(2) Increase in units due to issue of units through an Institutional Placement aggregating to ₹36,852.02 million, comprising 111.34 million units at a price of ₹331.00 per unit to institutional investors and issue of units through a Preferential Issue of 64.89 million units at a price of ₹356.70 per unit to the third-party shareholders of VTPL aggregating to ₹23,147.33 million as consideration for the transfer of their shareholding in ETV to the Embassy REIT
(3) Assumes 100% payout ratio for 4Q FY2021 and includes actual payout for nine month period ended December 31, 2020
(4) DPU computed for three and nine month period ended Dec'20 excluding 176.23 mn new units issued pursuant to the preferential allotment and the institutional placement of units in connection with ETV acquisition. For comparability purposes, the Proforma DPU excluding 176.23 mn new units issued in Dec'20 is ₹5.59 per unit for 3Q FY2021 and ₹16.92 per unit for YTD FY2021

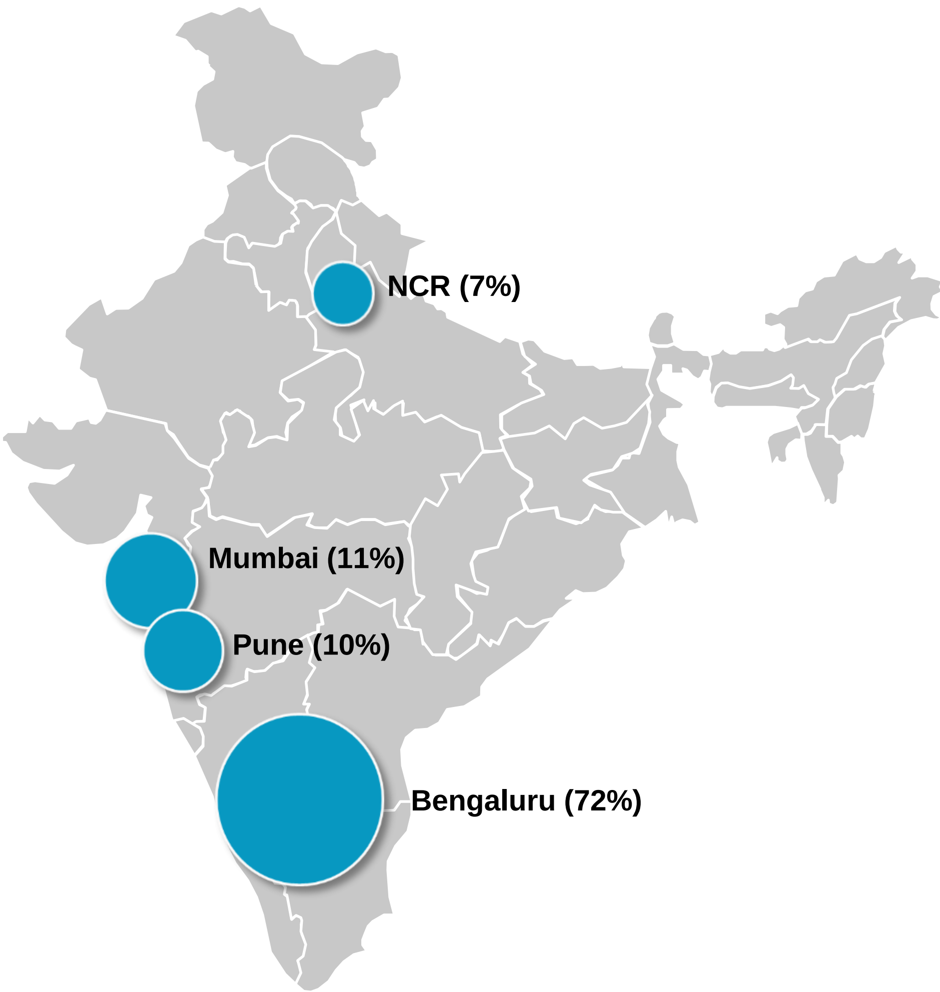
II. Overview

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 Fortune 500 corporations

42.4 msf[(1)] Portfolio	**200** Blue-chip occupiers	**90.6%** Occupancy
12 Commercial Offices	**1,614**[(1)] Hotel Keys	**100 MW** Solar Park
29% Mark-to-Market Upside	**48%** Gross Rents from Fortune 500 occupiers	**7.1 Years** WALE
₹16,217 mn YTD FY2021 Revenue from Operations	**₹13,056 mn** YTD FY2021 Distribution	**23%** Net Debt to TEV



Notes: City wise split by % of Gross Asset Value (GAV) considered per Sep'20 valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. For further details refer notes on slide 55

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

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

Embassy Manyata
Bengaluru (14.8 msf)

Embassy TechVillage
Bengaluru (9.2 msf)

Embassy Golflinks
Bengaluru (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
Bengaluru (0.3 msf)

What We Do: Our Strategy

Maximize distribution and NAV per unit through organic growth and new acquisitions

1 Leasing

- Grow NOI by leasing existing vacancy
- 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
- 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

EMBASSY REIT

Our Opportunity: India as the Global Technology Innovation Hub

India continues to attract global technology companies due to availability of highly educated and skilled talent at a reasonable cost

India Advantage

Talent Availability

- India leads in STEM[1] talent for technology assignments
- Over 2 million[2] students graduating each year

Cost Advantage

- Employee cost in India is around 20-25% of comparable costs in occupier's country of origin[3]

Affordable Rentals

- India is one of the most affordable office markets globally
  - Average rentals of $1 psf / month[3]
- Rental costs merely 2-6% of occupier revenues[3]

FY2020 Performance[2]

$191 bn (7.7% growth)
Revenue

$147 bn (8.1% growth)
Exports

$44 bn (7.3% growth)
Domestic Revenue

4.4 mn (4.9% growth)
Employees

Evolving Technology Landscape

Services
- Information Technology
- BPM
- Engineering R&D
- Digital and Media

Software
- Systems
- Enterprise
- Cybersecurity
- Fintech / Edtech

eCommerce / Omni Channel Retail
- Social Shopping
- Voice Commerce
- Intelligence
- Digital Payments

Technologies
- Cloud / Robotics
- Intelligent Automation
- Blockchain
- Reality AR / VR

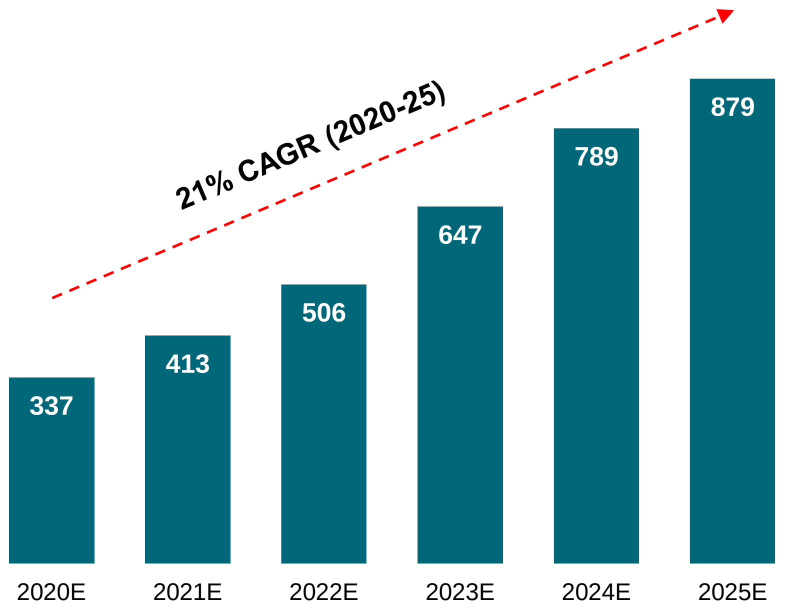
Notes:
(1) STEM refers to Science, Technology, Engineering, Mathematics
(2) Source: NASSCOM - The Technology Sector in India: Strategic Review 2020 (Techade – the new decade)
(3) Source: CBRE Research, ICICI Securities Research, Embassy REIT

Our Opportunity: Technology Sector Resiliency and Growth

COVID-19 response has accelerated digital transformation and technology spends globally. Increased costs and scaling pressures likely to further increase offshoring to India

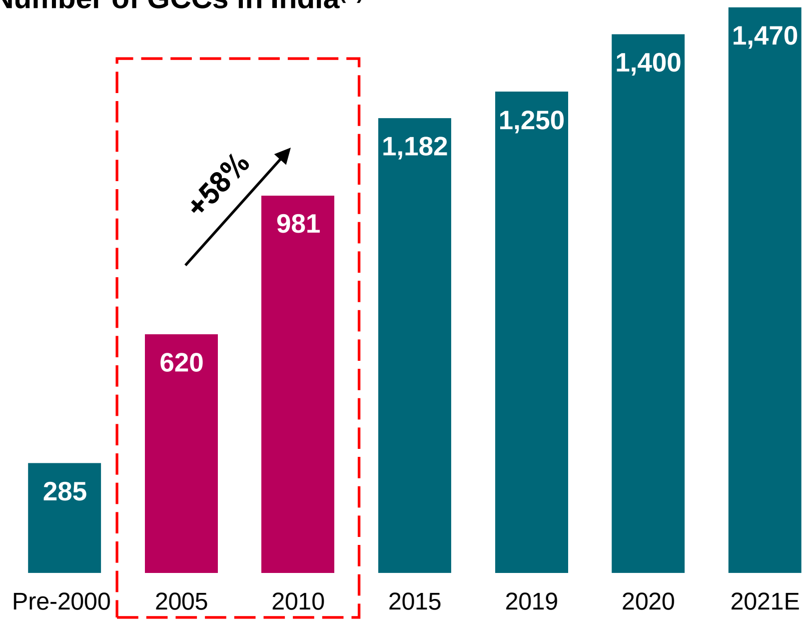
Digital Tech spends to witness exponential growth

Global Digital Transformation Spends (USD Bn)[1]



GCCs expected to expand similar to post GFC

Number of GCCs in India[2]



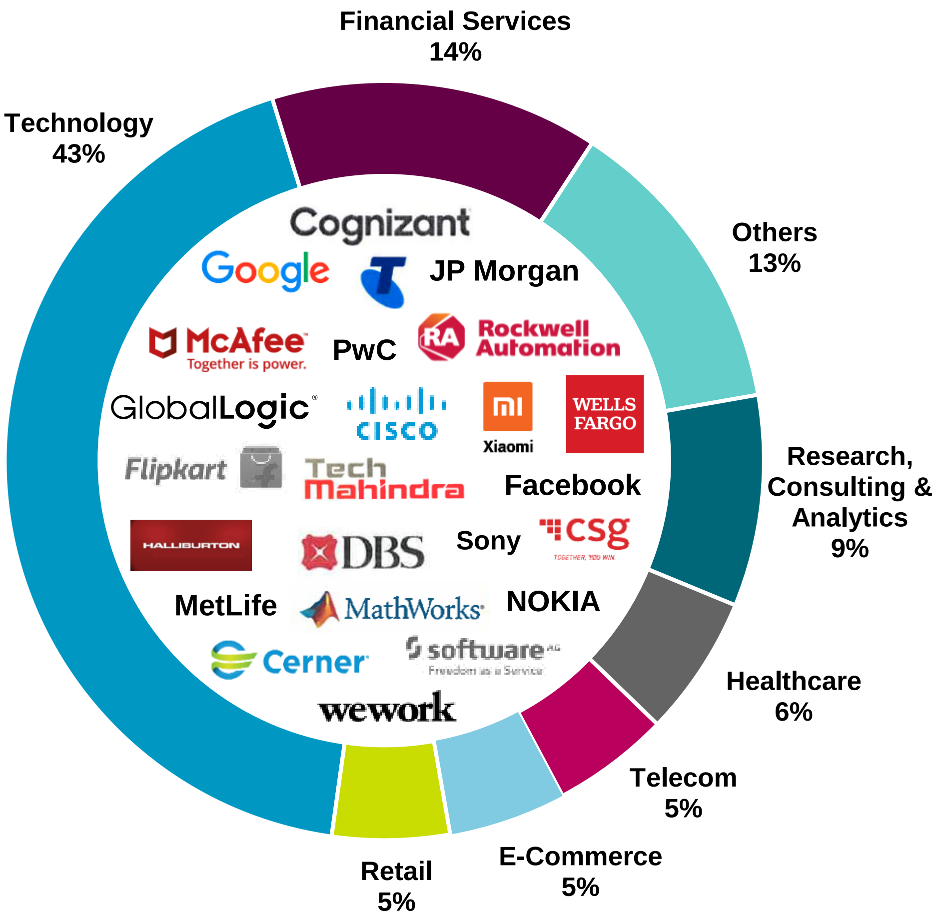
- Strong performance by technology businesses throughout COVID-19 pandemic
  - Acceleration of digital transformation globally, and
  - Bring-forward of technology spends, especially for cloud, digital, data services and cyber security
- Indian IT industry expected to grow at a 13% CAGR to $350 billion by 2025[2], given
  - Focus on Business Continuity Plan (BCP) and increased cost pressures on global businesses
- Similar trend witnessed post 2008 Global Financial Crisis (GFC) with record absorption by GCCs

Source:
(1) Morgan Stanley Global Insights, 'Stronger for Longer in Digital Transformation, Sept 2020'
(2) NASSCOM Research, C&W Research

Our Occupier Base

Global business with a diversified, resilient and high credit-quality occupier base

Industry Diversification[1]



38% of Gross Rentals From Top 10 Occupiers

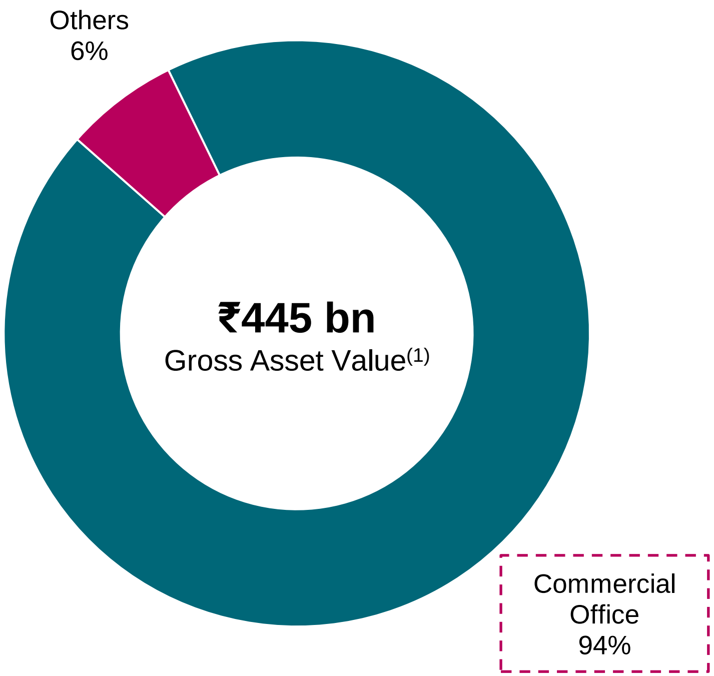
Top 10 Occupiers	Sector	% of Rentals
Global Technology & Consulting Major	Technology	10%
Cognizant	Technology	7%
NTT Data	Technology	3%
Flipkart	E-commerce	3%
JP Morgan	Financial Services	3%
Wells Fargo	Financial Services	3%
ANSR	Research & Analytics	3%
Cerner	Healthcare	2%
PwC	Research & Analytics	2%
Wework	Co-working	2%
Total		**38%**

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

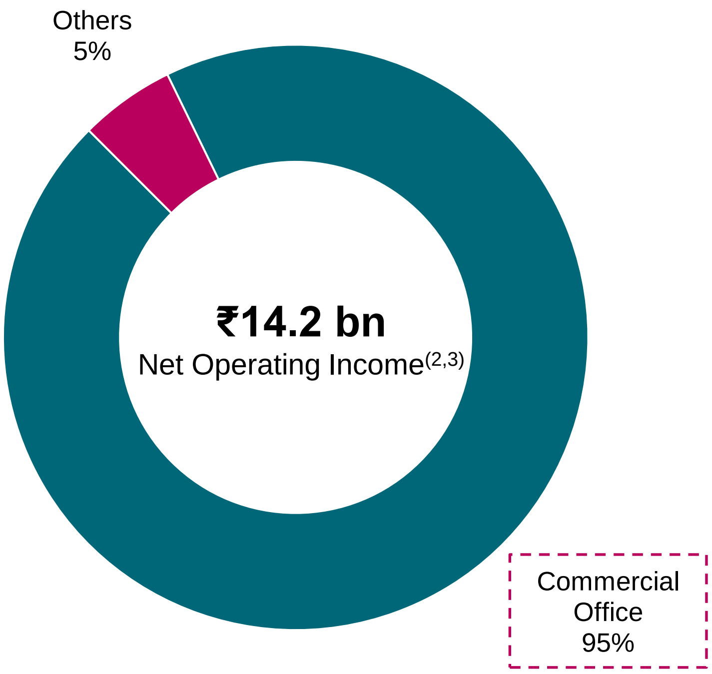
Our Portfolio: Commercial Office-focused

Predominantly an office REIT with commercial office segment contributing to 94% of Portfolio Value and 95% of Net Operating Income

Contribution by Gross Asset Value



Contribution by Net Operating Income



32.3 msf completed best in-class Grade A Office properties (90.6% occupied, 7.1 years WALE)

Notes:
(1) Gross Asset Value (GAV) considered per Sep'20 valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. For further details refer notes on slide 55
(2) ETV was acquired on December 24, 2020 by Embassy REIT. The relevant asset SPVs and Holdco holding ETV have been consolidated from December 31, 2020, a date close to the acquisition date, as there are no significant transactions or events that have occurred between December 24, 2020 and December 31, 2020 and the effect thereof is not considered to be material to the results for the quarter and nine month period ended Dec'20
(3) YTD FY2021 NOI excluding Embassy GolfLinks since Embassy REIT owns 50% economic interest in GLSP

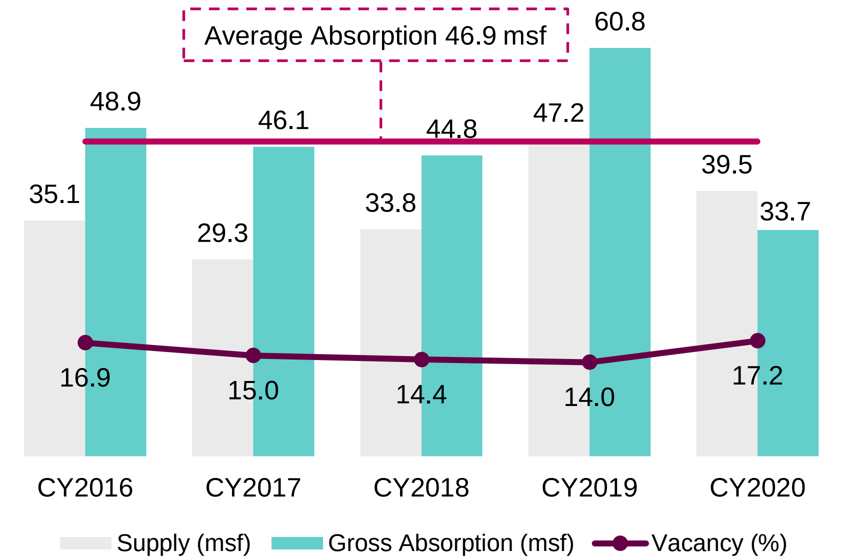
III. Market Outlook

FIFC, Mumbai

Market Fundamentals – CY2020 Update

Gross absorption of 33.7 msf in CY2020 was lowest in last 5 years due to COVID-19 induced pause in decision making. However, Q4 witnessed resurgence of new deal activity given positive sentiments

Absorption Trends over last 5 years



City-wise Performance – CY2020

City	Absorption[1] (msf)	Supply (msf)	Vacancy (%)
Bengaluru	11.3	11.7	8%
Pune	3.2	3.6	12%
Mumbai	2.7	5.0	24%
NCR	4.8	6.9	26%
Embassy REIT Markets	**22.0**	**27.2**	**17%**
Hyderabad	7.1	8.2	13%
Chennai	4.1	3.7	12%
Kolkata	0.5	0.4	36%
Other Markets	**11.7**	**12.3**	**17%**
Grand Total	**33.7**	**39.5**	**17%**

CY2020 Highlights

- Gross absorption of 33.7 msf in CY2020, 32% lower than five-year average
  - Occupiers paused their real estate plans in Q2 & Q3 CY2020 given COVID-19 related uncertainty
  - Bengaluru and Tech sector remained resilient, contributed to 34% and 33% of pan-India absorption respectively
- Positive occupier sentiment with resurgence in deal activity levels in Q4
  - Continued downward trend in active COVID-19 cases, return-to-work programs commenced by occupiers
  - 29% increase in Q4 absorption (vs. Q3), pre-commitments contributed 45% of transacted volumes during Q4 CY2020

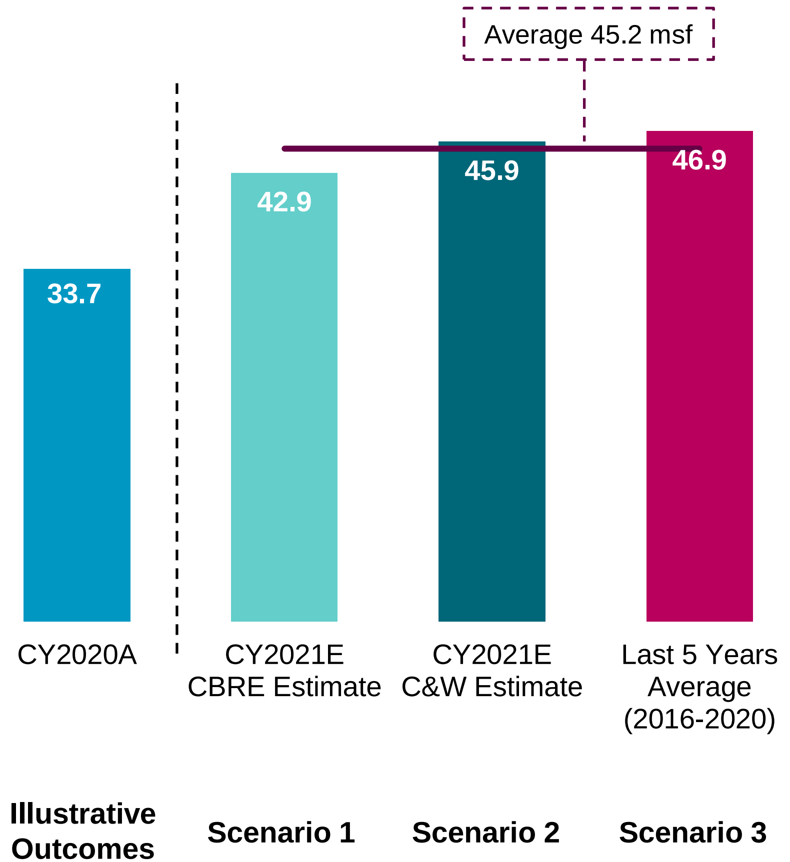
Source: CBRE Research, Embassy REIT
Note:
(1) Represents gross absorption figures

Market Fundamentals – Demand Trends

Demand resurgence likely from H2 CY2021 given vaccine roll-out and return-to-work by occupiers. High-quality properties to benefit from increased wellness-orientation and industry consolidation

Proforma Demand Analysis

Gross Absorption (msf)



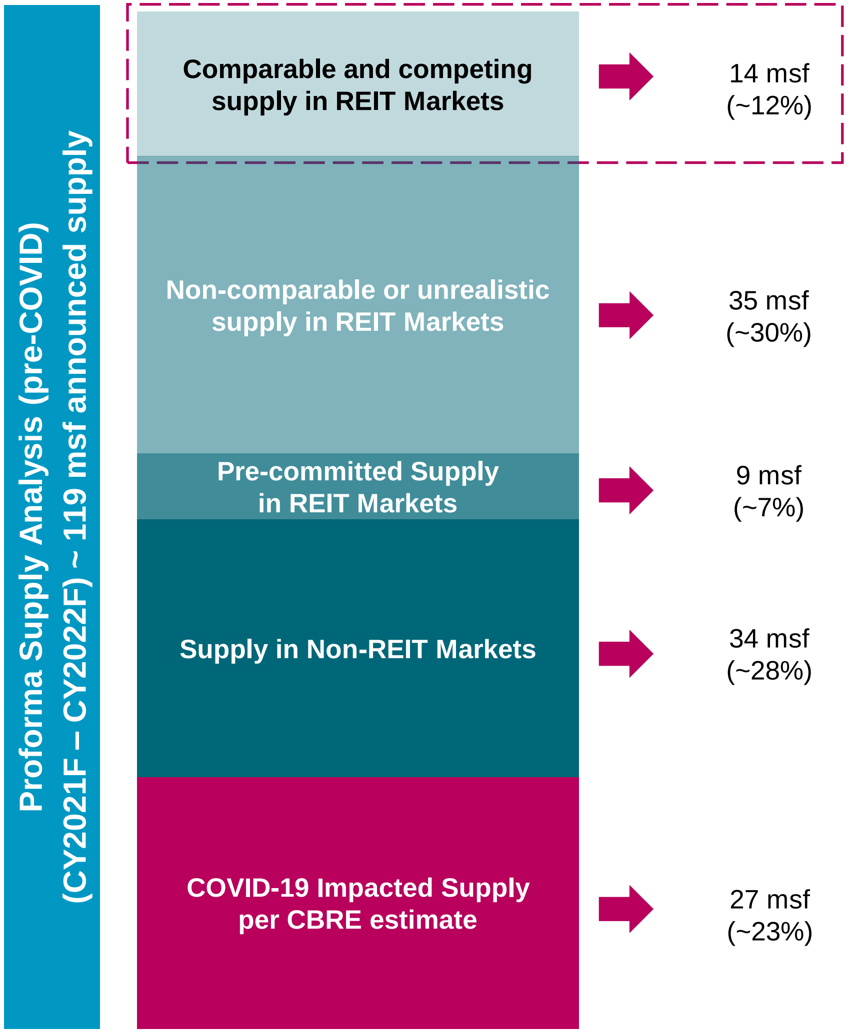
Demand Trends

- **Short-term Outlook**
  - With decrease in active COVID cases, occupiers looking to ramp-up their 'return-to work' programs
  - Grade A stock to remain resilient given occupier and asset quality coupled with robust rent collections
  - A broad base vaccine roll-out and ramp-up of employees at offices likely to fuel reactivation of RFPs
- **Medium-term Outlook**
  - Resurgence in demand owing to occupiers implementing real estate strategies to support business needs
  - Expansion driven demand likely from GCCs - large scale consolidations, expansions to come back gradually
  - Most active deals likely to see traction / conclusion over next 6-12 months, a full rebound is expected in CY2022
- **Portfolio Implications**
  - Limited impact on existing portfolio given asset and occupier quality, stable occupancy, long WALE and below market rents
  - Limited risk on 20+ msf contracted escalations in next 3 years
  - Market consolidation, occupier expansion and preference for quality, wellness-oriented properties to drive demand

Source: CBRE Research, C&W Research, Embassy REIT

Market Fundamentals – Supply Trends

Considerable supply shrinkage of over 23% since Jan'20 per CBRE, supply expected to recover modestly post demand rebound in H2 CY2021



Supply Trends

- **Short-term Outlook**
  - Supply slippages to continue due to COVID-19 disruptions in labour, material and financing availability
  - Delay in construction of ongoing projects, focus on delivery of pre-committed properties
  - Institutional landlords continue to pour concrete given financing availability
- **Medium-term Outlook**
  - CBRE's 2-year forward supply estimate has decreased from 119 msf in Jan'20 to 92 msf in Jan'21, a 23% decline in 4 quarters
  - Supply likely to recover modestly when demand rebounds in H2 CY2021
  - Institutional landlords to deliver smarter buildings in sync with changing market dynamics
- **Portfolio Implications**
  - Comparable & competing supply for REIT is significantly lower at 12% of announced supply for next 2 years
  - 1.1 msf due for delivery in Sep'21, is already 100% pre-leased. No other near-term new supply until FY2023
  - REIT has liquidity to help labour and financing availability and flexibility to control supply timing

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.

Evolution of Workplace

Office to emerge as the core business hub providing better quality, lower density spaces with high standards of safety and security, favoring institutional landlords like Embassy REIT

Flexible Work Styles

- Physical office remains a necessity
- WFH challenges, especially for young tech demographic
  - Physical and digital infrastructure at home
  - Softer aspects of career, learning and culture
- Many functions require office spaces for social interaction, client engagement and collaboration
- More flexibility - hybrid of traditional offices & home working

Workplace Design and De-densification

- Occupiers accelerating return-to-work programs
- Adoption of smart office systems such as sensors, QR codes, voice & IoT enabled devices etc.
- Social distancing now an imperative at the workplace
- Space per person likely to increase, reversing densification trends over last 2 decades
- Workplace density estimated to reduce by over 20%

Flight to Quality

- Employee safety a key priority for companies
- Increased emphasis on health & wellness, sustainability and environmental management
- Focus on recovery readiness & operational best practices
- Greater demand for 'Total Business Ecosystem' product
  - High-quality, accessible, safe & sustainable Indian offices owned by institutional landlords

Market Consolidation

- Occupiers prefer locations with access to large talent pools
- Skilled young STEM talent typically favours urban living and seek vibrant, collaborative, creative environments
- Market likely to witness significant supply slippages
  - Material, labor and financing challenges
- Strong preference for institutionally held properties with access to liquidity, leading to market consolidation

Large-scale, safe and sustainable properties like Embassy REIT to emerge as '<u>Next Generation Workplaces</u>'

IV. Navigating COVID-19

Embassy One, Bengaluru

Facilitating Occupiers' Return-to-Work Programs

Ongoing support to occupiers as they bring forward 'Back-to-Office' plans, witnessed gradual ramp-up in employee numbers working in our parks

100%
Business parks and buildings operational[(1)]

1,200+
CRE touchpoints for daily property-specific updates

~97%
Occupiers operating from our properties across India[(2)]

~20k
Employees working from our properties across India[(2)]

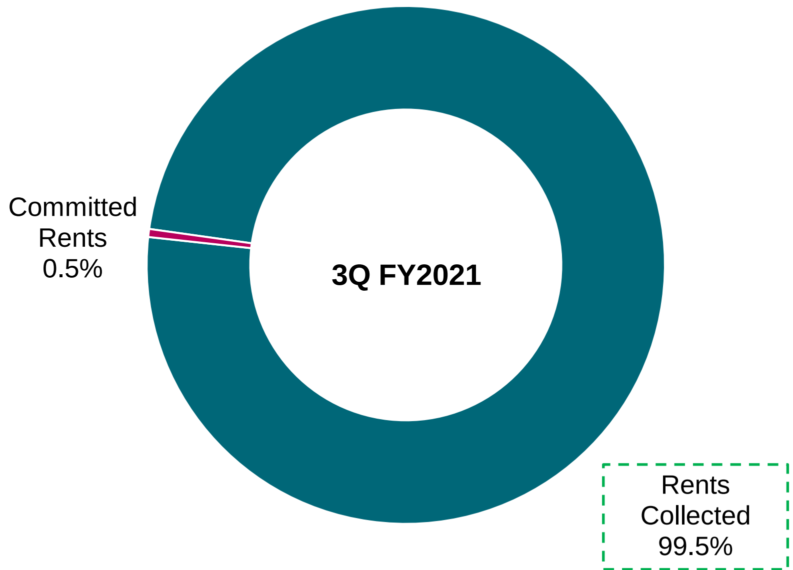
- Ensured post-COVID space readiness
  - Building enhancement initiatives
  - Support to occupiers in their space re-modelling
- Continued to engage with park users on health and safety initiatives through #OfficeAgain campaign
- Gradual ramp-up in number of employees working from our parks
  - Driven by continued downward trend in active COVID-19 cases, gradual re-opening of the economy and global vaccine roll-out
  - ~20k employees operated from our properties in 3Q FY2021, up 27% since 2Q FY2021

Notes:
(1) Our properties remained open throughout the lockdown period and complied with all government regulations to support business continuity of our occupiers
(2) Data basis mid week average for 3Q FY2021

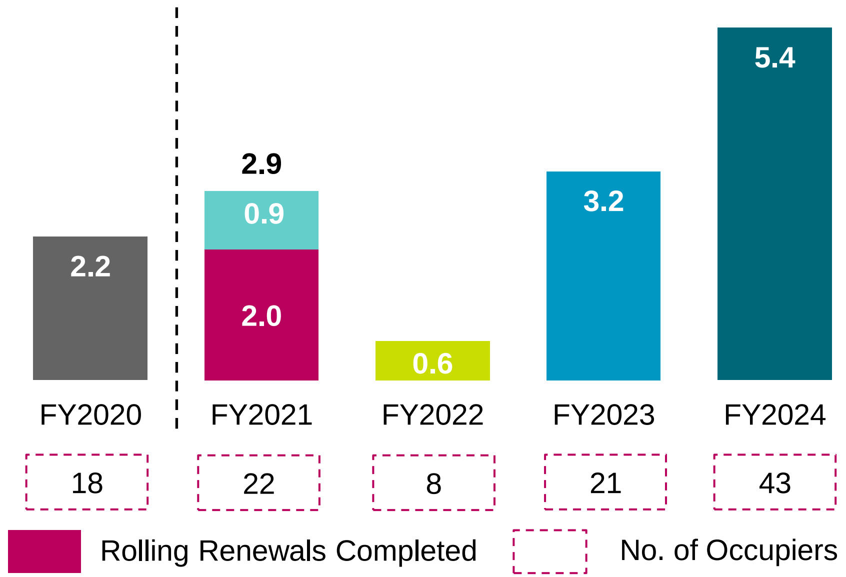
Rent Collections and Rolling Renewals Update

Rent collections for 3Q FY2021 from office occupiers remained robust at 99.5%; achieved rolling renewals of 2.0 msf YTD FY2021 across 15 leases, on track to renew remaining 0.9 msf during Q4

Robust Office Rent Collections



Continued Momentum in Rolling Renewals



- Office rent collections for 3Q FY2021 at 99.5% (99.5% for Oct'20, 99.6% for Nov'20 and 99.5% for Dec'20)
- In-line with robust office rent collections of 99.9% for 2Q FY2021 and 100% for 1Q FY2021
- No waivers to office occupiers. Rebate granted to food court and ancillary retail tenants, representing 0.9% of annual rents

- Continued momentum in rolling renewals given in-place rents are significantly below market
- Achieved rolling renewals on 2.0 msf during YTD Q3 representing 6.5% of annual rents
- On track for remaining 0.9 msf, or 100% of rolling renewals due in Q4

Note: Rolling renewals refer to lease renewals by occupiers exercising their renewal options after the end of the initial commitment period which is typically 5 years

V. Commercial Office Update

Embassy Quadron, Pune

Leasing Highlights for 3Q FY2021

311k sf leases signed across 11 deals in Q3, comprising of 206k sf new leases with 14% re-leasing spread and 104k sf renewals at 6% renewal spread

3Q FY2021 Highlights

New Leases signed ('000 sf)	206
– Existing Occupier Expansion	72%
Releasing ('000 sf)	206
– Re-leasing Spread	14%
Renewals ('000 sf)	104
– Renewal Spread	6%
Pipeline discussions ('000 sf)	~150

New Leases Signed

Occupier	Property	Sector	Area ('000 sf)
Telstra	Embassy Quadron	Telecom	51
Wells Fargo	Embassy TechVillage	Financial Services	51
Maxlinear	Embassy TechVillage	Others	27
Enfusion	Embassy TechVillage	Technology	26
Halliburton	Embassy TechVillage	Engineering & Manufacturing	16
Bain Capital	Express Towers	Financial Services	10
Others	Various	Various	26
Total			**206**

New Leases & Renewals in 3Q FY2021

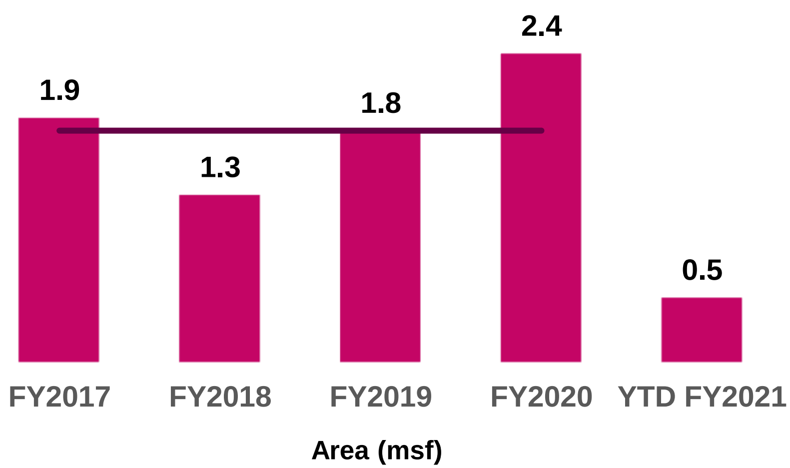
Notes:
(1) New leases signed includes re-leases, excludes renewals
(2) Actual legal entity names of occupiers may differ

Leasing Performance Across Years

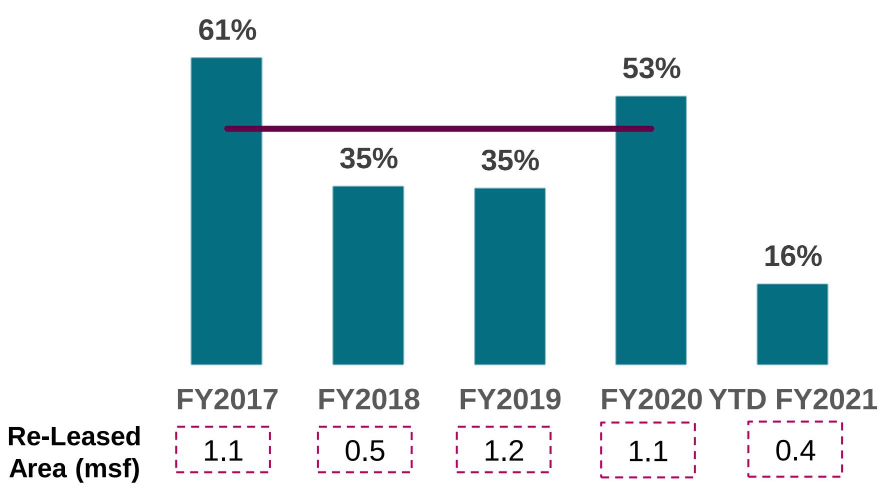
Maintained healthy occupancy of 90.6% as of December 2020 on the enlarged 32.3 msf completed portfolio with same-store occupancy of 90.5%

Particulars		YTD FY2021	Average	FY2020	FY2019	FY2018	FY2017
Completed Area	msf	32.3	(FY2017-20)	26.2	24.8	24.2	23.1
Occupancy	%	90.6%	93.8%	92.8%	94.3%	93.5%	94.7%
New Leases Signed[1] (A)	**msf**	**0.5**	**1.8**	**2.4**	**1.8**	**1.3**	**1.9**
Re-Leasing	msf	0.4	1.0	1.1	1.2	0.5	1.1
Re-Leasing Spread	%	16%	47%	53%	35%	35%	61%
Existing Occupier Expansion	%	67%	62%	71%	59%	69%	50%
Renewals[2] (B)	**msf**	**0.5**	**1.5**	**0.6**	**0.9**	**2.9**	**1.6**
Total Leases Signed (A+B)	**msf**	**1.0**	**3.3**	**2.9**	**2.7**	**4.2**	**3.5**

1.8 msf average new leases signed between FY2017-20



47% average re-leasing spread between FY2017-20

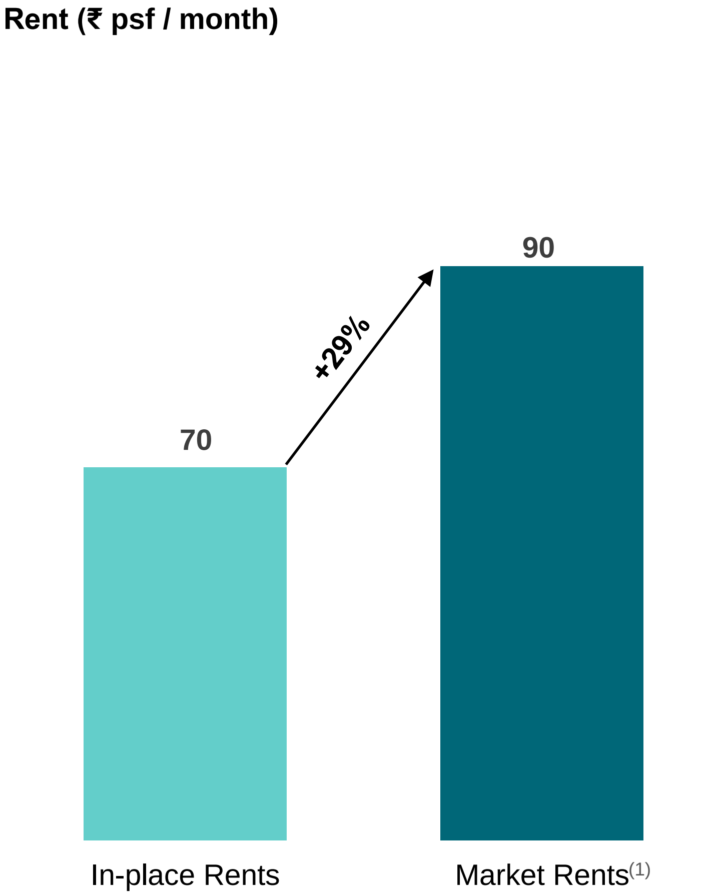


Notes:
(1) New leases signed includes re-leases, excludes renewals
(2) Renewal of ultimate lease expiries

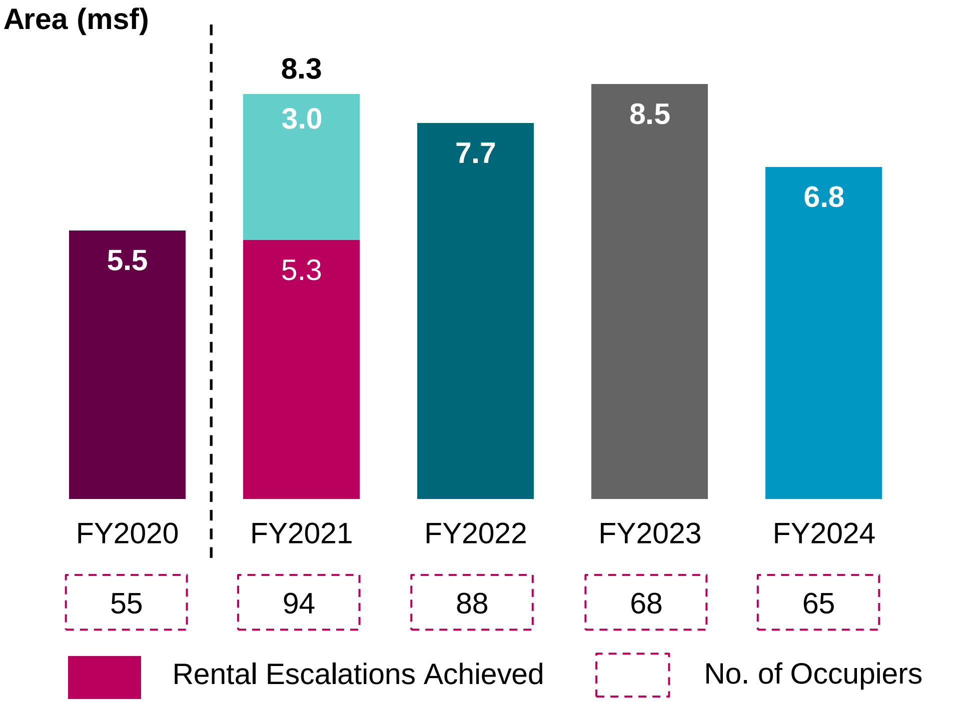
Embedded Rental Escalations

Achieved rental increase of 15% on 1.5 msf across 24 leases in Q3 (achieved 13% rental increase on 5.3 msf YTD). On track to deliver 13% rental increase due on 3.0 msf across 28 leases in Q4

Market rents 29% above in-place rents



Embedded rental escalations of 10-15% aids NOI growth



Rental Escalations	12.8%	14.2%	14.4%	12.8%
Post-escalation MTM opportunity	40.1%	12.3%	14.1%	35.5%

3Q FY2021 Update: Achieved 15% rental increase on 1.9 msf

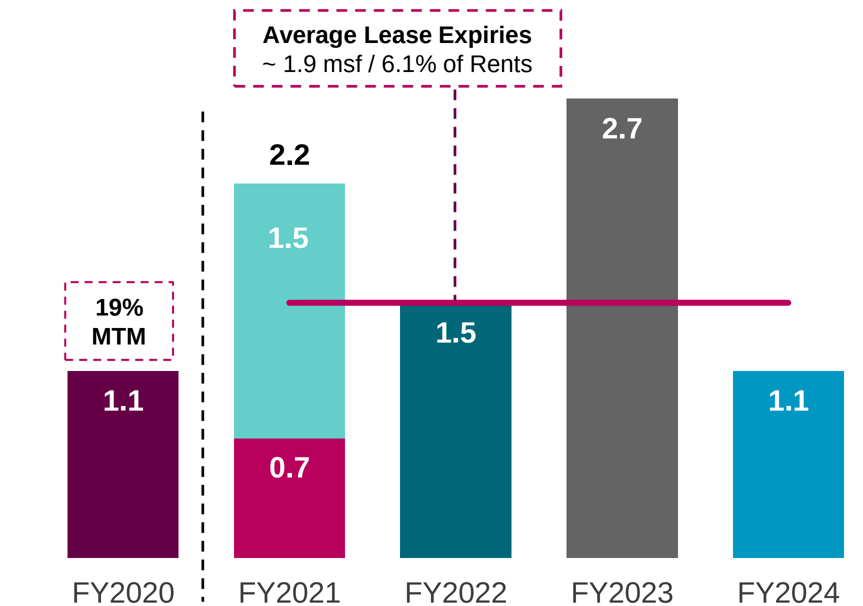
Source:
(1) CBRE Research Dec'20, Embassy REIT

Embedded Mark-to-Market Potential

Of 2.2 msf lease expiries in FY2021, successfully backfilled 0.7 msf at 11% MTM spread. 0.6 msf leases representing 2.3% of annual rents are likely exits in Q4

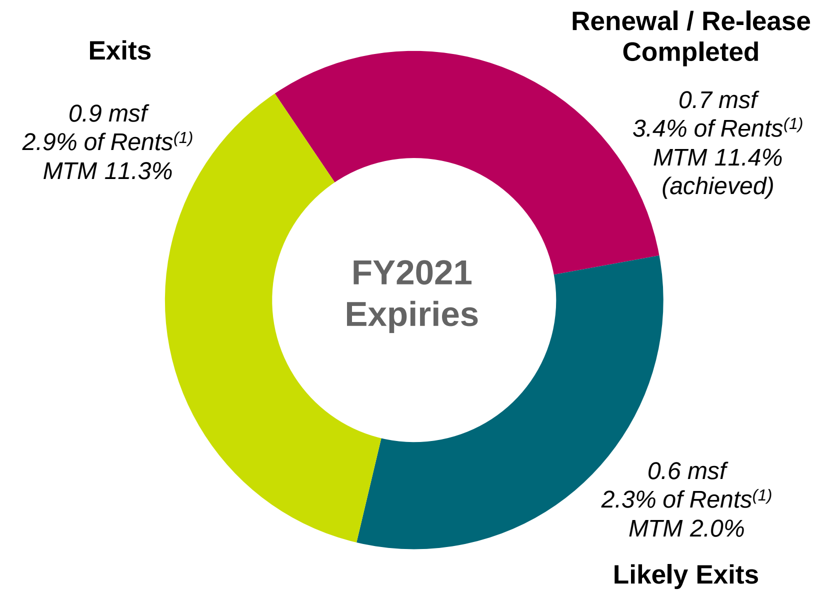
19% of leases expire between FY2021–24

Area Expiring (msf)



	FY2020	FY2021	FY2022	FY2023	FY2024
Mark-to-market opportunity	2.0%	55.5%	42.2%	17.1%	
Rents Expiring	2.3%	4.7%	6.5%	5.0%	

FY2021 Lease Expiries Update



- 0.7 msf backfilled at 11.4% MTM spread to 24 occupiers
- 1.5 msf total exits in FY2021 – 'business as usual' churn and COVID-19 induced occupier exits
  - 0.9 msf exits till Q3, 0.6 msf likely exits in Q4 (includes ETV and additional exits on initial portfolio)
- 1.0 msf avg annual backfill achieved in previous 4 years

Note:
(1) Refers to annualized rental obligations

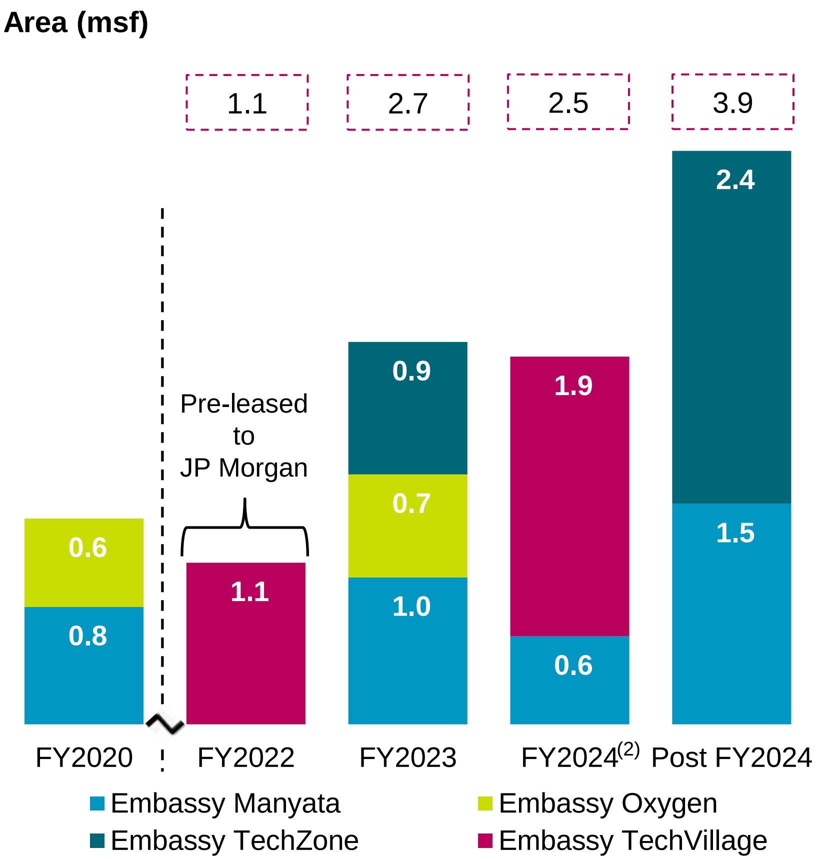
VI. Development Update

Embassy Manyata, Bengaluru

Development Pipeline

Launched 1.9 msf of new office development at ETV. Along with the existing 2.7 msf development, organic growth through 5.7 msf on-campus development across portfolio

Development Pipeline[1] (msf)



1.1 msf JP Morgan built-to-suit 100% pre-committed and on track for Sep'21 delivery

Development Status as of February 12, 2021

Embassy TechVillage (JPM BTS, 1.1 msf) (Parcel 8, 1.9 msf)	▶ **JP Morgan BTS** – Tower A – 8th floor slab work in progress. MEP & façade works initiated – Tower B – Structural works completed. MEP & façade works in progress – Targeting Sep'21 completion ▶ **Parcel 8** – Design finalized & excavation initiated – Targeting Mar'24 completion
Embassy Manyata M3 Parcel (Block A – 1.0 msf)	▶ M3 Block A – Sub-structure works completed; structural steel works on 2nd floor underway ▶ Targeting Dec'22 completion
Embassy TechZone (Hudson, 0.5 msf) (Ganges, 0.4 msf)	▶ Hudson and Ganges Block – Design, excavation and sub-structure works completed; 2nd floor slab work in progress ▶ Targeting Jun'22 completion
Embassy Oxygen (Tower 1, 0.7 msf)	▶ Design and excavation work completed; sub-structure works underway ▶ Targeting Mar'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 upon estimated building completion in Sep'23

Under Development Projects

5.7 msf on-campus projects across 4 properties in various stages of development, with earliest delivery of 1.1 msf JP Morgan built-to-suit targeted for September 2021

	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) Feb'21 pictures

Under Development Projects

For the ongoing 5.7 msf on-campus development, adequate financing available. Additionally, REIT has the flexibility to control supply timing

	Embassy TechZone – Hudson & Ganges Blocks (0.9 msf)	Embassy Oxygen – Tower 1 (0.7 msf)
Design Perspective		
Actual Progress at Site(1)		

Note:
(1) Feb'21 pictures

VII. Acquisition Update

Embassy TechVillage, Bengaluru

Embassy TechVillage Overview

9.2 msf office park with 6.1 msf of completed office (97.8% occupancy), 3.1 msf of U/C office (36% pre-leased), 518 proposed Hilton hotel keys and a planned metro station at the park entrance

Location	Outer Ring Road, Bengaluru
Total Leasable Area / Completed Area / Proposed Hotel Keys	9.2 msf / 6.1 msf / 518 keys
No. of Occupiers	45+
In-Place Rent (psf p.m.)	₹69
MTM Potential (%)	32%
Occupancy	97.8%
WALE	9.5 years
Pre-Leased Area (% of Under Construction)	1.1 msf (36%)

Transaction Update

Successfully acquired ETV asset for ₹97.8 bn and integrated asset into REIT portfolio. Raised ₹36.8 bn equity through an Institutional Placement and ₹26 bn listed debt at 6.4% quarterly coupon

Acquisition Rationale	▶ Strategic acquisition of a best-in-class office park totaling 9.2 msf; located on ORR, Bengaluru, India's best performing office sub-market ▶ Stable cash flows with 97.8% occupancy and 9.5 years WALE, strong growth through contractual escalations and 3.1 msf on-campus development ▶ Accretive acquisition basis – at a discount to independent valuations; NOI, DPU and NAV accretive
Purchase Price	▶ Purchase Price (Enterprise Value) of ₹97,824 mn – Implied 4.6% discount to average of two independent valuations (₹102,555 mn) – Implied Trailing NOI Yield(1) of 7.5% on completed portion
Financing	▶ Purchase consideration funded through equity – Institutional Placement of ₹36.8 bn (111.34 mn units) at ₹331 per unit to institutional investors – Preferential Allotment of ₹23.1 bn (64.89 mn units) to third-party shareholders at ₹356.70 per unit ▶ Debt raise of ₹26 bn at 6.4% quarterly coupon & roll-over of ₹12 bn in-place target net debt
Asset Integration	▶ 1.9 msf new on-campus office development kick-started ▶ 1.1 msf of JP Morgan built-to-suit project integrated, on track for Sep'21 delivery ▶ ₹26.4 bn of in-place ETV debt refinanced at 328 bps refinancing spread ▶ On-ground teams integrated and initiated restructuring 2-tier holdings at the ETV level

Notes:
(1) Purchase Price Trailing NOI Yield calculated as ratio of annualized 1H FY2021 NOI of ETV divided by Purchase Price of ₹87,000 mn multiplied by percentage of completed portion of GAV of ETV including the associated CAM business (as per Independent valuation undertaken 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)

ETV Acquisition – Financing Update

EMBASSY REIT

ETV acquisition financed through (i) ₹37 bn equity raise through an Institutional Placement and (ii) ₹23 bn through Preferential Allotment. Additionally, raised ₹26 bn debt at 6.4% to refinance in-place debt

(In ₹ mn)

Sources of Funds	Amount	Uses of Funds	Amount
Equity Issuance		**Consideration to Embassy and Blackstone entities**	
– Institutional Placement[(2)]	36,852	– Embassy Group	21,986
– Preferential Issue[(3)]	23,147	– Blackstone Entities	10,972
Debt Issuance[(4)]	26,000	**Units Issued to Sellers**	
In-place Target Net Debt	11,612	– Third-party Shareholders	23,147
		Debt Repayment, General Corporate Purposes and Transaction Expenses[(5)]	29,894
		Target Net Debt Rolled-over	11,612
Total Sources of Funds	**97,611**	**Total Uses of Funds**	**97,611**

Notes:
(1) Net acquisition cost of ₹97,611 mn arrived at after adjusting for closing adjustments such as security deposits and other balance sheet items. Net Acquisition Cost = Enterprise Value - Security Deposits + Transaction Expenses + Other Adjustments
(2) Issue of Units through an Institutional Placement aggregating to ₹36,852.02 mn, comprising 111.34 mn Units at a price of ₹331.00 per Unit to institutional investors
(3) Issue of Units through a Preferential Issue of 64.89 mn units at a price of ₹356.70 per unit to the third-party shareholders of VTPL aggregating to ₹23,147.33 mn as consideration for the transfer of their shareholding to the Embassy REIT
(4) Series III Debentures issued by Embassy REIT on January 15, 2021 amounting to ₹26,000 mn at a quarterly coupon of 6.40% p.a
(5) Includes amounts aggregating to ₹2,489 mn from the proceeds of equity and debt issuance which is pending utilization as at December 31, 2020

VIII. Asset Management Update

Embassy Qubix, Pune

Hospitality Update

477 key operating hotels continued to witness low occupancy due to COVID-19 induced travel disruptions. Instituted global safety protocols for guests and initiatives to improve occupancy

Hilton at Embassy GolfLinks

247 Keys

5-Star Hotel

Operational

Q3 Occupancy : 14%

Q3 EBITDA: ₹(29) mn

'Ranked #9 - TripAdvisor'

- out of 1,548 hotels in Bengaluru

Four Seasons at Embassy One

230 Keys

5-Star Luxury Hotel

Operational

Q3 Occupancy : 11%

Q3 EBITDA: ₹(45) mn

'Best New Business Hotel'

– by Travel + Leisure

Hilton Hotels at Embassy Manyata

619 Keys

5-Star & 3-Star Hotel

Under Construction

Expected completion in June 2022

100k+ sf Retail & Convention Centre

'Best Hotel Architecture'

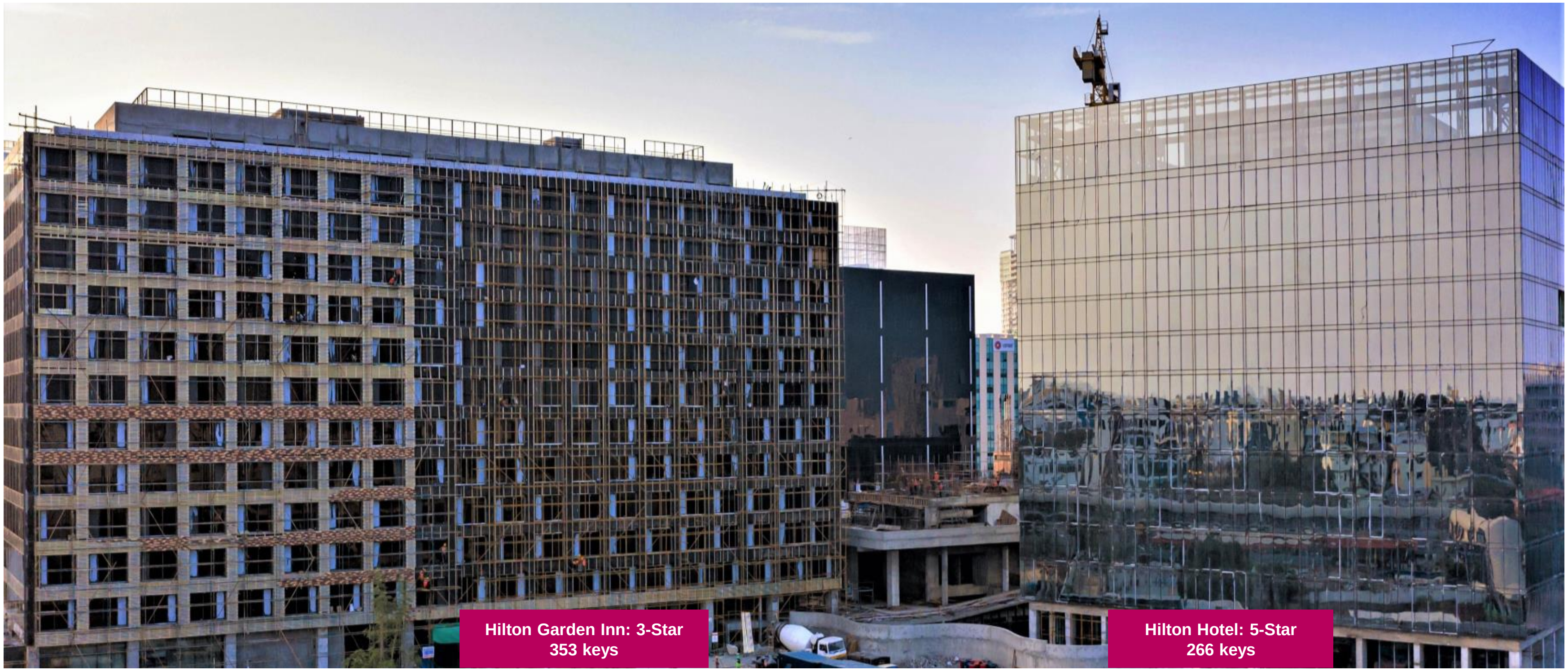
– by Asia Pacific Property Awards

- **Outlook –** Hospitality demand recovery expected to remain muted until FY2022 given COVID-19 related disruptions
- **Action Plan –** Implemented significant cost saving measures and initiatives to improve occupancy. Also, implemented global safety protocols for guests to aid in occupancy ramp-up

Limited impact of COVID-19 induced hospitality slowdown on our portfolio given – Hotels contribute < 5% of GAV and < 1% of pre-COVID NOI (FY2020)

Infrastructure and Upgrade Projects

Construction activity underway for 619 key dual branded Hilton hotels at Embassy Manyata. Initiated pre-operational activities, on track for Jun'22 launch



- ► **Hilton – 5 Star (266 keys) at Embassy Manyata**
  - – Structure and façade work completed. MEP and Guest Room works currently in progress
- ► **Hilton Garden Inn – 3 Star (353 keys) at Embassy Manyata**
  - – Structure work completed. Façade, MEP and Guest Room works currently in progress
- ► Initiated pre-operational activities and key leadership hires in collaboration with Hilton

Note: Feb'21 picture

Infrastructure and Upgrade Projects

Comprehensive asset re-positioning underway at Embassy Quadron, on target for Sep'21 completion

Lobby Refurbishment

Façade Upgrade

Landscape and Community Areas Upgrade

Food Court Revamp

Note: Perspectives

IX. Financial Update

Embassy TechZone, Pune

Walkdown of Key Financial Metrics

(Amount in ₹ mn)

Particulars	3Q FY2021	3Q FY2020	Variance (%)	YTD FY2021	YTD FY2020	Variance (%)
Revenue from Operations	5,653	5,459	4%	16,217	16,016	1%
Property Taxes and Insurance	(192)	(180)	7%	(581)	(538)	8%
Direct Operating Expenses	(681)	(639)	7%	(1,473)	(1,926)	(24%)
Net Operating Income	**4,780**	**4,639**	**3%**	**14,163**	**13,551**	**5%**
Other Income	290	153	89%	793	402	97%
Dividends from Embassy GolfLinks [(2)]	300	-	NR	565	194	191%
Property Management Fees [(3)]	(126)	(125)	1%	(361)	(359)	1%
Indirect Operating Expenses	(162)	(139)	16%	(361)	(493)	(27%)
EBITDA	**5,082**	**4,528**	**12%**	**14,799**	**13,295**	**11%**
Working Capital Adjustments	(187)	431	NM	129	1,889	(93%)
Cash Taxes	(209)	(356)	(41%)	(576)	(1,038)	(45%)
Principal Repayment on external debt	(9)	(40)	(78%)	(106)	(325)	(68%)
Interest on external debt	(117)	(218)	(46%)	(901)	(786)	15%
Non-Cash Adjustments	(59)	(317)	(81%)	(667)	(955)	(30%)
NDCF at SPV level	**4,501**	**4,028**	**12%**	**12,679**	**12,080**	**5%**
Distribution from SPVs to REIT	4,532	4,323	5%	12,801	12,321	4%
Distribution from Embassy Golflinks	-	480	(100%)	738	1,440	(49%)
Interest on external debt	(243)	-	NR	(277)	-	NR
REIT Management Fees [(2)]	(45)	(55)	(19%)	(158)	(159)	(1%)
Other Inflows at REIT level (Net of Expenses)	63	(38)	NR	(72)	(51)	40%
NDCF at REIT level	**4,308**	**4,710**	**(9%)**	**13,032**	**13,552**	**(4%)**
Distribution	**4,313**	**4,707**	**(8%)**	**13,056**	**13,504**	**(3%)**

NOI

NDCF at SPV level

Distributions

Notes: Walkdown of Financial Metrics upto 'NDCF at SPV Level' represents financial numbers of all SPV's consolidated excluding Trust standalone numbers

(1) ETV was acquired on December 24, 2020 by Embassy REIT. The relevant asset SPVs and Holdco holding ETV have been consolidated from December 31, 2020, a date close to the acquisition date, as there are no significant transactions or events that have occurred between December 24, 2020 and December 31, 2020 and the effect thereof is not considered to be material to the results for the quarter and nine month period ended Dec'20

(2) Given EOPPL currently owns 50% economic interest in Embassy GolfLinks, dividends from Embassy GolfLinks is paid to EOPPL

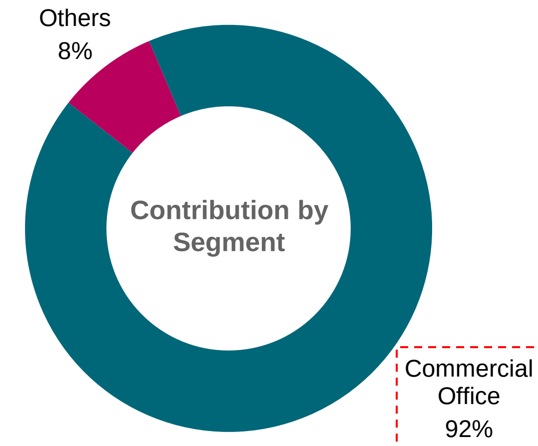
(3) Property management fees includes 3% of facility rentals from only Commercial Office segment and does not include fees on Hospitality and Other segments and REIT Management fees is 1% of REIT distribution

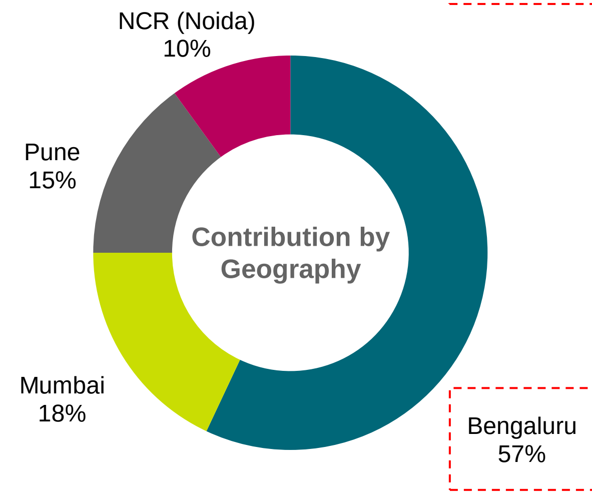
Revenue Contribution by Segment and Geography

Commercial Office segment contributed 92% of Revenues in Q3. Bengaluru, our core market, is least impacted due to its technology sector focus and contributed 57% of Revenues in Q3

Property	Segment	City	3Q FY2021 (₹ mn)	% of Total
Embassy Manyata	Commercial Office	Bengaluru	2,782	49%
Embassy 247	Commercial Office	Mumbai	414	7%
Embassy TechZone	Commercial Office	Pune	382	7%
Embassy Oxygen	Commercial Office	Noida	371	7%
Express Towers	Commercial Office	Mumbai	344	6%
FIFC	Commercial Office	Mumbai	253	4%
Embassy Quadron	Commercial Office	Pune	238	4%
Embassy Qubix	Commercial Office	Pune	217	4%
Embassy Galaxy	Commercial Office	Noida	190	3%
Embassy One	Commercial Office	Bengaluru	8	0%
Four Seasons at Embassy One	Others	Bengaluru	53	1%
Hilton at Embassy GolfLinks	Others	Bengaluru	29	1%
Embassy Energy	Others	Bengaluru	372	7%
Revenue From Operations			**5,653**	**100%**
Portfolio Investment(2)				
Embassy GolfLinks	Commercial Office	Bengaluru	1,014	

Revenue from Operations(1)





Notes:
(1) Revenue from Operations does not include contribution from Embassy GolfLinks. Embassy REIT owns 50% economic interest in Embassy GolfLinks
(2) Amount represents 100% of Embassy GolfLinks. Embassy REIT owns 50% economic interest in Embassy GolfLinks

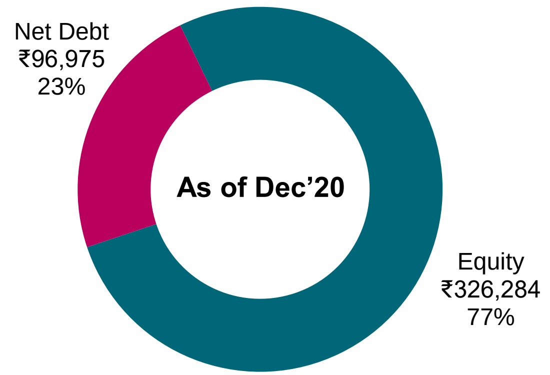
Strong Balance Sheet with Ample Liquidity

Post recent ETV acquisition, REIT's leverage stands at 23%. Our conservative Balance Sheet provides flexibility to pursue growth through on-campus development and accretive acquisitions

Total Enterprise Value ('TEV')

Particulars	December 31, 2020
Market Capitalization[1]	326,284
Add: Net Debt	96,975
Gross Debt	*102,877*
Less: Cash & Cash Equivalents investments[2]	*(5,902)*
Total Enterprise Value (TEV)	**423,259**

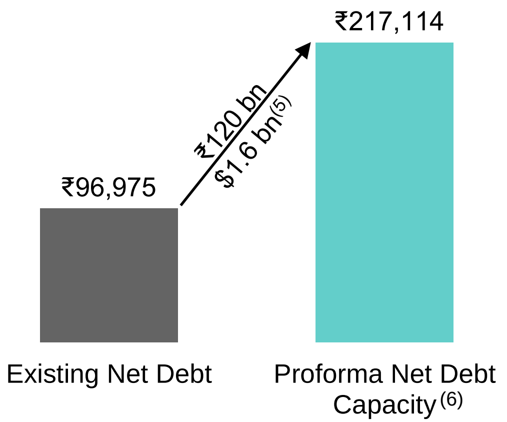
Net Debt to TEV



Leverage Metrics

Particulars	December 31, 2020
Net Debt to TEV	23%
Net Debt to EBITDA[3,4]	3.1x
Interest Coverage Ratio[4]	
– *excluding capitalized interest*	3.6x
– *including capitalized interest*	3.4x
Available Debt Headroom	₹120 bn

Debt Headroom



Notes:
(1) Closing price on National Stock Exchange as at December 31, 2020
(2) Includes short term liquid funds, fixed deposits etc net of 3Q FY2021 distribution of ₹4,313 mn
(3) EBITDA has been annualized for comparability purposes
(4) ETV was acquired by Embassy REIT on December 24, 2020. The relevant asset SPVs and Holdco holding ETV have been consolidated from December 31, 2020, a date close to the acquisition date, as there are no significant transactions or events that have occurred between December 24, 2020 and 31 December 2020 and the effect thereof not considered to be material to the results for the quarter and nine month period ended Dec'20. Hence, Interest Coverage Ratio ('ICR') and Net Debt to EBITDA ratios have been computed and presented for the Initial portfolio of 33.3 msf prior to ETV acquisition
(5) $1 = ₹73
(6) Gross Asset Value (GAV) considered per Sep'20 valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. For further details refer notes on slide 55

Proactive Capital Management

Existing cash and undrawn commitments total ₹9.4 bn. Successfully raised ₹33.5 bn at 6.5% coupon. Also, refinanced ₹32.8 bn in-place debt resulting in 336 bps interest savings

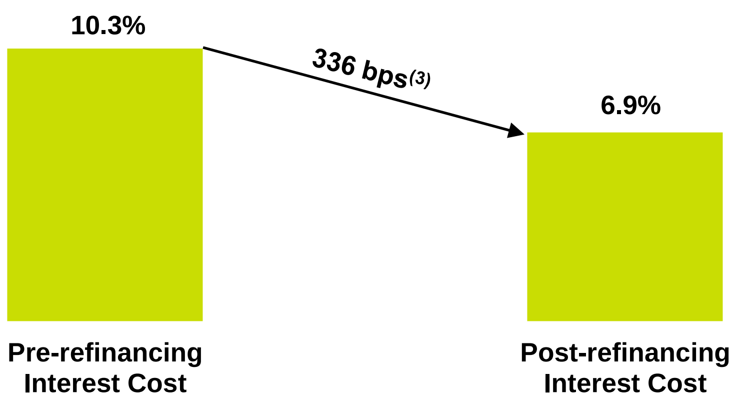
₹9,368 mn
Cash & Undrawn Committed Facilities(1)

₹33,500 mn
Listed NCD Issuances(2)

6.5%
Average Interest Cost

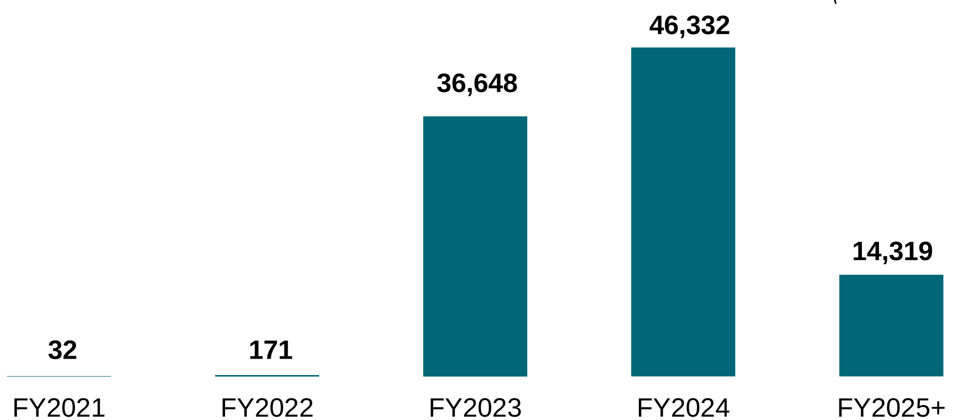
AAA / Stable
Rating of Listed Bonds by CRISIL

Refinanced ₹32.8 bn at 336 bps spread



Principal Maturity Schedule

(Amount in ₹ mn)



Notes: All figures on this slide reflect the recent Series III NCD of ₹26,000 mn raised on January 15, 2021
(1) Includes treasury balances, fixed deposits etc., net of 3Q FY2021 distribution of ₹4,313 mn
(2) Raised Series II NCD (Tranche B) of ₹7,500 mn in Oct'20 at 6.70% coupon to fund Embassy Manyata and Embassy TechZone CAM acquisition and for general purposes. Further, raised ₹26,000 mn in Jan'21 at 6.40% coupon to refinance in-place ETV debt post acquisition and for general purposes
(3) Savings of 328 bps on ₹26.4 bn refinance of in-place debt at ETV and 367 bps on ₹6.4 bn refinance of existing debt at Embassy Energy

X. Appendix

Embassy Galaxy, Noida

Portfolio Summary

32.3 msf completed Grade A office assets (90.6% occupied, 7.1 years WALE, 29% 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	95.5%	61	91	50%	160,291	36%
Embassy TechVillage	6.1	3.1	9.2	9.5	97.8%	69	91	33%	100,818	23%
Embassy GolfLinks[1]	2.7	-	2.7	8.3	97.2%	116	148	27%	27,428	6%
Embassy One	0.3	-	0.3	8.2	5.5%	159	147	(8%)	4,532	1%
Bengaluru Sub-total	**20.9**	**6.1**	**27.0**	**7.4**	**95.3%**	**72**	**102**	**43%**	**293,069**	**66%**
Express Towers	0.5	-	0.5	3.9	87.6%	269	270	0%	17,722	4%
Embassy 247	1.2	-	1.2	3.9	82.1%	101	110	9%	16,404	4%
FIFC	0.4	-	0.4	3.3	77.5%	297	285	(4%)	13,908	3%
Mumbai Sub-total	**2.0**	**-**	**2.0**	**3.7**	**82.6%**	**176**	**178**	**2%**	**48,034**	**11%**
Embassy TechZone	2.2	3.3	5.5	5.1	88.6%	49	48	(1%)	22,747	5%
Embassy Quadron	1.9	-	1.9	4.0	61.7%	47	48	2%	13,104	3%
Embassy Qubix	1.5	-	1.5	5.1	93.9%	40	48	20%	10,153	2%
Pune Sub-total	**5.5**	**3.3**	**8.8**	**4.8**	**80.7%**	**46**	**48**	**5%**	**46,004**	**10%**
Embassy Oxygen	2.5	0.7	3.3	10.7	75.6%	48	54	13%	21,242	5%
Embassy Galaxy	1.4	-	1.4	2.4	98.6%	35	45	28%	8,783	2%
Noida Sub-total	**3.9**	**0.7**	**4.6**	**7.9**	**83.7%**	**43**	**50**	**18%**	**30,025**	**7%**
Subtotal (Office)	**32.3**	**10.1**	**42.4**	**7.1**	**90.6%**	**70**	**90**	**29%**	**417,132**	**94%**
Four Seasons at Embassy One	230 Keys	-	230 Keys	-	4.5%	-	-	-	7,545	2%
Hilton at Embassy GolfLinks	247 Keys	-	247 Keys	-	10.8%	-	-	-	4,375	1%
Hilton & Hilton Garden Inn at Embassy Manyata (5 & 3 star)	-	619 Keys	619 Keys	-	-	-	-	-	4,122	1%
Hilton & Hilton Garden Inn at Embassy TechVillage (5 & 3 star)	-	518 Keys	518 Keys	-	-	-	-	-	1,474	0%
Embassy Energy	100MW	-	100MW	-	-	-	-	-	10,002	2%
Subtotal (Infrastructure Assets)	**477 Keys / 100MW**	**1,137 Keys**	**1,614 Keys / 100MW**						**27,518**	**6%**
Total	**32.3 msf / 477 Keys / 100MW**	**10.1 msf / 1,137 Keys**	**42.4 msf / 1,614 Keys / 100MW**						**444,650**	**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'20 valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. For further details refer notes on slide 55

Environment, Social & Governance

Continued focus on environment and community engagement is core to our CSR philosophy

Environment

100 MW (AC) Solar Plant

ESG Assurance Certificate

bsi.

Granted assurance certificate on our Environment, Social & Governance processes for FY2020

Green Energy Initiatives

Awarded the 'Best Green Building Project of the Year' award for implementing 525 kW Roof top solar project at Embassy 247

Awards

LEED
LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

IGBC Existing Building – Gold 2019

BRITISH SAFETY COUNCIL

Awarded COVID-19 Assurance Certificate for Global Benchmark in Control Measures

Asia Pacific
Best of the Breeds
REITs AWARDS™

Social

COVID-19 support to State Government Hospitals

Infrastructure Upgrade at Karnataka Public School

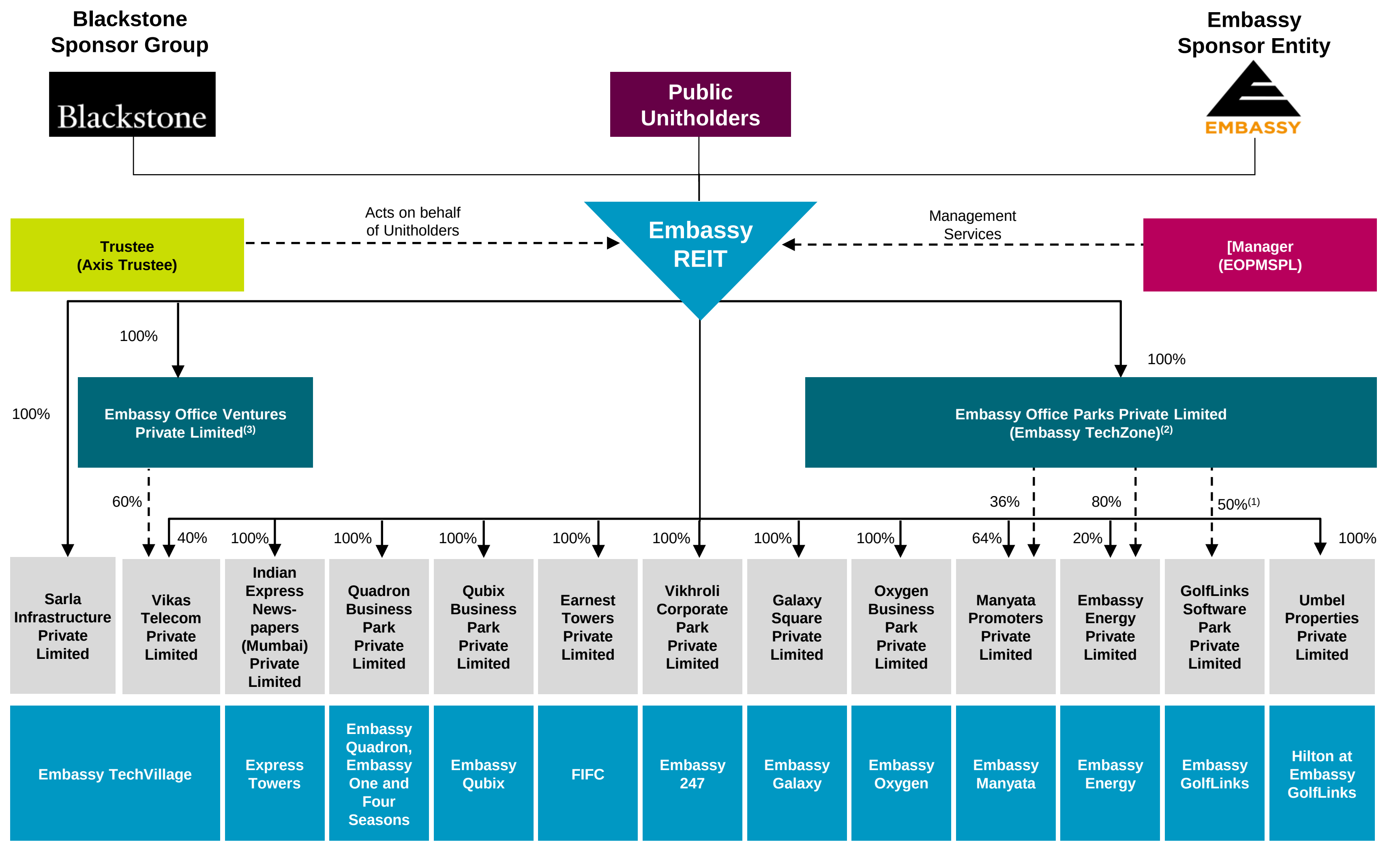
Health Kits distribution for Government School Students

Environment, Social & Governance (Cont'd)

Embassy REIT has adopted strong corporate governance standards

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 all 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 deviate from average valuation of two independent valuers by + / - 10% ▶ Fairness opinion from independent valuer required if related party leases exceed 20% of the underlying assets based on certain parameters

Embassy REIT Structure



Notes:

(1) Balance 50% owned by JV partner

(2) Does not include restructuring pursuant to the composite scheme of arrangement among MPPL, EOPPL and Embassy Pune TechZone Private Limited (currently a wholly-owned subsidiary of EOPPL) filed before NCLT in Jul'20. Upon the scheme becoming effective: (i) MPPL will become a 100% directly-held holding company of the Embassy REIT, holding Embassy Manyata Business Park, 80% of the share capital of EEPL, and 50% of the share capital of GLSP; and (ii) Embassy Pune Techzone Private Limited (currently a wholly-owned subsidiary of EOPPL) will become a 100% directly-held SPV of the Embassy REIT, holding Embassy TechZone

(3) Does not include 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

Key Terms & Definitions

Notes:

- All figures in this presentation are as of December 31, 2020 and includes ETV unless specified otherwise
- 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 of the portfolio (excluding ETV) as of Sep'20 undertaken by iVAS Partners, represented by Mr Manish Gupta, in conjunction with value assessment services undertaken by CBRE. GAV of recently acquired ETV and CAM Business of Embassy Manyata and Embassy TechZone considered as per Sep'20 valuation undertaken by the same valuer and aggregated with the rest of the portfolio
- Key Terms and Definitions:

1. 3Q/Q3/Three Months ended – Quarter ending December 31
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. Current Portfolio – Refers to Embassy REIT's enlarged portfolio of 42.4 msf post factoring ETV acquisition on December 24,2020
15. CRE – Corporate real estate
16. DPU – Distribution per unit
17. EBITDA – Earnings/ (loss) before finance costs, depreciation, amortisation, impairment loss and income tax excluding share of profit of equity accounted investee
18. 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)
19. Embassy Group – refers to the Embassy Sponsor or its subsidiaries or limited liability partnerships
20. Embassy REIT refers to Embassy Office Parks REIT
21. EOPMSPL – Embassy Office Parks Management Services Private Limited
22. EOPPL – Embassy Office Parks Private Limited
23. FY – Period of 12 months ended March 31 of that particular year, unless otherwise stated
24. GAV – Gross Asset Value
25. GLSP – GolfLinks Software Park Private Limited
26. Grant Thornton – Grant Thornton Bharat LLP
27. Holdco – Refers to EOPPL & EOVPL
28. Initial portfolio – Refers to Embassy REIT's portfolio of 33.3 msf prior to ETV acquisition in Dec'20.
29. Investment Entity – Refers to GolfLinks Software Park Private Limited
30. IPO – Initial Public Offering of units of Embassy Office Parks REIT
31. 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
32. LTM – Last twelve months
33. Manager – Embassy Office Parks Management Services Private Limited
34. MEP – Mechanical, Electrical & Plumbing
35. mn – Millions
36. MNC – Multinational Corporations

37. msf – Million square feet
38. MTM – Mark to Market
32. Mumbai – Mumbai Metropolitan Region (MMR)
33. MW – Mega-Watt
34. NAV – Net Asset Value
31. NCD – Non-Convertible Debentures
32. NDCF refers to Net Distributable Cash Flows
33. Net Debt – Gross Debt minus short term treasury investment and cash and cash equivalents
34. NM – Not material
35. NOI – Net Operating Income
36. NR – Not Relevant
37. NSE – The National Stock Exchange of India Limited
38. NTM – Next twelve months
39. NXT – Manyata front parcel office towers
40. OC – Occupancy certificate
41. Occupancy / % Occupied / % Leased – Occupancy is defined as the ratio of the Occupied Area and the Completed Area
42. Occupied Area – Completed area of property which has been leased or rented out in accordance with an agreement entered into for the purpose
43. Proforma DPU – DPU computed for three and nine month period ended Dec'20 excluding 176.23 million new units issued pursuant to the preferential allotment and the institutional placement of units in connection with ETV acquisition
44. Proforma Debt Headroom – Proforma Debt Capacity (Maximum debt as per REIT Regulations) - Current Net Debt
45. Portfolio – Together, the Portfolio Assets and the Portfolio Investment
46. 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
47. QoQ – Quarter on quarter
48. REIT (Real Estate Investment Trust) Regulations – Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014
49. 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 December 2020
50. RevPAR – Revenue Per Available Room (RevPAR) is a hotel industry financial metric calculated by multiplying the Average Daily Rate by the percentage occupancy
51. Re-leasing spread – Refers to the change in rent psf between new & expiring leases, expressed as a percentage
52. ROFO – Right of First Offer
53. 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 IndAS income, as applicable, to make comparisons between periods more meaningful. For example, for 3QFY2021 and YTD FY2021, Same-Store occupancy is computed on the portfolio excluding ETV's 6.2 msf completed area and excluding 1.4 msf new deliveries during the relevant period
54. sf / psf – Square feet / per square feet
55. Sponsor(s) – Embassy Property Developments Private Limited and BRE / Mauritius Investments
56. SPV – Special purpose vehicles, as defined in Regulation 2(l)(zs) of the REIT Regulations, in this case being, MPPL, UPPL, EEPL, IENMPL, VCPPL, ETPL, QBPL, QBPPL, OBPPL, VTPL, SIPL and GSPL
57. Target – Includes SIPL, EOVPL & VTPL
58. TEV – Total Enterprise Value
59. TI / TIs – Tenant Improvement / (s)
60. tn – Trillions
61. 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
62. Units – An undivided beneficial interest in the Embassy REIT, and such units together represent the entire beneficial interest in the Embassy REIT
63. 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
64. WFH – Work from home
65. WIP – Work-in-progress
66. Years – Refers to fiscal years unless specified otherwise
67. YoY – Year on year
68. YTM – Yield to Maturity
69. YTD – Year to date

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Investor Contact:

Website: www.embassyofficeparks.com | Email: ir@embassyofficeparks.com | Office: +91 80 4722 2222

EMBASSY OFFICE PARKS REIT ('Embassy REIT')

Supplemental Operating and Financial Data
for the Quarter and YTD Period Ended December 31, 2020
('Supplementary Databook')
Published on February 12, 2021

Principal Place of Business
Royal Oaks
Embassy GolfLinks Business Park
Off Intermediate Ring Road
Bengaluru 560 071
Karnataka, India
Tel : +91 80 3322 0000

Investor Contact
Ritwik Bhattacharjee
Head of Capital Markets and Investor Relations
Email : IR@embassyofficeparks.com

NSE/BSE Ticker
EMBASSY / 542602

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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.

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Snapshot

as of 31-Dec-2020

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]	344.22
52-Week High (Rs. per Unit)[3]	512.00
52-Week Low (Rs. per Unit)[3]	301.35
52-Week ADTV (Units)[4]	914,263
52-Week ADTV (Rs. mn)[4]	322.00
Units Outstanding (mn)	947.89
Market Capitalization (Rs. mn)[3]	326,284
Gross Debt (Rs. mn)	102,877
Total Enterprise Value (Rs. mn)[5]	423,259
Distribution for the quarter ended December 31, 2020 (Rs. per Unit)[6]	4.55
Distribution YTD (Rs. per Unit)[6]	15.88

Ratings

Embassy Office Parks REIT (Issuer Rating)	ICRA AAA (Stable) *Reaffirmed on February 02, 2021*
Embassy Office Parks REIT Series I NCD (Tranche I & II)[7]	CRISIL AAA/Stable *Reaffirmed on January 19, 2021*
Embassy Office Parks REIT Series II NCD (Tranche A & B)[8]	CRISIL AAA/Stable *Reaffirmed on January 19, 2021*
Embassy Office Parks REIT Series III NCD[9,10]	CRISIL AAA/Stable *Issued on January 19, 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 December 31, 2020

[4] Average of units/volume traded on NSE & BSE

[5] Market Capitalization + Net Debt

[6] DPU for 3Q FY2021 factors 176.23 mn new units issued pursuant to the preferential allotment and the institutional placement in connection with the ETV acquisition. However, given ETV acquisition was completed on December 24, 2020, and given relevant asset SPVs and Holdco holding ETV have been consolidated from December 31, 2020, there has not been any corresponding increase in 3Q FY2021 distribution due to ETV acquisition. For comparability purposes, the Proforma DPU excluding 176.23 mn new units issued in Dec'20 is Rs.5.59 per unit for 3Q FY2021 and Rs.16.92 per unit for YTD FY2021

[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] Series III NCD was issued subsequent to the quarter ended Dec' 20, on January 15, 2021

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
- Deliver '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

(4) Good Corporate Governance

- 50% of Directors are independent
- Strong safeguard related to leverage, related party transactions and unitholders interest

Management

Management Team of the Manager

Michael Holland - Chief Executive Officer
Vikaash Khdloya - Deputy CEO and Chief Operating Officer
Aravind Maiya - Chief Financial Officer
Sachin Shah - Chief Investment Officer
Bhhavesh Kamdar - President - Leasing
Ritwik Bhattacharjee - Head - Capital Markets and Investor Relations
Rajendran Subramaniam - Head - Projects
Rajan MG - Head - Operations
Raghu Sapra - Assistant Vice President - Hospitality
Donnie Dominic George - General Counsel
Deepika Srivastava - Company Secretary and Compliance Officer
Mansi Bahl - Senior Manager - Human Resources

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 31-Dec-2020

(in Rs. mn)

		YTD period ended	
		31-Dec-20	**31-Dec-19**
Property Management Fees	3% of Facility Rentals[2]	361	359
REIT Management Fees	1% of REIT Distributions	158	159
Acquisition Fees	NIL	NIL	NIL
Divestment Fees	NIL	NIL	NIL
AUM linked Fees	NIL	NIL	NIL
Total Fees (% of Revenue from Operations)		3.20%	3.23%
Total Fees[3] (% of GAV[4,5])		0.20%	0.21%

Timing of Earnings Announcements

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

4Q FY2021 Week commencing Apr 26, 2021

[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 multiplied by 1.33 to arrive at annualized number

[4]Gross Asset Value (GAV) considered per Sep'20 and Sep'19 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

[5]Given ETV was acquired by Embassy REIT on December 24, 2020, there has been no corresponding increase in 3Q FY2021 distribution pursuant to ETV acquisition and hence GAV of ETV has not been considered while arriving at total fees as a percentage of GAV

Business Highlights[1,2]

	As of 31-Dec-20		As of 31-Dec-19	
Commercial Offices				
Completed Area (msf)	32.3		24.8	
Occupancy	90.6%		95.1%	
Same-Store Occupancy	90.5%		95.1%	
No of Occupiers[3]	200		164	
WALE (yrs)	7.1		6.9	
Average in-place rents (Rs psf pm)	70		67	
Average Market rents (Rs psf pm)[4]	90		87	
MTM opportunity	29%		30%	
	Three months ended		*YTD period ended*	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
New Lease-up ('000 sf)	206	527	531	1,716
Area Re-leased ('000 sf)	*206*	*166*	*450*	*1,055*
Re-leasing spread Achieved (%)	*14%*	*15%*	*16%*	*56%*
Hospitality[5]				
Completed Keys (Nos.)	477	477	477	477
Average Occupancy (%)	12%	45%	8%	44%
Average Daily Rate (ADR) (Rs.)	6,091	10,618	6,040	9,702
RevPAR (Rs.)	NM	4,738	NM	4,240
Others[6]				
Solar Energy generated (mn units)	45	43	136	131

Top 10 Occupiers[7]

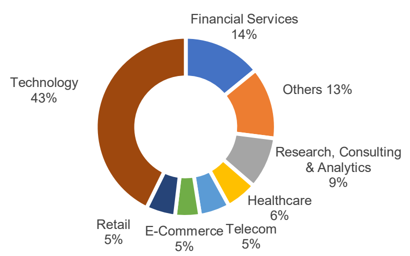
% of Gross Annualized Rental Obligations

Occupiers	As of 31-Dec-2020	Occupiers	As of 31-Dec-2019
Global Technology and Consulting Major	9.6%	Global Technology and Consulting Major	12.6%
Cognizant	6.9%	Cognizant	10.2%
NTT Data	3.5%	NTT Data	4.5%
Flipkart	3.0%	Cerner	2.6%
JP Morgan	3.0%	PwC	2.5%
Wells Fargo	3.0%	Google India	2.5%
ANSR	2.8%	NOKIA	2.3%
Cerner	2.1%	JP Morgan	2.1%
PwC	2.0%	Lowe's	2.0%
Wework	2.0%	L&T Infotech	1.8%
Total	**37.9%**	**Total**	**43.2%**

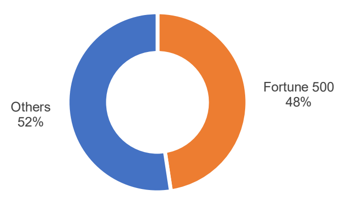
Occupier Mix

Based on Gross Annualized Rental Obligations as at 31-Dec-2020

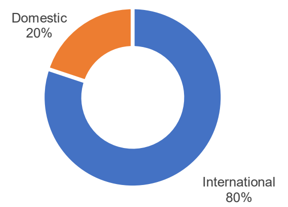
Sector



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 and includes only those leases for which definitive agreements have been executed

[3]Excludes food courts and ancillary retail tenants

[4]Market rent as per CBRE assessment as of Dec'20

[5]Both operational hotels were temporarily closed in Mar'20 in accordance with state government guidelines given COVID-19 lock-down and subsequently reopened in Jun'20

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

[7]Actual legal entity name may be different

Portfolio Overview

as of 31-Dec-2020

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[6] as of Sep-20 (Rs mn) Completed	Under Construction	% of total
Embassy Manyata	Bengaluru	11.8	1.1	2.0	14.8	7.0	95.5%	61	91	50%	138,519	21,772	36%
Embassy TechVillage	Bengaluru	6.1	3.1	-	9.2	9.5	97.8%	69	91	33%	77,159	23,659	23%
Embassy GolfLinks[3]	Bengaluru	2.7	-	-	2.7	8.3	97.2%	116	148	27%	27,428	-	6%
Embassy One	Bengaluru	0.3	-	-	0.3	8.2	5.5%	159	147	(8%)	4,532	-	1%
Bengaluru Sub-total		**20.9**	**4.1**	**2.0**	**27.0**	**7.4**	**95.3%**	**72**	**102**	**43%**	**247,638**	**45,431**	**66%**
Express Towers	Mumbai	0.5	-	-	0.5	3.9	87.6%	269	270	0%	17,722	-	4%
Embassy 247	Mumbai	1.2	-	-	1.2	3.9	82.1%	101	110	9%	16,404	-	4%
FIFC	Mumbai	0.4	-	-	0.4	3.3	77.5%	297	285	(4%)	13,908	-	3%
Mumbai Sub-total		**2.0**	**-**	**-**	**2.0**	**3.7**	**82.6%**	**176**	**179**	**2%**	**48,034**	**-**	**11%**
Embassy TechZone	Pune	2.2	0.9	2.4	5.5	5.1	88.6%	49	48	(1%)	15,688	7,059	5%
Embassy Quadron	Pune	1.9	-	-	1.9	4.0	61.7%	47	48	2%	13,104	-	3%
Embassy Qubix	Pune	1.5	-	-	1.5	5.1	93.9%	40	48	20%	10,153	-	2%
Pune Sub-total		**5.5**	**0.9**	**2.4**	**8.8**	**4.8**	**80.7%**	**46**	**48**	**5%**	**38,945**	**7,059**	**10%**
Embassy Oxygen	Noida	2.5	0.7	-	3.3	10.7	75.6%	48	54	13%	19,217	2,025	5%
Embassy Galaxy	Noida	1.4	-	-	1.4	2.4	98.6%	35	45	28%	8,783	-	2%
Noida Sub-total		**3.9**	**0.7**	**-**	**4.6**	**7.9**	**83.7%**	**43**	**50**	**18%**	**28,000**	**2,025**	**7%**
Sub-Total (Commercial Offices)		**32.3**	**5.7**	**4.4**	**42.4**	**7.1**	**90.6%**	**70**	**90**	**29%**	**362,616**	**54,515**	**94%**

Hospitality

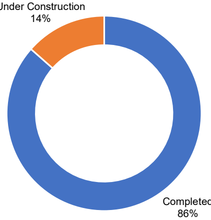
Asset	Location	Keys Completed	Under Construction	Proposed Development	Total	Occupancy (%)[1,2]	GAV[6] as of Sep-20 (Rs mn) Completed	Under Construction	% of total
Hilton at Embassy GolfLinks	Bengaluru	247 Keys	-	-	**247 Keys**	10.8%	4,375	-	1%
Four Seasons at Embassy One	Bengaluru	230 Keys	-	-	**230 Keys**	4.5%	7,545	-	2%
Hilton and Hilton Garden Inn at Embassy Manyata	Bengaluru	-	619 Keys	-	**619 Keys**	-	-	4,122	1%
Hilton and Hilton Garden Inn at Embassy TechVillage	Bengaluru	-	-	518 Keys	**518 Keys**	-	-	1,474	0%
Sub-Total (Hospitality)		**477 Keys**	**619 Keys**	**518 Keys**	**1,614 Keys**		**11,920**	**5,596**	**4%**

Others[4]

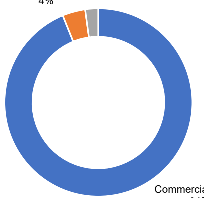
Asset	Location	MW Completed	Under Construction	Proposed Development	Total	Generated (mn units)[1]	Average Tariff[5]	GAV[6] as of Sep-20 (Rs mn) Completed	Under Construction	% of total
Embassy Energy	Karnataka	100MW		-	100MW	136	8.4	10,002	-	2%
Sub-Total (Others)		**100MW**			**100MW**			**10,002**	**-**	**2%**
Total		**32.3 msf/477 Keys/100MW**	**5.7 msf/619 Keys**	**4.4 msf518 Keys**	**42.4 msf/1,614 Keys/100MW**			**384,539**	**60,111**	**100%**

Gross Asset Value

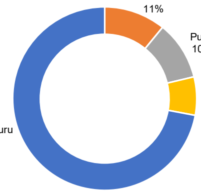
By Construction Status



By Asset type



By Geography



[1]Represents occupancy as at December 31, 2020 for commercial offices (on completed area basis and includes only those leases for which definitive agreements have been executed). Hospitality occupancy and units generated for Embassy Energy are for period ended December 31, 2020

[2]Both operational hotels were temporarily closed in Mar'20 in accordance with state government guidelines given COVID-19 lock-down and subsequently reopened in Jun'20

[3]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

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

[5]Average blended realised tariff for the period ended December 31, 2020

[6]Gross Asset Value (GAV) considered per Sep'20, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. For further details refer glossary on page 24

Leasing Highlights for the three months ended December 31, 2020[1,2]

Asset	Completed Area (msf)	Occupancy at Sep'20	Area Added (msf)	Expired or Vacated (msf)	Lease-up (msf)	Occupancy at Dec'20	Vacant Area (msf)
Embassy Manyata	11.8	97.0%	-	0.2	-	95.5%	0.5
Embassy TechVillage[3]	6.1	-	-	0.1	0.1	97.8%	0.1
Embassy GolfLinks	2.7	98.6%	-	0.0	-	97.2%	0.1
Embassy One	0.3	5.5%	-	-	-	5.5%	0.2
Express Towers	0.5	90.2%	-	0.0	0.0	87.6%	0.1
Embassy 247	1.2	85.6%	-	0.0	-	82.1%	0.2
FIFC	0.4	77.5%	-	-	-	77.5%	0.1
Embassy TechZone	2.2	90.6%	-	0.0	-	88.6%	0.2
Embassy Quadron	1.9	77.0%	-	0.3	0.1	61.7%	0.7
Embassy Qubix	1.5	97.6%	-	0.1	-	93.9%	0.1
Embassy Oxygen	2.5	77.7%	-	0.1	-	75.6%	0.6
Embassy Galaxy	1.4	98.9%	-	0.0	0.0	98.6%	0.0
Total	**32.3**	**91.7%**	**-**	**0.9**	**0.2**	**90.6%**	**3.0**

Net increase/(decrease) in available space

for the three months ended December 31, 2020	Area (msf)
Vacant space available at the beginning of the period	**2.2**
Add	
New space added	-
Vacant space pursuant to acquisition	0.2
Leases Expired/Area Vacated	0.9
Less	
1st Generation Leases	-
2nd Generation Leases	0.2
Vacant space available for lease at the end of the period	**3.0**
Net increase/(decrease) in available space	**0.8**

Notable Signed Deals

for the three months ended December 31, 2020

Occupier[4]	Asset	City	Area ('000 sf)	Sector	Remarks
Telstra	Embassy Quadron	Pune	51	Telecom	Existing Portfolio Occupier
Wells Fargo	Embassy TechVillage	Bengaluru	51	Financial Services	Existing Portfolio Occupier
Maxlinear	Embassy TechVillage	Bengaluru	27	Others	Existing Portfolio Occupier
Enfusion	Embassy TechVillage	Bengaluru	26	Technology	New Occupier
Halliburton	Embassy TechVillage	Bengaluru	16	Engineering & Manufacturing	Existing Portfolio Occupier
Bain Capital	Express Towers	Mumbai	10	Financial Services	New Occupier
Others	Various	Various	26	Various	Various
			206		

New Lease Analysis	Three months ended 31-Dec-20	YTD period ended 31-Dec-20
Total Lease-up Area ('000 sf)	206	531
Area Re-leased ('000 sf)	*206*	*450*
Releasing Spread (%)	*14%*	*16%*
New Leasing to Existing Portfolio Occupiers	72%	67%
WALE on new lease-up (Years)	12	10
Pipeline Discussions ('000 sf)	c.150	NR

Renewal Analysis	Three months ended 31-Dec-20	YTD period ended 31-Dec-20
Area Renewed ('000 sf)	104	514
Renewal spread (%)	*6%*	*14%*
WALE on renewal (Years)	6	5

[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 and includes only those leases for which definitive agreements have been executed

[3]ETV occupancy as at Sep'20 was 97.3% on 6.1 msf completed area

[4]Actual legal entity name may differ

Lease Expiry Schedule[1,2]

as of 31-Dec-2020

	Quarter ending FY2021				
	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	254	3%	89	91	2%
Embassy TechVillage	3	0%	73	91	25%
Embassy One	-	-	-	-	-
Express Towers	6	3%	283	270	(4%)
Embassy 247	12	1%	100	110	10%
FIFC	-	-	-	-	-
Embassy TechZone	-	-	-	-	-
Embassy Quadron	219	20%	49	48	(1%)
Embassy Qubix	35	4%	46	48	4%
Embassy Oxygen	57	5%	53	54	2%
Embassy Galaxy	-	-	-	-	-
Total - Asset Portfolio	**588**	**3%**	**70**	**71**	**1%**
Portfolio Investment					
Embassy GolfLinks	21	1%	134	148	11%
Total - Portfolio	**608**	**2%**	**72**	**74**	**2%**

	FY 2022				
	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	858	6%	41	95	133%
Embassy TechVillage	14	1%	60	95	58%
Embassy One	-	-	-	-	-
Express Towers	36	8%	229	272	19%
Embassy 247	16	2%	115	111	(4%)
FIFC	49	22%	368	287	(22%)
Embassy TechZone	27	1%	40	50	24%
Embassy Quadron	260	21%	42	50	19%
Embassy Qubix	227	19%	45	50	12%
Embassy Oxygen	-	-	-	-	-
Embassy Galaxy	-	-	-	-	-
Total - Asset Portfolio	**1,489**	**5%**	**58**	**90**	**56%**
Portfolio Investment					
Embassy GolfLinks	-	-	-	-	-
Total - Portfolio	**1,489**	**5%**	**58**	**90**	**56%**

[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 Dec'20

Lease Expiry Schedule[1,2]

as of 31-Dec-2020

	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	572	4%	35	100	183%
Embassy TechVillage	7	0%	40	100	149%
Embassy One	-	-	-	-	-
Express Towers	66	18%	313	280	(11%)
Embassy 247	50	6%	121	114	(6%)
FIFC	6	8%	299	296	(1%)
Embassy TechZone	258	12%	33	52	60%
Embassy Quadron	378	34%	50	52	5%
Embassy Qubix	95	7%	43	52	22%
Embassy Oxygen	-	-	-	-	-
Embassy Galaxy	1,284	96%	39	49	27%
Total - Asset Portfolio	**2,709**	**8%**	**48**	**68**	**42%**
Portfolio Investment					
Embassy GolfLinks	25	1%	75	162	117%
Total - Portfolio	**2,734**	**6%**	**48**	**69**	**43%**

	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	406	3%	62	105	70%
Embassy TechVillage	15	0%	110	105	(5%)
Embassy One	-	-	-	-	-
Express Towers	81	20%	278	289	4%
Embassy 247	446	46%	116	118	1%
FIFC	35	11%	288	305	6%
Embassy TechZone	134	6%	49	55	12%
Embassy Quadron	-	-	-	-	-
Embassy Qubix	10	1%	54	55	2%
Embassy Oxygen	-	-	-	-	-
Embassy Galaxy	5	0%	37	51	39%
Total - Asset Portfolio	**1,132**	**6%**	**105**	**123**	**17%**
Portfolio Investment					
Embassy GolfLinks	-	-	-	-	-
Total - Portfolio	**1,132**	**5%**	**105**	**123**	**17%**

[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 Dec'20

Hospitality Highlights

as of 31-Dec-2020	*Three months ended*				*YTD period ended*			
	Hilton at Embassy GolfLinks		**Four Seasons at Embassy One**		**Hilton at Embassy GolfLinks**		**Four Seasons at Embassy One**	
	31-Dec-20[1]	**31-Dec-19**	**31-Dec-20[1]**	**31-Dec-19**	**31-Dec-20[1]**	**31-Dec-19**	**31-Dec-20[1]**	**31-Dec-19**
Keys	247	247	230	230	247	247	230	230
Occupancy	14.0%	62.1%	10.6%	25.9%	10.8%	68.0%	4.5%	14.4%
Rooms Available	22,724	22,724	21,160	21,160	67,925	67,925	63,250	56,350
Rooms Sold	3,177	14,106	2,237	5,476	7,365	46,184	2,831	8,123
ADR (Rs.)	4,813	10,554	7,907	10,782	5,175	9,514	8,292	10,771
RevPAR (Rs.)	NM	6,551	NM	NM	NM	6,469	NM	NM
Total Revenue (Rs. mn)	29	216	53	138	60	666	69	223
GOP Margin	NM	44%	NM	NM	NM	41%	NM	NM
NOI (Rs. mn)	(29)	99	(45)	(14)	(95)	278	(184)	(154)
EBITDA (Rs. mn)	(29)	73	(45)	(22)	(93)	244	(184)	(173)

Others[2] Highlights

	Three months ended		*YTD period ended*	
	31-Dec-20	**31-Dec-19**	**31-Dec-20**	**31-Dec-19**
Capacity (MW)	100	100	100	100
Solar Units Generated (mn units)	45	43	136	131
Solar Units Consumed (mn units)	44	44	135	131
Average Blended Tariff (Rs. per unit)[3]	8.5	8.8	8.4	8.6

[1]Both operational hotels were temporarily closed in Mar'20 in accordance with state government guidelines given COVID-19 lock-down and subsequently reopened in Jun'20

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

[3]Average blended realised tariff

Financial Highlights[1]

as of 31-Dec-2020	Three months ended			YTD period ended		
Selected Items	**31-Dec-20**	**31-Dec-19**	**Variance (%)**	**31-Dec-20**	**31-Dec-19**	**Variance (%)**
(in Rs. mn except for Distribution per unit which is in Rs.)						
REIT Consolidated						
Revenue	5,653	5,459	4%	16,217	16,016	1%
Same-Store Revenue	4,423	4,344	2%	13,156	13,082	1%
NOI	4,780	4,639	3%	14,163	13,551	5%
Same-Store NOI	4,020	3,836	5%	11,936	11,485	4%
EBITDA	4,830	4,462	8%	14,067	13,025	8%
CFO	4,571	4,096	12%	12,620	12,376	2%
NDCF						
NDCF (SPV Level)	4,501	4,028	12%	12,679	12,080	5%
NDCF (REIT Level)	4,308	4,710	(9%)	13,032	13,552	(4%)
Total Distributions	4,313	4,707	(8%)	13,056	13,504	(3%)
Distribution per unit (DPU)[2]	4.55	6.10	(25%)	15.88	17.50	(9%)
Interest	2.03	2.50	(19%)	6.07	7.50	(19%)
Dividend	0.02	-	-	0.80	0.14	471%
Proceeds from SPV debt amortization	2.50	3.60	(31%)	9.01	9.86	(9%)
Proforma DPU[2]	5.59	NA	NA	16.92	NA	NA
Segment-wise						
Commercial Offices						
Revenue	5,199	4,722	10%	14,955	14,022	7%
NOI	4,520	4,213	7%	13,409	12,425	8%
Hospitality[3]						
Revenue	82	354	(77%)	130	889	(85%)
NOI	(74)	85	(187%)	(280)	124	(326%)
Others[4]						
Revenue	372	383	(3%)	1,132	1,104	3%
NOI	334	341	(2%)	1,033	1,002	3%

Consolidated Ratios

NOI Margin	85%	85%	(0%)	87%	85%	3%
EBITDA Margin	85%	82%	4%	87%	81%	5%
NDCF as % of NOI (at SPV Level)	94%	87%	7%	90%	89%	0%
Distribution Payout Ratio[5]	100%	100%	0%	100%	100%	0%

[1]Excludes contribution from Embassy GolfLinks

[2]DPU for 3Q FY2021 factors 176.23 mn new units issued pursuant to the preferential allotment and the institutional placement in connection with the ETV acquisition. However, given ETV acquisition was completed on December 24, 2020, and given relevant asset SPVs and Holdco holding ETV have been consolidated from December 31, 2020, there has not been any corresponding increase in 3Q FY2021 distribution due to ETV acquisition. For comparability purposes, the Proforma DPU excluding 176.23 mn new units issued in Dec'20 is Rs. 5.59 per unit for 3Q FY2021 and Rs. 16.92 per unit for YTD FY2021

[3]Both operational hotels were temporarily closed in Mar'20 in accordance with state government guidelines given COVID-19 lock-down and subsequently reopened in Jun'20

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

[5]Distribution Payout is computed based on NDCF at REIT level

Selected Items (Portfolio assets and Portfolio Investment)

as of 31-Dec-2020 (in Rs. mn)	*Three months ended* 31-Dec-20	31-Dec-19	Variance (%)	*YTD period ended* 31-Dec-20	31-Dec-19	Variance (%)
Revenue from Operations						
Portfolio Assets						
Embassy Manyata	2,782	2,181	28%	7,934	6,489	22%
Embassy TechVillage[1]	-	-	-	-	-	-
Embassy One[2]	8	15	(48%)	23	22	4%
Express Towers	344	371	(7%)	1,060	1,113	(5%)
Embassy 247	414	350	18%	1,005	1,070	(6%)
FIFC	253	256	(1%)	775	668	16%
Embassy TechZone	382	373	2%	1,035	1,161	(11%)
Embassy Quadron[2]	238	360	(34%)	786	1,091	(28%)
Embassy Qubix	217	228	(5%)	657	683	(4%)
Embassy Oxygen	371	362	3%	1,087	1,052	3%
Embassy Galaxy	190	225	(16%)	593	674	(12%)
Hilton at Embassy GolfLinks[3]	29	216	(87%)	60	666	(91%)
Four Seasons at Embassy One[2,3]	53	138	(62%)	69	223	(69%)
Embassy Energy	372	383	(3%)	1,132	1,104	3%
Total - Asset Portfolio	**5,653**	**5,459**	**4%**	**16,217**	**16,016**	**1%**
Portfolio Investment						
Embassy GolfLinks[4]	1,014	905	12%	2,980	2,776	7%
Net Operating Income						
Portfolio Assets						
Embassy Manyata	2,432	2,050	19%	7,305	6,067	20%
Embassy TechVillage[1]	-	-	-	-	-	-
Embassy One[2]	(2)	(7)	(70%)	(9)	(24)	(64%)
Express Towers	308	331	(7%)	960	997	(4%)
Embassy 247	387	303	28%	897	927	(3%)
FIFC	235	234	0%	697	602	16%
Embassy TechZone	331	356	(7%)	962	1,083	(11%)
Embassy Quadron[2]	198	299	(34%)	666	904	(26%)
Embassy Qubix	188	192	(2%)	567	574	(1%)
Embassy Oxygen	280	280	0%	860	789	9%
Embassy Galaxy	162	175	(7%)	503	506	(1%)
Hilton at Embassy GolfLinks[3]	(29)	99	(129%)	(95)	278	(134%)
Four Seasons at Embassy One[2,3]	(45)	(14)	212%	(184)	(154)	20%
Embassy Energy	334	341	(2%)	1,033	1,002	3%
Total - Asset Portfolio	**4,780**	**4,639**	**3%**	**14,163**	**13,551**	**5%**
Portfolio Investment						
Embassy GolfLinks[4]	930	848	10%	2,741	2,558	7%

[1]ETV was acquired on December 24, 2020 by Embassy REIT. The relevant asset SPVs and Holdco holding ETV have been consolidated from December 31, 2020, a date close to the acquisition date, as there are no significant transactions or events that have occurred between December 24, 2020 and December 31, 2020 and the effect thereof is not considered to be material to the results for the quarter and nine month ended period Dec'20

[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]Both operational hotels were temporarily closed in Mar'20 in accordance with state government guidelines given COVID-19 lock-down and subsequently reopened in Jun'20

[4]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 31-Dec-2020	*Three months ended*			*YTD period ended*		
(in Rs. mn)	**31-Dec-20**	**31-Dec-19**	**Variance (%)**	**31-Dec-20**	**31-Dec-19**	**Variance (%)**
NDCF (SPV Level)						
Portfolio Assets						
Embassy Manyata	2,127	2,130	(0%)	6,662	5,800	15%
Embassy TechVillage[1]	-	-	-	-	-	-
Express Towers	351	298	18%	866	713	21%
Embassy 247	333	208	60%	805	547	47%
FIFC	215	175	23%	600	593	1%
Embassy TechZone[2]	624	245	155%	1,364	1,501	(9%)
Embassy Quadron[3]	22	203	(89%)	181	674	(73%)
Embassy Qubix	151	177	(15%)	497	504	(1%)
Embassy Oxygen	256	215	19%	713	651	9%
Embassy Galaxy	125	75	67%	432	402	8%
Hilton at Embassy GolfLinks	(28)	75	(137%)	(130)	225	(158%)
Embassy Energy	325	225	44%	687	470	46%
NDCF (SPV Level)	**4,501**	**4,028**	**12%**	**12,679**	**12,080**	**5%**
Distributions from SPVs to Trust	**4,532**	**4,323**	**5%**	**12,801**	**12,321**	**4%**
Distributions from Embassy GolfLinks to Trust	-	480	(100%)	738	1,440	(49%)
Interest on external debt	(243)	-	NR	(277)	-	NR
REIT Management Fees	(45)	(55)	(19%)	(158)	(159)	(1%)
Trust level expenses, net of income	63	(38)	(266%)	(72)	(51)	41%
NDCF (REIT Level)	**4,308**	**4,710**	**(9%)**	**13,032**	**13,552**	**(4%)**

[1]ETV was acquired on December 24, 2020 by Embassy REIT. The relevant asset SPVs and Holdco holding ETV have been consolidated from December 31, 2020, a date close to the acquisition date, as there are no significant transactions or events that have occurred between December 24, 2020 and December 31, 2020 and the effect thereof is not considered to be material to the results for the quarter and nine month ended period Dec'20

[2]NDCF for Embassy TechZone includes dividend from Embassy GolfLinks totaling Rs.300 mn for 3Q FY21 and Rs.565 mn for YTD FY2021. Dividend for the corresponding period was Nil for 3Q FY2020 and Rs.194 mn for YTD FY2020

[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

FY 2021 Guidance

(Unless otherwise mentioned, all figures in Rs. mn except for Distribution per unit which is in Rs.)

Guidance for FY 2021 has been updated to reflect our current view of existing market conditions and assumptions for the year ending March 31, 2021, including the estimated impact due to ETV acquisition, on our financial and operating results. Updates to our guidance is presented below:

	Revised guidance for FY 2021 as at 12-Feb-2021			*Initial guidance for FY 2021 as at 02-Nov-2020*		
Initial Portfolio (Pre ETV Acquisition)[1]	**Low**	**High**	**Mid-Point**	**Low**	**High**	**Mid-Point**
NOI	18,720	19,290	**19,005**	18,530	19,480	**19,005**
NDCF	16,912	17,428	**17,170**	16,585	17,435	**17,010**
Distributions[2]	16,912	17,428	**17,170**	16,585	17,435	**17,010**
No. of Units (mn)	772	772	**772**	772	772	**772**
DPU	21.92	22.58	**22.25**	21.49	22.59	**22.04**

	Revised guidance for FY 2021 as at 12-Feb-2021		
Current Portfolio (Post ETV Acquisition)[1]	**Low**	**High**	**Mid-Point**
NOI	20,009	20,619	**20,314**
NDCF	18,065	18,615	**18,340**
Distributions[2]	18,065	18,615	**18,340**
No. of Units (mn)	H1 - 772 H2 - 948	H1 - 772 H2 - 948	**H1 - 772 H2 - 948**
DPU	21.13	21.78	**21.45**
Proforma DPU[3]	22.16	22.83	22.49

Guidance Reconciliation

	Mid-Point			
	NOI	**Distributions**	**No. of units outstanding (mn)[4]**	**DPU**
Initial Guidance as at 02-Nov-2020	**19,005**	**17,010**	**772**	**22.04**
(+) Update in assumptions for Initial portfolio	-	160	772	0.21
Revised Guidance as at 12-Feb-2020 (Initial portfolio)	**19,005**	**17,170**	**772**	**22.25**
(-) Factoring 176.23 mn new units issued during ETV acquisition	-	-	948	(1.04)
(+) Increase due to ETV acquisition	1,309	1,170	948	0.24
Revised Guidance as at 12-Feb-2020 (Current Portfolio)	**20,314**	**18,340**	**948**	**21.45**

[1]Initial portfolio refers to Embassy REIT's portfolio of 33.3 msf prior to ETV acquisition in Dec'20. Current portfolio refers to Embassy REIT's enlarged portfolio of 42.4 msf post factoring ETV acquisition on December 24,2020

[2]Assumes 100% payout ratio for Q4 FY 2021 and includes actual payout for nine months period ended December 31, 2020

[3]DPU computed for three and nine-month period ended Dec'20 excluding 176.23 million new units issued pursuant to the preferential allotment and the institutional placement of units in connection with ETV acquisition. For comparability purposes, the Proforma DPU excluding 176.23 mn new units issued in Dec'20 is Rs. 5.59 per unit for 3Q FY2021 and Rs. 16.92 per unit for YTD FY2021

[4]Increase in units due to issue of units through an Institutional Placement aggregating to Rs. 36,852.02 million, comprising 111.34 million units at a price of Rs. 331.00 per unit to institutional investors and issue of units through a Preferential Issue of 64.89 million units at a price of Rs. 356.70 per unit to the third party shareholders of VTPL aggregating to Rs. 23,147.33 million as consideration for the transfer of their shareholding in ETV to the Embassy REIT

Balance Sheet Highlights

as of 31-Dec-2020

(in Rs. mn)	31-Dec-20	31-Dec-19	Variance (%)
	As on		
ASSETS			
Property, plant and equipment	22,532	21,091	7%
Investment property	273,035	188,009	45%
Capital work-in-progress/Investment property under development	10,398	9,487	10%
Intangible assets (including Goodwill)	80,798	56,605	43%
Equity accounted investee	24,243	24,194	0%
Cash and cash equivalents including investments[1]	10,215	17,052	(40%)
Financial assets	9,793	3,808	157%
Other current & non-current assets including tax assets	20,861	17,732	18%
Total	**451,875**	**337,979**	**34%**
EQUITY AND LIABILITIES			
Unit capital	288,262	229,121	26%
Other equity	(13,487)	(1,814)	643%
Debt	102,877	53,405	93%
Other financial liabilities	18,247	15,087	21%
Deferred tax liabilities (net)	53,529	40,764	31%
Other liabilities	2,446	1,416	73%
Total	**451,875**	**337,979**	**34%**

Capitalization

(in Rs. mn)			
GAV[2]	444,650	321,120	38%
Market Capitalization[3] (A)	326,284	326,569	(0%)
Net Debt (B)	96,975	45,305	114%
Total Enterprise Value (A+B)	423,259	371,874	14%

Leverage Ratios

Interest Coverage Ratio (including capitalized interest)	3.4x	4.2x
Interest Coverage Ratio (excluding capitalized interest)	3.6x	5.6x
Net Debt to TEV	23%	12%
Net Debt to EBITDA[4]	3.1x	2.6x

Note: ETV was acquired by Embassy REIT on December 24, 2020. The relevant asset SPVs and Holdco holding ETV have been consolidated from December 31, 2020, a date close to the acquisition date, as there are no significant transactions or events that have occurred between December 24, 2020 and 31 December 2020 and the effect thereof is not considered to be material to the results for the quarter and nine month ended Dec'20. Hence, Interest Coverage Ratio ('ICR') (including and excluding capitalised interest) and Net Debt to EBITDA ratios have been computed and presented for the Initial portfolio of 33.3 msf prior to ETV acquisition.

[1]Includes short term liquid funds, fixed deposits net of Q3 distributions of Rs.4,313mn & Rs.4,707mn for respective years

[2]Gross Asset Value (GAV) considered per Sep'20, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. For further details refer glossary on page 24

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

[4]EBITDA has been annualized for comparability purpose

Walkdown of Financial Metrics

(in Rs. mn)	Three months ended 31-Dec-20	Three months ended 31-Dec-19	Variance (%)	YTD period ended 31-Dec-20	YTD period ended 31-Dec-19	Variance (%)	
SPV Level							SPV Level[1]
Facility Rentals	4,271	4,241	1%	12,977	12,645	3%	
Income from Hotels	82	354	(77%)	130	889	(85%)	
Income from Generation of Renewable Energy	372	383	(3%)	1,132	1,104	3%	
Maintenance Services and Other Operating Income	928	481	93%	1,978	1,378	44%	
Revenue from Operations	**5,653**	**5,459**	**4%**	**16,217**	**16,016**	**1%**	
Property Taxes	(171)	(163)	5%	(527)	(487)	8%	
Insurance	(21)	(17)	23%	(54)	(51)	6%	
Direct Operating Expenses	(681)	(639)	7%	(1,473)	(1,926)	(24%)	
Net Operating Income (NOI)	**4,780**	**4,639**	**3%**	**14,163**	**13,551**	**5%**	
Property Management Fees[2]	(126)	(125)	1%	(361)	(359)	1%	
Repairs to Buildings	(27)	(10)	168%	(55)	(71)	(22%)	
Other Indirect Operating Expenses	(134)	(129)	4%	(305)	(422)	(28%)	
Dividends from Embassy GolfLinks[3]	300	-	NR	565	194	191%	
Other Income	290	153	89%	793	402	97%	
EBITDA	**5,082**	**4,528**	**12%**	**14,799**	**13,295**	**11%**	
Working Capital changes	(187)	431	NR	129	1,889	(93%)	
Cash Taxes	(209)	(356)	(41%)	(576)	(1,038)	(45%)	
Principal Repayment on external debt	(9)	(40)	(78%)	(106)	(325)	(68%)	
Interest on external debt	(117)	(218)	(46%)	(901)	(786)	15%	
Non-Cash Adjustments	(59)	(317)	(81%)	(667)	(955)	(30%)	
NDCF (SPV Level)	**4,501**	**4,028**	**12%**	**12,679**	**12,080**	**5%**	
Distributions from SPVs to Trust	**4,532**	**4,323**	**5%**	**12,801**	**12,321**	**4%**	REIT Level
Distributions from Embassy GolfLinks to Trust	-	480	(100%)	738	1,440	(49%)	
Interest on external debt	(243)	-	NR	(277)	-	NR	
REIT Management Fees[4]	(45)	(55)	(19%)	(158)	(159)	(1%)	
Trust level expenses, net of income	63	(38)	NR	(72)	(51)	41%	
NDCF (REIT Level)	**4,308**	**4,710**	**(9%)**	**13,032**	**13,552**	**(4%)**	
Distribution from Embassy REIT	**4,313**	**4,707**	**(8%)**	**13,056**	**13,504**	**(3%)**	
Interest	1,924	1,929	(0%)	5,042	5,787	(13%)	
Dividend	19	-	NR	621	108	475%	
Proceeds from Amortization of SPV level debt	2,370	2,778	(15%)	7,393	7,609	(3%)	

[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]Given EOPPL currently owns 50% economic interest in Embassy GolfLinks, dividends from Embassy GolfLinks is paid to EOPPL
[4]REIT Management Fees is 1% of Embassy REIT distributions

Debt Analysis

as of 31-Dec-2020

Debt Maturity Schedule (Rs. mn)

Description	Rating	Fixed/ Floating	Total Facility	Balance Facility	Outstanding Principal	Amortized Cost	Interest Rate	Maturity Date	Principal Repayment Schedule					
									FY21	FY22	FY23	FY24	FY25 & Beyond	Total
At REIT														
Embassy Office Parks REIT Series I NCD (Tranche I)	CRISIL AAA/Stable	Fixed	30,000	-	30,000	34,699	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	7,113	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	7,371	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	7,431	6.70%	Oct-23[2]	-	-	-	7,500	-	7,500
At SPV														
Construction Finance (Embassy Manyata) - SBI	CRISIL AAA/Stable	Floating	8,400	3,216	5,184	5,176	8.20%	Sep-23	-	-	-	5,184	-	5,184
Term Loan (Embassy TechVillage)[4] - Deutsche Bank	-	Floating	7,500	-	7,494	7,459	7.90%	Oct-25	9	53	75	75	7,281	7,494
Term Loan (Embassy TechVillage)[4] - HSBC	-	Floating	7,500	250	7,244	7,207	7.85%	Oct-25	9	51	73	73	7,038	7,244
Various (Embassy TechVillage)[5] - HDFC Ltd. & IndusInd	-	Floating	28,750	-	26,357	26,341	9.68%	Various	60	347	564	739	24,646	26,357
Others[6]	-	-	NM	-	80	80	NM	Various	14	66	-	-	-	80
Total			**103,650**	**3,466**	**97,859**	**102,877**	**8.76%**		**93**	**518**	**37,212**	**21,071**	**38,965**	**97,859**
Changes in debt subsequent to 31-Dec-20:														
New debt issued :														
At REIT														
Embassy Office Parks REIT Series III NCD	CRISIL AAA/Stable	Fixed	26,000	-	26,000	25,764	6.40%	Feb-24[3]	-	-	-	26,000	-	26,000
Debt refinanced :														
At SPV														
Various (Embassy TechVillage)[5] - HDFC Ltd. & IndusInd	-	Floating	(28,750)	-	(26,357)	(26,341)	(9.68%)	Various	(60)	(347)	(564)	(739)	(24,646)	(26,357)
Gross Debt as on 12- Feb- 2021			**100,900**	**3,466**	**97,502**	**102,300**	**7.91%**		**32**	**171**	**36,648**	**46,332**	**14,319**	**97,502**

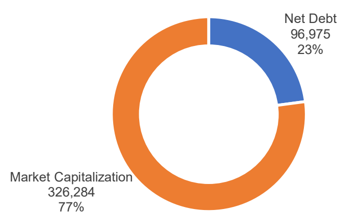
Net debt :	**31-Dec-20**
Gross Debt	102,877
Less: Cash and Cash Equivalents including investments[7]	5,902
Net Debt	**96,975**

Leverage Ratios

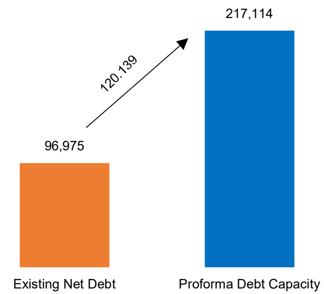
as of 31-Dec-2020

Particulars	31-Dec-20	31-Dec-19
Gross Debt to GAV	23%	18%
Net Debt to GAV	22%	14%
Net Debt to TEV	23%	12%
Proforma Debt Headroom (Rs. mn)	120,139	110,520

Net Debt to TEV (Rs. mn)



Proforma Debt Headroom (Rs. mn) [8]



[1]Embassy REIT has 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'21 to May'22) subject to terms of the Debenture Trust Deed

[2]Embassy REIT has option of redeeming 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 of redeeming 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]Subsequent to the period ended 31 December 2020, the interest rates of the Deutsche Bank and HSBC facilities have been reduced to 7.60% p.a. and 7.55% p.a. respectively

[5]Various includes facilities availed from banks/financial institutions which have been pre-closed subsequent to the quarter end from the Series III NCD issued by the Embassy REIT and from existing cash balances

[6]Others includes vehicle loans

[7]Includes short term liquid funds, fixed deposits net of Q3 distributions of Rs.4,313mn

[8]Computed basis Gross Asset Value (GAV) considered per Sep'20, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. For further details refer glossary on page 24

Development in Progress[1]

as of 31-Dec-2020

Asset	Projects	Development Area (msf)	Development Keys	Pre-committed/ Leased Area (%)	Occupier	Estimated/ Actual 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	4,825
Embassy Manyata[2]	M3 Block A	1.0	NA	-	-	Dec-22	3,059
Embassy TechVillage	Parcel 9 - JPM BTS	1.1	NA	100%	JP Morgan	Sep-21	2,407
Embassy TechVillage	Block 8	1.9	NA	-	-	Mar-24	7,783
Embassy TechZone	Hudson Block	0.5	NA	-	-	Jun-22	1,435
Embassy TechZone	Ganges Block	0.4	NA	-	-	Jun-22	1,386
Embassy Oxygen	Tower 1	0.7	NA	-	-	Mar-23	2,393
Sub-total		**5.7**	**619**	**19%**			**23,289**
Infrastructure and Upgrade Projects[3]							
Embassy Manyata	Flyover	NA	NA	NA	NA	Jun-21	1,121
Embassy Manyata	Master Plan Upgrade	NA	NA	NA	NA	Sep-22	1,397
Embassy TechVillage	Master Plan Upgrade	NA	NA	NA	NA	Mar-24	1,635
Embassy TechZone	Master Plan Upgrade	NA	NA	NA	NA	Jun-21	1,202
Embassy Quadron	Master Plan Upgrade	NA	NA	NA	NA	Sep-21	311
Others[4]	Various	NA	NA	NA	NA	Various	4,292
Sub-total		**NA**	**NA**	**NA**	**NA**		**9,958**
Total		**5.7**	**619**				**33,248**

Proposed Development *(as of December 31, 2020)*

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 completed, excavation and plan sanction underway
Embassy TechVillage	Hilton Hotels	NA	518	Design to be initiated
Embassy TechZone	Blocks 1.4,1.9 & 1.10	2.4	NA	Design to be initiated
Total		**4.4**	**518**	

Refer page no. 20 for detailed footnotes

Development in Progress (Cont'd)

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 bare shell building within Embassy Manyata campus and shall hand over to MPPL by agreed delivery date for a consideration of Rs.6,510mn to EPDPL, of which Rs.5,749mn has already been paid as of December 31, 2020. Further, MPPL has appointed EPDPL as the development manager, to convert the bare shell buildings to warm shell for a development management fee of Rs.40mn to EPDPL along with an estimated cost of such conversion from bare shell to warm shell of Rs.1,706mn, of which Rs.40mn towards development management fees has already been paid as of December 31, 2020 and no amounts have been paid towards the warm shell conversion. In summary, 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.8,256mn, of which Rs.5,789mn has already been paid as of December 31,2020 and balance is to be disbursed linked to achievement of development milestones. EPDPL is 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.57mn per month of delay to MPPL. As of date, the bare shell building is still being constructed and the estimated date of completion and obtaining occupancy certificate is now Dec'22. During the nine months ended December 31, 2020, MPPL has received from EPDPL the agreed compensation of Rs. 57mn per month as per contract with EPDPL.

During the year ended March 31, 2020, to further 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 bare shell building to be handed over to MPPL by agreed delivery date of March 31, 2022 for a total consideration of Rs.6,767mn to EPDPL, of which Rs.4,256mn has already been paid as of September 30, 2020 and balance is to be disbursed linked to achievement of development milestones. Further, MPPL has also appointed EPDPL as the development manager to obtain Occupancy Certificate (OC) for the buildings by Sep'23. MPPL is obligated to pay a development management fees of Rs.20mn and an estimated cost of conversion of Rs.580mn to EPDPL of which no amounts have been paid as of date. In summary, 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.7,367mn, of which Rs.4,256mn has already been paid as of December 31,2020 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. During the nine months ended December 31, 2020, MPPL has received the agreed interest as per contract with EPDPL.

As per terms of both of these co-development agreements, consideration is contingent on pre-defined leasing timelines and Net Operating Income achieved.

Balance cost to be spent includes Rs.1,526 mn which MPPL may have to pay in accordance with the contract upon completion of M3 Block A wherein consideration to be paid is contingent on pre-defined leasing timelines and Net Operating Income (calculated based on rentals and property tax).

[3]Over the next 3 years

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

ETV Acquisition Financing

Asset overview

Name	Location	Ownership	Agreed Enterprise Value(Rs. mn)	Leasable Area (msf)	Occupancy at Dec'20
Embassy TechVillage	Bengaluru	100%	97,824	9.2	97.8%

Net acquisition cost

(in Rs. mn)	
Enterprise Value	97,824
Closing Adjustments(1)	(213)
Net Acquisition Cost	**97,611**

Sources and Uses

Sources of Funds	(Rs. million)	Uses of Funds	(Rs. million)
Equity Issuance		**Consideration to Embassy and Blackstone entities**	
Institutional Placement (2)	36,852	Embassy group	21,986
Preferential Issue (3)	23,147	Blackstone Entities	10,972
Debt Issuance (4)	26,000	**Units Issued to Sellers**	
In-place Target Net Debt	11,612	Third-party Shareholders	23,147
		Debt Repayment, General Corporate Purposes and Transaction Expenses(5)	29,894
		Target Net Debt Rolled over	11,612
Total Sources of Funds	**97,611**	**Total Uses of Funds**	**97,611**

(1) Net acquisition cost of Rs. 97,611 mn arrived at after adjusting for closing adjustments such as security deposits and other balance sheet items. Net Acquisition Cost = Enterprise Value - Security Deposits + Transaction Expenses + Other Adjustments

(2) Issue of Units through an Institutional Placement aggregating to Rs.36,852.02 million, comprising 111.34 million Units at a price of Rs.331.00 per Unit to institutional investors

(3) Issue of Units through a Preferential Issue of 64.89 million units at a price of Rs.356.70 per unit to the third party shareholders of VTPL aggregating to Rs. 23,147.33 million as consideration for the transfer of their shareholding to the Embassy REIT

(4) Series III NCD issued by Embassy REIT on January 15, 2021 amounting to Rs. 26,000 million at a quarterly coupon of 6.40% p.a

(5) Includes amounts aggregating to Rs. 2,489 million from the proceeds of equity and debt issuance which is pending utilization as at December 31, 2020

Potential ROFO Assets *(as of December 31, 2020)*

Embassy Sponsor ROFO assets

	Embassy Splendid Techzone	Embassy Knowledge Park	Embassy Concord
Location	Thoraipakkam-Pallavaram Radial Road, Chennai	Bellary Road, Bengaluru	Whitefield, Bengaluru
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]	c. 50%	-	-
Under Construction Area (in msf)	c.2.0	-	-
Pre-committed Area (%)	24%	-	-
Proposed Development Area (in msf)	c.2.0	c.17.7	c.8.5

Other ROFO assets

	Embassy Whitefield[1]
Location	ORR, Embassy TechVillage Campus, Bengaluru
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 (%)	46%
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 Dec'20

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
IIFL Securities	Mohit Agrawal	Mohit.agrawal@iiflcap.com
ICICI Securities	Adhidev Chattopadhyay	adhidev.chattopadhyay@icicisecurities.com
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 December 31, 2020 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.
5. During the quarter ended December 31, 2020, Embassy REIT acquired VTPL, EOVPL and SIPL by acquiring all of the equity interest held by the Embassy Sponsor, Blackstone group and certain other third party shareholders ('ETV Acquistion'). The acquisition of equity interest in the SPVs and Holdco has been done by unit capital issuance of Rs. 59,999.35 million comprising (i) issue of Units through a preferential issue of 64.89 million units at a price of Rs.356.70 per unit to the third party shareholders aggregating to Rs. 23,147.33 million as consideration for the transfer of their shareholding to the Embassy REIT ('Preferential Issue) and (ii) issue of Units through an institutional placement aggregating to Rs.36,852.02 million, comprising 111.34 million Units at a price of Rs.331.00 per Unit ('Institutional Placement).
6. GAV considered per Sep'20 valuation of the portfolio (excluding ETV) undertaken by iVAS Partners, represented by Mr Manish Gupta, in conjunction with value assessment services undertaken by CBRE. GAV of recently acquired ETV and CAM Business of Embassy Manyata and Embassy TechZone considered as per Sep'20 valuation undertaken by the same valuer and aggregated with the rest of the portfolio.

GENERAL TERMS, DEFINITIONS AND ABBREVIATIONS

Terms, Definitions and Abbreviations	Description
3Q/Q3/Three Months ended	Quarter ending December 31
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 and Four Seasons at Embassy One and the Portfolio Investment. For details, refer to Portfolio
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
Current Portfolio	Refers to Embassy REIT's enlarged portfolio of 42.4 msf post factoring ETV acquisition on December 24,2020
EBITDA	Earnings/ (loss) before finance costs, depreciation, amortisation, impairment loss and income tax excluding share of profit of equity accounted investee.
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)
EOPPL	Embassy Office Parks Private Limited
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 period
Initial Portfolio	Initial portfolio refers to Embassy REIT's portfolio of 33.3 msf prior to ETV acquisition in Dec'20.
In-place Rent (psf per month)	Base Rent for the month of Dec'20
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	Embassy 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 EOPPL 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
Proforma DPU	DPU computed for three and nine-month period ended Dec'20 excluding 176.23 million new units issued pursuant to the preferential allotment and the institutional placement of units in connection with ETV acquisition
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 percentage occupancy
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 adjusted to exclude straight-line & other non-cash IndAS income, as applicable, to make comparisons between periods more meaningful. For example, for 3QFY2021 and YTD FY2021, Same-Store occupancy is computed for the portfolio excluding ETV's 6.1 msf completed area and excluding 1.4 msf new deliveries during the relevant period
sf	Square feet
Sponsors	Embassy Property Developments Private Limited (EPDPL) and BRE/Mauritius Investments
Target	SIPL, EOVPL and VTPL
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