



July 29, 2021

To,

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

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

Re: Scrip Code 542602 and Scrip Symbol “EMBASSY”

Dear Sir/ Madam,

Subject: Intimation of newspaper advertisement for the quarter ended June 30, 2021

Please find enclosed copies of the newspaper advertisements made in *The Economic Times*, *Vijay Karnataka* and *Business Line* on **Thursday, July 29, 2021** in connection with the approved Unaudited Condensed Consolidated Financial Results for the quarter ended June 30, 2021.

Kindly take the same on your records.

Thanking you,

Yours sincerely,

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

A handwritten signature in blue ink, appearing to read "Deepika Srivastava", with a horizontal line underneath.

Deepika Srivastava
Company Secretary and Compliance Officer
M. No.: A23654

Encl: As above

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

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

Embassy Office Parks REIT

FINANCIAL RESULTS FOR QUARTER
ENDED 30 JUNE 2021

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



Updates

WHERE THE WORLD COMES TO WORK

KEY HIGHLIGHTS FOR QUARTER ENDED 30 JUNE 2021

5 Lakh sf

Total Lease-up
13% rent increase on 22 lakh sf

36%

Increase in Net Operating Income
with healthy margin of 84%

11 Lakh sf

New building delivery by Dec-21
100% leased to global banking major

80%

Tax free distributions for Unitholders
with total Q1 distributions of ₹535 Cr

PART I: Condensed Consolidated Statement of Profit and Loss

₹ in million

Particulars	For the quarter ended 30 June 2021 (audited)	For the quarter ended 31 March 2021 (audited)	For the quarter ended 30 June 2020 (audited)	For the year ended 31 March 2021 (audited)
Income and gains				
a) Revenue from operations	7,376.43	7,386.50	5,182.36	25,803.30
b) Interest	236.88	250.83	284.59	971.20
c) Other income	54.81	65.35	45.47	214.06
Total Income	7,667.42	7,702.67	5,492.32	24,788.46
Expenses				
a) Cost of materials consumed	6.11	15.13	1.89	35.55
b) Employee benefits expense	53.15	59.57	59.71	205.48
c) Operating and maintenance expenses	122.81	147.36	54.11	413.81
d) Repairs and maintenance	722.71	781.84	285.74	1,794.30
e) Valuation expenses	4.39	2.68	2.21	8.45
f) Audit fees	15.82	13.70	10.39	69.26
g) Insurance expenses	30.75	27.75	14.23	81.90
h) Investment management fees	242.34	228.84	175.12	748.14
i) Trustee fees	0.74	0.70	0.79	2.95
j) Legal and professional fees	140.47	137.36	137.33	291.18
k) Other expenses	320.83	481.54	244.43	1,444.33
Total expenses	1,816.82	2,078.25	984.95	5,093.23
Earnings before finance costs, depreciation, amortisation, impairment loss and tax	5,850.60	5,624.42	4,507.36	19,695.23
Finance costs (net)	2,073.31	2,281.48	1,372.54	6,457.89
Depreciation expense	1,485.37	1,485.40	1,109.10	4,940.15
Amortisation expense	491.45	456.61	39.50	766.82
Impairment loss	-	368.96	-	688.96
Earnings before share of profit of equity accounted investee and tax	1,816.48	348.17	1,056.22	6,544.39
Share of profit after tax of equity accounted investee	251.51	237.28	245.38	994.48
Profit before tax	2,227.87	612.45	2,291.80	7,538.87
Tax expense				
- Current tax	449.42	448.63	387.17	1,694.96
- Deferred tax charge / (credit)	(114.32)	(61.90)	(77.71)	(622.77)
- Minimum Alternate Tax credit set-off (MAT)	(156.18)	(234.81)	(150.25)	(646.99)
Profit for the period/year	2,049.85	467.93	2,042.99	6,969.93
Total other comprehensive income	-	0.81	-	0.81
Total comprehensive income attributable to Unitholders for the period/year	2,049.85	468.74	2,042.99	6,970.74
Earnings per Unit				
- Basic (₹ ₹)	2.16	0.49	2.05	8.52
- Diluted (₹ ₹)	2.16	0.49	2.05	8.52

Part II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter ended 30 June 2021

- The below is an extract of the detailed financial quarter results filed with the Stock Exchange vide Circular no. CIR/MD/DF/146/2021 issued by SEBI (SEBI Circular). The full format of the quarter results are available on the website of the REIT and NIF and is also available on the Embassy REIT's website www.embassyofficeparks.com.
- The unaudited Condensed Consolidated Financial Statements ("the Statement") of Embassy REIT, its subsidiaries (together known as "Embassy Office Parks Group") and its joint ventures for the quarter ended 30 June 2021 have been reviewed by the Audit Committee and the Board of Directors of the Company. The Condensed Consolidated Financial Statements for the quarter ended 30 June 2021 was subjected to review by Statutory Auditors of Embassy REIT and they have issued an unqualified report. The review report of the Statutory Auditors is filed with Bombay Stock Exchange and National Stock Exchange and is also available on the Embassy REIT's website www.embassyofficeparks.com.
- The Condensed Consolidated Financial Statements have been prepared in accordance with Indian Accounting Standards 14 "Interim Financial Reporting" read with in Rule 21(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 prescribed under Section 133 of the Companies Act, 2013 (the "IAS") to the extent not in conflict with the SEBI Circular.

Part III: Segment Information

₹ in million

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 categorised based on items that are individually identifiable to that segment. Net Operating Income ("NOI") is the key metric reported to the Chief Operating Decision Maker ("CODM") for the purposes of assessment of the segment results. Financial information on the consolidated reportable operating segments for the year ended 30 June 2021 is set out below:

Particulars	For the quarter ended 30 June 2021 (audited)	For the quarter ended 31 March 2021 (audited)	For the quarter ended 30 June 2020 (audited)	For the year ended 31 March 2021 (audited)
Revenue from operations				
(a) Commercial Offices	6,916.83	6,868.80	4,739.37	21,823.48
(b) Hospitality	47.13	101.89	17.95	231.46
(c) Other segment	382.67	416.70	404.94	1,549.26
	7,376.43	7,386.59	5,162.26	23,603.20
Segment results (Net Operating Income)				
(a) Commercial Offices	5,946.66	5,836.47	4,305.90	19,245.65
(b) Hospitality	(94.79)	(63.67)	(111.44)	(343.78)
(c) Other segment	251.07	288.21	274.08	1,421.58
	6,212.94	6,169.81	4,568.54	20,323.47

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

₹ in million

Sl. No.	Particulars	For the quarter ended 30 June 2021 (audited)	For the quarter ended 31 March 2021 (audited)	For the quarter ended 30 June 2020 (audited)	For the year ended 31 March 2021 (audited)
1	Net Distributable Cash Flows	5,349.64	5,324.34	4,494.98	18,356.20
2	Distribution payout ratio	100%	100%	100%	100%
3	Distributions	5,349.62	5,308.28	4,498.81	18,364.99
	- Payment of interest	1,271.12	1,175.39	1,051.36	6,217.94
	- Payment of dividend	2,378.21	2,094.65	2,777.80	2,715.70
	- Amortisation of SPV debt	1,899.79	2,037.96	2,569.65	9,431.25
4	No. of units outstanding	947,893,743	947,893,743	771,893,343	947,893,743
5	Distribution Per Unit (DPU) (₹ ₹)	5.64	5.60	5.83	21.48

The Board of Directors of the Manager has declared a distribution of ₹5,349.62 million/₹5.64 per unit to the unitholders of Embassy REIT for the quarter 1 April 2021 to 30 June 2021 in their Board meeting held on 28 July 2021. The distributions of ₹5.64 per unit comprises ₹1.10 per unit in the form of interest payment, ₹2.00 per unit in the form of amortisation of SPV debt and ₹2.54 per unit in the form of dividend.

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

Pages

Embassy Office Parks REIT

FINANCIAL RESULTS FOR QUARTER ENDED 30 JUNE 2021

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WHERE THE WORLD COMES TO WORK

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36%

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with healthy margin of 84%

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b) Interest	236.98	250.93	284.59	971.20
c) Other income	54.01	65.35	45.47	214.06
Total income	7,667.42	7,702.87	5,492.32	24,788.46
Expenses				
a) Cost of materials consumed	6.11	16.13	1.09	35.55
b) Employee benefits expense	53.15	58.37	59.71	223.48
c) Operating and maintenance expenses	122.61	147.36	54.11	413.81
d) Repairs and maintenance	722.71	781.84	285.74	1,794.20
e) Valuation expenses	4.39	2.66	2.21	8.45
f) Audit fees	15.62	13.70	10.39	49.26
g) Insurance expenses	30.75	27.75	14.29	81.90
h) Investment management fees	242.34	228.84	175.12	748.14
i) Trustee fees	0.74	0.70	0.79	2.95
j) Legal and professional fees	140.47	137.36	137.03	291.18
k) Other expenses	320.93	661.54	244.48	1,444.33
Total expenses	1,659.82	2,076.25	964.96	5,095.25
Earnings before finance costs, depreciation, amortisation, impairment loss and tax	6,007.60	5,626.62	4,507.36	19,693.21
Finance costs (net)	2,073.31	2,281.48	1,372.54	6,452.89
Depreciation expense	1,466.37	1,485.40	1,139.10	4,940.15
Amortisation expense	491.46	490.61	39.50	766.82
Impairment loss	-	988.96	-	988.96
Profit before share of profit of equity accounted investee and tax	1,976.46	380.17	1,956.22	6,544.39
Share of profit after tax of equity accounted investee	251.51	237.28	245.38	994.48
Profit before tax	2,227.97	617.45	2,201.60	7,538.87
Tax expense				
- Current tax	449.42	446.63	387.17	1,648.06
- Deferred tax charge / (credit)	(114.32)	(61.90)	(77.71)	(452.77)
- Minimum Alternate Tax credit entitlement (MAT)	(156.18)	(234.81)	(150.25)	(640.95)
Profit for the period/year	2,049.05	467.53	2,042.39	6,983.53
Total other comprehensive income	-	0.81	-	0.81
Total comprehensive income attributable to Unitholders for the period/year	2,049.05	468.34	2,042.39	6,984.34
Earnings per Unit				
- Basic (in ₹)	2.16	0.49	2.65	8.52
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Part IV: Net Distributable Cash Flows (NDCF) of Embassy REIT pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/MD/DF/146/2016

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	- Amortisation of SPV debt	1,895.79	2,037.96	2,569.65	9,431.25
4	No. of units outstanding	947,893,743	947,893,743	771,665,343	947,893,743
5	Distribution Per Unit (DPU) (in ₹)	5.64	5.60	5.83	21.48

The Board of Directors of the Manager has declared a distribution of ₹5,346.12 million/₹5.64 per unit to the Unitholders of Embassy REIT for the quarter 1 April 2021 to 30 June 2021 in their Board meeting held on 28 July 2021. The distributions of ₹5.64 per unit comprises ₹1.13 per unit in the form of interest payment, ₹2.00 per unit in the form of amortisation of SPV debt and ₹2.51 per unit in the form of dividend.

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Embassy Office Parks REIT

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