



July 21, 2022

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

To,  
The Corporate Relations Department,  
Department of Corporate Services,  
BSE Limited,  
25<sup>th</sup> Floor, Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai - 400001.

**Re: Script Symbol “EMBASSY”, Scrip Code 542602 and Scrip Code 959990, 960165, 960421, 973434, 973545, 973546 and 973910 (NCDs).**

Dear Sir/ Madam,

**Subject: Outcome of the Board Meeting for the quarter ended June 30, 2022 held on July 21, 2022.**

We wish to inform you that the Board of Directors of Embassy Office Parks Management Services Private Limited (**EOPMSPL**), Manager to Embassy Office Parks REIT (**Embassy REIT**), at its Meeting held on Thursday, July 21, 2022 at Hilton, Embassy Manyata Business Park Hebbal, Outer Ring Road, Nagawara, Bengaluru, 560045 and also through Audio-Visual Electronic Communication (“**AVEC**”) has *inter-alia*:

1. Approved the Unaudited Condensed Standalone Financial Results and Unaudited Condensed Consolidated Financial Results of Embassy REIT for the quarter ended June 30, 2022 along with the limited review reports by the statutory auditors; and
2. Declared distribution of INR 5,052.27 million (Indian Rupees Five Thousand and Fifty Two point Two Seven million only) / INR 5.33 (Indian Rupees Five and Three Three paise only) per Unit for the quarter ended June 30, 2022. The distribution comprises INR 616.13 million (Indian Rupees Six Hundred and Sixteen point One Three million only) / INR 0.65 (Indian Rupees Sixty Five paise only) per Unit in the form of interest, less applicable taxes, if any, INR 2,682.54 million (Indian Rupees Two thousand Six Hundred and Eighty Two point Five Four million only) / INR 2.83 (Indian Rupees Two and Eight Three paise only) per Unit in the form of dividend and INR 1,753.60 million (Indian Rupees One Thousand Seven Hundred Fifty Three point Six Zero million only) / INR 1.85 (Indian Rupees One and Eight Five paise only) per Unit in the form of proceeds of amortization of SPV level debt.

With this letter, we have enclosed:

1. Copy of the press release to be issued in connection with the Unaudited Condensed Standalone Financial Results and the Unaudited Condensed Consolidated Financial Results of Embassy REIT for the quarter ended June 30, 2022 as **Appendix I**;

Embassy Office Parks Management Services Private Limited.  
Royal Oaks Embassy GolfLinks Business Park Off Intermediate Ring Road Bangalore 560 071 Karnataka,  
India T: +91 80 4903 0000 F: +91 80 4903 0046.  
E: [secretarial@embassyofficeparks.com](mailto:secretarial@embassyofficeparks.com) | [www.embassyofficeparks.com](http://www.embassyofficeparks.com) | CIN: U70100KA2014PTC073362

Registered Office: Embassy Point, 1st Floor, 150, Infantry Road, Bangalore - 560 001, Karnataka,  
India T: +91 80 4179 99991 F: +91 80 2228 6912



2. Copy of the Earnings Presentation and Supplemental Operating and Financial Databook for the quarter ended June 30, 2022 comprising of the Business and Financial Results of Embassy REIT as **Appendices II and III**, respectively; and
3. Copy of Unaudited Condensed Standalone Financial Results and Unaudited Condensed Consolidated Financial Results of Embassy REIT for the quarter ended June 30, 2022 and the limited review reports of the statutory auditors thereon as **Appendices IV and V**, respectively.

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

We also wish to inform you that record date for the distributions to Unitholders for the quarter ended June 30, 2022 will be Friday, July 29, 2022 and payment of distribution will be made on or before Friday, August 05, 2022.

We also wish to bring into your kind attention that the related party transactions during the quarter ended June 30, 2022, are set out at page no. 24 to page no. 27 of the Unaudited Condensed Standalone Financial Results and page no. 52 to page no. 55 of the Unaudited Condensed Consolidated Financial Results of Embassy REIT.

The meeting commenced at 11:15 Hrs IST and concluded at 13:45 Hrs IST.

Thanking you,

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

DEEPIKA SRIVASTAVA  
VA

Digitally signed  
by DEEPIKA  
SRIVASTAVA  
Date: 2022.07.21  
13:43:16 +05'30'

Deepika Srivastava

**Company Secretary and Compliance Officer**  
**A23654**



## Embassy REIT Announces Q1 FY2023 Results, Delivers Record 1.8 Million Square Feet of Total Leases

- Achieves highest quarterly deal activity since April 2019 listing; signs 25 deals totaling 1.8 msf
- Secures 550k sf pre-commitment from JP Morgan at Embassy TechVillage in Bengaluru
- Grows Net Operating Income by 9% YoY; ₹27 billion capex investment on development pipeline to drive growth

Bangalore, India, July 21, 2022

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 first quarter ended June 30, 2022.

**Vikaash Khdloya, Chief Executive Officer of Embassy REIT**, said,

*"We are delighted that the first quarter of FY2023 is off to a solid start with a record 1.8 msf of total leasing. We are witnessing expansion across tech occupiers and global captives in India, with Bangalore continuing to lead India's office demand revival. We continue to invest for growth and the 550k sf pre-commitment at Embassy TechVillage underscores our strategy of accelerating development of our 4.6 msf ongoing projects. Our conservative balance sheet, with a significant portion of debt locked-in at fixed rates, positions us well to finance future growth."*

### Business Highlights

- Leased 1.8 million square feet ('msf') across 25 deals, including 550k sf pre-commitment from JP Morgan at Embassy TechVillage ('ETV')
- Added 15 new high-growth occupiers in sectors like cloud, cybersecurity, renewables, and healthcare tech; increased customer base to 214 blue-chip occupiers
- Achieved 16% positive leasing spreads on 1.3 msf and 15% rent escalations on 1.9 msf

### Financial Highlights

- Grew Net Operating Income by 9% YoY to ₹6,773 million, with operating margin of 82%
- Maintained strong balance sheet with low leverage of 27%, over ₹108 billion debt headroom to finance future growth
- Locked-in additional 19% debt at fixed interest rate for FY2023, 64% of debt already at fixed interest rate for 3 years

### Growth Highlights

- Accelerated development activity on 4.6 msf ongoing office projects, including 1.9 msf at ETV
- Ramped-up construction of 518 key Hilton Hotels at ETV, on the back of successful launch of 619 key Hilton Hotels at Embassy Manyata
- Evaluating Right of First Offer ('ROFO') invitation for 5 msf Embassy Splendid TechZone, Chennai from Embassy Sponsor; of this 1.4 msf is completed, and 1.6 msf is currently under development

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 ₹5,052 million or ₹5.33 per unit for Q1 FY2023. The record date for the Q1 FY2023 distribution is July 29, 2022 and the distribution will be paid on or before August 5, 2022.

### Investor Materials and Quarterly Investor Call Details

Embassy REIT has released a package of information on the quarterly results and performance, that includes (i) reviewed condensed consolidated and reviewed condensed standalone financial statements for the quarter ended June 30, 2022, (ii) an earnings presentation covering Q1 FY2023 results, and (iii) supplemental operating and financial data book that is in-line with leading reporting practices across global REITs. All these materials are available in the Investors section of our website at [www.embassyofficeparks.com](http://www.embassyofficeparks.com).



Embassy REIT will host a conference call on July 21, 2022, at 17:30 hours Indian Standard Time to discuss the Q1 FY2023 results. A replay of the call will be available in the Investors section of our website at [www.embassyofficeparks.com](http://www.embassyofficeparks.com).

## Disclaimer

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

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

This press release also contains certain financial measures which are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, and the recipient should not consider such items as an alternative to the historical financial results or other indicators of Embassy REIT's cash flow based on Ind-AS or IFRS. These non-GAAP financial measures, as defined by the Manager, may not be comparable to similarly titled measures as presented by other REITs due to differences in the way non-GAAP financial measures are calculated. Even though the non-GAAP financial measures are used by management to assess Embassy REIT's financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and the recipient should not consider them in isolation or as substitutes for analysis of Embassy REIT's financial position or results of operations as reported under Ind-AS or IFRS. Certain figures in this press release have been subject to rounding off adjustments. Actual legal entity name of occupiers may differ. There can be no assurance that Embassy REIT will enter into any definitive arrangements for the acquisition of Embassy Splendid TechZone, Chennai from Embassy Sponsor.

## About Embassy REIT

Embassy REIT is India's first publicly listed Real Estate Investment Trust. Embassy REIT owns and operates a 42.8 msf portfolio of eight infrastructure-like office parks and four city-centre office buildings in India's best-performing office markets of Bangalore, Mumbai, Pune, and the National Capital Region ('NCR'). Embassy REIT's portfolio comprises 33.8 msf completed operating area and is home to over 200 of the world's leading companies. The portfolio also comprises strategic amenities, including four operational business hotels, two under-construction hotels, and a 100 MW solar park supplying renewable energy to tenants. For more information, please visit [www.embassyofficeparks.com](http://www.embassyofficeparks.com).

For more information please contact:

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Phone: +91 88678 4591



# Embassy Office Parks REIT

## *Q1 FY2023 Earnings Materials*

July 21, 2022



## Press Release

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## Press Release (Cont'd)

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### Growth Initiatives

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# I. Key Highlights

Hilton Hotel Complex, Embassy Manyata



# Record Total Leasing Since IPO, Accelerated New Growth Cycle

## LEASING

Achieved a record 1.8 msf total leasing, 16% leasing spreads across 25 deals



## DEVELOPMENT

Ramped-up construction on 4.6 msf new build given occupier demand



## TOTAL BUSINESS ECOSYSTEM

Launched development of 518 keys Hilton hotels at Embassy TechVillage



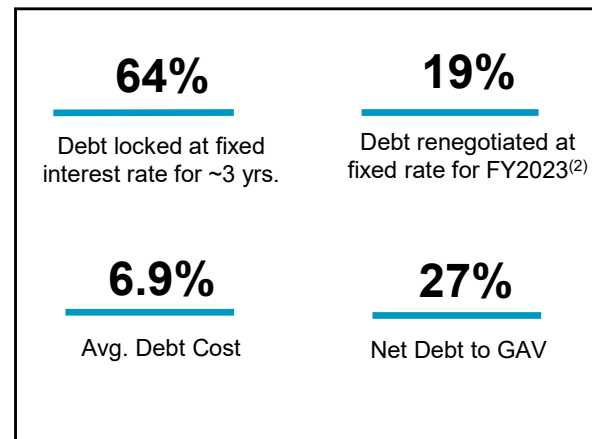
## ACQUISITIONS

Evaluating 5 msf ROFO<sup>(1)</sup> opportunity in Chennai from Embassy Sponsor



## FINANCING

Only 17% of total debt exposed to interest rate movements in FY2023



## ESG

Launched our Annual FY22 ESG Report, committed to net zero carbon by 2040

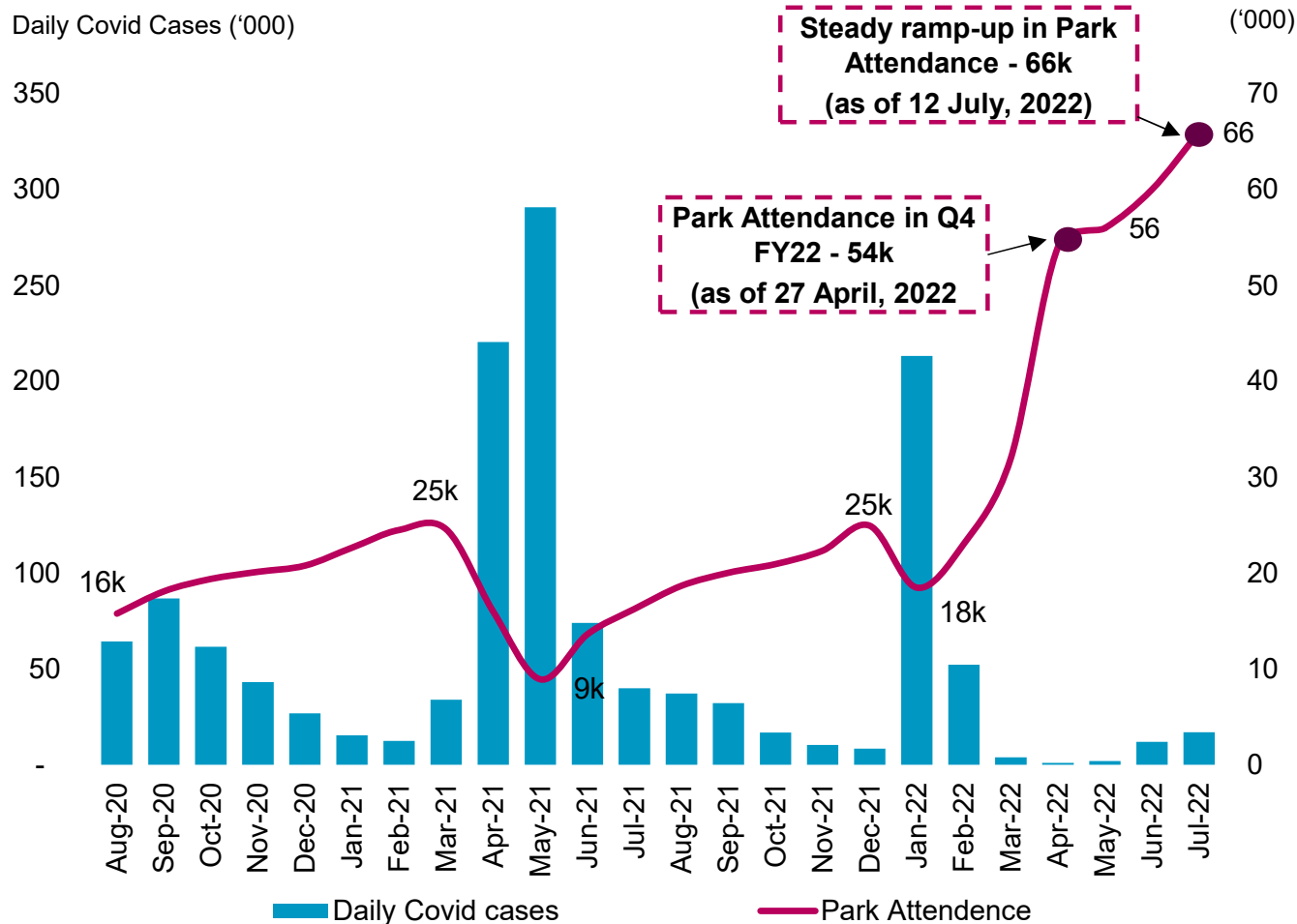


Notes:

- (1) Received Right of First Offer intimation on January 28, 2022 for 5 msf Embassy Splendid TechZone, Chennai from Embassy Sponsor. There can be no assurance that this opportunity will materialize in current form or at all
- (2) Renegotiated ₹25.5 bn of ₹48.7 bn floating rate debt to fixed rate debt through a yearly reset

# Back to Office Ramp-up

**Steady 22% QoQ increase in park attendance, physical occupancy at our properties highest since the start of the pandemic**



*"...the company will promote the return to office more until it gets to pre-pandemic levels or at least 80 per cent... We'll keep driving it up back to our regular figures — 50-60-70-80 per cent— as we go forward."*

**Rajesh Gopinathan, CEO & MD, TCS**

*"Most professionals learn their job through an apprenticeship model, which is almost impossible to replicate in the Zoom world. ....dramatically undermine the character and culture you want to promote in your company"*

**Jamie Dimon, Chairman and CEO, JP Morgan** on impact of remote working on learning

- ▶ Mumbai (>55%) leading vs other cities as front offices, BFSI have witnessed a faster back-to-office trajectory
- ▶ Embassy TechVillage, Bangalore has progressed to 40%+ occupancy, led by global captive occupiers

Source: (1) www. Mohfw.gov.in



# Bangalore Leading India's Office Recovery

Given Bangalore's position as India's best performing office market and with its well-established tech and start-up ecosystem, the city is at the forefront of office demand rebound

## Largest Tech, Start-up and GCC Hub in India

**40%**

Highest share in India's software exports<sup>(1)</sup>

**1 in 3**

Home to Indian tech employees<sup>(2)</sup>

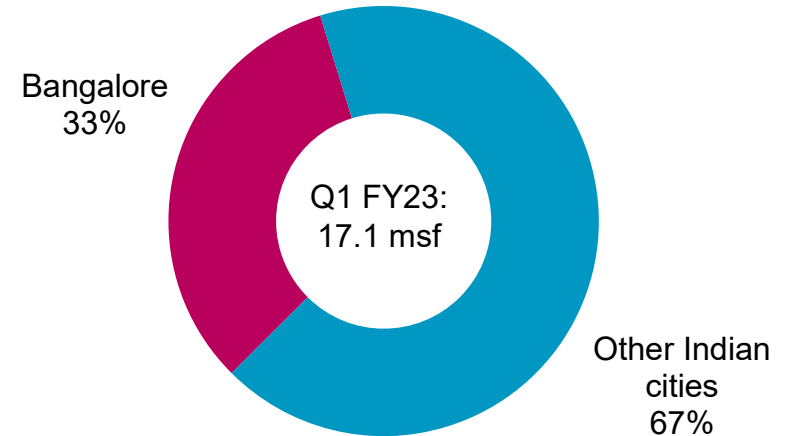
**40 of 90+**

Largest Unicorn Hub<sup>(3)</sup>

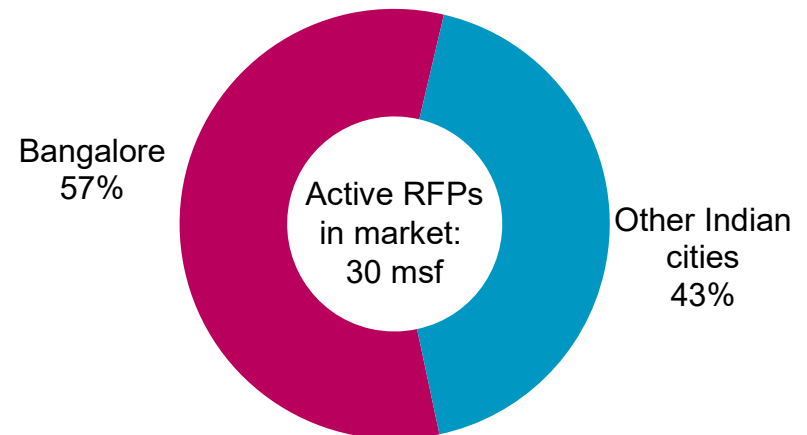
**31%**

Largest hub of GCCs in India<sup>(4)</sup>

## Dominant share of leasing demand in Q1 FY23<sup>(1)</sup>



## Largest share of active RFPs as of Jun'22<sup>(5)</sup>



**Our 74% concentration towards Bangalore market is a major strength and a significant differentiator**

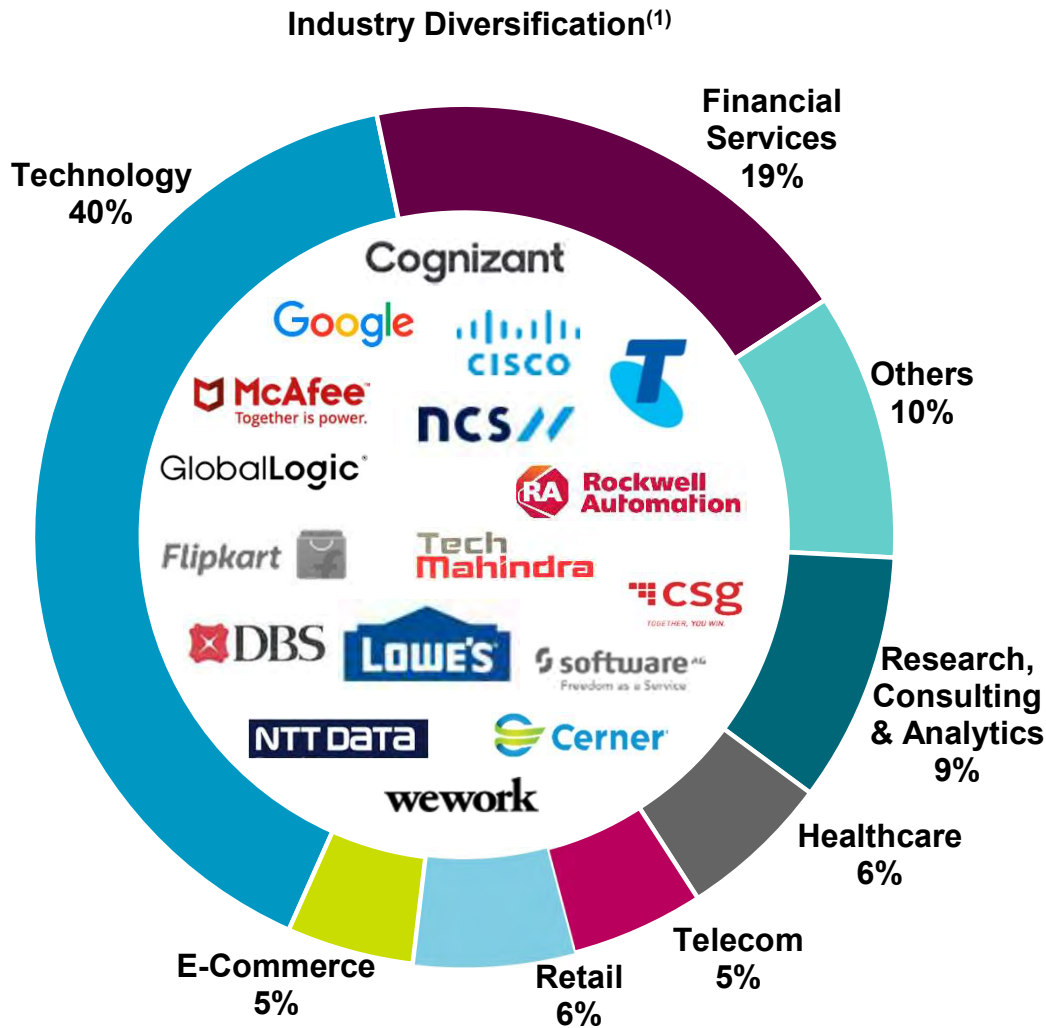
Sources:

(1) CBRE Estimates, 2021, 2022  
(2) Credit Suisse – India Market Strategy, Aug'21  
(3) Orios Venture Partners, India Tech Unicorn Report 2021, Jan'22, media articles

(4) NASSCOM, Zinnov - GCC India Landscape: 2021 & Beyond, Sep'21  
(5) Embassy REIT Estimates

# Fueled by Global Technology Trends

**Tech occupiers and Global Captives constitute over 70% of our occupier base**



Top 10 Occupiers <sup>(2)</sup>	Sector	% of Rentals
Global Technology and Consulting Major	Technology	7.5%
JP Morgan	Financial Services	7.0%
Cognizant	Technology	6.0%
NTT Data	Technology	3.3%
Flipkart	E-commerce	3.0%
Wells Fargo	Financial Services	2.7%
ANSR	Research, Consulting & Analytics	2.7%
PwC	Research, Consulting & Analytics	1.9%
Google India	Technology	1.9%
Cerner	Healthcare	1.8%
<b>Total</b>		<b>37.8%</b>

▶ Added 15 new occupiers in Q1 FY23 from growth sectors - cloud, renewables and healthcare tech, etc.  
▶ Contribution from Top 10 occupiers at 38% today (vs 42% at the time of listing)

Notes: Actual legal entity name of occupiers may differ  
 (1) Represents industry diversification percentages based on Embassy REIT's share of gross rentals  
 (2) Excludes enterprise level deals between end use occupier(s) and co-working operators

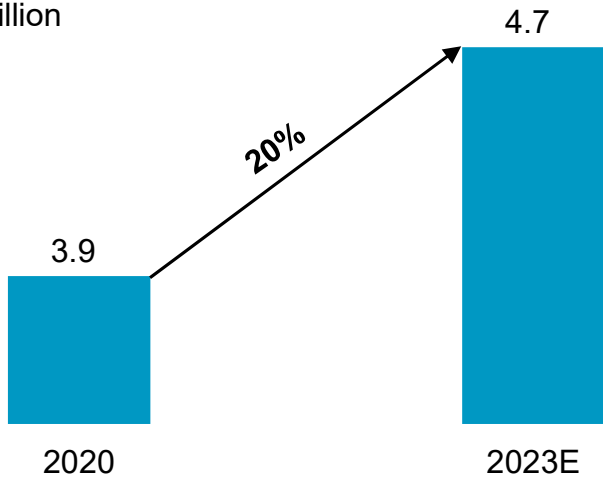


# Benefitting from Record Tech Spends, Offshoring and Hiring

**Our tech customer base continues to grow as digital transformation accelerates globally. Global tech spends are driving record earnings, deal pipelines and robust hiring for tech occupiers**

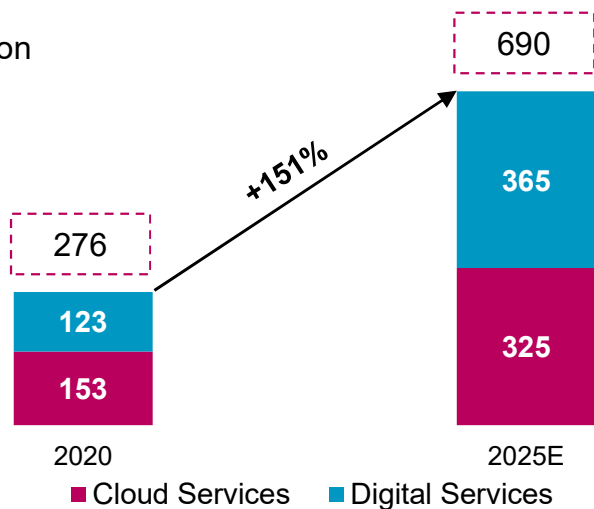
## Record Global Tech Spends<sup>(1)</sup>

In US\$ trillion



## Global Cloud and Digital Spends Set for Rapid Growth<sup>(3)</sup>

In US\$ billion



## FY2022: A record year for Indian Tech<sup>(2)</sup>

**5.1 Mn**  
Technology industry workforce

### Highest Ever Hiring

- Technology industry workforce
- **445,000** net new hires

**15%**  
Indian Tech growth in FY22

### Highest growth since FY12

- Tech revenues doubled in 10 years
- IT services revenues crossed \$100 bn

**30-32%**  
Share of digital revenue

### Digital Revenue Acceleration

- Share of Digital revenues growing at 25%
- 1 in 3 is a digitally skilled employee

**~25K**  
No. of startups in India

### 3rd Largest Tech Start-up Hub in The World

- 2,500+ new start-ups
- 42 new unicorns

Sources:

(1) Gartner, Press Release, Oct'20, Apr'22  
 (2) NASSCOM, Technology Sector in India 2022 – Strategic Review  
 (3) NASSCOM - Future of Technology Services, Winning In This Decade, Feb'21



## Investing in Next Growth Cycle

Accelerated our 4.6 msf existing on-campus office development (of which over 70% by value is in Bangalore), as occupiers look to expand office footprint to support their business growth

Embassy Manyata – M3 Block A (1.0 msf)



Embassy TechVillage – Block 8 (1.9 msf)



Embassy Oxygen – Tower 1 (0.7 msf)



Embassy TechZone – Hudson and Ganges (0.9 msf)





# Catering to Expansion Plans of Global Occupiers in India

Ramped-up development of 1.9 msf at ETV, of which 550k sf pre-committed to JP Morgan, an existing occupier with 1.4 msf footprint in ETV



Actual Picture

Notes:  
(1) July'22 Picture  
(2) 100% of 550k sf pre-committed by JP Morgan



# Opportunity for Acquisition Led Growth

Healthy acquisitions pipeline, comprising ROFO and other third-party acquisition opportunities

Acquisitions Delivered / Pipeline<sup>(1)</sup>

**10.2 msf**

Acquisitions  
Delivered Since Listing

**9.2 msf**

Select ROFO Pipeline<sup>(2)(3)</sup>

**23.2 msf**

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

5 msf Chennai invitation to offer from Embassy Sponsor



Actual Picture

4.2 msf ROFO<sup>(2)</sup> at ETV Backland, Bangalore



Perspective

Notes:

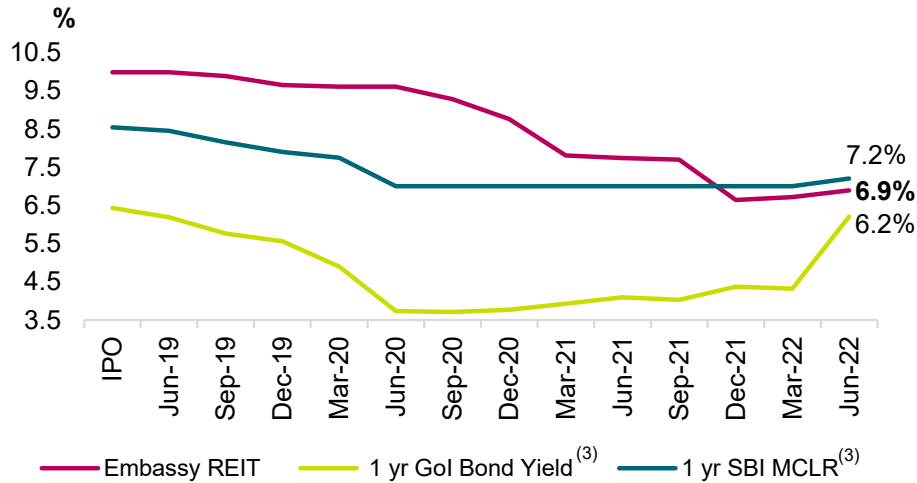
- (1) Pipeline is indicative only. There can be no assurance that above opportunities or other pipeline opportunities will materialize in current form or at all or result in transactions
- (2) Embassy REIT has c.31.2 msf of ROFO opportunities from Embassy Sponsor and upto c.4.2 msf of ROFO potential within overall ETV campus from other parties
- (3) Includes invitation to offer of 5 msf Embassy Splendid TechZone, Chennai from Embassy Sponsor. There can be no assurance that the Embassy REIT will enter into any definitive arrangements for the acquisition of this asset from the Embassy Sponsor. Property is 1.4 msf completed (85% leased), 1.6 msf currently under-development and 2 msf future development



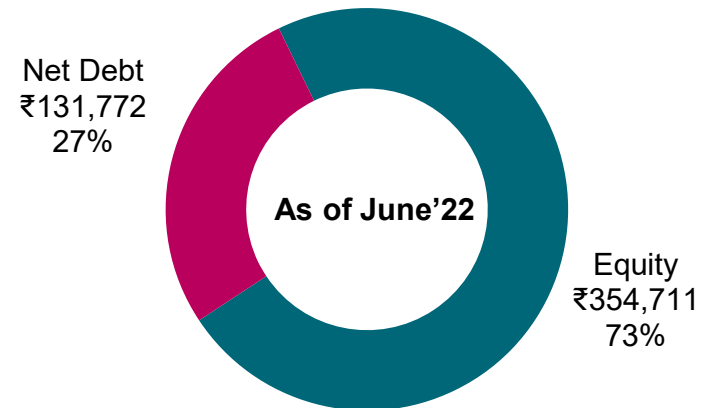
# Robust Balance Sheet with Active Debt Management

Balance sheet well-positioned amidst rising interest rate environment - low leverage, low interest rate locked-in at fixed-rate debt, and limited exposure to floating-rate debt

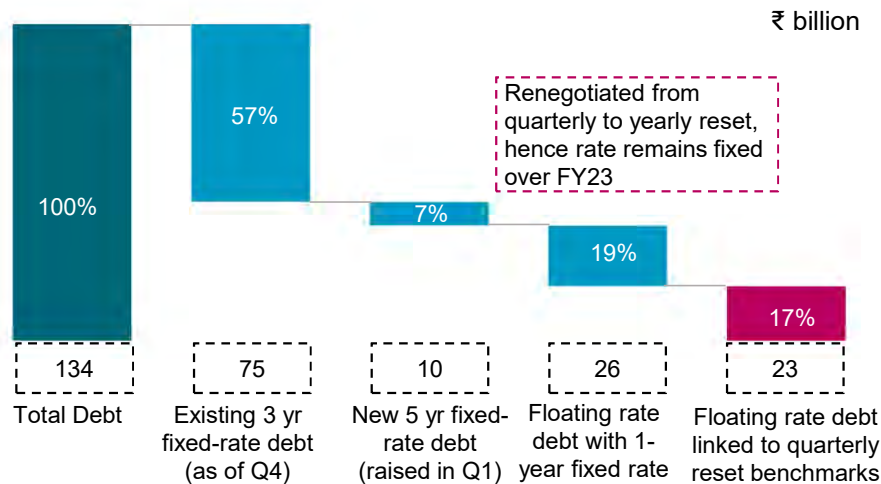
## Significant reduction in interest rates since IPO



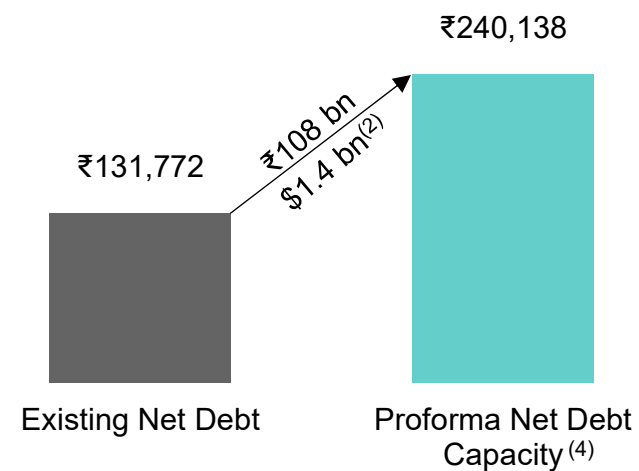
## Net Debt to Market Capitalization<sup>(1)</sup>



## Substantially shielded from rising interest rates



## Ample Debt headroom to finance growth



Notes:

(1) Closing price on National Stock Exchange as at June 30, 2022  
 (2) \$1 = ₹79  
 (3) Source: National Stock Exchange, State Bank of India

(4) Computed basis Gross Asset Value (GAV) considered per Mar'22, valuation undertaken by IVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually



## II. Overview

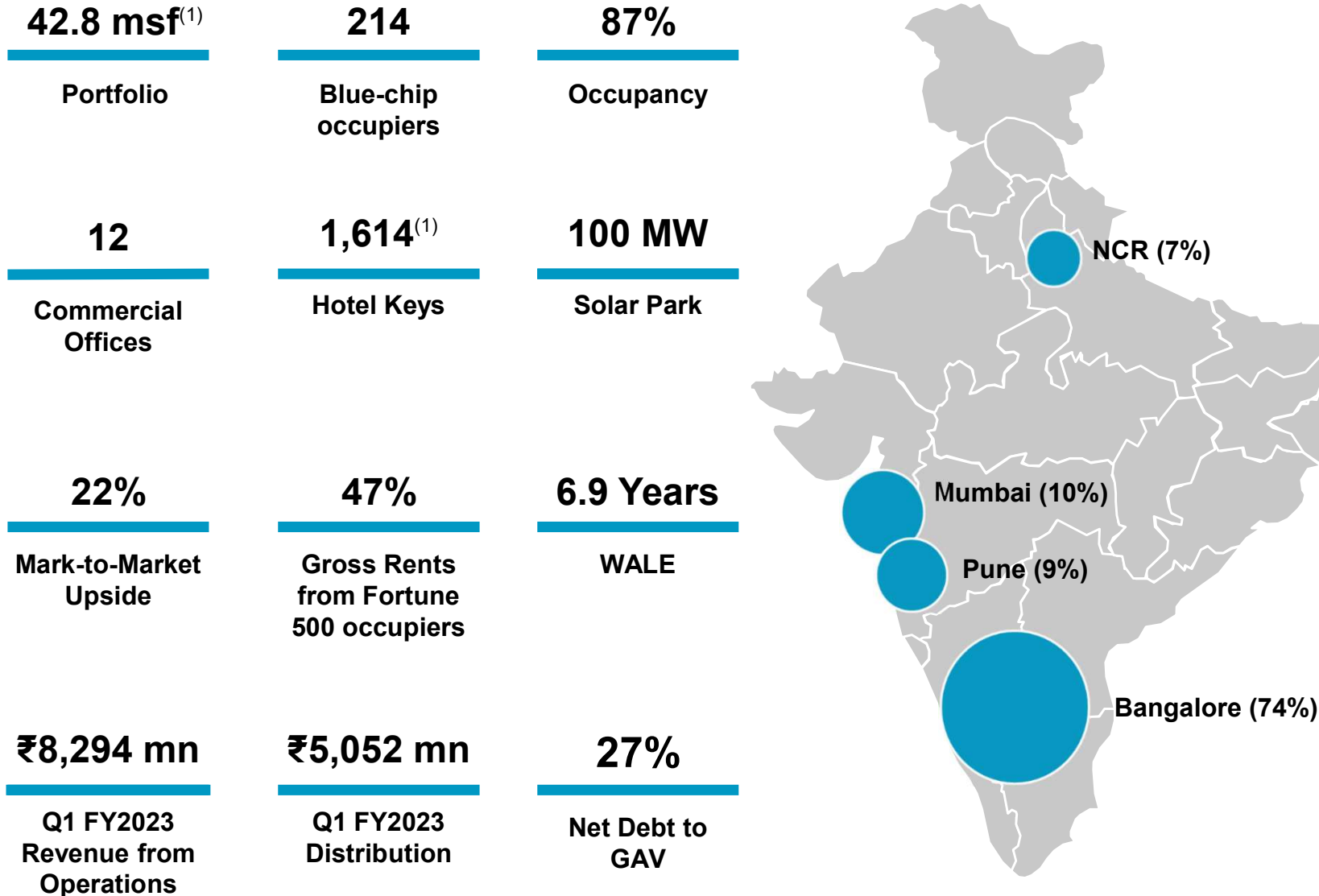
Express Towers, Mumbai





## Who We Are: Quick Facts

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



Notes: City wise split by % of Gross Asset Value (GAV) considered per Mar'22 valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually.

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

# Eight Infrastructure-like Office Parks (40.5 msf)<sup>(1)</sup>

**Embassy Manyata**  
Bangalore (14.8 msf)



**Embassy TechVillage**  
Bangalore (9.2 msf)



**Embassy GolfLinks**  
Bangalore (3.1 msf)



**Embassy Quadron**  
Pune (1.9 msf)



**Embassy TechZone**  
Pune (5.5 msf)



**Embassy Oxygen**  
Noida (3.3 msf)



**Embassy Galaxy**  
Noida (1.4 msf)



**Embassy Qubix**  
Pune (1.5 msf)



Note:

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



## Four Prime City-center Offices (2.3 msf)

**Express Towers**  
Mumbai (0.5 msf)



**FIFC**  
Mumbai (0.4 msf)



**Embassy 247**  
Mumbai (1.2 msf)



**Embassy One**  
Bangalore (0.3 msf)



# What We Do: Our Strategy

Embassy REIT’s strategy focuses on enhancing NAV and delivering long-term, total return value for Unitholders



Supported by robust financial management, proactive asset management and strong corporate governance

Notes:

(1) Figures above are indicative only. There can be no assurance that they can be achieved

(2) Pipeline and opportunities are is indicative only. There can be no assurance that above opportunities or other pipeline opportunities will materialize in current form or at all or result in transactions





# III. Market Outlook

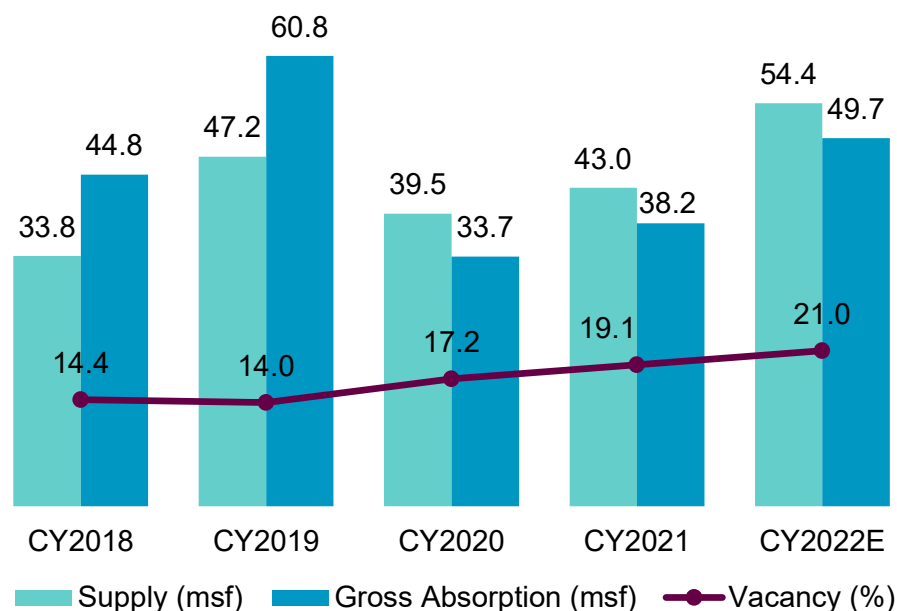
FIFC, Mumbai



## Market Fundamentals – Update

Highest quarterly office leasing in Q1 FY23, driven by pent-up demand, expansion and consolidation requirements of occupiers

### Demand and Supply Trends (CY2018 – to date)



### City-wise Performance (Q1 FY23)

City	Gross Absorption (msf)	Supply (msf)	Vacancy (%)
Bangalore	5.6	2.6	10%
Pune	1.5	0.9	21%
Mumbai	2.1	1.7	26%
NCR	3.4	3.5	29%
<b>Embassy REIT Markets</b>	<b>12.7</b>	<b>8.6</b>	<b>20%</b>
Hyderabad	2.6	6.1	19%
Chennai	1.3	0.6	17%
Kolkata	0.5	0.1	35%
<b>Other Markets</b>	<b>4.4</b>	<b>6.8</b>	<b>21%</b>
<b>Grand Total</b>	<b>17.1</b>	<b>15.4</b>	<b>21%</b>

- ▶ Office demand expected to rebound strongly in 2022
  - ‘Back to office’ ramp-up, record tech spends and resulting robust hiring to drive leasing demand
  - Key drivers include India’s STEM talent, demographics, lack of physical infra at home and focus on employee wellness
- ▶ Occupiers moving ahead to secure space to meet pent-up space requirement
  - Absorption in Q1 FY23 at 17.1 msf (vs. 11.2 msf in Q4 FY22, up 53% QoQ)
  - Bangalore contributed 1/3<sup>rd</sup> of all new leases in Q1 FY23, and ~60% of all active RFPs

**India’s status as a premier offshoring destination remains integral to office space uptake by multinationals, as they increasingly tap India’s large tech talent pool for their global businesses**

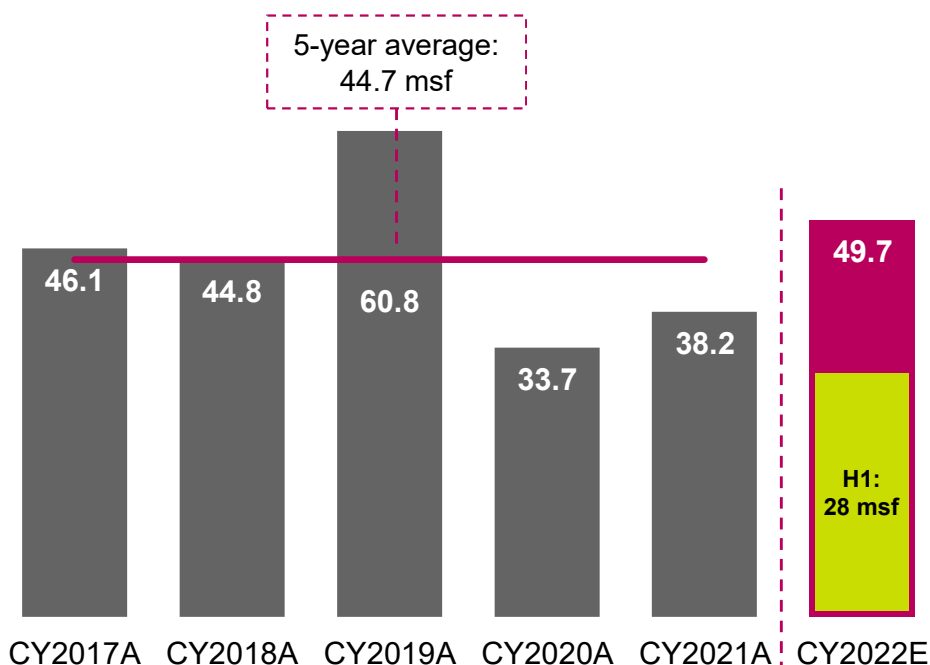


## Market Fundamentals – Demand Trends

**Demand in CY2022 expected to exceed 5-year average given rebound in leasing activity, rising confidence in Indian office market and health of broader economy**

### Demand Outlook

#### Gross Absorption (msf)



- ▶ H1 CY22 witnessed 28 msf absorption (up 140% YoY)
- ▶ Bangalore leading pan-India absorption at 33% share

### Demand Trends

#### ▶ Short-term Outlook

- ‘Back to Office’ ramp-up leading to surge in demand for readily available stock
- Robust growth in market enquiries, given vaccine coverage, stronger business outlook and pent-up demand
- Encouraging trend of new lease deals, by multiple new market entrants committing to premises

#### ▶ Medium-term Outlook

- Demand to rebound strongly given improving business sentiments, increased offshoring and robust hiring
- Tech, global captives, flex, new growth occupiers to continue to drive demand

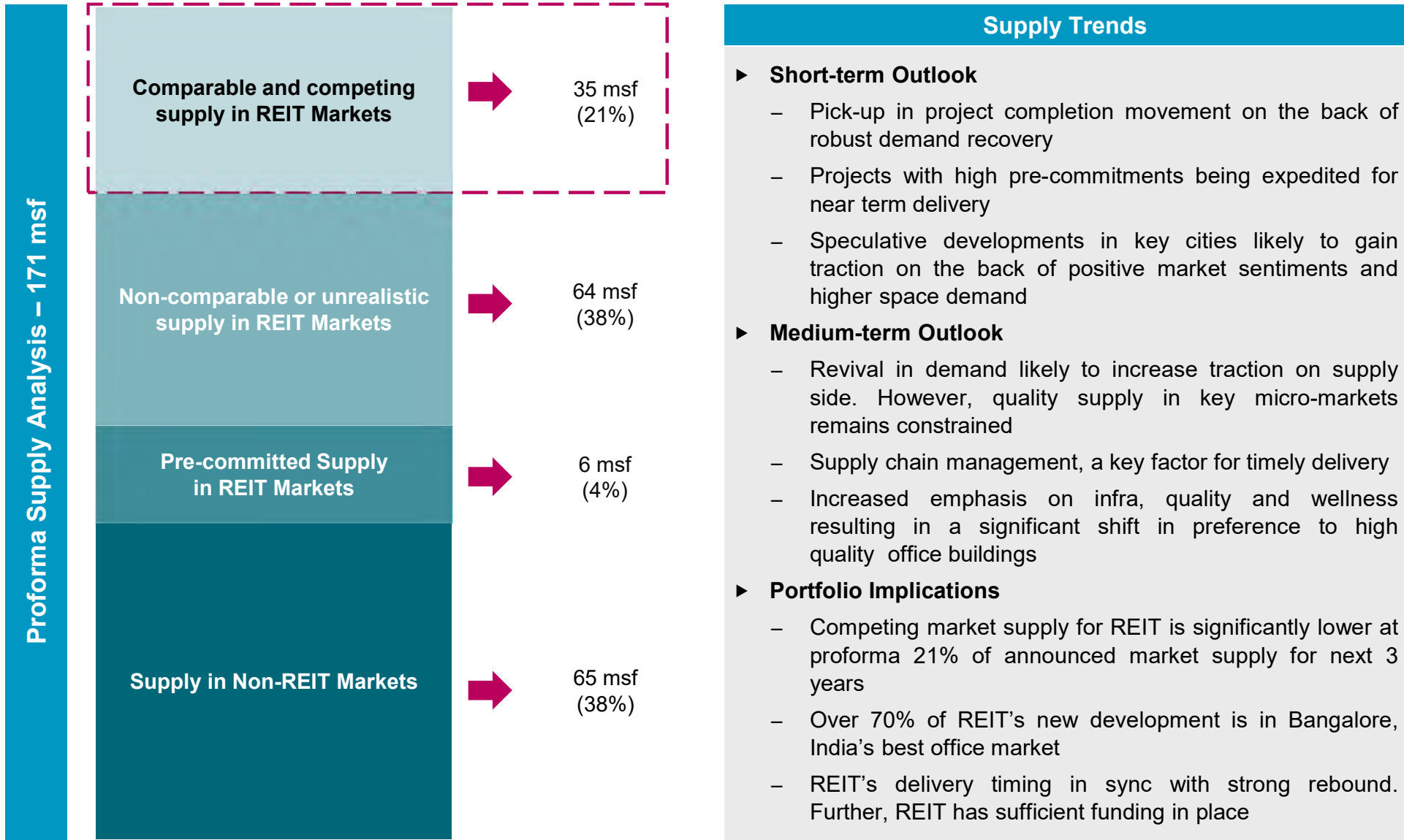
#### ▶ Portfolio Implications

- Large occupiers to proceed with expansion and consolidation plans leading to stronger leasing recovery
- Wellness-oriented and green buildings to be preferred by global occupiers – institutional landlords to benefit
- Our high-quality portfolio makes us ‘landlord of choice’

**India’s cost advantages and value proposition offering to global occupiers continues to drive demand for quality office spaces**

# Market Fundamentals – Supply Trends

**Increase in announced supply given demand rebound, however delivered supply is likely to be lower; only 21% of next 3 year’s supply is comparable and competing with REIT markets**



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

# IV. Leasing Update

Embassy Quadron, Pune







# Occupier Growth Driving Strong Leasing Momentum

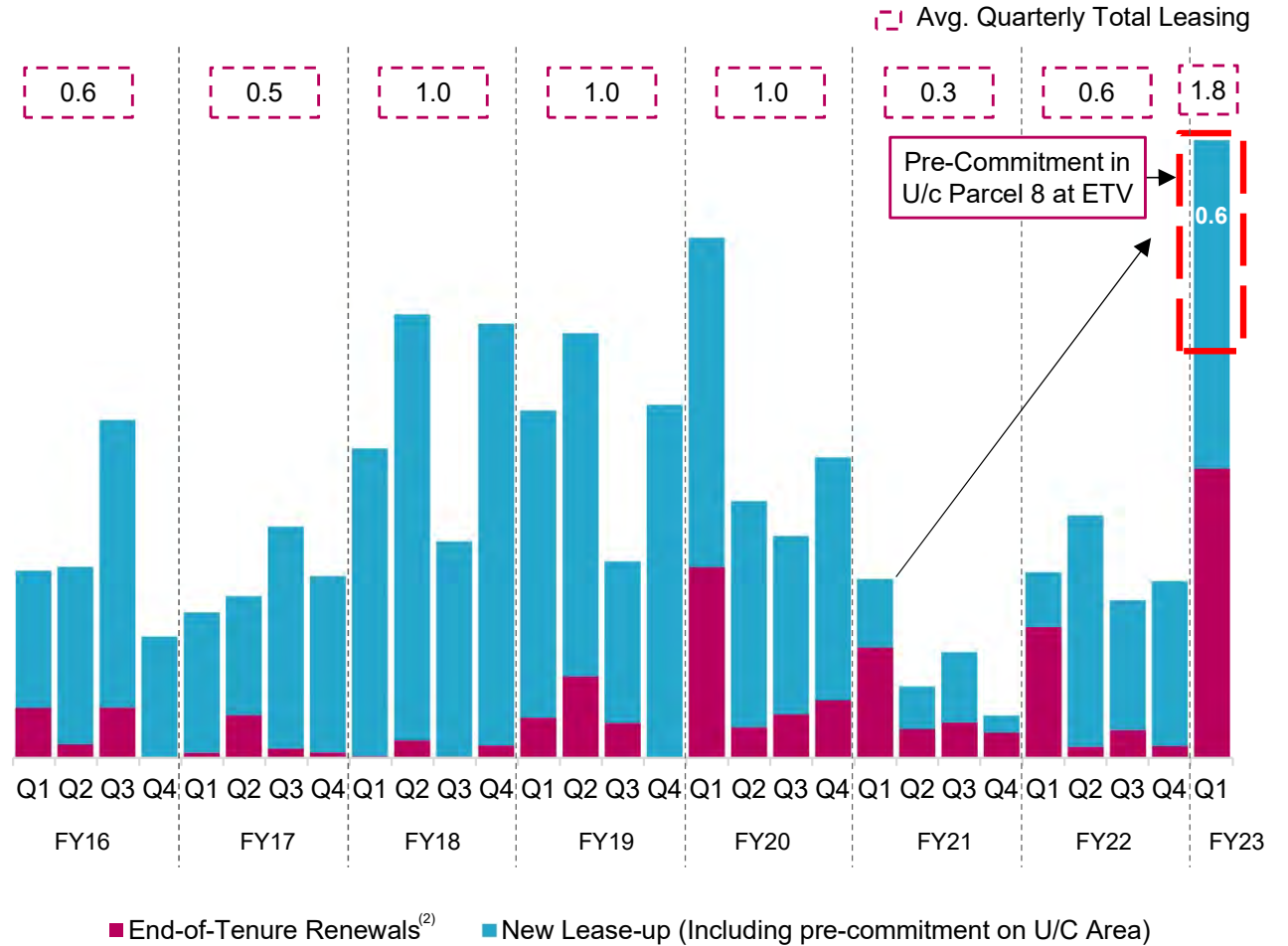
**Record total leases of 1.8 msf, making it the highest total leasing in a single quarter since listing**

**415k sf**  
*Re-leasing Spread of 31%*

**550k sf**  
*Pre-commitment by JP Morgan*

**850k sf**  
*Renewal Spread of 9%*

**25**  
*Total No. of Lease Deals*



**Demand rebound due to release of pent-up demand, expansion and consolidation requirement of occupiers**

Notes:  
 (1) Total leases comprises of new lease-up, pre-commitment in under development properties, end-of-tenure renewals and early renewals  
 (2) End-of-tenure renewals exclude rolling renewals  
 (3) Quarterly total leases (as set out in table and note 1 above) have been presented for all the properties that are currently part of the Embassy REIT's portfolio as if the Embassy REIT's structure was in place since the beginning of FY16, for comparative purposes. These numbers have been included for purposes of providing general information and may differ from the historical consolidated or combined financial information and other operational metrics of the Embassy REIT

## Tech and Global Captives Leading Demand Resurgence

Leased 1.8 msf including 550k sf pre-commitment from JP Morgan at Embassy TechVillage ('ETV'); added 15 new occupiers across high-growth tech segments

### Q1 FY2023 Highlights

Occupier	Property	Sector	Area ('000 sf)
<b>New Leases</b>			
F5 Networks	Embassy GolfLinks	Technology	50
Rubrik	Embassy TechVillage	Technology	34
Magicbricks	Embassy Manyata	E-Commerce	32
Sony Music	FIFC	Others	30
Nexteer	Embassy TechVillage	Engineering & Manufacturing	30
Ingenuity Gaming	Embassy Oxygen	Others	24
Pragmatic Play	Embassy Galaxy	Others	24
Mahindra Susten	Embassy 247	Others	12
Others	Various	Various	179
<b>Pre - Commitment</b>			
JP Morgan	Embassy TechVillage	Financial Services	550
<b>Renewals</b>			
Cognizant	Embassy Quadron	Technology	367
DxC Technologies	Embassy Galaxy	Technology	345
Others	Various	Various	137
<b>Total Lease-up ('000 sf)</b>			<b>1,814</b>

Tech + Global Captives

JP Morgan



IT Services



Others



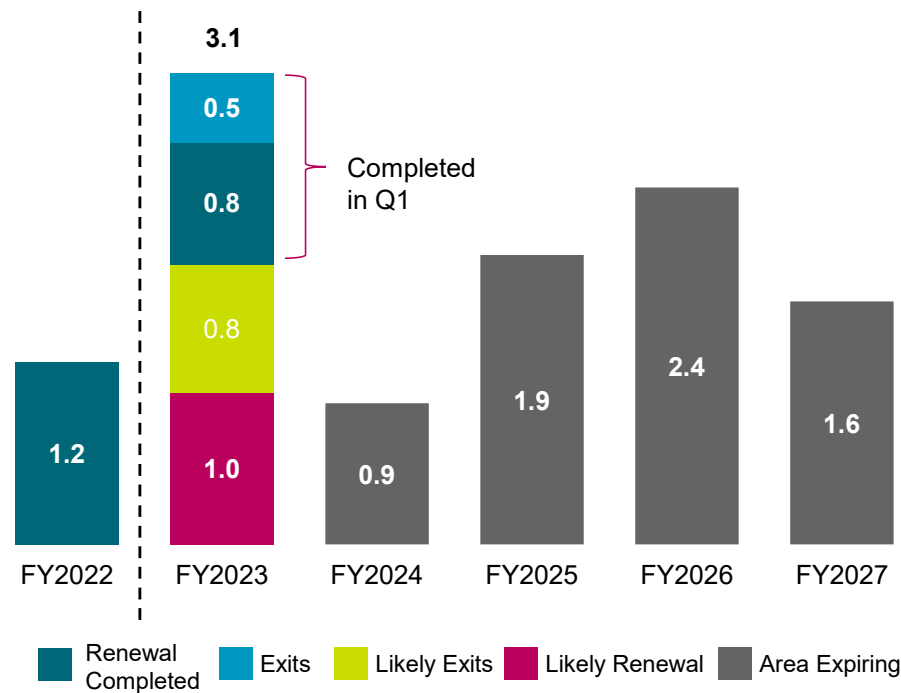
Note:  
(1) Actual legal entity name of occupiers may differ

# Mark-to-Market Potential

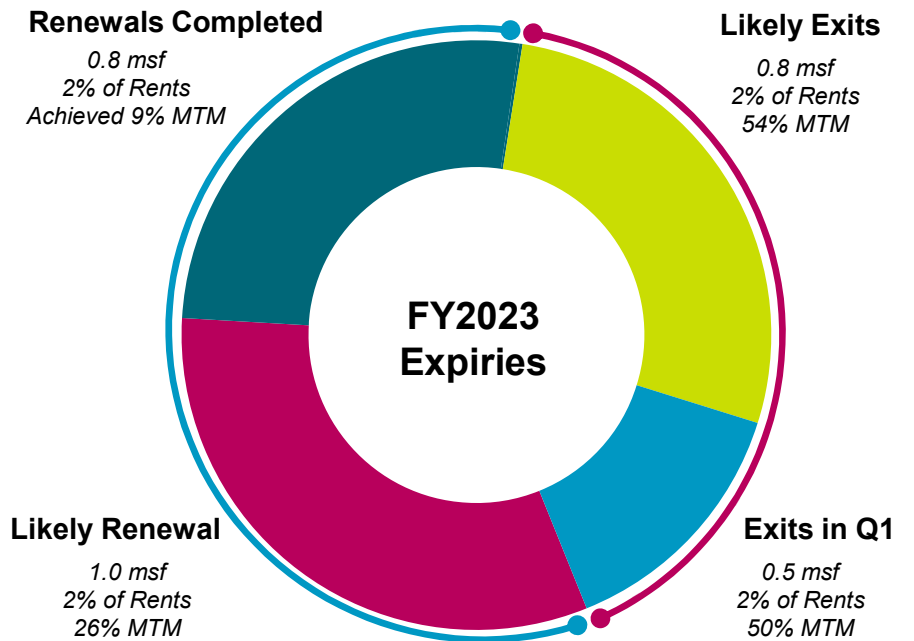
Successfully renewed 0.8 msf mainly by IT Services occupiers in Pune and Noida properties. 0.8 msf leases likely exits with a mark-to-market potential of over 54% opportunity

## 30% of Leases expire between FY2023–27

Area Expiring (msf)



## FY2023 Lease Expiries Update



- ▶ Lease expiries in-line with guidance in Q4 FY2022
  - 0.8 msf End-of-Tenure Renewals and 0.5 msf Exits
- ▶ Q1 Update
  - 0.8 msf renewed at 9% MTM spreads
  - 0.5 msf exits, 50% MTM potential
  - 1.0 msf likely renewals, 26% MTM potential
  - 0.8 msf likely exits, 54% MTM potential

	FY2023	FY2024	FY2025	FY2026	FY2027
<b>Mark-to-market opportunity<sup>(1)</sup></b>	47%	19%	48%	21%	13%
<b>Rents Expiring<sup>(2)</sup></b>	4%	4%	6%	10%	6%

Notes:  
 (1) MTM potential computed basis market rent per latest CBRE estimate and in-place rent for respective leases  
 (2) Refers to annualized rent obligations



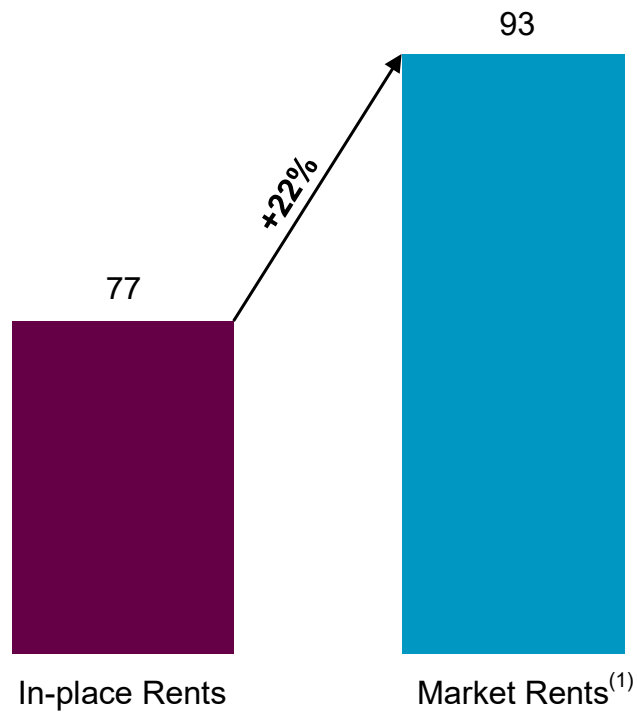
# Embedded Rent Growth

**Achieved rent escalations of 15% on 1.9 msf in Q1 FY23. On track for additional 14% rent escalations on balance 6.3 msf in FY23. Current in-place rents are 22% below market**

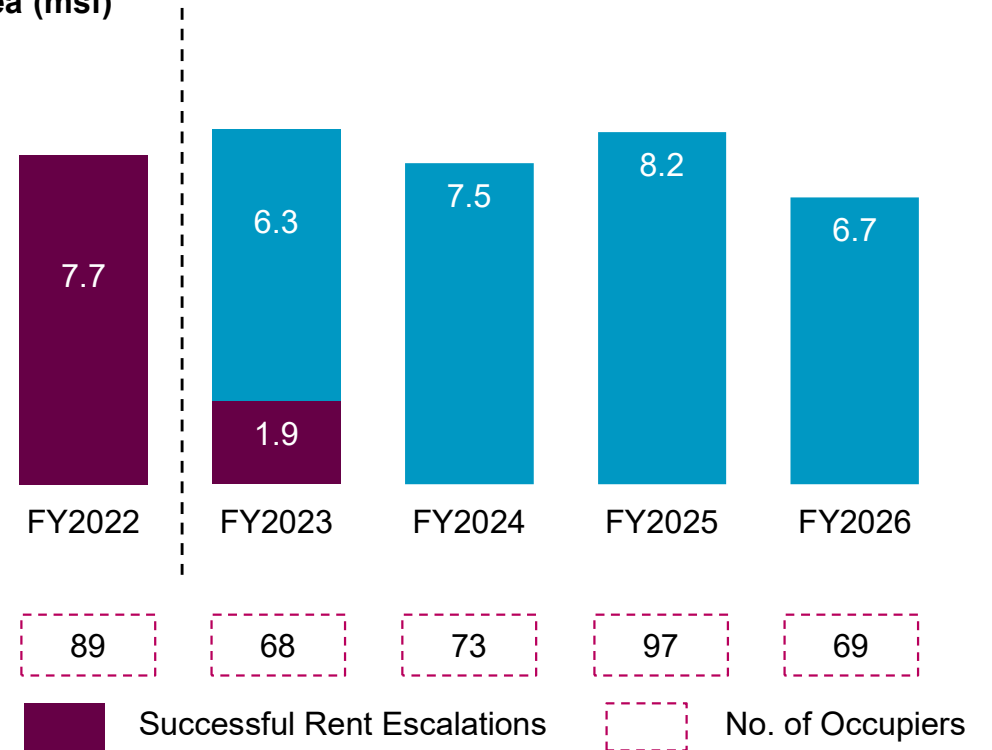
**Market Rents 22% above in-place rents**

**Embedded Rent Escalations of 15% aids NOI growth**

Rent (₹ psf / month)



Area (msf)



<b>Rent Escalations</b>	14%	14%	14%	14%
<b>Post-escalation MTM opportunity</b>	13%	30%	10%	15%

**Q1 Update: Achieved 15% rent increase on 1.9 msf (22 leases)**

Note:  
(1) CBRE, Jun'22, Embassy REIT



# V. Development Update

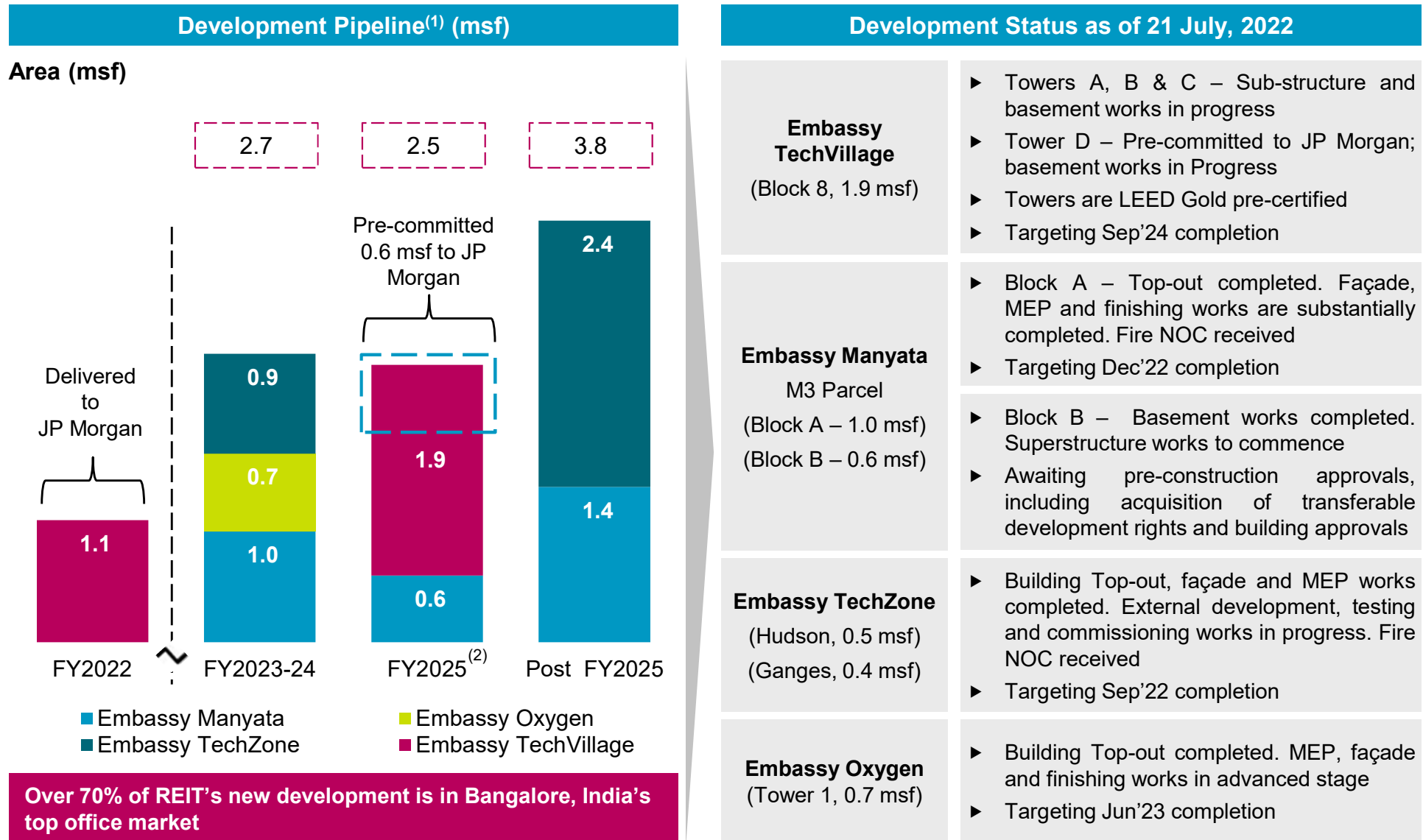


Embassy TechVillage – JP Morgan BTS, Bangalore



# On-campus Development Fueling Growth

Accelerated development activity on 4.6 msf ongoing office projects, including 1.9 msf at ETV, of which 550k sf has been successfully pre-committed to JP Morgan



Over 70% of REIT's new development is in Bangalore, India's top office market

Notes:  
 (1) Excludes 518 hotel keys at Embassy TechVillage  
 (2) Includes acquisition of 0.6 msf M3 Block B located within overall Embassy Manyata campus upon estimated building completion in Mar'25



# Project Progress at Site

Embassy TechVillage – Block 8 (1.9 msf)

Design Perspective



Embassy Manyata – M3 Block A (1.0 msf)



Actual Progress at Site<sup>(1)</sup>



Note:  
(1) July'22 Pictures



# Project Progress at Site (Cont'd)

Embassy Oxygen – Tower 1 (0.7 msf)

Design Perspective



Embassy TechZone – Hudson and Ganges (0.9 msf)



Actual Progress at Site<sup>(1)</sup>



Note:  
(1) July'22 Pictures



A wide-angle photograph of the Embassy TechVillage in Bangalore, India. The image shows a modern, multi-story building with a light beige facade and numerous windows. A prominent feature is a large, arched glass entrance on the right side. The building is surrounded by a paved courtyard with outdoor seating, including tables and chairs, and a covered walkway with a grid-like roof structure. A clock is visible on the building's facade. The sky is blue with scattered white clouds.

# VI. ESG Update

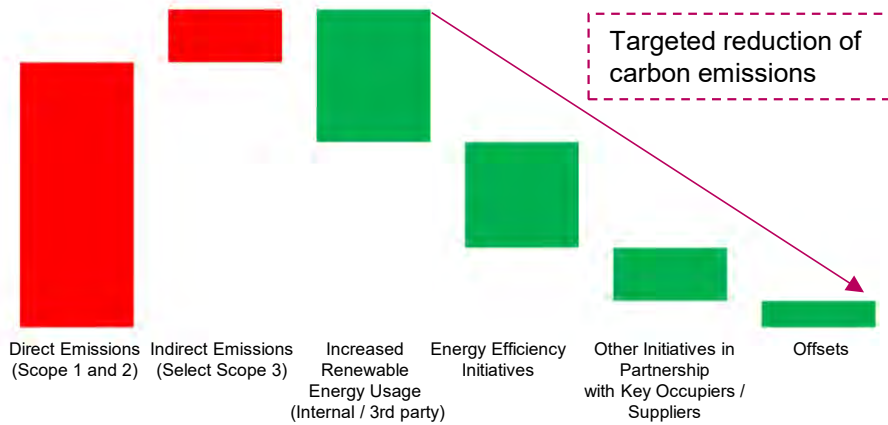
Embassy TechVillage, Bangalore



# Green Impetus across Investing, Operations and Financing

ESG focus and commitments aligned with broader goals of occupiers and investors. ESG leadership position a strong differentiator and long-term business advantage

## Pathway to Net Zero Carbon operations by 2040



## Invested in 20+ MW Solar Rooftop, Dec'22 completion

**₹950 million**

Projected Capex

**25k tonnes**

CO<sub>2</sub> Emission Reduction<sup>(1)</sup>

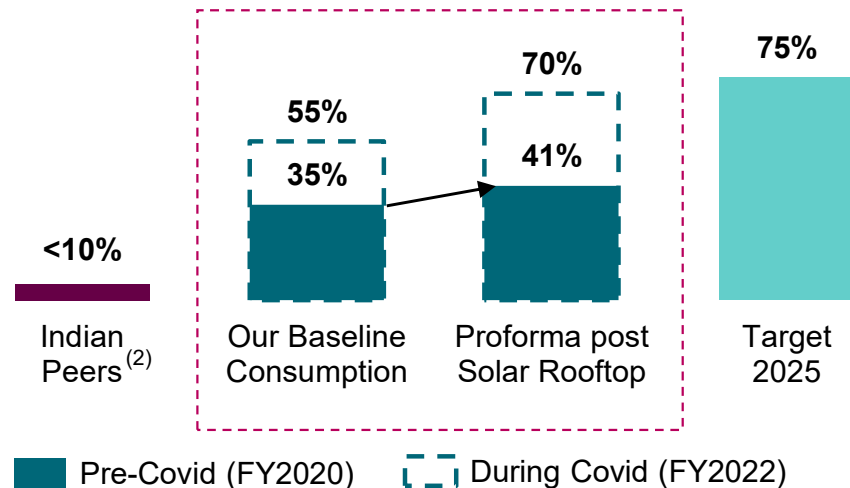
**30%+**

Projected IRR

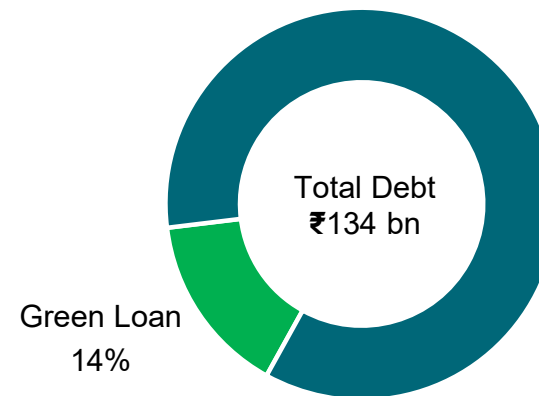
**3 years**

Payback Period

## % of Renewable Power in Our Energy Consumption



## Achieved ₹22 bn green loan ahead of 2025 target



Notes:

- (1) Annual figures based on CO<sub>2</sub> baseline database for the Indian power sector Dec'18
- (2) As per company disclosures by Indian office listed real estate peers



# Launched Annual ESG Report



Please scan this QR code to download the report



### 2023 Roadmap: Highlights

**Water Stewardship**  
Water consumption reduction across operational portfolio

Target	FY2022 Progress
7% by FY2025	8.4%

**FY2023 key planned initiatives**

- Upgrade 50% and harvest harvesting systems
- Install water efficient fixtures

**Waste**  
Organic Waste Converter (OWC) capacity increase

Target	FY2022 Progress
20% by FY2025	8%

**FY2023 key planned initiatives**

- Upgrade the capacity of existing OWC
- Initiate traceability assessment of construction waste

**Biodiversity**  
Improve Biodiversity in our properties

Target	FY2022 Progress
100% by FY2025	100%

**FY2023 key planned initiatives**

- Develop biophilic designs and promote native plants in all ongoing constructions

**Energy and Emissions**  
Renewable energy consumption share

Target	FY2022 Progress
15% by FY2025	15%

**USGBC LEED certified portfolio (% of operational area)**

Target	FY2022 Progress
100% by FY2025	100%

**FY2023 key planned initiatives**

- 20 MA retrofit solar panels
- USGBC LEED CHM certification for all Bangalore properties and ISO-CM verification for ETV Parcel 9

Note: Targets are against average of FY2022 actuals for the portfolio (excluding Embassy Techparks premises).

1. Lower energy and water consumption noted during FY2022 as a result of occupancy in our premises were impacted due to the Covid pandemic. Lower energy consumption resulted in higher share of

**2023 Net Zero Carbon Operations Commitment**

**ESG Performance of Suppliers**  
Adherence to "Supplier Code of Conduct"

Target	FY2022 Progress
100%	100%

**FY2023 key planned initiatives**

- Continuous performance monitoring and regular ISO audits of certified key suppliers

**Local Sourcing**  
Local sourcing share

Target	FY2022 Progress
20% by FY2025	100%

**FY2023 key planned initiatives**

- Continue evaluation and adoption of local vendors for sourcing materials

**Certified Materials**  
Increase usage of certified and eco-labeled materials

Target	FY2022 Progress
20% by FY2025	100%

**FY2023 key planned initiatives**

- Establish baseline

**2023 Key Initiatives**

**Water Stewardship**  
Water consumption reduction across operational portfolio

**Waste**  
Organic Waste Converter (OWC) capacity increase

**Biodiversity**  
Improve Biodiversity in our properties

**Energy and Emissions**  
Renewable energy consumption share

**USGBC LEED certified portfolio (% of operational area)**

**FY2023 key planned initiatives**

- 20 MA retrofit solar panels
- USGBC LEED CHM certification for all Bangalore properties and ISO-CM verification for ETV Parcel 9

Note: Targets are against average of FY2022 actuals for the portfolio (excluding Embassy Techparks premises).

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**Embassy REIT**

**2023 Key Initiatives**

**Water Stewardship**  
Water consumption reduction across operational portfolio

**Waste**  
Organic Waste Converter (OWC) capacity increase

**Biodiversity**  
Improve Biodiversity in our properties

**Energy and Emissions**  
Renewable energy consumption share

**USGBC LEED certified portfolio (% of operational area)**

**FY2023 key planned initiatives**

- 20 MA retrofit solar panels
- USGBC LEED CHM certification for all Bangalore properties and ISO-CM verification for ETV Parcel 9

Note: Targets are against average of FY2022 actuals for the portfolio (excluding Embassy Techparks premises).

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**Embassy REIT**

**2023 Key Initiatives**

**Water Stewardship**  
Water consumption reduction across operational portfolio

**Waste**  
Organic Waste Converter (OWC) capacity increase

**Biodiversity**  
Improve Biodiversity in our properties

**Energy and Emissions**  
Renewable energy consumption share

**USGBC LEED certified portfolio (% of operational area)**

**FY2023 key planned initiatives**

- 20 MA retrofit solar panels
- USGBC LEED CHM certification for all Bangalore properties and ISO-CM verification for ETV Parcel 9















Note: Targets are against average of FY2022 actuals for the portfolio (excluding Embassy Techparks premises).

1. Lower energy and water consumption noted during FY2022 as a result of occupancy in our premises were impacted due to the Covid pandemic. Lower energy consumption resulted in higher share of



# ESG Memberships and Certifications

Current ESG memberships, certifications and performance on global benchmarks reflect Embassy REIT’s commitment to sustainability, transparency and operational excellence

Past Achievements	Current Achievements and Focus Areas	Future Plans
  	       	  



A nighttime photograph of a modern office building, Embassy Manyata, in Bangalore. The building is illuminated with warm yellow lights from its windows and vertical light strips. In the foreground, a multi-lane flyover with light trails from traffic is visible. The sky is a deep blue and purple, indicating dusk. The text 'VII. Total Business Ecosystem Update' is overlaid in white on the left side of the image.

# VII. Total Business Ecosystem Update

Flyover at Embassy Manyata, Bangalore



## Strong Revival in Hospitality Business

Successfully launched 619-key Hilton hotels at Embassy Manyata. 1,096-key operating hotel portfolio witnessed strong revival with 50% occupancy (vs 29% in Q4) and ₹145 mn EBITDA

### Hilton at Embassy GolfLinks



247 Keys

5-Star Hotel

Operational

Q1 Occupancy : 69% (12% in Q1 FY22)

Q1 EBITDA: ₹67 mn [₹(28) mn in Q1 FY22]

'2022 Travellers Choice Award'  
 - by TripAdvisor

### Four Seasons at Embassy One



230 Keys

5-Star Luxury Hotel

Operational

Q1 Occupancy : 40% (9% in Q1 FY22)

Q1 EBITDA: ₹37 mn [₹(57) mn in Q1 FY22]

Copitas ranked no 3 among 30 Best Bars  
 India Awards 2022

### Hilton Hotels at Embassy Manyata



619 Keys

5-star & 4-Star Hotels

Complex Launched in Q1 FY23<sup>(1)</sup>

Q1 Occupancy: 47%

Q1 EBITDA: ₹41 mn

60k sf convention center, one of India's  
 largest mixed-use hotel complexes

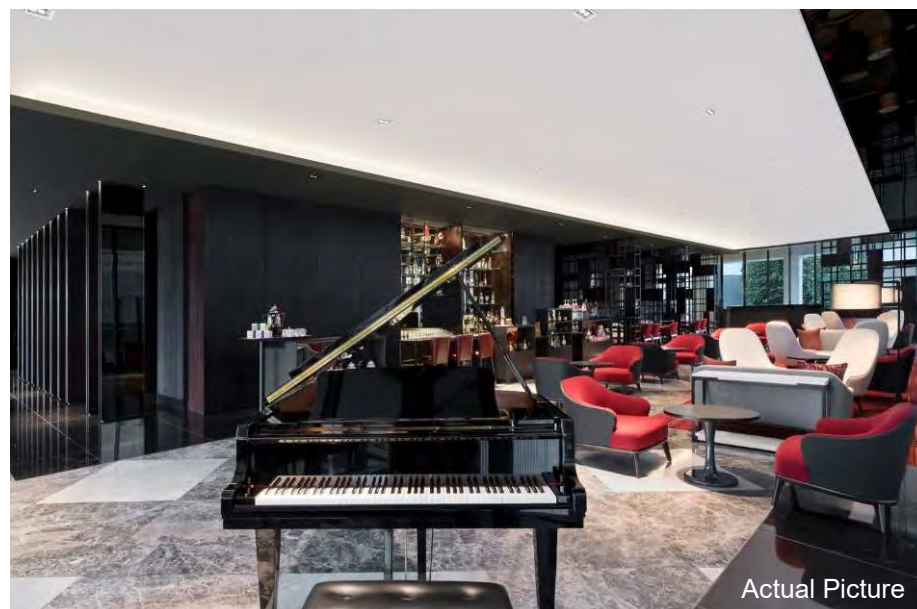
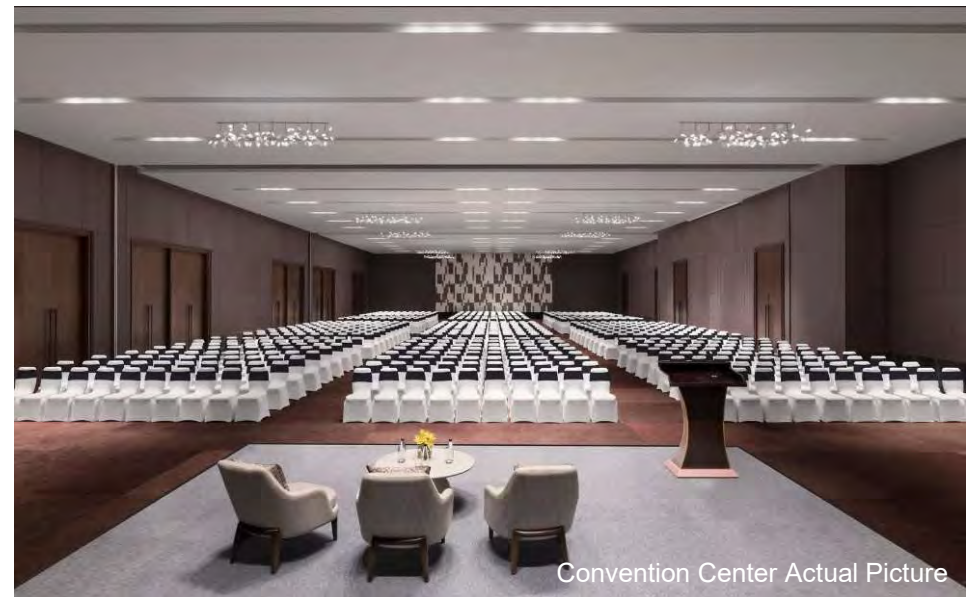
- ▶ Strong pent-up demand from corporate and group segment driving occupancy and ADRs for hotel portfolio
- ▶ Successful launch of 619 keys Hilton Hotel at Embassy Manyata in Q1
  - Signed over 150+ corporate accounts, achieved break-even within first quarter of launch
  - Strong convention centre demand for both corporate and wedding events with over 140+ events hosted since May'22 launch
- ▶ Kick started development of 518 keys dual-branded Hilton Hotels at ETV in Bangalore

Note:

(1) 266-key Hilton hotel and 60,000 sf Convention Center was launched in May'22 and 353-key Hilton Garden Inn was launched in Mar'22



# Hilton Hotel at Manyata - Select Pictures





## Accelerating Development of New Hilton Hotels at ETV

Construction of 518 keys dual-branded Hilton hotels at ETV, located in Bangalore's ORR micro market, is fully underway with target delivery of 2025



**Opportunity: ORR micro market, where ETV is located, is a significantly underserved hospitality market despite being a dense office sub-market with 62 msf <sup>(1)</sup> existing office stock**

Note:  
(1) Source: CBRE



# Deepening Business Moat

Continuing investment in infrastructure and amenities deepens business moat and fortifies REIT properties for the next phase of growth

South Side Skywalk at Embassy Manyata (WIP, July'22)



Sports Zone, Central Garden at ETV (WIP, Dec'22)



Block K Refurbishment at Embassy Manyata (WIP, Dec'22)



Amphitheatre, Central Garden at ETV (WIP, Dec'22)



Note:  
(1) July'22 Pictures





# VIII. Financial Update

Embassy TechZone, Pune



## Robust Financial Performance

**Q1 FY23 NOI and EBITDA up 9% each year-on-year respectively with NOI and EBITDA margins at 82% and 79% respectively**

	Q1 FY2023 (mn)	Q1 FY2022 (mn)	Variance %	Remarks
<b>Revenue from Operations</b>	<b>₹8,294</b>	<b>₹7,376</b>	<b>+12%</b>	<ul style="list-style-type: none"> <li>▶ Revenue from recently delivered 1.1 msf JP Morgan Built-to-Suit at ETV Campus</li> <li>▶ Revenue from recently launched Hilton Hotels at Embassy Manyata</li> <li>▶ Ramp-up of Hotel occupancy</li> <li>▶ Lease rent escalations of 14% on 6.2 msf</li> </ul>
<b>NOI</b>	<b>₹6,773</b>	<b>₹6,213</b>	<b>+9%</b>	<ul style="list-style-type: none"> <li>▶ Increase in Revenue from Operations</li> <li>▶ Partially offset by costs corresponding to hotel operations including cost of Hilton hotels at Embassy Manyata</li> </ul>
<b>Margin (%)</b>	<b>82%</b>	<b>84%</b>		
<b>EBITDA</b>	<b>₹6,544</b>	<b>₹6,008</b>	<b>+9%</b>	<ul style="list-style-type: none"> <li>▶ In-line with NOI increase</li> </ul>
<b>Margin (%)</b>	<b>79%</b>	<b>81%</b>		
<b>Distribution</b>	<b>₹5,052</b>	<b>₹5,346</b>	<b>(5%)</b>	<ul style="list-style-type: none"> <li>▶ Increase in EBITDA</li> <li>▶ Offset by interest costs on additional debt for new development and ZCB refinance</li> </ul>
<b>Payout Ratio</b>	<b>100%</b>	<b>100%</b>		

Note:

(1) Above financial results exclude Revenue, NOI and EBITDA from Embassy GolfLinks since Embassy REIT owns 50% economic interest in GLSP

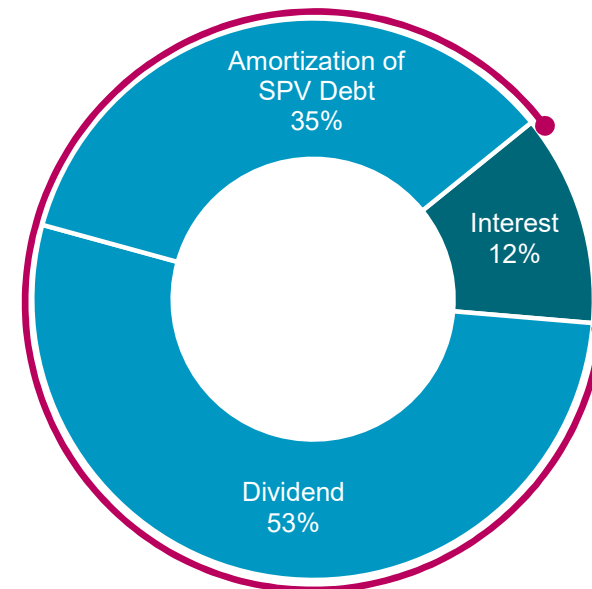
## Delivering on Distributions

Distributions for Q1 stood at ₹5,052 mn i.e., ₹5.33 per unit with 88% being tax-free for Unitholders

### Distribution Highlights

Particulars	Q1 FY2023
Distribution period	Apr'22 – Jun'22
Distribution amount (mn)	₹5,052
Outstanding units (mn)	948
Distribution per unit (DPU)	₹5.33
Announcement date	July 21, 2022
Record date	July 29, 2022
Payment date	On or before August 05, 2022

### Distribution Mix – Q1



- ▶ 100% distribution payout ratio demonstrates commitment to regular quarterly distributions
- ▶ 88% of Q1 FY2023 distributions are tax-free for Unitholders



# Prudent Capital Management

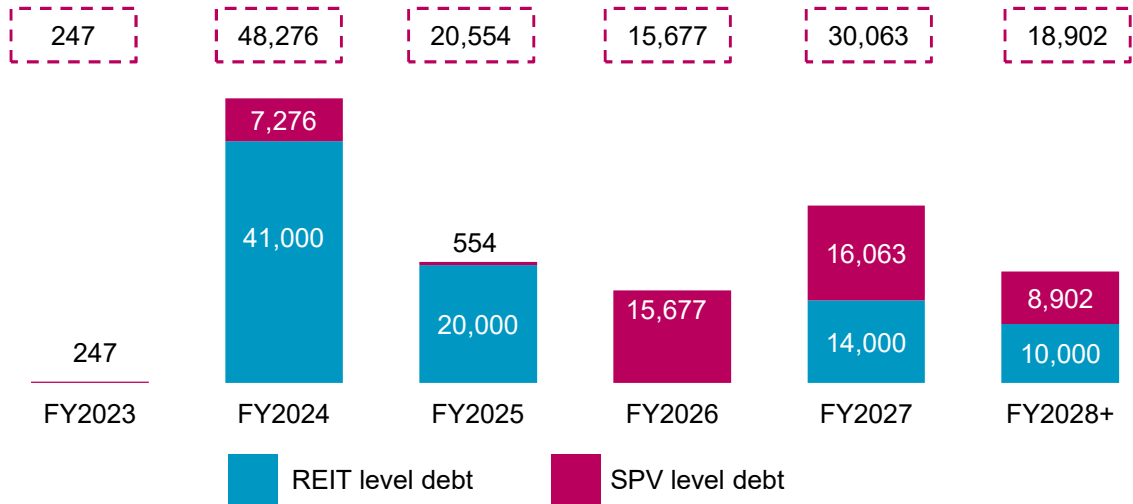
Successfully reduced overall interest cost to 6.9% through timely refinancing, staggered debt maturities with <1% debt maturing over next 12 months

**6.9%**  
Average Debt Cost

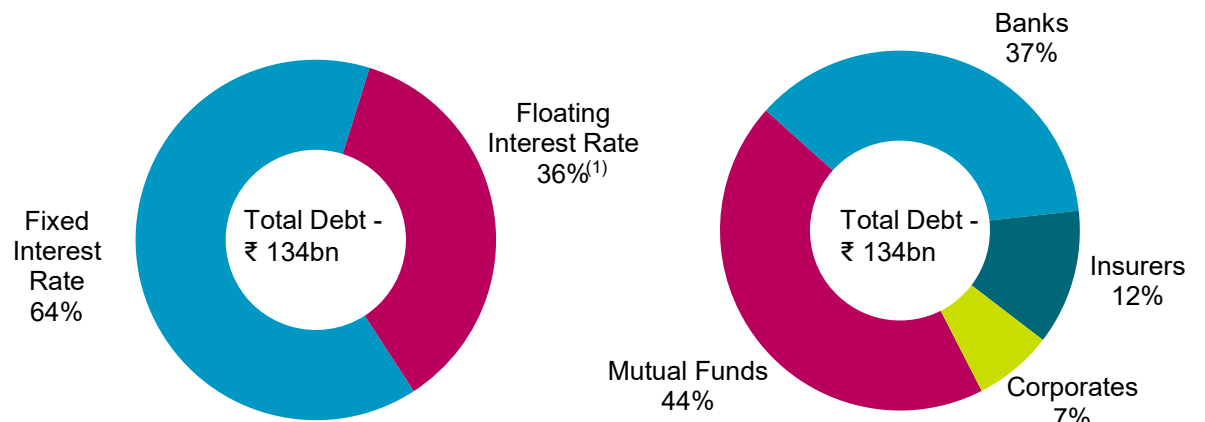
**<1%**  
Debt Maturity over next 12 months

**AAA / Stable**  
Credit Rating

### Staggered Debt Maturity (₹ mn)



### REIT Debt Composition



Note:  
(1) Renegotiated ₹25.5 bn of ₹48.7 bn floating rate debt to fixed rate debt through a yearly reset. Hence, 83% of debt book is now locked-in at a fixed cost for FY2023



An aerial night photograph of the Embassy Galaxy building in Noida. The building is a large, modern structure with multiple floors, many of which are lit up from within, showing a grid of windows. The building's facade is a mix of dark brick and lighter-colored panels. In the foreground, there is a busy road with several cars and light trails from long-exposure photography. The sky is a deep blue, suggesting twilight. The overall scene is illuminated by the building's lights and streetlights, creating a vibrant urban atmosphere.

# IX. Appendix

Embassy Galaxy, Noida



## Walkdown of Key Financial Metrics

Particulars (₹ mn)	Q1 FY2023	Q1 FY2022	YoY Variance (%)	Q4 FY2022	QoQ Variance (%)	
Revenue from Operations	8,294	7,376	12%	7,488	11%	NOI
Property Taxes and Insurance	(295)	(284)	4%	(293)	1%	
Direct Operating Expenses	(1,226)	(879)	39%	(945)	30%	
<b>Net Operating Income</b>	<b>6,773</b>	<b>6,213</b>	<b>9%</b>	<b>6,250</b>	<b>8%</b>	NDCF at SPV level
Other Income	203	273	(26%)	316	(36%)	
Dividends from Embassy GolfLinks	395	300	32%	275	44%	
Property Management Fees <sup>(1)</sup>	(174)	(168)	4%	(170)	2%	
Indirect Operating Expenses	(273)	(209)	30%	(261)	5%	
<b>EBITDA</b>	<b>6,925</b>	<b>6,409</b>	<b>8%</b>	<b>6,411</b>	<b>8%</b>	
Working Capital Adjustments	453	693	(35%)	924	(51%)	
Cash Taxes	(178)	(427)	(58%)	(341)	(48%)	
Principal Repayment on external debt	(49)	(19)	161%	(46)	6%	
Interest on external debt	(725)	(345)	110%	(613)	18%	
Non-Cash Adjustments	(117)	(152)	(23%)	(42)	177%	
<b>NDCF at SPV level</b>	<b>6,309</b>	<b>6,160</b>	<b>2%</b>	<b>6,292</b>	<b>0.3%</b>	Distribution
Distribution from SPVs to REIT	6,272	6,182	1%	6,287	(0.2%)	
Distribution from Embassy GolfLinks	332	-	NR	-	NR	
Interest on external debt	(1,466)	(718)	104%	(1,225)	20%	
REIT Management Fees <sup>(1)</sup>	(59)	(74)	(21%)	(59)	0%	
Other Inflows at REIT level (Net of Expenses)	(24)	(40)	(40%)	(9)	167%	
<b>NDCF at REIT level</b>	<b>5,056</b>	<b>5,350</b>	<b>(5%)</b>	<b>4,994</b>	<b>1%</b>	
<b>Distribution</b>	<b>5,052</b>	<b>5,346</b>	<b>(5%)</b>	<b>4,986</b>	<b>1%</b>	

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

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

# Portfolio Summary

**33.8 msf completed Grade A office assets (87% occupied, 6.9 years WALE, 22% MTM opportunity)**

Property	Leasable Area (msf)/Keys/MW			WALE <sup>(2)</sup> (yrs)	Occupancy (%)	Rent (? psf / mth)			GAV <sup>(3)</sup>	
	Completed	Development	Total			In-place	Market	MTM (%)	? mn	% of total
Embassy Manyata	11.8	3.0	14.8	6.6	87%	66	93	40%	183,028	37%
Embassy TechVillage	7.3	1.9	9.2	9.6	99%	76	94	24%	116,329	24%
Embassy GolfLinks <sup>(1)</sup>	3.1	-	3.1	7.0	99%	127	150	18%	31,560	6%
Embassy One	0.3	-	0.3	7.8	33%	150	147	(2%)	4,678	1%
<b>Bengaluru Sub-total</b>	<b>22.4</b>	<b>4.9</b>	<b>27.4</b>	<b>7.7</b>	<b>92%</b>	<b>79</b>	<b>102</b>	<b>30%</b>	<b>335,595</b>	<b>68%</b>
Express Towers	0.5	-	0.5	2.9	78%	277	270	(3%)	17,987	4%
Embassy 247	1.2	-	1.2	3.1	84%	110	112	2%	17,939	4%
FIFC	0.4	-	0.4	3.4	86%	298	275	(8%)	14,045	3%
<b>Mumbai Sub-total</b>	<b>2.0</b>	<b>-</b>	<b>2.0</b>	<b>3.1</b>	<b>83%</b>	<b>182</b>	<b>177</b>	<b>(3%)</b>	<b>49,971</b>	<b>10%</b>
Embassy TechZone	2.2	3.3	5.5	3.9	84%	51	48	(6%)	22,441	5%
Embassy Quadron	1.9	-	1.9	5.9	50%	52	48	(8%)	12,855	3%
Embassy Qubix	1.5	-	1.5	5.4	90%	42	48	14%	9,999	2%
<b>Pune Sub-total</b>	<b>5.5</b>	<b>3.3</b>	<b>8.8</b>	<b>4.8</b>	<b>74%</b>	<b>48</b>	<b>48</b>	<b>(1%)</b>	<b>45,295</b>	<b>9%</b>
Embassy Oxygen	2.5	0.7	3.3	9.9	73%	51	54	7%	24,648	5%
Embassy Galaxy	1.4	-	1.4	2.9	89%	36	45	26%	9,276	2%
<b>Noida Sub-total</b>	<b>3.9</b>	<b>0.7</b>	<b>4.6</b>	<b>7.7</b>	<b>79%</b>	<b>45</b>	<b>50</b>	<b>13%</b>	<b>33,924</b>	<b>7%</b>
<b>Subtotal (Office)</b>	<b>33.8</b>	<b>9.0</b>	<b>42.8</b>	<b>6.9</b>	<b>87%</b>	<b>77</b>	<b>93</b>	<b>22%</b>	<b>464,785</b>	<b>94%</b>
Four Seasons at Embassy One	230 Keys	-	230 Keys	-	40%	-	-	-	7,938	2%
Hilton at Embassy GolfLinks	247 Keys	-	247 Keys	-	69%	-	-	-	4,280	1%
Hilton & Hilton Garden Inn at Embassy Manyata (5 & 3 star)	619 Keys	-	619 Keys	-	47%	-	-	-	7,496	2%
Hilton & Hilton Garden Inn at Embassy TechVillage (5 & 3 star)	-	518 Keys	518 Keys	-	0%	-	-	-	210	0%
Embassy Energy	100MW	-	100MW	-	0%	-	-	-	8,965	2%
<b>Subtotal (Infrastructure Assets)</b>	<b>1,096 Keys / 100MW</b>	<b>518 Keys</b>	<b>1,614 Keys / 100MW</b>						<b>28,889</b>	<b>6%</b>
<b>Total</b>	<b>33.8 msf/1,096 Keys/100MW</b>	<b>9 msf / 518 Keys</b>	<b>42.8 msf / 1,614 Keys</b>						<b>493,674</b>	<b>100%</b>

Notes:

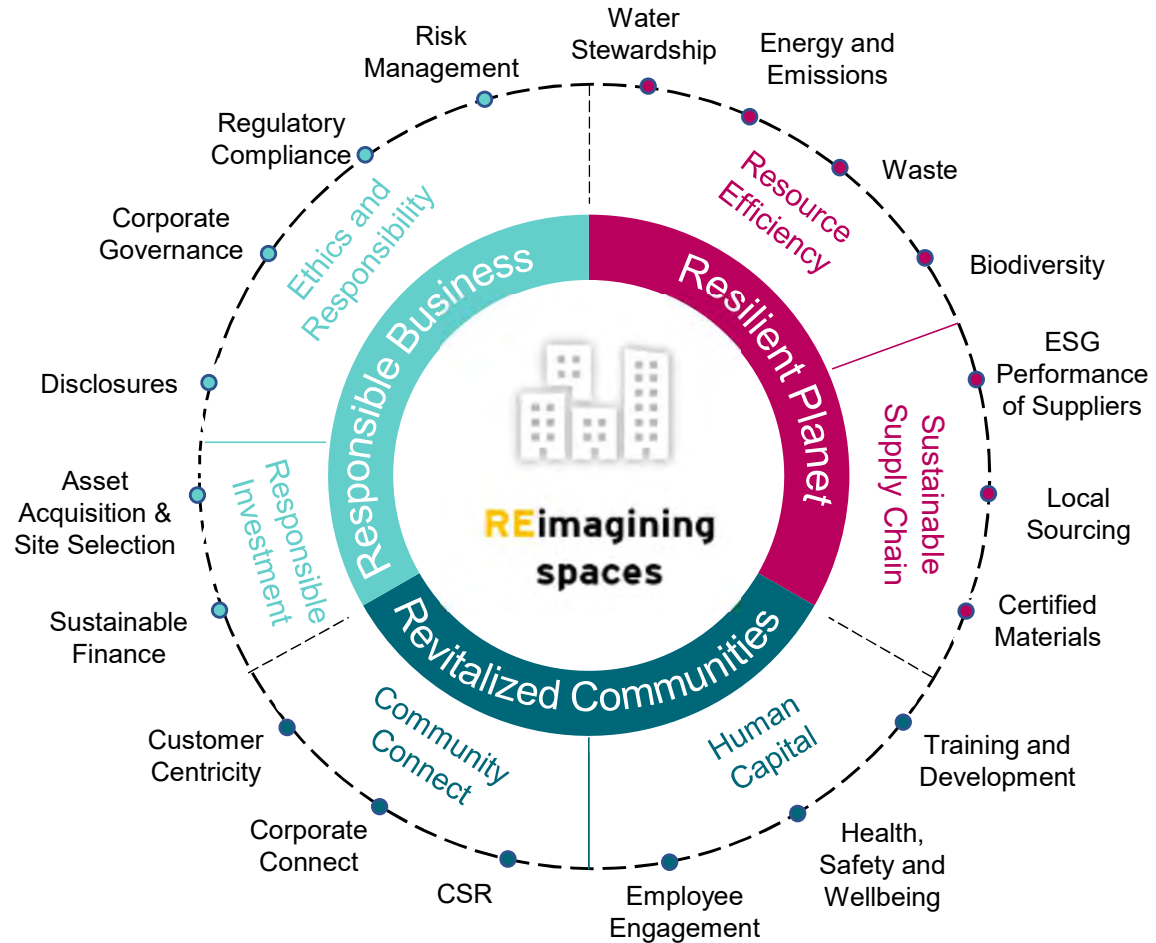
- (1) Details included in the above table are for 100% stake in Embassy GolfLinks, except GAV which reflects Embassy REIT's 50% economic interest in GLSP
- (2) Weighted against Gross Rentals assuming occupier exercise their renewal options after the end of the initial commitment period
- (3) Gross Asset Value (GAV) considered per Mar'22, 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 51



# ESG Vision and Framework – 3 Pillars

**ESG Framework, comprising of 19 specific programs, is driven by our vision to “Reimagine spaces” for a sustainable tomorrow for all our stakeholders**

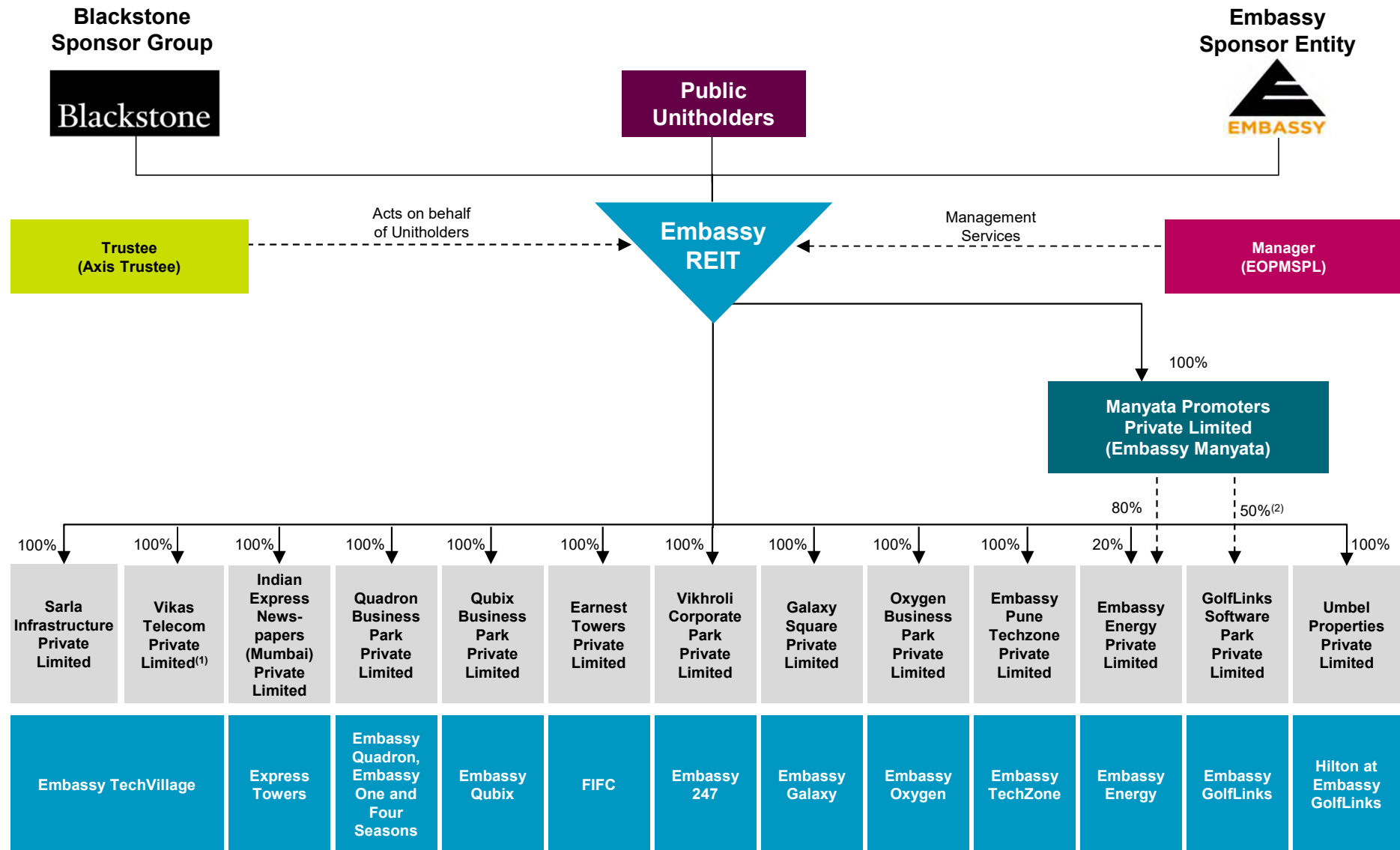
- 1  
Framework
- 3  
Pillars
- 6  
Focus Areas
- 19  
Programs



- ▶ ESG objective is integrated into our business objectives and values
- ▶ Net Zero Carbon Emissions by 2040 across our operational portfolio



# Embassy REIT Structure



Notes:

- (1) Pursuant to a scheme of arrangement (the 'Scheme') involving EOVPL and VTPL which was approved by the National Company Law Tribunal ('NCLT'), Bengaluru branch via order dated February 28, 2022, EOVPL merged with VTPL and is now a 100% directly held Special Purpose Vehicle of Embassy REIT
- (2) Balance 50% owned by JV partner
- (3) The 100% owned entities are held jointly with nominee shareholders for the Embassy REIT



# Key Terms & Definitions

Notes:

- ▶ All figures in this presentation are as of Jun 30, 2022
- ▶ All figures corresponding to year denoted with "FY" are as of or for the one-year period ending (as may be relevant) March 31<sup>st</sup> 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
- ▶ Gross Asset Value (GAV) considered per Mar'22, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. GAV of approximately 186k sf area and property maintenance business of EGL Campus has not been considered for Mar'22 valuation purposes, as the acquisition was completed by GLSP post year end.
- ▶ Key Terms and Definitions:
  1. 1Q/Q1/Three Months ended – Quarter ending Jun'22
  2. ADR – Average Daily Rate (ADR) is a measure of the average rate charged for rooms sold and is calculated by dividing total rooms revenue for a period by the number of rooms sold during that period
  3. Annualized Rental Obligations – Defined as Gross Rentals multiplied by twelve (12)
  4. Average Occupancy – Commercial Offices - Occupied Area / Completed Area. Hotels - Occupied Rooms / Completed Rooms or Keys
  5. Base Rentals – Rental income contracted from the leasing of Completed Area; does not include fit-out & car parking income
  6. bn – Billions
  7. bps – Basis points
  8. BSE – BSE Limited
  9. CAM – Common Area Maintenance
  10. C&W – Cushman & Wakefield
  11. CAGR – Compounded Annual Growth Rate
  12. CBRE – CBRE South Asia Private Limited
  13. Completed Area – the Leasable Area of a property for which occupancy certificate has been received
  14. CRE – Corporate real estate
  15. DPU – Distribution per unit
  16. EBITDA – Earnings/ (loss) before finance costs, depreciation, amortization, impairment loss and income tax excluding share of profit of equity accounted investee
  17. Embassy TechVillage / ETV – Comprises of the legal entities Vikas Telecom Private Limited (VTPL) and Sarla Infrastructure Private Limited (SIPL). The ETV entities also included Embassy Office Ventures Private Limited, an erstwhile holding company of Embassy REIT, which has been dissolved pursuant to a restructuring among EOVPL and VTPL through an NCLT scheme
  18. Embassy Group – refers to the Embassy Sponsor or its subsidiaries or limited liability partnerships
  19. Embassy REIT refers to Embassy Office Parks REIT
  20. EOPMSPL – Embassy Office Parks Management Services Private Limited
  21. EOPPL – Embassy Office Parks Private Limited, a former holding company of Embassy REIT which has been dissolved pursuant to restructuring involving MPPL, EOPPL and EPTPL through NCLT scheme
  22. FY – Period of 12 months ended March 31 of that particular year, unless otherwise stated
  23. GAV – Gross Asset Value
  24. GCC – Global Captive Centers
  25. GLSP – GolfLinks Software Park Private Limited
  26. Green Loan – Green loan refers to loans given by Multinational banks against Green Buildings (Gold or Platinum LEED certified). These loans are classified as Green Loans under the banks Green & Sustainable Finance Framework and comprises certifications received from Climate Bond initiatives
  27. GRESB – Formerly known as Global Real Estate Sustainability Benchmark \
  28. Holdco – Refers to MPPL
  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 Corporation
  37. msf – Million square feet

37. MTM – Mark to Market
38. Mumbai – Mumbai Metropolitan Region (MMR)
39. MW – Mega-Watt
40. NAV – Net Asset Value
41. NCD – Non-Convertible Debentures
42. NDCF refers to Net Distributable Cash Flows
43. Net Debt – Gross Debt minus short term treasury investment and cash and cash equivalents
44. NM – Not material
45. NOI – Net Operating Income
46. NR – Not Relevant
47. NSE – The National Stock Exchange of India Limited
48. NTM – Next twelve months
49. NXT – Manyata front parcel office towers
50. OC – Occupancy certificate
51. Occupancy / % Occupied / % Leased – Occupancy is defined as the ratio of the Occupied Area and the Completed Area
52. Occupied Area – Completed area of property which has been leased or rented out in accordance with an agreement entered into for the purpose
53. ORR – Outer Ring Road
54. OWC – Organic Waste Converter
55. Proforma Debt Headroom – Proforma Debt Capacity (Maximum debt as per REIT Regulations) - Current Net Debt
56. Portfolio – Together, the Portfolio Assets and the Portfolio Investment
57. 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
58. QoQ – Quarter on quarter
59. REIT Regulations – Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014
60. 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 Jun'22
61. RevPAR – Revenue Per Available Room (RevPAR) is a hotel industry financial metric calculated by multiplying the Average Daily Rate by the percentage occupancy
62. Re-leasing spread – Refers to the change in rent psf between new & expiring leases, expressed as a percentage
63. Restructuring – Pursuant to a composite scheme of arrangement (the "Scheme") involving MPPL, EOPPL and EPTPL which was approved by National Company Law Tribunal (NCLT), Mumbai bench via order dated 10 March 2021, MPPL has become a 100% Holdco of the Embassy Office Parks REIT, holding Embassy Manyata Business Park, 80% of the share capital of EEPL and 50% of the share capital of GLSP, while EPTPL has become a 100% directly-held SPV of Embassy Office Parks REIT, holding Embassy TechZone
64. ROFO – Right of First Offer
65. sf / psf – Square feet / per square feet
66. Sponsor(s) – Embassy Property Developments Private Limited and BRE / Mauritius Investments
67. SPV – Special purpose vehicles, as defined in Regulation 2(l)(zs) of the REIT Regulations, in this case being UPPL, EEPL, IENMPL, VCPPL, ETPL, QBPL, QBPPL, OBPPL, VTPL, SIPL, EPTPL and GSPL
68. TEV – Total Enterprise Value
69. Total Returns – Total Return captures price movement and distribution since listing in Apr'19
70. TI / TIs – Tenant Improvement / (s)
71. tn – Trillions
72. 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
73. Units – An undivided beneficial interest in the Embassy REIT, and such units together represent the entire beneficial interest in the Embassy REIT
74. 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
75. WFH – Work from home
76. WIP – Work-in-progress
77. Years – Refers to fiscal years unless specified otherwise
78. YoY – Year on year
79. YTD – Year to date
80. YTM – Yield to Maturity
81. ZCB – Zero Coupon Bond

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**EMBASSY OFFICE PARKS REIT ('Embassy REIT')**  
**Supplemental Operating and Financial Data**  
**for the Quarter Ended June 30, 2022**  
**('Supplementary Databook')**  
**Published on July 21, 2022**

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## Non-GAAP Financial Metrics

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

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

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## Snapshot

as of 30-Jun-2022

### Key Portfolio Information

#### Commercial Offices<sup>1</sup>

Number of Completed Office buildings	96
Leasable Area (msf)	42.8
Completed Area (msf)	33.8
Under Construction Area (msf)	4.6
Proposed Development Area (msf)	4.4

#### Hospitality

Number of Completed Hotels	4
Number of Hotel keys	1,614
Completed (keys)	1,096
Under Construction (keys)	518

#### Others<sup>2</sup>

Solar Park Capacity	100MW (AC)
---------------------	------------

### Key Financial Information

Closing Price (Rs. per Unit) <sup>3</sup>	374.21
52-Week Closing High (Rs. per Unit) <sup>3</sup>	404.99
52-Week Closing Low (Rs. per Unit) <sup>3</sup>	330.01
52-Week ADTV (Units) <sup>4</sup>	1,033,191
52-Week ADTV (Rs. mn) <sup>4</sup>	373.16
Units Outstanding (mn)	947.89
Market Capitalization (Rs. mn) <sup>3</sup>	354,711
Net Debt (Rs. mn)	131,772
Total Enterprise Value (Rs. mn) <sup>5</sup>	486,483
Distribution for quarter ended June 30, 2022 (Rs. per Unit)	5.33

### Ratings

Embassy Office Parks REIT (Corporate Credit Rating)	CRISIL CCR AAA/Stable Reaffirmed on March 17, 2022
Embassy Office Parks REIT Series II NCD (Tranche A & B) <sup>6</sup>	CRISIL AAA/Stable Reaffirmed on March 17, 2022
Embassy Office Parks REIT Series III NCD <sup>7</sup>	CRISIL AAA/Stable Reaffirmed on March 17, 2022
Embassy Office Parks REIT Series IV NCD <sup>8</sup>	CRISIL AAA/Stable Reaffirmed on March 17, 2022
Embassy Office Parks REIT Series V NCD (Tranche A and B) <sup>9</sup>	CRISIL AAA/Stable Reaffirmed on March 17, 2022
Embassy Office Parks REIT Series VI NCD <sup>10</sup>	CRISIL AAA/Stable Assigned on March 17, 2022

<sup>1</sup>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

<sup>2</sup>Comprises Solar Park located at Bellary district, Karnataka

<sup>3</sup>NSE as at June 30, 2022

<sup>4</sup>Average of units/volume traded on NSE & BSE

<sup>5</sup>Market Capitalization + Net Debt

<sup>6</sup>ISIN|Security code - INE041007035|959990 (Tranche A) & INE041007043|960165 (Tranche B)

<sup>7</sup>ISIN|Security code - INE041007050|960421

<sup>8</sup>ISIN|Security code - INE041007068|973434

<sup>9</sup>ISIN|Security code - INE041007076|973545 (Tranche A) & INE041007084|973546 (Tranche B)

<sup>10</sup>ISIN|Security code - INE041007092|973910

## Strategy

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

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

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

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

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

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

**(3) Proactive asset management to drive value through:**

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

**(4) Industry Leading Corporate Governance**

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

## Management

### Management Team of the Manager

Vikaash Khdloya - Chief Executive Officer  
 Abhishek Agrawal - Interim Chief Financial Officer  
 Ritwik Bhattacharjee - Chief Investment Officer  
 Rishad Pandole - Co-Head, Leasing (North & West)  
 Amit Shetty - Co-Head, Leasing (South)  
 Rajendran Subramaniam - Head - Projects  
 Rajan MG - Head - Operations  
 Raghu Sapra - Head - Hospitality  
 Abhishek Agarwal - Head - Investor Relations  
 Donnie Dominic George - General Counsel  
 Deepika Srivastava - Company Secretary and Compliance Officer  
 Shwetha Reddy - Head - Public Relations and Communications  
 Mansi Bahl - Human Resources Manager

### Nominee Directors of the Manager

Jitendra Virwani - Managing Director, Embassy Group  
 Aditya Virwani - Chief Operating Officer, Embassy Group  
 Robert Christopher Heady - Head of Real Estate (Asia), The Blackstone Group<sup>1</sup>  
 Tuhin Parikh - Head of Real Estate (India), The Blackstone Group

### Independent Directors of the Manager

Dr. Punita Kumar Sinha - Chairperson - Stakeholders Relationship Committee  
 Vivek Mehra - Chairman - Audit Committee  
 Anuj Puri - Chairman - Investment Committee  
 Dr. Ranjan Pai - Chairman - Nomination & Remuneration Committee

## Manager Fees

for 30-Jun-2022

(in Rs. mn)

		Three months ended	
		30-Jun-22	30-Jun-21
Property Management Fees	3% of Facility Rentals <sup>2</sup>	174	168
REIT Management Fees	1% of REIT Distributions	59	74
Acquisition Fees	NIL	NIL	NIL
Divestment Fees	NIL	NIL	NIL
AUM linked Fees	NIL	NIL	NIL
<b>Total Fees (% of Revenue from Operations)</b>		<b>2.81%</b>	<b>3.29%</b>
<b>Total Fees (% of GAV<sup>3</sup>)</b>		<b>0.19%</b>	<b>0.21%</b>

## Timing of Earnings Announcements

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

2Q FY2023	Week commencing Oct 17, 2022
3Q FY2023	Week commencing Jan 23, 2023
4Q FY2023	Week commencing Apr 24, 2023

<sup>1</sup>Asheesh Mohta - Head of Acquisitions (India), The Blackstone Group, has been nominated as Alternate Director

<sup>2</sup>Property management fees include 3% of facility rentals from only Commercial Office segment and does not include fees on Hospitality and Other segments

<sup>3</sup>Gross Asset Value (GAV) considered per Mar'22 and Mar'21 respectively, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually



## Business Highlights<sup>1,2</sup>

	As of	
	30-Jun-22	30-Jun-21
<b>Commercial Offices</b>		
Completed Area (msf)	33.8	32.3
Occupancy	87%	89%
Same-Store Occupancy <sup>3</sup>	87%	89%
No. of Occupiers	214	190
WALE (yrs)	6.9	6.9
Average in-place rents (Rs psf pm)	77	71
Average Market rents (Rs psf pm) <sup>4</sup>	93	91
MTM opportunity	22%	28%
<b>Three months ended</b>		
	30-Jun-22	30-Jun-21
Total Lease-up	1,814	545
- New Lease-up ('000 sf)	415	161
Re-leased Area ('000 sf)	289	161
Re-leasing spread (%)	31%	17%
- Renewed Area ('000 sf)	850	384
Renewal spread (%)	9%	10%
- Pre-Leased Area ('000 sf)	550	-
<b>Hospitality</b>		
Completed Keys (Nos.)	1,096	477
Average Occupancy (%)	50%	10%
Average Daily Rate (ADR) (Rs.)	7,791	5,467
RevPAR (Rs.)	3,934	NM
<b>Others<sup>5</sup></b>		
Solar Energy generated (mn units)	47	49

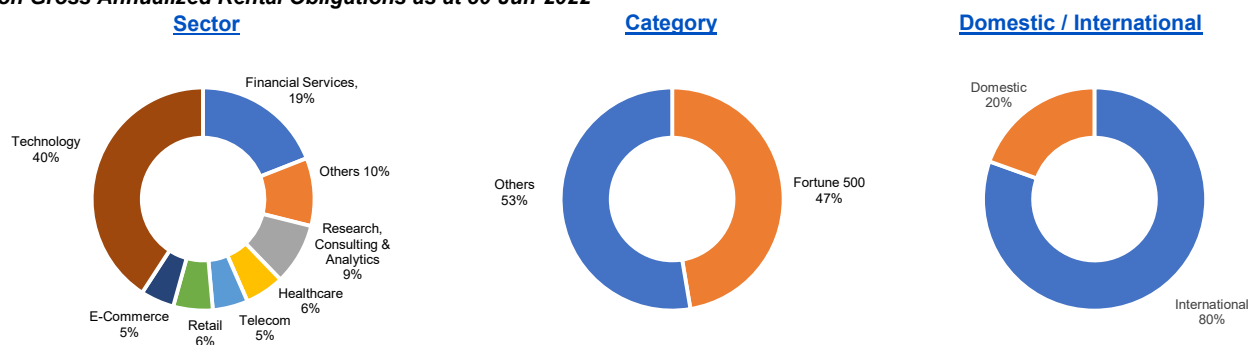
## Top 10 Occupiers<sup>6,7</sup>

### % of Gross Annualized Rental Obligations

Occupiers	As of 30-Jun-2022	Occupiers	As of 30-Jun-2021
Global Technology and Consulting Major	7.5%	Global Technology and Consulting Major	9.8%
JP Morgan	7.0%	Cognizant	7.0%
Cognizant	6.0%	NTT Data	3.5%
NTT Data	3.3%	Flipkart	3.3%
Flipkart	3.0%	JP Morgan	3.0%
Wells Fargo	2.7%	Wells Fargo	3.0%
ANSR	2.7%	ANSR	2.8%
PwC	1.9%	WeWork	2.0%
Google India	1.9%	Google India	2.0%
Cerner	1.8%	PwC	2.0%
<b>Total</b>	<b>37.8%</b>	<b>Total</b>	<b>38.4%</b>

## Occupier Mix

### Based on Gross Annualized Rental Obligations as at 30-Jun-2022



<sup>1</sup>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

<sup>2</sup>On completed area basis

<sup>3</sup>Same-Store Occupancy includes ETV asset but excludes 1.1 msf JP Morgan campus and other 357k sf area additions in GLSP

<sup>4</sup>Market rent as per CBRE assessment as of Jun'22

<sup>5</sup>Comprises Solar Park located at Bellary district, Karnataka

<sup>6</sup>Actual legal entity name may be different

<sup>7</sup>Excludes enterprise level deals between end use occupier(s) and co-working operators

## Portfolio Overview

as of 30-Jun-2022

### Commercial Offices

Asset	Location	Leasable Area (msf)			Total	WALE (yrs)	Occupancy (%) <sup>1</sup>	Rent (Rs psf pm)			GAV <sup>5</sup> as of Mar-22 (Rs mn)		
		Completed	Under Construction	Proposed Development				In-place	Market	MTM (%)	Completed	Under Construction	% of total
		Embassy Manyata	Bangalore	11.8				1.0	2.0	14.8	6.6	87%	66
Embassy TechVillage	Bangalore	7.3	1.9	-	9.2	9.6	99%	76	94	24%	102,902	13,427	24%
Embassy GolfLinks <sup>2</sup>	Bangalore	3.1	-	-	3.1	7.0	99%	127	150	18%	31,560	-	6%
Embassy One	Bangalore	0.3	-	-	0.3	7.8	33%	150	147	(2%)	4,678	-	1%
<b>Bangalore Sub-total</b>		<b>22.4</b>	<b>2.9</b>	<b>2.0</b>	<b>27.4</b>	<b>7.7</b>	<b>92%</b>	<b>79</b>	<b>102</b>	<b>30%</b>	<b>298,704</b>	<b>36,891</b>	<b>68%</b>
Express Towers	Mumbai	0.5	-	-	0.5	2.9	78%	277	270	(3%)	17,987	-	4%
Embassy 247	Mumbai	1.2	-	-	1.2	3.1	84%	110	112	2%	17,939	-	4%
FIFC	Mumbai	0.4	-	-	0.4	3.4	86%	298	275	(8%)	14,045	-	3%
<b>Mumbai Sub-total</b>		<b>2.0</b>	<b>-</b>	<b>-</b>	<b>2.0</b>	<b>3.1</b>	<b>83%</b>	<b>182</b>	<b>177</b>	<b>(3%)</b>	<b>49,971</b>	<b>-</b>	<b>10%</b>
Embassy TechZone	Pune	2.2	0.9	2.4	5.5	3.9	84%	51	48	(6%)	15,784	6,657	5%
Embassy Squadron	Pune	1.9	-	-	1.9	5.9	50%	52	48	(8%)	12,855	-	3%
Embassy Qubix	Pune	1.5	-	-	1.5	5.4	90%	42	48	14%	9,999	-	2%
<b>Pune Sub-total</b>		<b>5.5</b>	<b>0.9</b>	<b>2.4</b>	<b>8.8</b>	<b>4.8</b>	<b>74%</b>	<b>48</b>	<b>48</b>	<b>(1%)</b>	<b>38,638</b>	<b>6,657</b>	<b>9%</b>
Embassy Oxygen	Noida	2.5	0.7	-	3.3	9.9	73%	51	54	7%	22,131	2,517	5%
Embassy Galaxy	Noida	1.4	-	-	1.4	2.9	89%	36	45	26%	9,276	-	2%
<b>Noida Sub-total</b>		<b>3.9</b>	<b>0.7</b>	<b>-</b>	<b>4.6</b>	<b>7.7</b>	<b>79%</b>	<b>45</b>	<b>50</b>	<b>13%</b>	<b>31,407</b>	<b>2,517</b>	<b>7%</b>
<b>Sub-Total (Commercial Offices)</b>		<b>33.8</b>	<b>4.6</b>	<b>4.4</b>	<b>42.8</b>	<b>6.9</b>	<b>87%</b>	<b>77</b>	<b>93</b>	<b>22%</b>	<b>418,720</b>	<b>46,065</b>	<b>94%</b>

### Hospitality

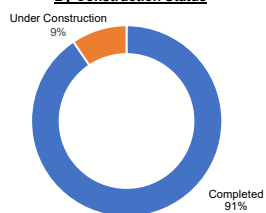
Asset	Location	Keys				Occupancy (%) <sup>1</sup>	GAV <sup>5</sup> as of Mar-22 (Rs mn)		
		Completed	Under Construction	Proposed Development	Total		Completed	Under Construction	% of total
		Hilton at Embassy GolfLinks	Bangalore	247 Keys	-		-	247 Keys	69%
Four Seasons at Embassy One	Bangalore	230 Keys	-	-	230 Keys	40%	7,938	-	2%
Hilton and Hilton Garden Inn at Embassy Manyata	Bangalore	619 Keys	-	-	619 Keys	47%	7,496	-	2%
Hilton and Hilton Garden Inn at Embassy TechVillage	Bangalore	-	518 Keys	-	518 Keys	-	-	210	0%
<b>Sub-Total (Hospitality)</b>		<b>1,096 Keys</b>	<b>518 Keys</b>	<b>-</b>	<b>1,614 Keys</b>		<b>19,714</b>	<b>210</b>	<b>4%</b>

### Others<sup>3</sup>

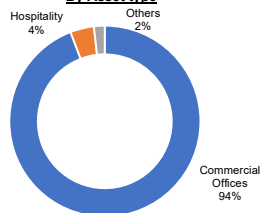
Asset	Location	MW			Total	Generated (mn units) <sup>1</sup>	Average Tariff <sup>4</sup>	GAV <sup>5</sup> as of Mar-22 (Rs mn)		
		Completed	Under Construction	Proposed Development				Completed	Under Construction	% of total
		Embassy Energy	Karnataka	100MW				-	-	100MW
<b>Sub-Total (Others)</b>		<b>100MW</b>	<b>-</b>	<b>-</b>	<b>100MW</b>			<b>8,965</b>	<b>-</b>	<b>2%</b>
<b>Total</b>		<b>33.8 msf/1,096 Keys/100MW</b>	<b>4.6 msf/518 Keys</b>	<b>4.4 msf</b>	<b>42.8 msf/1,614 Keys/100MW</b>			<b>447,399</b>	<b>46,275</b>	<b>100%</b>

### Gross Asset Value

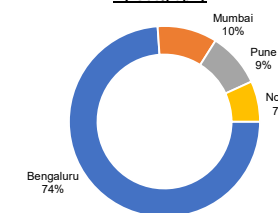
By Construction Status



By Asset type



By Geography



<sup>1</sup>Represents occupancy as at June 30, 2022 for commercial offices (on completed area basis). Hospitality occupancy and units generated for Embassy Energy are for three months period ended June 30, 2022

<sup>2</sup>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

<sup>3</sup>Comprises Solar Park located at Bellary district, Karnataka

<sup>4</sup>Average blended realised tariff for the quarter ended June 30, 2022

<sup>5</sup>Gross Asset Value (GAV) considered per Mar'22, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually



## Leasing Highlights for the three months ended June 30, 2022<sup>1,2</sup>

Asset	Completed Area (msf)	Occupancy at Mar'22	Area Added (msf)	Expired or Vacated (msf)	New Lease-up <sup>3</sup> (msf)	Occupancy at Jun'22	Vacant Area (msf)
Embassy Manyata	11.8	88%	-	0.2	0.1	87%	1.5
Embassy TechVillage	7.3	99%	-	0.0	0.1	99%	0.0
Embassy GolfLinks	3.1	94%	-	0.0	0.2	99%	0.0
Embassy One	0.3	33%	-	-	-	33%	0.2
Express Towers	0.5	81%	-	0.0	-	78%	0.1
Embassy 247	1.2	84%	-	0.0	0.0	84%	0.2
FIFC	0.4	78%	-	-	0.0	86%	0.1
Embassy TechZone	2.2	86%	-	0.0	-	84%	0.4
Embassy Quadron	1.9	50%	-	-	-	50%	0.9
Embassy Qubix	1.5	89%	-	0.0	0.0	90%	0.2
Embassy Oxygen	2.5	76%	-	0.1	0.0	73%	0.7
Embassy Galaxy	1.4	85%	-	0.0	0.1	89%	0.1
<b>Total</b>	<b>33.8</b>	<b>87%</b>	<b>-</b>	<b>0.5</b>	<b>0.4</b>	<b>87%</b>	<b>4.4</b>

### Net increase/(decrease) in available space

for the three months period ended June 30, 2022		Area (msf)
Vacant space available at the beginning of the period		4.4
<b>Add</b>		
New space added		-
Leases Expired/Area Vacated		0.5
<b>Less</b>		
New leases		0.4
Vacant space available for lease at the end of the period		4.4
<b>Net increase/(decrease) in available space</b>		<b>0.0</b>

	Three months ended 30-Jun-22	Renewal Analysis	Three months ended 30-Jun-22
<b>New Lease Analysis</b>			
New Lease-up Area ('000 sf) (A)	415	Renewed Area ('000 sf) (B)	850
- Re-leased Area ('000 sf)	289	Renewal spread (%)	9%
- Releasing Spread (%)	31%		
Pre-Lease up ('000 sf) (C)	550		
<b>Total Lease-up Area ('000 sf) (A+B+C)</b>	<b>1,814</b>		
WALE on new lease-up (Years)	8	WALE on renewal (Years)	6
New Lease-up to Existing Occupiers	7%		
Pipeline Discussions	1 msf		

<sup>1</sup>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

<sup>2</sup>On completed area basis

<sup>3</sup>New Lease-up excludes renewals with existing occupiers at the end of the lease tenure

## Notable Deals Signed for the three months ended June 30, 2022

Occupier <sup>1</sup>	Asset	City	Area('000 sf)	Sector	Remarks
<b>New Leases</b>					
F5 Networks	Embassy GolfLinks	Bangalore	50	Technology	New Occupier
Rubrik	Embassy TechVillage	Bangalore	34	Technology	New Occupier
Magicbricks	Embassy Manyata	Bangalore	32	E-Commerce	New Occupier
Sony Music	FIFC	Mumbai	30	Others	New Occupier
Nexteer Automotive	Embassy TechVillage	Bangalore	30	Engineering & Manufacturing	Existing Occupier
Ingenuity Gaming	Embassy Oxygen	Noida	24	Others	New Occupier
Pragmatic Play	Embassy Galaxy	Noida	24	Others	New Occupier
Mahindra Susten	Embassy 247	Mumbai	12	Others	New Occupier
TMF Group	Embassy Galaxy	Noida	11	Research, Consulting & Analysis	New Occupier
Triarq Health	Embassy Qubix	Pune	8	Healthcare	New Occupier
Others	Various	Various	161	Various	Various
<b>Renewals</b>					
Cognizant	Embassy Quadron	Pune	367	Technology	Renewal
DxC Technologies	Embassy Galaxy	Noida	345	Technology	Renewal
ICICI Lombard	Embassy 247	Mumbai	36	Financial Services	Renewal
Maersk Tankers	Embassy 247	Mumbai	20	Engineering & Manufacturing	Renewal
Nexus Malls	Embassy 247	Mumbai	12	Real estate & Infrastructure	Renewal
Others	Various	Various	69	Various	Various
<b>Pre-Lease</b>					
JP Morgan <sup>2</sup>	Embassy TechVillage	Bangalore	550	Financial Services	Existing Occupier
			<b>1,814</b>		

<sup>1</sup>Actual legal entity name may differ

<sup>2</sup>JP Morgan exercised 550k sf growth option at Embassy TechVillage. This is in addition to the recently delivered 1.1 msf Built-to-Suit at ETV and 560k sf leased to JP Morgan across ETV and Embassy GolfLinks



## Lease Expiry Schedule<sup>1,2</sup>

as of 30-Jun-2022

Nine months ending FY2023

	Area Expiring ( <sup>'000</sup> sf)	% of Gross Rentals	In-place Rent (At Expiry - Rs psf pm)	Market Rent <sup>3</sup> (Rs psf pm)	MTM Opportunity (%)
<b>Portfolio Assets</b>					
Embassy Manyata	526	3%	36	96	164%
Embassy TechVillage	150	2%	97	100	3%
Embassy One	NM	NM	NM	NM	NM
Express Towers	50	16%	307	270	(12%)
Embassy 247	34	4%	111	112	1%
FIFC	NM	NM	NM	NM	NM
Embassy TechZone	172	9%	41	48	17%
Embassy Quadron	NM	NM	NM	NM	NM
Embassy Qubix	148	12%	43	48	11%
Embassy Oxygen	NM	NM	NM	NM	NM
Embassy Galaxy	736	52%	32	45	42%
<b>Total - Asset Portfolio</b>	<b>1,821</b>	<b>5%</b>	<b>50</b>	<b>73</b>	<b>46%</b>
<b>Portfolio Investment</b>					
Embassy GolfLinks	25	0%	75	156	108%
<b>Total - Portfolio</b>	<b>1,846</b>	<b>4%</b>	<b>50</b>	<b>74</b>	<b>47%</b>

FY 2024

	Area Expiring ( <sup>'000</sup> sf)	% of Gross Rentals	In-place Rent (At Expiry - Rs psf pm)	Market Rent <sup>3</sup> (Rs psf pm)	MTM Opportunity (%)
<b>Portfolio Assets</b>					
Embassy Manyata	361	3%	60	101	70%
Embassy TechVillage	15	0%	82	108	32%
Embassy One	NM	NM	NM	NM	NM
Express Towers	52	15%	278	278	0%
Embassy 247	357	36%	111	115	4%
FIFC	35	11%	288	283	(1%)
Embassy TechZone	115	5%	44	49	10%
Embassy Quadron	NM	NM	NM	NM	NM
Embassy Qubix	NM	NM	NM	NM	NM
Embassy Oxygen	NM	NM	NM	NM	NM
Embassy Galaxy	NM	NM	NM	NM	NM
<b>Total - Asset Portfolio</b>	<b>939</b>	<b>5%</b>	<b>98</b>	<b>117</b>	<b>19%</b>
<b>Portfolio Investment</b>					
Embassy GolfLinks	NM	NM	NM	NM	NM
<b>Total - Portfolio</b>	<b>939</b>	<b>4%</b>	<b>98</b>	<b>117</b>	<b>19%</b>

<sup>1</sup>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

<sup>2</sup>Percentage of Gross Rentals expiring are for respective portfolio asset and portfolio investment

<sup>3</sup>Market rent on lease expiry as per CBRE assessment as of Jun'22

## Lease Expiry Schedule<sup>1,2</sup>

as of 30-Jun-2022

FY 2025

	Area Expiring ( <sup>'000</sup> sf)	% of Gross Rentals	In-place Rent (At Expiry - Rs psf pm)	Market Rent <sup>3</sup> (Rs psf pm)	MTM Opportunity (%)
<b>Portfolio Assets</b>					
Embassy Manyata	467	5%	74	106	44%
Embassy TechVillage	54	1%	92	114	24%
Embassy One	NM	NM	NM	NM	NM
Express Towers	20	6%	312	286	(8%)
Embassy 247	101	11%	107	119	-
FIFC	22	7%	343	292	(15%)
Embassy TechZone	520	34%	51	51	(0%)
Embassy Quadron	NM	NM	NM	NM	NM
Embassy Qubix	NM	NM	NM	NM	NM
Embassy Oxygen	NM	NM	NM	NM	NM
Embassy Galaxy	NM	NM	NM	NM	NM
<b>Total - Asset Portfolio</b>	<b>1,184</b>	<b>8%</b>	<b>76</b>	<b>90</b>	<b>18%</b>
<b>Portfolio Investment</b>					
Embassy GolfLinks	722	15%	90	172	90%
<b>Total - Portfolio</b>	<b>1,905</b>	<b>6%</b>	<b>82</b>	<b>121</b>	<b>48%</b>

FY 2026

	Area Expiring ( <sup>'000</sup> sf)	% of Gross Rentals	In-place Rent (At Expiry - Rs psf pm)	Market Rent <sup>3</sup> (Rs psf pm)	MTM Opportunity (%)
<b>Portfolio Assets</b>					
Embassy Manyata	759	7%	58	112	92%
Embassy TechVillage	167	2%	92	119	30%
Embassy One	NM	NM	NM	NM	NM
Express Towers	162	44%	290	295	2%
Embassy 247	123	11%	109	122	12%
FIFC	151	49%	347	300	(14%)
Embassy TechZone	258	13%	50	54	7%
Embassy Quadron	11	1%	58	54	(7%)
Embassy Qubix	168	12%	45	54	19%
Embassy Oxygen	113	7%	64	59	(8%)
Embassy Galaxy	NM	NM	NM	NM	NM
<b>Total - Asset Portfolio</b>	<b>1,911</b>	<b>13%</b>	<b>105</b>	<b>127</b>	<b>21%</b>
<b>Portfolio Investment</b>					
Embassy GolfLinks	447	15%	150	180	20%
<b>Total - Portfolio</b>	<b>2,358</b>	<b>10%</b>	<b>113</b>	<b>137</b>	<b>21%</b>

<sup>1</sup>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

<sup>2</sup>Percentage of Gross Rentals expiring are for respective portfolio asset and portfolio investment

<sup>3</sup>Market rent on lease expiry as per CBRE assessment as of Jun'22



## Hospitality Highlights

as of 30-Jun-2022

Three months ended

	Hilton at Embassy GolfLinks		Four Seasons at Embassy One		Hilton Hotels at Embassy Manyata		Total	
	30-Jun-22	30-Jun-21	30-Jun-22	30-Jun-21	30-Jun-22 <sup>1</sup>	30-Jun-21	30-Jun-22	30-Jun-21
Keys	247	247	230	230	619	NA	1,096	477
Occupancy	69%	12%	40%	9%	47%	NA	50%	10%
Rooms Available	22,477	22,477	20,930	20,930	48,349	NA	91,756	43,407
Rooms Sold	15,405	2,586	8,294	1,889	22,631	NA	46,330	4,475
ADR (Rs.)	8,489	4,480	10,319	6,818	6,388	NA	7,791	5,467
RevPAR (Rs.)	5,818	NM	4,089	NM	NM	NA	3,934	NM
Total Revenue (Rs. mn)	186	20	197	27	285	NA	668	47
NOI (Rs. mn)	73	(28)	37	(57)	56	NA	166	(85)
NOI Margin	39%	NM	19%	NM	20%	NA	25%	NM
EBITDA (Rs. mn)	67	(28)	37	(57)	41	NA	145	(85)

## Others<sup>2</sup> Highlights

	Three months ended	
	30-Jun-22	30-Jun-21
Capacity (MW)	100	100
Solar Units Generated (mn units)	47	49
Solar Units Consumed (mn units)	47	46
Average Blended Tariff (Rs. per unit) <sup>3</sup>	8.7	8.4

<sup>1</sup>Includes Hilton Garden Inn (353 Keys) and Hilton (266 Keys). Hilton Garden Inn was launched in Mar'22 and Hilton was launched in May'22. Both hotels are currently under stabilization and figures above includes data since launch till Jun'22

<sup>2</sup>Comprises of Solar Park located at Bellary district, Karnataka

<sup>3</sup>Average blended realised tariff

## Financial Highlights

Selected Items	Three months ended		
	30-Jun-22	30-Jun-21	Variance (%)
<i>as of 30-Jun-2022</i>			
<i>(in Rs. mn except for Distribution per unit which is in Rs.)</i>			
<b>REIT Consolidated<sup>1</sup></b>			
Revenue	8,294	7,376	12%
Same-Store Revenue	6,716	6,729	(0%)
NOI	6,773	6,213	9%
Same-Store NOI	5,715	5,729	(0%)
EBITDA	6,544	6,008	9%
CFO	6,014	5,063	19%
<b>NDCF</b>			
NDCF (SPV Level)	6,309	6,160	2%
NDCF (REIT Level)	5,056	5,350	(5%)
Total Distributions	5,052	5,346	(5%)
Distribution per unit (DPU)	5.33	5.64	(5%)
<i>Interest</i>	0.65	1.13	(42%)
<i>Dividend</i>	2.83	2.51	13%
<i>Proceeds from SPV debt amortization</i>	1.85	2.00	(8%)
<b>Segment-wise</b>			
<b>Commercial Offices</b>			
Revenue	7,217	6,947	4%
NOI	6,229	5,947	5%
<b>Hospitality</b>			
Revenue	668	47	1,317%
NOI	166	(85)	NR
<b>Others<sup>2</sup></b>			
Revenue	409	383	7%
NOI	378	351	8%
<b>Consolidated Ratios</b>			
NOI Margin	82%	84%	(3%)
EBITDA Margin	79%	81%	(3%)
NDCF as % of NOI (at SPV Level)	93%	99%	(6%)
Distribution Payout Ratio <sup>3</sup>	100%	100%	(0%)

<sup>1</sup>Excludes contribution from Embassy GolfLinks

<sup>2</sup>Comprises Solar Park located at Bellary district, Karnataka

<sup>3</sup>Distribution Payout is computed based on NDCF at REIT level

## Selected Items (Portfolio assets and Portfolio Investment)

as of 30-Jun-2022 (in Rs. mn)	Three months ended		
	30-Jun-22	30-Jun-21	Variance (%)
<b>Revenue from Operations</b>			
<u>Portfolio Assets</u>			
Embassy Manyata <sup>1</sup>	2,901	2,969	(2%)
Hilton at Embassy Manyata <sup>1</sup>	285	NA	NA
Embassy TechVillage	2,004	1,722	NR
Embassy One <sup>2</sup>	14	8	80%
Express Towers	331	373	(11%)
Embassy 247	342	312	10%
FIFC	266	247	7%
Embassy TechZone	374	394	(5%)
Embassy Quadron <sup>2</sup>	194	174	12%
Embassy Qubix	218	203	8%
Embassy Oxygen	398	347	15%
Embassy Galaxy	175	199	(12%)
Hilton at Embassy GolfLinks	186	20	810%
Four Seasons at Embassy One <sup>2</sup>	197	27	638%
Embassy Energy	409	383	7%
<b>Total - Asset Portfolio</b>	<b>8,294</b>	<b>7,376</b>	<b>12%</b>
<u>Portfolio Investment</u>			
Embassy GolfLinks <sup>3</sup>	1,417	1,035	37%
<b>Net Operating Income</b>			
<u>Portfolio Assets</u>			
Embassy Manyata <sup>1</sup>	2,477	2,523	(2%)
Hilton at Embassy Manyata <sup>1</sup>	56	NA	NA
Embassy TechVillage	1,776	1,489	NR
Embassy One <sup>2</sup>	3	(6)	NR
Express Towers	293	343	(15%)
Embassy 247	301	274	10%
FIFC	239	225	6%
Embassy TechZone	329	339	(3%)
Embassy Quadron <sup>2</sup>	151	131	15%
Embassy Qubix	189	171	10%
Embassy Oxygen	331	284	17%
Embassy Galaxy	140	173	(19%)
Hilton at Embassy GolfLinks	73	(28)	NR
Four Seasons at Embassy One <sup>2</sup>	37	(57)	NR
Embassy Energy	378	351	8%
<b>Total - Asset Portfolio</b>	<b>6,773</b>	<b>6,213</b>	<b>9%</b>
<u>Portfolio Investment</u>			
Embassy GolfLinks <sup>3</sup>	1,128	956	18%

<sup>1</sup>Hilton at Embassy Manyata is part of the same legal entity, namely Manyata Promoters Private Limited. It comprises of commercial office (14.8 msf) and Hilton Hotels (619 keys) - both part of Embassy Manyata business park

<sup>2</sup>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 (230 keys) - both part of Embassy One asset

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



## Selected Items (Portfolio assets and Portfolio Investment)

as of 30-Jun-2022 (in Rs. mn)	Three months ended		
	30-Jun-22	30-Jun-21	Variance (%)
<b>NDCF (SPV Level)</b>			
<i>Portfolio Assets</i>			
Embassy Manyata <sup>1,2</sup>	1,998	2,023	(1%)
Embassy TechVillage	1,459	1,711	NR
Express Towers	280	337	(17%)
Embassy 247	275	272	1%
FIFC	140	216	(35%)
Embassy TechZone <sup>1</sup>	551	306	80%
Embassy Quadron <sup>3</sup>	191	68	183%
Embassy Qubix	165	164	1%
Embassy Oxygen	317	269	18%
Embassy Galaxy	51	167	(69%)
Hilton at Embassy GolfLinks	78	(26)	NR
Embassy Energy	408	353	16%
<b>Investment Entity</b>			
Dividends from Embassy GolfLinks <sup>1</sup>	395	300	32%
<b>NDCF (SPV Level)</b>	<b>6,309</b>	<b>6,160</b>	<b>2%</b>
<b>Distributions from SPVs to Trust</b>			
Distributions from Embassy GolfLinks	332	-	-
Interest on external debt	(1,466)	(718)	NR
REIT Management Fees	(59)	(74)	(21%)
Trust level expenses, net of income	(24)	(40)	(40%)
<b>NDCF (REIT Level)</b>	<b>5,056</b>	<b>5,350</b>	<b>(5%)</b>

<sup>1</sup>For comparability purposes, dividends received from Embassy GolfLinks, an investment entity has been excluded from NDCF of Embassy Manyata and Embassy TechZone and is shown separately

<sup>2</sup>Hilton at Embassy Manyata is part of the same legal entity, namely Manyata Promoters Private Limited. It comprises of commercial office (14.8 msf) and Hilton Hotels (619 keys) - both part of Embassy Manyata business park

<sup>3</sup>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

## FY2023 Guidance

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

	Units	FY2023 Guidance			FY2022	Variance
		Low	High	Mid-Point	Actuals	%
NOI	Rs. Mn	25,679	28,382	27,030	24,911	9%
NDCF	Rs. Mn	19,541	21,598	20,569	20,638	In-line
Distributions <sup>1</sup>	Rs. Mn	19,541	21,598	20,569	20,626	In-line
No. of Units	mn	948	948	948	948	NR
DPU <sup>2</sup>	Rs. p.u.	20.62	22.79	21.70	21.76	In-line
Proforma DPU <sup>3</sup>	Rs. p.u.	20.62	22.79	21.70	19.97	9%

Guidance for FY2023 is based on our current view of existing market conditions and certain key assumptions for the year ending March 31, 2023. Guidance is not reviewed or audited or based on GAAP, Ind AS or any other internationally accepted accounting principles and should not be considered as an alternative to the historical financial results or other indicators of the Embassy REIT's financial performance based on Ind AS or any GAAP. There can be no assurance that actual amounts will not be materially higher or lower than these expectations. In particular, there are significant risks and uncertainties related to the scope, severity and duration of the COVID-19 pandemic and the direct and indirect economic effects of the pandemic and containment measures on the Embassy REIT, our assets and on our occupiers.

### Notes:

<sup>1</sup>Distribution guidance for FY2023 assumes 100% payout ratio

<sup>2</sup>In October 2021, interest-bearing debt was availed to refinance the Embassy REIT's existing zero coupon bonds (Series I NCDs). Accordingly, the actual DPU for FY2022 factored interest expense and payout of Rs.1,364 million incurred for a period of approximately five months in relation to the interest-bearing debt

<sup>3</sup>Proforma DPU has been included for comparative purposes only. The interest expense of Rs.1,364 million incurred towards interest bearing debt for a period of approximately five months during FY2022 has been annualized for a period of 12 months and adjusted to the DPU for FY2022 for the purposes of calculation of the Proforma DPU for FY2022

## Balance Sheet Highlights

as of 30-Jun-2022

(in Rs. mn)

As on

	30-Jun-22	30-Jun-21	Variance (%)
<b>ASSETS</b>			
Property, plant and equipment	29,978	21,899	37%
Investment property	279,173	271,410	3%
Capital work-in-progress/Investment property under development	8,476	16,316	(48%)
Intangible assets (including Goodwill)	77,498	79,479	(2%)
Equity accounted investee	23,333	24,058	(3%)
Cash and cash equivalents including investments <sup>1</sup>	6,294	7,098	(11%)
Financial assets	14,210	8,193	73%
Other current & non-current assets including tax assets	20,980	20,291	3%
<b>Total</b>	<b>459,941</b>	<b>448,744</b>	<b>2%</b>
<b>EQUITY AND LIABILITIES</b>			
Unit capital	288,262	288,262	-
Other equity	(32,593)	(20,591)	58%
Debt	133,014	108,667	22%
Other financial liabilities	17,674	17,311	2%
Deferred tax liabilities (net)	51,814	53,032	(2%)
Other liabilities	1,769	2,063	(14%)
<b>Total</b>	<b>459,941</b>	<b>448,744</b>	<b>2%</b>

## Capitalization

(in Rs. mn)

GAV <sup>2</sup>	493,674	466,051	6%
Market Capitalization <sup>3</sup> (A)	354,711	332,123	7%
Net Debt (B)	131,772	106,915	23%
Total Enterprise Value (A+B)	486,483	439,038	11%

## Leverage Ratios

Interest Coverage Ratio (including capitalized interest)	2.8x	2.7x
Interest Coverage Ratio (excluding capitalized interest)	3.0x	3.1x
Gross Debt to GAV	27%	23%
Net Debt to GAV	27%	23%
Net Debt to TEV	27%	24%
Net Debt to EBITDA <sup>4</sup>	4.5x	4.3x

<sup>1</sup>Includes short term liquid funds, fixed deposits and Q1 distributions of Rs.5,052mn & Rs.5,346mn for respective years

<sup>2</sup>Gross Asset Value (GAV) considered per Mar'22, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually

<sup>3</sup>Closing price at NSE as at last date of respective month

<sup>4</sup>Refer glossary for details



## Walkdown of Financial Metrics

(in Rs. mn)	Three months ended		
	30-Jun-22	30-Jun-21	Variance (%)
<b>SPV Level</b>			
Facility Rentals	5,860	5,519	6%
Income from Hotels	668	47	1,317%
Income from Generation of Renewable Energy	409	383	7%
Maintenance Services and Other Operating Income	1,357	1,428	(5%)
<b>Revenue from Operations</b>	<b>8,294</b>	<b>7,376</b>	<b>12%</b>
Property Taxes	(256)	(254)	1%
Insurance	(39)	(31)	27%
Direct Operating Expenses	(1,226)	(879)	39%
<b>Net Operating Income (NOI)</b>	<b>6,773</b>	<b>6,213</b>	<b>9%</b>
Property Management Fees <sup>2</sup>	(174)	(168)	4%
Repairs to Buildings	(38)	(45)	(16%)
Other Indirect Operating Expenses	(235)	(164)	43%
Dividends from Embassy GolfLinks	395	300	32%
Other Income	203	273	(26%)
<b>EBITDA</b>	<b>6,925</b>	<b>6,409</b>	<b>8%</b>
Working Capital changes	453	693	(35%)
Cash Taxes, net of refunds	(178)	(427)	(58%)
Principal Repayment on external debt	(49)	(19)	161%
Interest on external debt	(725)	(345)	110%
Non-Cash Adjustments	(117)	(152)	(23%)
<b>NDCF (SPV Level)</b>	<b>6,309</b>	<b>6,160</b>	<b>2%</b>
<b>Distributions from SPVs to Trust</b>	<b>6,272</b>	<b>6,182</b>	<b>1%</b>
Distributions from Embassy GolfLinks	332	-	NR
Interest on external debt	(1,466)	(718)	104%
REIT Management Fees <sup>3</sup>	(59)	(74)	(21%)
Trust level expenses, net of income	(24)	(40)	(40%)
<b>NDCF (REIT Level)</b>	<b>5,056</b>	<b>5,350</b>	<b>(5%)</b>
<b>Distribution from Embassy REIT</b>	<b>5,052</b>	<b>5,346</b>	<b>(5%)</b>
Interest	616	1,071	(42%)
Dividend	2,683	2,379	13%
Proceeds from Amortization of SPV level debt	1,754	1,896	(7%)

SPV Level<sup>1</sup>

REIT Level

<sup>1</sup>Walkdown of Financial Metrics upto 'NDCF (SPV Level)' represents financial numbers of all SPV's consolidated excluding Embassy REIT's standalone numbers

<sup>2</sup>Property management fees includes 3% of facility rentals from only Commercial Office segment and does not include fees on Hospitality and Other segments

<sup>3</sup>REIT Management Fees is 1% of Embassy REIT distributions

## Debt Analysis

as of 30-Jun-2022

### Debt Maturity Schedule (Rs. mn)

Description	Rating	Fixed/ Floating	Total Facility	Balance Facility	Outstanding Principal	Amortized Cost	Interest Rate	Maturity Date	Principal Repayment Schedule						
									FY23	FY24	FY25	FY26	FY27	FY28 & Beyond	Total
<b>At REIT</b>															
Embassy Office Parks REIT Series II NCD (Tranche A)	CRISIL AAA/Stable	Fixed	7,500	-	7,500	7,440	7.25%	Oct-23 <sup>1</sup>	-	7,500	-	-	-	-	7,500
Embassy Office Parks REIT Series II NCD (Tranche B)	CRISIL AAA/Stable	Fixed	7,500	-	7,500	7,468	6.70%	Oct-23 <sup>1</sup>	-	7,500	-	-	-	-	7,500
Embassy Office Parks REIT Series III NCD	CRISIL AAA/Stable	Fixed	26,000	-	26,000	25,834	6.40%	Jan-24 <sup>2</sup>	-	26,000	-	-	-	-	26,000
Embassy Office Parks REIT Series IV NCD	CRISIL AAA/Stable	Fixed	3,000	-	3,000	2,977	6.80%	Sep-26 <sup>3</sup>	-	-	-	-	3,000	-	3,000
Embassy Office Parks REIT Series V NCD (Tranche A)	CRISIL AAA/Stable	Fixed	20,000	-	20,000	19,896	6.25%	Oct-24 <sup>4</sup>	-	-	20,000	-	-	-	20,000
Embassy Office Parks REIT Series V NCD (Tranche B)	CRISIL AAA/Stable	Fixed	11,000	-	11,000	10,936	7.05%	Oct-26 <sup>5</sup>	-	-	-	-	11,000	-	11,000
Embassy Office Parks REIT Series VI NCD	CRISIL AAA/Stable	Fixed	10,000	-	10,000	9,950	7.35%	Apr-27 <sup>6</sup>	-	-	-	-	-	10,000	10,000
<b>Sub-total (A)</b>			<b>85,000</b>	<b>-</b>	<b>85,000</b>	<b>84,502</b>	<b>6.68%</b>		<b>-</b>	<b>41,000</b>	<b>20,000</b>	<b>-</b>	<b>14,000</b>	<b>10,000</b>	<b>85,000</b>
<b>At SPV</b>															
Term Loan (Embassy Manyata)	CARE AAA/Stable	Floating	8,500	-	8,500	8,476	7.14%	Oct-26	-	-	-	-	8,500	-	8,500
Term Loan (Embassy Manyata)	CRISIL AAA/Stable	Floating	6,500	885	5,594	5,563	7.65%	May-33	33	56	56	266	558	4,625	5,594
Term Loan (Embassy Manyata)	CARE AAA/Stable	Floating	1,500	1,391	109	100	7.75%	Oct-26	-	-	-	-	109	-	109
Construction Finance (Embassy Manyata)	CRISIL AAA/Stable	Floating	5,500	555	4,945	4,914	7.95%	May-31	-	25	49	198	396	4,277	4,945
Construction Finance (Embassy Manyata)	CRISIL AAA/Stable	Floating	6,000	2,188	3,812	3,795	7.65%	Mar-24	-	3,812	-	-	-	-	3,812
Term Loan (Embassy TechVillage)	CARE AAA/Stable	Floating	4,603	1,700	2,873	2,862	6.80%	Oct-25	20	26	26	2,801	-	-	2,873
Term Loan (Embassy Oxygen)	CARE AAA/Stable	Floating	2,000	750	1,250	1,248	7.25%	Aug-24	101	850	299	-	-	-	1,250
Construction Finance (Embassy TechZone)	CARE AAA/Stable	Floating	2,750	366	2,384	2,376	7.70%	Aug-23	-	2,384	-	-	-	-	2,384
Green Loan (Embassy Manyata)	CARE AAA/Stable	Floating	6,500	-	6,500	6,480	7.14%	Oct-26	-	-	-	-	6,500	-	6,500
Green Loan (Embassy TechVillage)	CARE AAA/Stable	Floating	14,397	2,000	12,252	12,204	6.84%	Oct-25	93	124	124	11,911	-	-	12,252
Green Loan (Various) - Rooftop Solar	CARE AAA/Stable	Floating	800	300	500	495	7.12%	Feb-26	-	-	-	500	-	-	500
Others <sup>7</sup>	-	-	NM	-	-	0	NM	Various	-	-	-	-	-	-	-
<b>Sub-total (B)</b>			<b>59,050</b>	<b>10,135</b>	<b>48,719</b>	<b>48,512</b>	<b>7.26%</b>		<b>247</b>	<b>7,276</b>	<b>554</b>	<b>15,677</b>	<b>16,063</b>	<b>8,902</b>	<b>48,719</b>
<b>Total (A+B)</b>			<b>144,050</b>	<b>10,135</b>	<b>133,719</b>	<b>133,014</b>	<b>6.89%</b>		<b>247</b>	<b>48,276</b>	<b>20,554</b>	<b>15,677</b>	<b>30,063</b>	<b>18,902</b>	<b>133,719</b>

Gross Debt	133,014
Less: Cash and Cash Equivalents including investments <sup>8</sup>	1,242
<b>Net Debt</b>	<b>131,772</b>

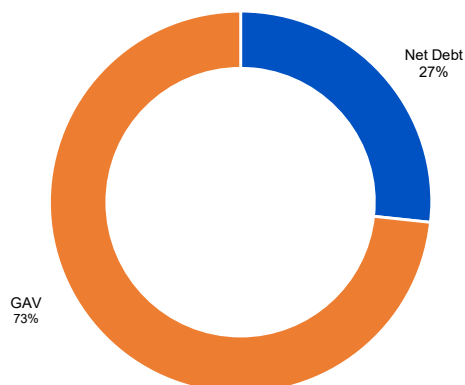
## Debt Analysis (Cont'd)

as of 30-Jun-2022

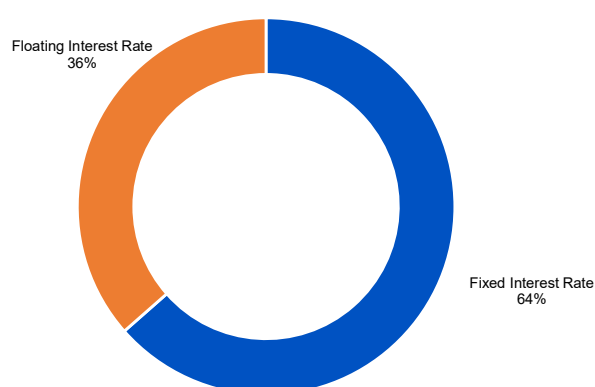
### Leverage Ratios

Particulars	30-Jun-22	30-Jun-21
Gross Debt to GAV	27%	23%
Net Debt to GAV	27%	23%
Net Debt to TEV	27%	24%
Proforma Debt Headroom (Rs. mn)	108,366	120,690

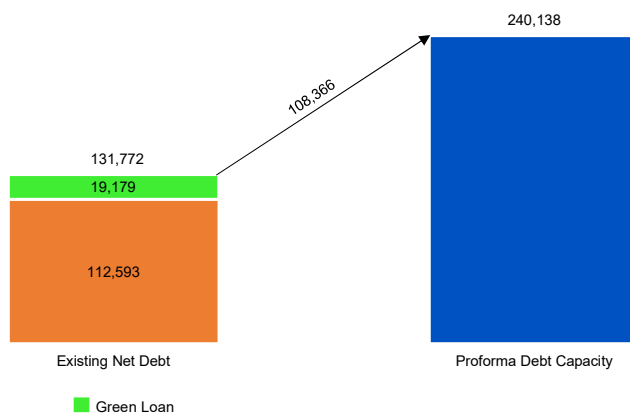
Net Debt to GAV (Rs. mn)



Fixed v/s Floating interest rate<sup>9</sup>



Proforma Debt Headroom (Rs. mn)<sup>10</sup>



#### Notes:

<sup>1</sup>Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis at any time on a specified call option date (between Mar'23 to Sep'23) subject to terms of the Debenture Trust Deed

<sup>2</sup>Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis at any time on a specified call option date (between Jul'23 to Jan'24) subject to terms of the Debenture Trust Deed

<sup>3</sup>Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis at any time on a specified call option date (between Mar'26 to Aug'26) subject to terms of the Debenture Trust Deed

<sup>4</sup>Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis at any time on a specified call option date (between Apr'24 to Jul'24) subject to terms of the Debenture Trust Deed

<sup>5</sup>Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis at any time on a specified call option date (between Apr'26 to Jul'26) subject to terms of the Debenture Trust Deed

<sup>6</sup>Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis on a specified call option date (Oct'26) subject to terms of the Debenture Trust Deed

<sup>7</sup>Others includes vehicle loans

<sup>8</sup>Includes short term liquid funds, fixed deposits net of Q1 distributions of Rs.5,052mn

<sup>9</sup>Renegotiated ₹25.5 bn of ₹48.7 bn floating rate debt to fixed rate debt through a yearly reset

<sup>10</sup>Computed basis Gross Asset Value (GAV) considered per Mar'22, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually



## Development in Progress<sup>1</sup>

as of 30-Jun-2022

Asset	Projects	Development		Pre-committed/ Leased		Occupier	Estimated Completion Date	Balance cost to be spent (Rs. mn)
		Area (msf)	Keys	Area (%)				
<b>Base-Build Projects (Completed)</b>								
Embassy Manyata <sup>2</sup>	Front Parcel - Hilton Hotels	NA	619	NA	NA	NA	Completed in Mar-22	976
Embassy TechVillage	Parcel 9 - JPM BTS	1.1	NA	100%	JP Morgan		Completed in Dec-21	112
<b>Sub-total</b>		<b>1.1</b>	<b>619</b>	<b>100%</b>				<b>1,088</b>
<b>Base-Build Projects (Under Construction)</b>								
Embassy TechVillage	Hilton Hotels	NA	518	NA	NA	NA	Dec-25	8,862
Embassy Manyata <sup>3</sup>	M3 Block A	1.0	NA	-	-	-	Dec-22	474
Embassy TechVillage	Block 8	1.9	NA	29%	JP Morgan		Sep-24	7,835
Embassy TechZone	Hudson Block	0.5	NA	-	-	-	Sep-22	533
Embassy TechZone	Ganges Block	0.4	NA	-	-	-	Sep-22	657
Embassy Oxygen	Tower 1	0.7	NA	-	-	-	Jun-23	1,711
<b>Sub-total</b>		<b>4.6</b>	<b>518</b>	<b>29%</b>				<b>20,073</b>
<b>Infrastructure and Upgrade Projects<sup>4</sup></b>								
Embassy TechZone	Master Plan Upgrade	NA	NA	NA	NA	NA	Completed in Sep-21	62
Embassy Quadron	Master Plan Upgrade	NA	NA	NA	NA	NA	Completed in Sep-21	14
Embassy Manyata	Flyover	NA	NA	NA	NA	NA	Completed in Dec-21	146
Embassy Manyata	Master Plan Upgrade	NA	NA	NA	NA	NA	Dec-22	304
Various	Solar Rooftop	NA	NA	NA	NA	NA	Dec-22	518
Embassy TechVillage	Central Garden	NA	NA	NA	NA	NA	Dec-22	531
Embassy TechVillage	Master Plan Upgrade	NA	NA	NA	NA	NA	Dec-24	876
Others <sup>5</sup>	Various	NA	NA	NA	NA	NA	Various	3,401
<b>Sub-total</b>		<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>		<b>5,852</b>
<b>Total (Under Construction)</b>		<b>4.6</b>	<b>518</b>					<b>27,012</b>

## Proposed Development (as of Jun 30, 2022)

Asset	Projects	Development		Remarks
		Area (msf)	Keys	
<b>Base-Build Projects</b>				
Embassy Manyata	L4 Block	0.7	NA	Design finalized, plan sanction initiated
Embassy Manyata	F1 Block	0.7	NA	To be initiated
Embassy Manyata <sup>3</sup>	M3 Block B	0.6	NA	Design finalized, excavation completed, awaiting acquisition of transferable development rights and building approvals
Embassy TechZone	Blocks 1.4, 1.9 & 1.10	2.4	NA	To be initiated
<b>Total</b>		<b>4.4</b>	<b>NA</b>	

Refer page no. 22 for detailed footnotes

## Development in Progress (Cont'd)

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### Notes:

<sup>1</sup>Excludes GolfLinks as it is a portfolio investment

<sup>2</sup>Hilton Garden Inn and Hilton at Embassy Manyata were launched in Mar'22 and May'22 respectively

<sup>3</sup>Manyata Promoters Private Limited ('MPPL') and Embassy Property Developments Private Limited ('EPDPL') entered into a co-development agreement on 08 March 2017 whereby EPDPL shall develop 1 msf M3 Block A warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of Rs.8,256 mn, of which Rs.7,741.37 mn has already been paid as of 30 June 2022 and balance is to be disbursed linked to achievement of construction milestones. EPDPL was originally obligated to obtain Occupancy Certificate (OC) for the buildings by Dec'19. In case of any delay in obtaining the OC beyond the agreed delivery date, EPDPL is obligated to pay a rental compensation of Rs.57 mn per month of delay to MPPL. As of date, the bare shell building is under development and the estimated date of completion and obtaining occupancy certificate is now Dec'22.

As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be trued up/down accordingly upon project completion. As at 30 June 2022, MPPL has a net receivable of Rs.171.60 mn from EPDPL towards receipt of compensation for Block A. Based on the confirmation received from Embassy Properties Development Private Limited, the Group has considered the amount as recoverable.

During the financial year ended 31 March 2020, to consolidate the M3 land parcel within Embassy Manyata campus, MPPL and EPDPL entered into another co-development agreement whereby EPDPL shall develop 0.6 msf M3 Block B warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of Rs.7,367 mn, of which Rs.4,557.64 mn has already been paid as of 30 June 2022 and balance is to be disbursed linked to achievement of development milestones. Furthermore, as per the co-development agreement, during the period of construction, EPDPL is obligated to pay interest to MPPL on the amount of the Development Consideration disbursed by MPPL to EPDPL. As of date, the acquisition of necessary transferable development rights and building approvals are yet to be received and are currently being pursued by EPDPL. In the interim, site works have been initiated and are underway and the revised estimated date of completion and obtaining occupancy certificate is now Mar'25.

As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be trued up/down accordingly upon project completion. As at 30 June 2022, MPPL has a net receivable of Rs.153.45 mn from EPDPL towards receipt of interest for Block B. Based on the confirmation received from Embassy Properties Development Private Limited, the Group has considered the amount as recoverable.

<sup>4</sup>Over the next 3 years

<sup>5</sup>Includes select infrastructure and upgrade projects across the portfolio such as Lobby upgrades, ETV Metro amongst various others.

## Potential ROFO Assets<sup>1</sup> (as of June 30, 2022)

### Embassy Sponsor ROFO assets

	Embassy Splendid TechZone <sup>2</sup>	Embassy Concord	Embassy Knowledge Park
Location	Thoraipakkam-Pallavaram Radial Road, Chennai	Whitefield, Bangalore	Bellary Road, Bangalore
Land area (in acres)	Approx 26	Approx 60.6	Approx 204.3
Project Status	Operational and Under Construction	Land Acquired	Land Acquired
Leasable Area (in msf)	c.5.0	c.8.5	c.17.7
Completed Area (in msf)	c.1.4	-	-
Occupancy <sup>3</sup>	85%	-	-
Under Construction Area (in msf)	c.1.6	-	-
Pre-committed Area (%)	9%	-	-
Proposed Development Area (in msf)	c.2.0	c.8.5	c.17.7

### Other ROFO assets

	Embassy Whitefield (ETV Backland) <sup>4</sup>
Location	ORR, Embassy TechVillage Campus, Bangalore
Land area (in acres)	c.19.39
Project Status	Under Construction
Leasable Area (in msf)	Upto 4.2
Completed Area (in msf)	-
Occupancy <sup>3</sup>	-
Under Construction Area (in msf)	c.1.7
Pre-committed Area (%)	43%
Proposed Development Area (in msf)	c.2.5

<sup>1</sup>There can be no assurance that below opportunities or other potential ROFO asset opportunities will materialise in any form or result in transaction

<sup>2</sup>Denotes invitation to offer received on January 28, 2022 for Embassy Splendid TechZone from Embassy Sponsor. There can be no assurance that this opportunity will materialise in current form at all

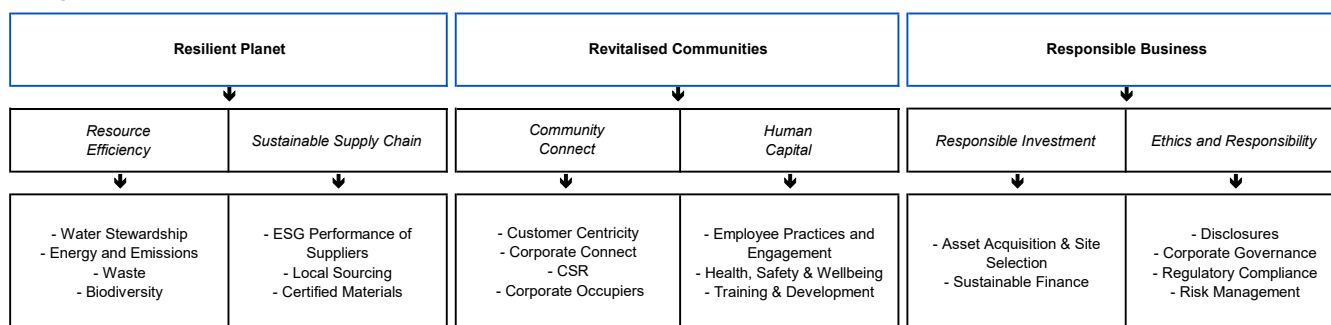
<sup>3</sup>Occupancy as at Jun'22

<sup>4</sup>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



## ESG Snapshot

### ESG Strategic Framework



### Key Performance Highlights

Aspect	Units	Q1 FY2023	FY2022	FY2021
<b>Resilient Planet</b>				
<b>Energy and Emissions</b>				
Contribution of renewable energy in portfolio	%	49	55	51
Renewable power consumption (wheeled and rooftop)	GJ	192,374	681,986	570,595
Reduction in emissions through solar power consumption	tCO <sub>2e</sub>	42,215	149,658	131,554
<b>Water</b>				
Water withdrawal	KL	400,117	1,026,720	1,027,659
Water recycled (% of withdrawal)	KL	202,370 (51%)	549,032 (53%)	492,774 (48%)
<b>Waste</b>				
Waste generated – Hazardous waste (Oil)	KL	10	51	59
Waste generated – Hazardous waste	Tons	6	27	22
Waste generated – Non-hazardous waste	Tons	484	595	613
Waste generated – Other waste	Tons	9	58	58
<b>Revitalised Communities</b>				
<b>Human Capital</b>				
Employees trained	Nos.	44	120	82
Average training hours per employee	Hours	2	13	9
<b>Corporate Occupiers<sup>1</sup></b>				
Green leases signed during the period	%	97	86	NA
Total cumulative green leases	msf	2.1	0.8	NA
<b>CSR and Corporate Connect</b>				
Total CSR spend	Rs. Mn	4	112	94
Corporate Partners	Nos.	13	20	23
Education support – Students benefitted	Nos.	7,195	18,757	15,580
Health and hygiene – Students impacted	Nos.	7,857	25,889	3,740
Community health – Free and subsidized treatments provided	Nos.	770	2,845	2,773
Environment - Waste recycled	MT	46	125	110
<b>Responsible Business</b>				
<b>Memberships/Certifications<sup>2</sup></b>		<b>Certification</b>	<b>Current Score</b>	<b>Previous Score</b>
			 (2021) <sup>3</sup>	NA
			2.8 (2021)	1.7 (2020)
			44 (2021)	NA (2020)

<sup>1</sup>For FY2022 data is considered from Q3 FY2022 onwards

<sup>2</sup>Supporter of Task Force on Climate-Related Financial Disclosures (TCFD)

<sup>3</sup>Reflects Embassy REIT's performance in GRESB 2021 Real Estate Assessment for Standing Investments

## Equity Research Coverage

Firm	Analyst	Contact
Ambit Capital	Karan Khanna	<a href="mailto:karan.khanna@ambit.co">karan.khanna@ambit.co</a>
Bank of America	Kunal Tayal	<a href="mailto:kunal.tayal@bofa.com">kunal.tayal@bofa.com</a>
CLSA	Kunal Lakhan	<a href="mailto:Kunal.lakhan@clsa.com">Kunal.lakhan@clsa.com</a>
Credit Suisse	Lokesh Garg	<a href="mailto:Lokesh.Garg@credit-suisse.com">Lokesh.Garg@credit-suisse.com</a>
Goldman Sachs	Pulkit Patni	<a href="mailto:Pulkit.patni@gs.com">Pulkit.patni@gs.com</a>
HSBC Securities	Puneet Gulati	<a href="mailto:Puneetgulati@hsbc.co.in">Puneetgulati@hsbc.co.in</a>
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IIFL Securities	Mohit Agrawal	<a href="mailto:Mohit.agrawal@iiflcap.com">Mohit.agrawal@iiflcap.com</a>
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J.P.Morgan	Saurabh Kumar	<a href="mailto:Saurabh.s.kumar@jpmorgan.com">Saurabh.s.kumar@jpmorgan.com</a>
Kotak Institutional Equities	Murtuza Arsiwalla	<a href="mailto:Murtuza.arsiwalla@kotak.com">Murtuza.arsiwalla@kotak.com</a>
Morgan Stanley	Sameer Baisiwala	<a href="mailto:Sameer.Baisiwala@morganstanley.com">Sameer.Baisiwala@morganstanley.com</a>
Jefferies	Abhinav Sinha	<a href="mailto:Abhinav.Sinha@jefferies.com">Abhinav.Sinha@jefferies.com</a>

## NOTES

- All figures in this Supplementary Databook are as of or for the period ended June 30, 2022 unless specified otherwise
- All figures corresponding to year denoted with "FY" are as of or for the one-year period ended (as may be relevant) 31<sup>st</sup> March of the respective year
- Some of the figures in this Supplementary Databook have been rounded-off to the nearest decimal for the ease of presentation
- 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
- Gross Asset Value (GAV) considered per Mar'22, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. GAV of approximately 186k sf area and property maintenance business of EGL Campus has not been considered for Mar'22 valuation purposes, as the acquisition was completed by GLSP post year end

## GENERAL TERMS, DEFINITIONS AND ABBREVIATIONS

Terms, Definitions and Abbreviations	Description
1Q/Q1/Three Months ended	Quarter ending June 30
1 <sup>st</sup> Generation Leases	1 <sup>st</sup> Generation leases are defined as leases for space that has been leased for the 1 <sup>st</sup> time
2 <sup>nd</sup> Generation Leases	2 <sup>nd</sup> Generation leases are defined as leases for space that had previously been leased
ADR	Average Daily Rate (ADR) is a measure of the average rate charged for rooms sold and is calculated by dividing total rooms revenue for a period by the number of rooms sold during that period
ADTV	Average daily trading volume
Annualized Rental Obligations	Annualized Rental Obligations is defined as Gross Rentals multiplied by twelve (12)
AUM	Assets under Management
Average Occupancy	Commercial Offices - Occupied Area / Completed Area Hotels - Occupied Rooms or Keys / Completed Rooms or Keys
BSE	BSE Limited
CAM	Common Area Maintenance
CFO/Cash flows from operating activities	Cash flows from Operating activities is computed in accordance with the requirements of Ind-AS 7 – Statement of Cash Flows
Commercial Offices	Together the Portfolio Assets excluding EEPL, UPPL, Hilton and Hilton Garden Inn at Embassy Manyata and Embassy TechVillage and Four Seasons at Embassy One and the Portfolio Investment. For details, refer to Portfolio Overview
Completed Area (sf)	Leasable Area for which occupancy certificate has been received and includes area for which construction has been completed and occupancy certificate is awaited
COVID-19	Coronavirus disease (COVID-19) pandemic
EBITDA	Earnings/ (loss) before finance costs, depreciation, amortisation, impairment loss and income tax excluding share of profit of equity 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) and Sarla Infrastructure Private Limited (SIPL). The ETV entities also included Embassy Office Ventures Private Limited, an erstwhile holding company of Embassy REIT, which has been dissolved pursuant to a restructuring among EO/VPL and VTPL through an NCLT scheme
Fiscal or FY or Financial Year	Year ending March 31
GAV	Gross Asset Value
Green Loan	Green loan refers to loans given by Multinational banks against Green Buildings (Gold or Platinum LEED certified). These loans are classified as Green Loans under the banks Green & Sustainable Finance Framework and comprises certifications received from Climate Bond initiatives
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
In-place Rent (psf per month)	Base Rent for the month of Jun'22
LTM	Last Twelve Months ending June 30, 2022
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
Net Debt to EBITDA	For Jun'22, calculated as per financial covenants agreed under the financing documents for REIT NCDs
NM	Not Material
NOI	Net Operating Income calculated by subtracting Direct Operating Expenses from Revenue from Operations. NOI does not have a standardised meaning, nor is it a recognized measure under Ind AS or IFRS, and may not be comparable with measures with similar names presented by other companies. NOI should not be considered by itself or as a substitute for comparable measures under Ind AS or IFRS or other measures of operating performance, liquidity or ability to pay dividends. Our NOI may not be comparable to the NOI of other companies/REITs due to the fact that not all companies/REITs use the same definition of NOI. Accordingly, there can be no assurance that our basis for computing this non-GAAP measure is comparable with that of other companies/REITs
NR	Not Relevant
NSE	National Stock Exchange of India Limited
OC	Occupancy Certificate
Occupied Area	The Completed Area of a property which has been leased or rented out in accordance with an agreement entered into for the purpose
Portfolio	Together, the Portfolio Assets and the Portfolio Investment
Portfolio Assets and Asset SPVs and holdcos (together the Asset Portfolio)	All the Portfolio Assets together are referred to as the Asset Portfolio
Portfolio Investment/Embassy GolfLinks	GolfLinks Software Park Private Limited or GLSP or Embassy GolfLinks or Investment Entity which owns Embassy GolfLinks Business Park. GLSP is classified as Portfolio Investment as defined under regulation 18(5)(da) as per REIT Regulations and is not considered as a SPV as per REIT regulations. Accordingly, it is not required to comply with the investment and distribution policy as required under REIT regulations. While GLSP is not a SPV, considering that it is a significant portfolio investment, the Manager has provided additional disclosures for GLSP. Embassy REIT owns 100% in MPPL which holds 50% of the equity shareholding in GLSP. All numbers presented for Embassy GolfLinks in this report represent the entity as a whole and are not pro-rated to 50% unless otherwise specified
Proforma Debt Headroom	Proforma Debt Capacity (Maximum debt as per REIT Regulations) - Current Net Debt
Proposed Development Area (sf)	Leasable Area of a property for which the master plan for development has been obtained, internal development plans are yet to be finalized and applications for requisite approvals required under law for commencement of construction are yet to be made
psf pm	per sf per month
Re-leasing spread	Refers to the change in rent per square foot between new and expiring leases, expressed as a percentage
RevPAR	Revenue Per Available Room (RevPAR) is a hotel industry financial metric calculated by multiplying the Average Daily Rate by the 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 to make comparisons between periods more meaningful. For example, for 1QFY2023, Same-Store occupancy is computed for the portfolio excluding recent completion of 1.1 msf JP Morgan BTS in ETV campus
sf	Square feet
Sponsors	Embassy Property Developments Private Limited (EPDPL) and BRE/Mauritius Investments
TEV	Total Enterprise Value
TI	Tenant Improvement
Trustee	Axis Trustee Services Limited
Under construction area (sf)	Leasable Area for which internal development plans have been finalized and requisite approvals as required under law for the commencement of construction have been applied for, construction has commenced and the occupancy certificate is yet to be received
WALE	Weighted Average Lease Expiry (weighted according to facility rentals excluding impact of Ind-AS adjustments) assuming that each occupier exercises the right to renew for future terms after expiry of initial commitment period
YTD	Year to date



# **S.R. BATLIBOI & ASSOCIATES LLP**

Chartered Accountants

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"UB City" Canberra Block  
No. 24, Vittal Mallya Road  
Bengaluru – 560 001, India  
Tel: +91 80 6648 9000

## **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)**

**1<sup>st</sup> 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 June 30, 2022, the unaudited condensed statement of Profit and Loss, including other comprehensive income, unaudited condensed statement of Cash Flows and the unaudited condensed statement of changes in Unitholders equity for the quarter ended June 30, 2022 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 Manager is responsible for the preparation of the Condensed Standalone Interim Ind AS Financial Statements in accordance with the requirements of Indian Accounting Standard 34 (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 Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended including any guidelines and circulars issued thereunder (“REIT Regulations”). The Condensed Standalone Interim Ind AS Financial Statements has been approved by the Board of Directors of the Manager. Our responsibility is to express 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

**ADARSH** Digitally signed by  
ADARSH RANKA  
**RANKA** Date: 2022.07.21  
12:29:57 +05'30'

per Adarsh Ranka

Partner

Membership No.: 209567

UDIN: 22209567ANIMAC1885

Place: Bengaluru, India

Date: July 21, 2022

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



	Note	As at 30 June 2022	As at 31 March 2022
<b>ASSETS</b>			
<b>Non-current assets</b>			
Financial assets			
- Investments	3	248,683.52	239,333.52
- Loans	4	85,686.45	86,410.72
Other non-current assets	5	1.02	1.47
<b>Total non-current assets</b>		<b>334,370.99</b>	<b>325,745.71</b>
<b>Current assets</b>			
Financial assets			
- Cash and cash equivalents	6	5,375.61	5,200.47
- Loans	7	1,795.00	2,080.00
- Other financial assets	8	7.40	6.51
Other current assets	9	104.86	50.95
<b>Total current assets</b>		<b>7,282.87</b>	<b>7,337.93</b>
<b>Total assets</b>		<b>341,653.86</b>	<b>333,083.64</b>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
Unit capital	10	288,262.11	288,262.11
Other equity	11	(31,330.26)	(30,233.92)
<b>Total equity</b>		<b>256,931.85</b>	<b>258,028.19</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Financial liabilities			
- Borrowings	12	84,502.16	74,491.33
<b>Total non-current liabilities</b>		<b>84,502.16</b>	<b>74,491.33</b>
<b>Current liabilities</b>			
Financial liabilities			
- Trade payables	13		
- total outstanding dues of micro and small enterprises		1.74	0.59
- total outstanding dues of creditors other than micro and small enterprises		16.29	8.22
- Other financial liabilities	14	97.84	463.90
Other current liabilities	15	99.42	88.61
Liabilities for current tax (net)	16	4.56	2.80
<b>Total current liabilities</b>		<b>219.85</b>	<b>564.12</b>
<b>Total equity and liabilities</b>		<b>341,653.86</b>	<b>333,083.64</b>
<b>Significant accounting policies</b>	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

**ADARSH RANKA** Digitally signed by  
ADARSH RANKA  
Date: 2022.07.21  
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per **Adarsh Ranka**

Partner

Membership number: 209567

Place: Bengaluru

Date: 21 July 2022

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)

**JITENDRA MOHANDAS VIRWANI** Digitally signed by  
JITENDRA MOHANDAS VIRWANI  
Date: 2022.07.21  
12:13:21 +05'30'

**Jitendra Virwani**

Director

DIN: 00027674

Place: Bengaluru

Date: 21 July 2022

**TUHIN ARVIND PARIKH** Digitally signed by  
TUHIN ARVIND PARIKH  
Date: 2022.07.21  
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**Tuhin Parikh**

Director

DIN: 00544890

Place: Mumbai

Date: 21 July 2022



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



	Note	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 31 March 2022 (Audited*)	For the quarter ended 30 June 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
<b>Income and gains</b>					
Dividend		2,715.00	2,160.00	2,425.00	9,475.00
Interest	17	2,725.31	2,582.58	3,053.50	11,579.53
Other income	18	17.00	23.11	17.70	81.52
<b>Total Income</b>		<b>5,457.31</b>	<b>4,765.69</b>	<b>5,496.20</b>	<b>21,136.05</b>
<b>Expenses</b>					
Valuation expenses		2.07	3.24	3.25	11.56
Audit fees		1.18	0.75	1.50	4.85
Investment management fees	29	58.83	59.28	74.38	254.46
Trustee fees		0.74	0.73	0.74	2.95
Legal and professional fees		19.30	5.43	29.61	57.11
Other expenses	19	12.12	13.26	10.07	42.57
<b>Total Expenses</b>		<b>94.24</b>	<b>82.69</b>	<b>119.55</b>	<b>373.50</b>
<b>Earnings before finance costs, impairment loss and tax</b>		<b>5,363.07</b>	<b>4,683.00</b>	<b>5,376.65</b>	<b>20,762.55</b>
Finance costs	20	1,466.21	1,277.17	1,719.03	6,462.30
Impairment loss	3	-	-	-	857.48
<b>Profit before tax</b>		<b>3,896.86</b>	<b>3,405.83</b>	<b>3,657.62</b>	<b>13,442.77</b>
<b>Tax expense:</b>	21				
Current tax		7.27	9.90	7.58	45.35
		<b>7.27</b>	<b>9.90</b>	<b>7.58</b>	<b>45.35</b>
<b>Profit for the quarter/ year</b>		<b>3,889.59</b>	<b>3,395.93</b>	<b>3,650.04</b>	<b>13,397.42</b>
<b>Items of other comprehensive income</b>					
Items that will not be reclassified subsequently to profit or loss					
- Gain/(loss) on remeasurement of defined benefit liability, net of tax		-	-	-	-
<b>Total comprehensive income for the quarter/ year</b>		<b>3,889.59</b>	<b>3,395.93</b>	<b>3,650.04</b>	<b>13,397.42</b>
<b>Earning per unit</b>					
Basic	22	4.10	3.58	3.85	14.13
Diluted		4.10	3.58	3.85	14.13
<b>Significant accounting policies</b>	2				

\* Refer note 34

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

**ADARSH RANKA**  
Digitally signed by  
ADARSH RANKA  
Date: 2022.07.21  
12:35:15 +05'30'

per **Adarsh Ranka**

Partner

Membership number: 209567

Place: Bengaluru

Date: 21 July 2022

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)

**JITENDRA MOHANDAS VIRWANI**  
Digitally signed by JITENDRA  
MOHANDAS VIRWANI  
Date: 2022.07.21 12:13:54  
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**Jitendra Virwani**

Director

DIN: 00027674

Place: Bengaluru

Date: 21 July 2022

**TUHIN ARVIND PARIKH**  
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ARVIND PARIKH  
Date: 2022.07.21 12:05:14  
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**Tuhin Parikh**

Director

DIN: 00544890

Place: Mumbai

Date: 21 July 2022

**Embassy Office Parks REIT**

RN: IN/REIT/17-18/0001

**Condensed Standalone Statement of Cash Flows**

(all amounts in Rs. million unless otherwise stated)



	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 31 March 2022 (Audited *)	For the quarter ended 30 June 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
<b>Cash flow from operating activities</b>				
<b>Profit before tax</b>	3,896.86	3,405.83	3,657.62	13,442.77
<i>Adjustments to reconcile profit before tax to net cash flows:</i>				
Interest income	(2,725.31)	(2,582.58)	(3,053.50)	(11,579.53)
Dividend	(2,715.00)	(2,160.00)	(2,425.00)	(9,475.00)
Profit on sale of investments	(17.00)	(17.56)	(17.70)	(75.97)
Impairment loss	-	-	-	857.48
Liabilities no longer required written back	-	(5.55)	-	(5.55)
Finance costs	1,466.21	1,277.17	1,719.03	6,462.30
<b>Operating cash flow before working capital changes</b>	<b>(94.24)</b>	<b>(82.69)</b>	<b>(119.55)</b>	<b>(373.50)</b>
<i>Changes in:</i>				
Other current and non-current assets	(53.46)	(0.57)	(16.12)	(45.76)
Other current and non-current liabilities and provisions	10.81	76.30	(20.43)	62.01
Other current financial liabilities	6.52	(9.48)	25.13	2.51
Other financial assets	(0.89)	(2.50)	(72.71)	(6.51)
Trade payables	(6.71)	8.71	6.58	6.21
<b>Cash used in operations</b>	<b>(137.97)</b>	<b>(10.23)</b>	<b>(197.10)</b>	<b>(355.05)</b>
Taxes (paid)/refund received (net)	(5.51)	(2.91)	(6.13)	(46.25)
<b>Net cash used in operating activities</b>	<b>(143.48)</b>	<b>(13.14)</b>	<b>(203.23)</b>	<b>(401.30)</b>
<b>Cash flow from investing activities</b>				
Loans given to subsidiaries	(305.00)	(1,098.50)	(5,213.81)	(10,232.51)
Loans repaid by subsidiaries	1,931.81	2,718.27	5,598.81	27,743.31
Contingent consideration paid	(350.00)	-	-	-
Investment in debentures issued by joint venture	(9,500.00)	-	-	-
Redemption of debentures issued by joint venture	150.00	-	-	-
Interest received	2,107.76	1,906.85	1,821.86	7,600.48
Dividend received	2,715.00	2,160.00	2,425.00	9,475.00
Redemption of mutual funds (net)	17.00	17.56	17.70	75.97
<b>Net cash (used in)/ generated from investing activities</b>	<b>(3,233.43)</b>	<b>5,704.18</b>	<b>4,649.56</b>	<b>34,662.25</b>
<b>Cash flow from financing activities</b>				
Expenses incurred towards issue of units	-	-	-	(17.72)
Proceeds from issue of Non-convertible debentures (net of issue expenses)	9,941.73	(95.68)	-	33,771.77
Redemption of Non-convertible debentures (including redemption premium)	-	-	-	(45,302.84)
Distribution to unitholders	(4,984.95)	(4,928.38)	(5,308.37)	(20,947.51)
Interest paid	(1,404.73)	(1,218.58)	(675.71)	(3,735.44)
<b>Net cash generated from/ (used in) financing activities</b>	<b>3,552.05</b>	<b>(6,242.64)</b>	<b>(5,984.08)</b>	<b>(36,231.74)</b>
<b>Net increase/ (decrease) in cash and cash equivalents</b>	<b>175.14</b>	<b>(551.60)</b>	<b>(1,537.75)</b>	<b>(1,970.79)</b>
Cash and cash equivalents at the beginning of the quarter/ year	5,200.47	5,752.07	7,171.26	7,171.26
<b>Cash and cash equivalents at the end of the quarter/ year</b>	<b>5,375.61</b>	<b>5,200.47</b>	<b>5,633.51</b>	<b>5,200.47</b>

**Embassy Office Parks REIT**

RN: IN/REIT/17-18/0001

**Condensed Standalone Statement of Cash Flows**

(all amounts in Rs. million unless otherwise stated)



	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 31 March 2022 ( Audited *)	For the quarter ended 30 June 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
<b>Cash and cash equivalents comprise:</b>				
Balances with banks				
- in current accounts	5,371.69	5,197.53	5,631.68	5,197.53
- in escrow accounts	3.92	2.94	1.83	2.94
<b>Cash and cash equivalents at the end of the quarter/ year (refer note 6)</b>	<b>5,375.61</b>	<b>5,200.47</b>	<b>5,633.51</b>	<b>5,200.47</b>

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

\* Refer note 34

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

**ADARSH** Digitally signed by  
ADARSH RANKA  
Date: 2022.07.21  
12:35:37 +05'30'

**RANKA**

per **Adarsh Ranka**

Partner

Membership number: 209567

Place: Bengaluru

Date: 21 July 2022

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)

**JITENDRA** Digitally signed by  
JITENDRA MOHANDAS  
VIRWANI  
Date: 2022.07.21  
12:14:17 +05'30'

**MOHANDAS**

**VIRWANI**

**Jitendra Virwani**

Director

DIN: 00027674

Place: Bengaluru

Date: 21 July 2022

**TUHIN** Digitally signed by  
TUHIN ARVIND  
PARIKH  
Date: 2022.07.21  
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**ARVIND**

**PARIKH**

**Tuhin Parikh**

Director

DIN: 00544890

Place: Mumbai

Date: 21 July 2022





## A. Unit capital

Particulars	Units (No in million)	Amount
Balance as at 1 April 2021	947.90	288,262.11
Changes during the year	-	-
<b>Balance as at 31 March 2022</b>	<b>947.90</b>	<b>288,262.11</b>
Balance as at 1 April 2022	947.90	288,262.11
Changes during the quarter	-	-
<b>Balance as at 30 June 2022</b>	<b>947.90</b>	<b>288,262.11</b>

## B. Other equity

Particulars	Reserves and Surplus	
	Retained Earnings	
Balance as at 1 April 2021		(22,682.89)
Add : Total comprehensive income for the year ended 31 March 2022		13,397.42
Less: Distribution to Unitholders during the year ended 31 March 2022 * ^		(20,948.45)
<b>Balance as at 31 March 2022</b>		<b>(30,233.92)</b>
Balance as at 1 April 2022		(30,233.92)
Add : Total comprehensive income for the quarter ended 30 June 2022		3,889.59
Less: Distribution to Unitholders during the quarter ended 30 June 2022 * ^^		(4,985.93)
<b>Balance as at 30 June 2022</b>		<b>(31,330.26)</b>

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

^ The distribution for year ended 31 March 2022 does not include the distribution relating to the quarter ended 31 March 2022, as the same was paid subsequent to the year ended 31 March 2022.

^^ The distribution for quarter ended 30 June 2022 does not include the distribution relating to the quarter ended 30 June 2022, as the same will be paid subsequently.

As per our report of even date attached

for S R Batliboi & Associates LLP

Chartered Accountants

ICAI Firm's registration number: 101049W/E300004

**ADARSH** Digitally signed by  
ADARSH RANKA  
Date: 2022.07.21  
12:35:57 +05'30'

per Adarsh Ranka

Partner

Membership number: 209567

Place: Bengaluru

Date: 21 July 2022

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)

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JITENDRA  
MOHANDAS  
VIRWANI  
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12:15:04 +05'30'

Jitendra Virwani

Director

DIN: 00027674

Place: Bengaluru

Date: 21 July 2022

**TUHIN** Digitally signed by  
TUHIN ARVIND  
PARIKH  
Date: 2022.07.21  
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Tuhin Parikh

Director

DIN: 00544890

Place: Mumbai

Date: 21 July 2022

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

SI No	Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
1	Cash flows received from SPVs/Holdcos and Investment Entity in the form of:				
	• Interest	2,107.76	1,906.85	1,821.86	7,577.28
	• Dividends (net of applicable taxes)	2,715.00	2,160.00	2,425.00	9,475.00
	• Repayment of Shareholder Debt (to the extent not repaid through debt or equity)	1,781.81	2,220.12	1,935.00	7,761.35
	• Proceeds from buy-backs/ capital reduction (net of applicable taxes)	-	-	-	-
2	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/Holdcos/ Investment Entity adjusted for the following:	-	-	-	-
	• Applicable capital gains and other taxes	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-	-	-	-
3	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs /Holdcos/ Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
4	Add: Any other income at the Trust level not captured herein	17.00	17.56	17.70	99.17
5	Less: Any other expense at the Trust level, and not captured herein (excluding acquisition related costs)	(12.12)	(13.26)	(16.49)	(77.14)
6	Less: Any fees, including but not limited to:				
	• Trustee fees	(0.74)	(0.73)	(0.74)	(2.95)
	• REIT Management Fees (to the extent not paid in Units)	(58.83)	(59.28)	(74.38)	(254.46)
	• Valuer fees	(2.07)	(3.24)	(3.25)	(11.56)
	• Legal and professional fees	(19.72)	(5.43)	(30.37)	(58.98)
	• Trademark license fees	(0.35)	(0.36)	(0.35)	(1.42)
	• Secondment fees	(0.41)	(0.39)	(0.39)	(1.56)
7	Less: Debt servicing (including principal, interest, redemption premium etc.) of external debt at the Trust level, to the extent not paid through debt or equity	(1,466.21)	(1,225.11)	(717.82)	(3,820.29)
8	Less: Income tax (net of refund) and other taxes (if applicable) at the Trust level	(5.51)	(2.91)	(6.13)	(46.25)
	<b>Net Distributable Cash Flows</b>	<b>5,055.61</b>	<b>4,993.82</b>	<b>5,349.64</b>	<b>20,638.19</b>

\* Refer note 34

**Notes:**

The Board of Directors of the Manager to the Trust, in their meeting held on 21 July 2022, have declared distribution to Unitholders of Rs.5.33 per unit which aggregates to Rs.5,052.27 million for the quarter ended 30 June 2022. The distribution of Rs.5.33 per unit comprises Rs.0.65 per unit in the form of interest payment, Rs.2.83 per unit in the form of dividend and the balance Rs.1.85 per unit in the form of amortization of SPV debt.

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## 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 Royal Oaks, Embassy Golf Links Business Park, Bangalore, 560071, Karnataka, India as an irrevocable trust under the provisions of the Indian Trusts Act, 1882 pursuant to a Trust Deed dated 30 March 2017 as amended on 11 September 2018. The Embassy REIT was registered with SEBI on 3 August 2017 as a real estate investment trust (REIT) under Regulation 6 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 having registration number IN/REIT/17-18/0001. Pursuant to a letter dated 21 August 2018, SEBI took on record the addition of the Blackstone Sponsor to the sponsors of the Embassy REIT. The Trustee to Embassy Office Parks REIT is Axis Trustee Services Limited (the 'Trustee') and the Manager for Embassy Office Parks REIT is Embassy Office Parks Management Services Private Limited (the 'Manager' or 'EOPMSPL').

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

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

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

Name of the SPV/Subsidiary	Activities	Shareholding (in percentage)
Manyata Promoters Private Limited ('MPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Manyata), located at Bengaluru along with being an intermediate (HoldCo.) for the Trust.	Embassy Office Parks REIT : 100%
Umbel Properties Private Limited ('UPPL')	Development, rental and maintenance of serviced residences (Hilton hotel) located at Bengaluru.	Embassy Office Parks REIT : 100%
Embassy Energy Private Limited ('EEPL')	Generation and supply of solar power to the office spaces of SPVs/Subsidiaries of the Trust located in Bengaluru.	MPPL: 80% Embassy Office Parks REIT : 20%
Galaxy Square Private Limited ('GSPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Galaxy), located in Noida.	Embassy Office Parks REIT : 100%
Quadron Business Park Private Limited ('QBPL')	Development and leasing of office space and related interiors and maintenance of such assets (Quadron Business Park), located in Pune and (Embassy one) located in Bengaluru Development, rental and maintenance of serviced residences (Hotel Four Seasons at Embassy One), located in Bengaluru	Embassy Office Parks REIT : 100%
Earnest Towers Private Limited ('ETPL')	Development and leasing of office space and related interiors and maintenance of such assets (First International Financial Centre), located in Mumbai.	Embassy Office Parks REIT : 100%
Qubix Business Park Private Limited ('QBPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Qubix), located in Pune.	Embassy Office Parks REIT : 100%
Oxygen Business Park Private Limited ('OBPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Oxygen), located in Noida.	Embassy Office Parks REIT : 100%
Vikhroli Corporate Park Private Limited ('VCPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy 247), located in Mumbai.	Embassy Office Parks REIT : 100%
Indian Express Newspapers (Mumbai) Private Limited	Development and leasing of office' space and related interiors and maintenance of such assets (Express Towers), located in Mumbai.	Embassy Office Parks REIT : 100%
Embassy Pune TechZone Private Limited ('EPTPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy TechZone) located at Pune	Embassy Office Parks REIT : 100 %
Vikas Telecom Private Limited ('VTPL') *	Development and leasing of office space and related interiors and maintenance of such assets "Embassy TechVillage" (ETV), located in Bengaluru.	Embassy Office Parks REIT : 100% (40% upto 1 April 2021, refer note 33) EOVPL : Nil (60% upto 1 April 2021, refer note 33)
Embassy Office Ventures Private Limited ('EOVPL') *	Hold Co of VTPL and Common area maintenance services of ETV, located in Bangalore.	Embassy Office Parks REIT : Nil (100% upto 1 April 2021, refer note 33)
Sarla Infrastructure Private Limited ('SIPL') *	Development and leasing of office space and related interiors and maintenance of such assets (ETV, Block 9), located in Bengaluru.	Embassy Office Parks REIT : 100%

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

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

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



## 2 Significant accounting policies

### 2.1 Basis of preparation of Condensed Standalone Financial Statements

The Condensed Standalone Financial Statements (hereinafter referred to as the 'Condensed Standalone Financial statements') of the Trust comprises the Standalone Balance Sheet as at 30 June 2022, the Standalone Statement of Profit and Loss, including other comprehensive income, the Standalone Statement of Cash Flows, the Standalone Statement of Changes in Unitholder's Equity and the summary of significant accounting policies and select explanatory information for the quarter ended 30 June 2022. 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 21 July 2022.

The Condensed Standalone Financial Statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued there under read with SEBI Circular No. CIR/IMD/DF/146/2016 dated 29 December 2016 (the "REIT regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations. Also refer Note 10 (a) on classification of Unitholders fund.

Embassy Office Parks REIT has prepared Condensed Standalone Financial Statements which comply with Ind AS applicable for the quarter ended 30 June 2022, together with the comparative period data as at and for the year ended 31 March 2022, 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 quarter ended 30 June 2022 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.

#### Changes in accounting policies and disclosures

##### New and amended standards

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below:

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standard) Amendment Rules 2022 dated March 23, 2022 to amend the following Ind AS which are effective from April 01, 2022.

##### (i) Reference to the Conceptual Framework - Amendments to Ind AS 103

The amendments replaced the reference to the ICAI's "Framework for the Preparation and Presentation of Financial Statements under Indian Accounting Standards" with the reference to the "Conceptual Framework for Financial Reporting under Indian Accounting Standard" without significantly changing its requirements.

The amendments also added an exception to the recognition principle of Ind AS 103 Business Combinations to avoid the issue of potential 'day 2' gains or losses arising for liabilities and contingent liabilities that would be within the scope of Ind AS 37 Provisions, Contingent Liabilities and Contingent Assets or Appendix C, Levies, of Ind AS 37, if incurred separately.

It has also been clarified that the existing guidance in Ind AS 103 for contingent assets would not be affected by replacing the reference to the Framework for the Preparation and Presentation of Financial Statements under Indian Accounting Standards.

These amendments had no impact on the financial statements of the Trust.

##### (ii) Property, Plant and Equipment: Proceeds before Intended Use - Amendments to Ind AS 16

The amendments modified paragraph 17(e) of Ind AS 16 to clarify that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognised in the profit or loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment.

These amendments had no impact on the financial statements of the Trust.

##### (iii) Annual improvements to Ind AS standards on Ind AS 101- First time adoption of Indian Accounting Standards, Ind AS 109 – Financial instruments and Ind AS 41 – Agriculture.

These apply for the first time for the quarter ended 30 June 2022, but they do not have an impact on the financial statements of the Trust.

There were certain amendments to standards and interpretations which are applicable for the first time for the quarter ended 30 June 2022, but either the same are not relevant or do not have an impact on the Condensed standalone financial statements of the Trust. The Trust has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

### 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 10(a)

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

i) Valuation of financial instruments – Refer Note 2.2 (h)

ii) Recognition of deferred tax asset on carried forward losses and recognition of minimum alternate tax credit: availability of future taxable profit against which tax losses carried forward can be used- Note 2.2(q) (ii)

iii) Estimation of uncertainties relating to the global health pandemic from COVID-19

The Trust has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of its investments in SPVs including loans and other receivables. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Trust, as at the date of approval of these Condensed Standalone Financial Statements has used internal and external sources of information including reports from International Property Consultants and related information, economic forecasts and consensus estimates from market sources on the expected future performance of the Trust. The Trust has performed sensitivity analysis on the assumptions used and based on current estimates expects the carrying amount of these assets as reflected in the balance sheet as at 30 June 2022 will be recovered. The impact of COVID-19 on the Trust's Condensed Standalone Financial Statements may differ from that estimated as at the date of approval of these Condensed Standalone Financial Statements.

iv) Impairment of investments and loans in subsidiaries

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

### d) Current versus non-current classification

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

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

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

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

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

### e) Measurement of fair values

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

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

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

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

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

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

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

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

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

## 2 Significant accounting policies (continued)

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

### h) Financial instruments

#### i) Recognition and initial measurement

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

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

#### ii) Classification and subsequent measurement

Financial assets

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

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

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

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

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

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

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

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

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

#### 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;
- 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.



## 2 Significant accounting policies (continued)

### h) Financial instruments (continued)

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

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

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

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

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

*Financial assets: Subsequent measurement and gains and losses*

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

*Financial liabilities: Classification, subsequent measurement and gains and losses*

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

### iii) Derecognition

*Financial assets*

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

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

*Financial liabilities*

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

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

### iv) Offsetting

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

### 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.

## 2 Significant accounting policies (continued)

### j) Impairment of financial assets

#### *Financial assets*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### k) Embedded derivatives

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

### l) Financial guarantee contracts

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

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

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

### 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 Condensed statement of profit and loss.

## 2 Significant accounting policies (continued)

### m) 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 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 Condensed statement of profit and loss.

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

#### Embassy Office Parks REIT as a lessor

##### *I. Determining whether an arrangement contains a lease*

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

##### *ii. Assets held under leases*

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

##### *iii. Initial direct costs*

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

### n) Revenue recognition

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

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

#### **Recognition of dividend income, interest income**

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

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

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

### o) Investments in subsidiaries and joint ventures

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

### p) Borrowing costs

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

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

### q) Taxation

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

#### *(i) Current tax:*

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

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

#### *(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

- 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.



## 2 Significant accounting policies (continued)

### q) Taxation (continued)

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.

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) 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.

### u) 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.

### v) Statement of Cash flows

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

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

### w) 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.

### x) Earnings before finance costs, impairment loss and tax

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

### y) 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 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

### 3 Non-current investments

Particulars	As at	As at
	30 June 2022	31 March 2022
<b>a) Trade, unquoted investments in subsidiaries (at cost)</b> (refer note below and note 24)		
- 405,940,204 (31 March 2022: 405,940,204) equity shares of Umbel Properties Private Limited of Rs.10 each, fully paid up	2,841.67	2,841.67
Less: Provision for impairment (refer note (a) below)	(1,348.68)	(1,348.68)
- 2,129,635 (31 March 2022: 2,129,635) equity shares of Quadron Business Park Private Limited of Rs.10 each, fully paid up	13,689.26	13,689.26
Less: Provision for impairment (refer note (a) below)	(2,718.94)	(2,718.94)
- 1,999 (31 March 2022: 1,999) equity shares of Embassy Energy Private Limited of Rs.10 each, fully paid up	732.79	732.79
Less: Provision for impairment (refer note (a) below)	(65.43)	(65.43)
	<b>13,130.67</b>	<b>13,130.67</b>
- 8,703,248 (31 March 2022: 8,703,248) equity shares of Embassy Pune TechZone Private Limited of Rs.10 each, fully paid up	12,083.50	12,083.50
- 1,461,989 (31 March 2022: 1,461,989) equity shares of Manyata Promoters Private Limited of Rs.100 each, fully paid up	99,475.27	99,475.27
- 271,611 (31 March 2022: 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 2022: 1,884,747) equity shares of Oxygen Business Park Private Limited of Rs.10 each, fully paid up	12,308.89	12,308.89
- 154,633,789 (31 March 2022: 154,633,789) equity shares of Earnest Towers Private Limited of Rs.10 each, fully paid up (refer note (b) below)	10,590.24	10,590.24
- 6,134,015 (31 March 2022: 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 2022: 254,583) equity shares of Indian Express Newspapers (Mumbai) Private Limited of Rs.100 each, fully paid up	13,210.96	13,210.96
- 107,958 (31 March 2022: 107,958) equity shares of Galaxy Square Private Limited of Rs.100 each, fully paid up	4,662.50	4,662.50
- 6,515,036 (31 March 2022: 6,515,036) Class A equity shares of Vikas Telecom Private Limited of Rs.10 each, fully paid up (refer note (c) below and note 33)	50,695.45	50,695.45
- 3,300 (31 March 2022: 3,300) equity shares of Sarla Infrastructure Private Limited of Rs.1,000 each, fully paid up	6,870.02	6,870.02
	<b>226,202.85</b>	<b>226,202.85</b>
	<b>239,333.52</b>	<b>239,333.52</b>
<b>Aggregate amount of impairment recognised</b>	<b>4,133.05</b>	<b>4,133.05</b>
<b>b) Trade, unquoted, measured at amortised cost</b>		
<b>Investment in debentures of joint venture entity (refer note (e) below)</b>		
- 9,500 (31 March 2022: Nil) 8.15% debentures of Rs 1 million each (refer note (e) below and note 24)	9,350.00	-
	<b>248,683.52</b>	<b>239,333.52</b>

a) The recoverable amounts of the investments in subsidiaries have been computed based on value in use calculation of the underlying properties, computed semi-annually in March and September of each financial year. The value in use calculation is determined by iVAS Partners, independent external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by CBRE South Asia Private Limited based on discounted cash flow method. As at 30 June 2022, an amount of Rs.4,133.05 million (31 March 2022: Rs.4,133.05 million) has been provided as impairment on investment in subsidiaries namely Umbel Properties Private Limited, Quadron Business Park Private Limited and Embassy Energy Private Limited based on independent valuation report as on 31 March 2022. This includes impairment loss of Nil for quarter ended 30 June 2022 (Rs.857.48 million for the year ended 31 March 2022) for Umbel Properties Private Limited and Quadron Business Park Private Limited. The impairment charge arose in these entities mainly due to slower ramp up of hotel room occupancy, slower than anticipated lease up, coupled with the current economic conditions due to Covid-19 pandemic. In determining the value in use, the cash flows were discounted at the rate of 12.38% as at 31 March 2022 for investment in Hospitality operations (UPPL and QBPL) and 11.70% as at 31 March 2022 for investment in solar power plant (EEPL).

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

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

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

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

Since the Trust continued to hold the same economic interest through equity shareholding in ETPL, both before and after capital reduction, the aforementioned consideration of Rs.1,548.54 million was accounted for as a reduction of carrying amount of the Trust's investment in ETPL.

(c) 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 provided for the merger/amalgamation of EOVPL into VTPL (on a going concern basis). The Scheme was approved by Bengaluru Bench of National Company Law Tribunal (NCLT) on 17 February 2022, VTPL and EOVPL had filed the necessary forms with Registrar of Companies (RoC). Upon the Scheme becoming effective, VTPL has become a 100% directly-held SPV of Embassy Office Parks REIT, holding Embassy Tech Village. Since the Trust continued to hold the same economic interest through equity shareholding both before and after the composite scheme of arrangement, the Trust's investments in EOVPL were derecognised and the carrying amount of such investments was recognised as cost of shares issued by VTPL to the Trust upon such merger during the quarter ended 31 March 2022.

**3 Non-current investments (continued)**

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

Name of Subsidiary	As at	As at
	30 June 2022	31 March 2022
Embassy Pune TechZone Private Limited	100.00%	100.00%
Manyata Promoters Private Limited	100.00%	100.00%
Umbel Properties Private Limited	100.00%	100.00%
Embassy Energy Private Limited	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 (i) below and note 33)	100.00%	100.00%
Sarla Infrastructure Private Limited	100.00%	100.00%

(i) 60% of ownership interest in Vikas Telecom Private Limited was held by Embassy Office Ventures Private Limited till 1 April 2021. Pursuant to the merger/amalgamation of EOVPL and VTPL through an order from the NCLT Bengaluru, the shareholding of VTPL by EOVPL was cancelled and the Trust directly owns 100% interest in Vikas Telecom Private Limited effective 1 April 2021. (refer note 33)

**(e) Investment in debentures of joint venture entity**

- 9,500 (31 March 2022: Nil) unlisted, unrated, secured, redeemable, non-convertible debentures of Golfinks Software Parks Private Limited with face value of Rs.1,000,000.00 each.
- Interest Rate : 8.15% p.a.
- Security : The debentures are secured by first ranking exclusive security interest over identified land and building of Embassy Golfinks Business Park.
- Tenure : Debentures shall be redeemed 7 years from the deemed date of allotment. Early redemption of debentures shall be permitted subject to availability of funds on such date.

**4 Non-current loans**

Particulars	As at	As at
	30 June 2022	31 March 2022
<i>Unsecured, considered good</i>		
Loan to subsidiaries (refer note 24)	85,686.45	86,410.72
	<b>85,686.45</b>	<b>86,410.72</b>

**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:**

- Bullet repayment on the date falling at the end of 15 (fifteen) years from the first drawdown date.
- Early repayment option (wholly or partially) is available to the borrower (SPV's).

**5 Other non-current assets**

Particulars	As at	As at
	30 June 2022	31 March 2022
Prepayments	1.02	1.47
	<b>1.02</b>	<b>1.47</b>

**6 Cash and cash equivalents**

Particulars	As at	As at
	30 June 2022	31 March 2022
Balances with banks		
- in current accounts *	5,371.69	5,197.53
- in escrow accounts		
Balances with banks for unclaimed distributions	3.92	2.94
	<b>5,375.61</b>	<b>5,200.47</b>

\* Balance in current accounts includes cheques on hand received from SPV's in respect of interest/principal repayments of loans as at 30 June 2022 amounting to Rs.667.15 million (31 March 2022 : Rs.536.97 million).



**7 Current loans**

Particulars	As at	As at
	30 June 2022	31 March 2022
<b>Unsecured, considered good</b>		
Loan to subsidiaries (refer note 24)	1,795.00	2,080.00
	<b>1,795.00</b>	<b>2,080.00</b>

**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).

**8 Other financial assets**

Particulars	As at	As at
	30 June 2022	31 March 2022
Other receivables		
- from related party (refer note 24)	7.40	6.51
	<b>7.40</b>	<b>6.51</b>

**9 Other current assets**

Particulars	As at	As at
	30 June 2022	31 March 2022
<b>Unsecured, considered good</b>		
Balances with government authorities	32.32	19.05
Prepayments	72.54	31.90
	<b>104.86</b>	<b>50.95</b>

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#### 10 Unit capital

Particulars	Units	Amount
	(No in million)	
As at 1 April 2021	947.90	288,262.11
Changes during the year	-	-
<b>Balance as at 31 March 2022</b>	<b>947.90</b>	<b>288,262.11</b>
Changes during the year	-	-
<b>Balance as at 30 June 2022</b>	<b>947.90</b>	<b>288,262.11</b>

#### (a) Terms/rights attached to Units

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

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

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

Name of the Unitholder	As at 30 June 2022		As at 31 March 2022	
	No of Units	% holding	No of Units	% holding
Embassy Property Developments Private Limited	115,484,802	12.18%	115,484,802	12.18%
SG Indian Holding (NQ) Co I Pte Limited	74,262,742	7.83%	74,262,742	7.83%
BRE/Mauritius Investments	77,431,543	8.17%	77,431,543	8.17%

(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 had issued an aggregate of 613,332,143 Units at Rs.300.00 each and 111,335,400 Units at a price of Rs.331.00 each for consideration other than cash for the period of five years immediately preceding the balance sheet date.

#### (d) Unitholding of Sponsors

Name of Sponsors	Units held by Sponsors				% Change during the year ended 30 June 2022
	No. of units as at 30 June 2022	% of total units as at 30 June 2022	No. of units as at 1 April 2022	% of total units as at 1 April 2022	
	Embassy Property Developments Private Limited	115,484,802	12.18%	115,484,802	
BRE/Mauritius Investments (Co-sponsor), including co-sponsor group (refer note 24)	300,597,191	31.71%	300,597,191	31.71%	-

#### 11 Other equity

Particulars	As at	As at
	30 June 2022	31 March 2022
Retained earnings *	(31,330.26)	(30,233.92)
	<b>(31,330.26)</b>	<b>(30,233.92)</b>

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

#### Retained earnings

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

#### 12 Borrowings

Particulars	As at	As at
	30 June 2022	31 March 2022
<b>Secured</b>		
Non-convertible debentures		
15,000 (31 March 2022 : 15,000) Embassy REIT Series II, Non-Convertible debentures (NCD) 2020, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note A below)		
- Embassy REIT Series II NCD 2020 - Tranche A	7,440.44	7,428.80
- Embassy REIT Series II NCD 2020 - Tranche B	7,468.42	7,462.25
26,000 (31 March 2022 : 26,000) Embassy REIT Series III, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note B below)	25,834.24	25,808.89
3,000 (31 March 2022 : 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note C below)	2,977.01	2,975.64
31,000 (31 March 2022 : 31,000) Embassy REIT Series V, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note D and E below)		
- Embassy REIT Series V NCD 2021 - Series A	19,896.11	19,883.54
- Embassy REIT Series V NCD 2021 - Series B	10,936.03	10,932.21
10,000 (31 March 2022 : Nil) Embassy REIT Series VI, Non-Convertible debentures (NCD) 2022, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note F below)	9,949.91	-
	<b>84,502.16</b>	<b>74,491.33</b>

## 12 Borrowings (continued)

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

#### A. 15,000 (31 March 2022 : 15,000) Embassy REIT Series II NCD 2020, face value of Rs.1,000,000 each

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

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

#### Security terms:

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

1. A sole and exclusive first ranking charge by way of mortgage created by EPTPL on the constructed buildings and related parcels identified as Block 2, Block 3, Food court, Block 6, Block I, Block 11 and Block 5, having an aggregate leasable area of 2,00,674 square meters and forming part of the development known as Embassy TechZone together with portion of land admeasuring 96,630 square meters on which the aforesaid buildings are constructed out of the aggregate area of land measuring 67.45 acres equivalent to 2,72,979 sq. mtrs.
2. A sole and exclusive first ranking pledge created by the Embassy REIT over the shareholding in the SPV's namely IENMPL and EPTPL together known as "secured SPVs" along with shareholder loans given to these SPVs
3. A sole and exclusive first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.
4. A sole and exclusive first ranking charge by way of hypothecation created by EPTPL over identified bank accounts and receivables.
5. A corporate guarantee issued by each of EPTPL and IENMPL.

#### Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date
2. These debentures will be redeemed on the expiry of 37 months from the date of allotment for the debentures at par on 9 October 2023.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.25% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the IRR shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between March 2023 to September 2023) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

#### B. 26,000 (31 March 2022 : 26,000) Embassy REIT Series III NCD 2021, face value of Rs.1,000,000 each

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

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

#### Security terms

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

1. A first ranking charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 1A, Block 2 and Block 7B, having an aggregate leasable area of 3,43,772 square meters and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 101,859 square meters on which the aforesaid buildings are constructed.
2. A first ranking charge by way of mortgage created by QBPL on the constructed buildings and related parcels identified as Block IT 1 and Block IT 2, having an aggregate leasable area of 42,163 square meters and forming part of the development known as Embassy Qubix together with portion of land admeasuring 23,028 square meters on which the aforesaid buildings are constructed.
3. A first ranking pari passu pledge created by the Embassy REIT, MPPL and EOPL over their shareholding in the SPV's namely VTPL and EEPL together known as "Secured SPVs".
4. A sole and exclusive first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.
5. A sole and exclusive first ranking charge by way of hypothecation created by VTPL over identified bank accounts and receivables and by QBPL over identified receivables.
6. A corporate guarantee issued by each of VTPL, EEPL and QBPL.

#### Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
2. These debentures will be redeemed on the expiry of 37 months from the Date of Allotment for the Debentures at par on 15 February 2024.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between July 2023 to January 2024) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

#### C. 3,000 (31 March 2022: 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each

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

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

#### Security terms

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

1. A first ranking charge by way of mortgage created by SIPL on the constructed, under-construction buildings, erections, constructions of every description and related parcels identified as Block 9, admeasuring 1.1 million square feet and forming part of the development known as Embassy TechVillage.
2. A first ranking pari passu pledge created by the Embassy REIT over its shareholding in SIPL; known as the "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from SIPL
4. A first ranking pari passu charge by way of hypothecation created by SIPL over all current and future movable assets, including identified bank accounts and receivables.
5. A corporate guarantee issued by SIPL.

#### Redemption terms:

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





## 12 Borrowings (continued)

### D. 20,000 (31 March 2022: 20,000) Embassy REIT Series V - Series A, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each

In October 2021, the Trust issued 20,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series V NCD 2021 (Series A) debentures having face value of Rs.1 million each amounting to Rs.20,000.00 million with a coupon rate of 6.25% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 20 October 2021.

#### Security term

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

1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Palm (Block F3), Mahogany (Block F2), Mulberry (Block G1), Ebony (Block G2), G Bridge (G1 & G2), Teak (Block G3), Cypress (Block D4), Beech (Block E1) and Mfar – Green Phase 4, having an aggregate leasable area of 40,16,856 sq ft and land admeasuring 30.856 acres, forming part of the development known as Embassy Manyata Promoters Business Park.
2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in MPPL; known as "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables from MPPL.
4. A first ranking pari passu charge by way of hypothecation created by MPPL including identified bank accounts and receivables.
5. A corporate guarantee issued by MPPL.

#### 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 36 months from date of allotment at par on 18 October 2024.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series V (Series A) debentures on a pro-rata basis at any time on a specified call option date (between April 2024 to July 2024) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

### E. 11,000 (31 March 2022: 11,000) Embassy REIT Series V - Series B, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each

In October 2021, the Trust issued 11,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series V NCD 2021 (Series B) debentures having face value of Rs.1 million each amounting to Rs.11,000.00 million with a coupon rate of 7.05% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 20 October 2021.

#### Security term

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

1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Magnolia (Block B), Pine (Block L5), Mountain Ash (Block H2), Silver Oak (Block E2) and Mfar- Philips Building having an aggregate leasable area of 20,23,051 sq ft and land admeasuring 11.530 acres forming part of the development known as Embassy Manyata Business Park.
2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in MPPL; known as "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables from MPPL.
4. A first ranking pari passu charge by way of hypothecation created by MPPL including identified bank accounts and receivables.
5. A corporate guarantee issued by MPPL.

#### Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on 18 October 2026.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series V (Series B) debentures on a pro-rata basis at any time on a specified call option date (between April 2026 to July 2026) 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.

### F. 10,000 (31 March 2022: Nil) Embassy REIT Series VI - Non-Convertible debentures (NCD) 2022, face value of Rs.1,000,000 each

In April 2022, the Trust issued 10,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series VI NCD 2022 debentures having face value of Rs.1 million each amounting to Rs.10,000.00 million with a coupon rate of 7.35% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 07 April 2022.

#### Security term

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

1. A sole and exclusive first ranking pari passu pledge created by MPPL over the 50% shareholding of GLSP.
2. A sole and exclusive first ranking pari passu pledge created by Embassy REIT over all the debentures issued by GLSP ("GLSP NCDs")
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables/ cashflows of GLSP NCDs issued by GLSP.
4. A first ranking pari passu charge by way of hypothecation created by MPPL over the identified receivables from GLSP.
5. A corporate guarantee issued by MPPL.

#### Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on 05 April 2027.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series VI debentures on a pro-rata basis at any time on a specified call option date (September 2026) 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.



**13 Trade payables**

Particulars	As at	
	30 June 2022	31 March 2022
Trade payables		
- total outstanding dues to micro and small enterprises (refer note below)	1.74	0.59
- total outstanding dues other than micro and small enterprises		
- to others	16.29	8.22
	<b>18.03</b>	<b>8.81</b>

Note:

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

Particulars	As at	
	30 June 2022	31 March 2022
The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of the accounting year;	1.74	0.59
The amount of interest paid by the Company in terms of section 16 of MSMED Act, 2006, along with the amounts of the payment made to the supplier beyond the appointed day during accounting period;	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006.	-	-
The amount of interest accrued and remaining unpaid at the end of the accounting year; and	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23 of MSMED Act, 2006.	-	-

**14 Other financial liabilities**

Particulars	As at	
	30 June 2022	31 March 2022
Unclaimed distribution	3.92	2.94
Contingent consideration (refer note 24)	-	350.00
Other liabilities		
- to related party (refer note 24)	59.60	56.73
- to others	34.32	54.23
	<b>97.84</b>	<b>463.90</b>

**15 Other current liabilities**

Particulars	As at	
	30 June 2022	31 March 2022
Statutory dues	34.44	23.63
Other liabilities	64.98	64.98
	<b>99.42</b>	<b>88.61</b>

**16 Liabilities for current tax (net)**

Particulars	As at	
	30 June 2022	31 March 2022
Provision for income-tax, net of advance tax	4.56	2.80
	<b>4.56</b>	<b>2.80</b>

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**17 Interest income**

Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Interest income				
- on fixed deposits	-	-	-	23.20
- on debentures (refer note 24)	182.43	-	-	-
- on loan to subsidiaries (refer note 24)	2,542.88	2,582.58	3,053.50	11,556.33
	<b>2,725.31</b>	<b>2,582.58</b>	<b>3,053.50</b>	<b>11,579.53</b>

**18 Other income**

Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Profit on sale of investments	17.00	17.56	17.70	75.97
Liabilities no longer required written back	-	5.55	-	5.55
	<b>17.00</b>	<b>23.11</b>	<b>17.70</b>	<b>81.52</b>

**19 Other expenses**

Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Bank charges	0.12	0.01	0.16	0.33
Rates and taxes	7.04	9.35	7.63	27.63
Marketing and advertisement expenses	4.29	3.68	2.09	12.39
Insurance expenses	0.15	0.15	0.12	0.56
Miscellaneous expenses	0.52	0.07	0.07	1.66
	<b>12.12</b>	<b>13.26</b>	<b>10.07</b>	<b>42.57</b>

**20 Finance costs**

Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Interest expense on Non-Convertible debentures				
- Embassy REIT Series II, Series III, Series IV, Series V and Series VI NCD	1,466.21	1,276.76	717.82	3,937.95
Accrual of premium on redemption of debentures (Embassy REIT Series I NCD)	-	-	1,001.21	2,523.94
Other borrowing costs (refer note 24)	-	0.41	-	0.41
	<b>1,466.21</b>	<b>1,277.17</b>	<b>1,719.03</b>	<b>6,462.30</b>

**21 Tax expense**

Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Current tax	7.27	9.90	7.58	45.35
	<b>7.27</b>	<b>9.90</b>	<b>7.58</b>	<b>45.35</b>



**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)

**22 Earnings Per Unit (EPU)**

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

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

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the year ended
	30 June 2022	31 March 2022	30 June 2021	31 March 2022
Profit after tax for calculating basic and diluted EPU (Rs. in million)	3,889.59	3,395.93	3,650.04	13,397.42
Weighted average number of Units (No. in million)*	947.90	947.90	947.90	947.90
Earnings Per Unit				
- Basic (Rupees/unit)	4.10	3.58	3.85	14.13
- Diluted (Rupees/unit) *	4.10	3.58	3.85	14.13

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

**23 Commitments and contingencies****a. Contingent liabilities**

There are no contingent liabilities as at 30 June 2022 and 31 March 2022.

**b. Statement of capital and other commitments**

i) There are no capital commitments as at 30 June 2022 and 31 March 2022.

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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**24 Related party disclosures**

**I. List of related parties as at 30 June 2022**

**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

**BRE/ Mauritius Investments - Co-Sponsor**

SG Indian Holding (NQ) Co. I Pte. Limited  
BRE/Mauritius Investments II  
BREP NTPL Holding (NQ) Pte Limited  
BREP VII NTPL Holding (NQ) Pte Limited  
BREP GML Holding (NQ) Pte Limited  
BREP VII GML Holding (NQ) Pte Limited  
BREP Asia SG Oxygen Holding (NQ) Pte Limited

BREP VII SG Oxygen Holding (NQ) Pte Limited  
BREP Asia HCC Holding (NQ) Pte Limited  
BREP VII HCC Holding (NQ) Pte 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

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

**Directors**

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

**Key management personnel**

Michael David Holland - CEO (upto 30 June 2022)  
Vikaash Khdloya - CEO (w.e.f: 1 July 2022)  
Aravind Maiya - CFO (upto 31 May 2022)  
Abhishek Agrawal - Interim CFO (w.e.f: 1 June 2022)  
Deepika Srivastava - Compliance Officer and Company Secretary

**(i) Subsidiaries (SPV)**

Manyata Promoters Private Limited  
Umbel Properties Private Limited  
Embassy Energy Private Limited  
Earnest Towers Private Limited  
Indian Express Newspapers (Mumbai) Private Limited  
Vikhroli Corporate Park Private Limited  
Qubix Business Park Private Limited  
Quadron Business Park Private Limited  
Oxygen Business Park Private Limited  
Galaxy Square Private Limited  
Embassy Pune TechZone Private Limited  
Vikas Telecom Private Limited  
Embassy Office Ventures Private Limited (from 24 December 2020 upto 01 April 2021) (refer note 33)  
Sarla Infrastructure Private Limited

**(ii) Joint Venture**

Golflinks Software Park Private Limited

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

Embassy Shelters Private Limited

**24 Related party disclosures****C Transactions during the quarter/ year**

Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
<b>Unsecured loans given to</b>				
Quadron Business Park Private Limited	50.00	45.00	100.00	55.00
Embassy Pune TechZone Private Limited	-	-	300.00	450.00
Manyata Promoters Private Limited	-	150.00	-	390.00
Qubix Business Park Private Limited	-	45.00	-	45.00
Oxygen Business Park Private Limited	-	25.00	50.00	165.00
Earnest Towers Private Limited	-	-	400.00	400.00
Vikhroli Corporate Park Private Limited	-	10.00	-	20.00
Galaxy Square Private Limited	10.00	20.00	-	20.00
Umbel Properties Private Limited	50.00	3.50	30.00	63.50
Indian Express Newspapers (Mumbai) Private Limited	-	20.00	-	40.00
Embassy Energy Private Limited	-	-	-	40.00
Sarla Infrastructure Private Limited	180.00	420.00	-	3,000.20
<b>Long term loan pursuant to capital reduction (refer note 3 (b))</b>				
Earnest Towers Private Limited	-	-	-	1,548.54
<b>Short term construction loan given</b>				
Manyata Promoters Private Limited	-	165.00	4,333.81	4,538.81
Galaxy Square Private Limited	15.00	-	-	-
Oxygen Business Park Private Limited	-	-	-	100.00
Quadron Business Park Private Limited *	-	-	-	300.00
Vikas Telecom Private Limited	-	95.00	-	95.00
Embassy Pune TechZone Private Limited	-	100.00	-	510.00
<b>Investment in debentures</b>				
Golflinks Software Park Private Limited	9,500.00	-	-	-
<b>Redemption of investment in debentures</b>				
Golflinks Software Park Private Limited	150.00	-	-	-
<b>Unsecured loans repaid by</b>				
Embassy Pune TechZone Private Limited	388.83	79.33	134.36	283.64
Manyata Promoters Private Limited	-	-	-	15,084.18
Qubix Business Park Private Limited	90.55	57.44	82.71	252.24
Oxygen Business Park Private Limited	91.67	87.30	41.14	218.27
Earnest Towers Private Limited	-	-	214.27	337.78
Vikhroli Corporate Park Private Limited	-	-	140.79	285.60
Galaxy Square Private Limited	-	60.66	106.08	345.61
Umbel Properties Private Limited	-	-	-	-
Indian Express Newspapers (Mumbai) Private Limited	83.15	8.31	112.52	201.26
Embassy Energy Private Limited	240.82	173.90	167.69	609.63
Sarla Infrastructure Private Limited	317.13	169.03	204.55	716.68
Vikas Telecom Private Limited	419.66	1,584.15	730.89	4,366.46
<b>Short term construction loan repaid by</b>				
Manyata Promoters Private Limited	-	-	3,663.81	3,813.81
Embassy Pune TechZone Private Limited	-	300.00	-	1,030.00
Vikas Telecom Private Limited #	-	198.15	-	198.15
Quadron Business Park Private Limited *	300.00	-	-	-
<b>Secondment fees</b>				
Embassy Office Parks Management Services Private Limited	0.41	0.39	0.39	1.56
<b>Investment management fees</b>				
Embassy Office Parks Management Services Private Limited	58.83	59.28	74.38	254.46
<b>Trademark license fees</b>				
Embassy Shelters Private Limited	0.35	0.36	0.35	1.42

\* Includes Rs.180 million of long term loan subsequently converted to short term loan

# Includes repayment of long term loan converted to short term loan during the quarter ended 31 March 2022 of Rs.103.15 million.



**24 Related party disclosures****C Transactions during the quarter/ year (continued)**

Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
<b>Trustee fee expenses</b>				
Axis Trustee Services Limited	0.74	0.73	0.74	2.95
<b>Interest received on debentures</b>				
Golflinks Software Park Private Limited	182.43	-	-	-
<b>Dividend received</b>				
Indian Express Newspapers (Mumbai) Private Limited	105.00	105.00	125.00	450.00
Embassy Pune TechZone Private Limited	-	45.00	-	175.00
Earnest Towers Private Limited	120.00	180.00	-	330.00
Vikhroli Corporate Park Private Limited	240.00	150.00	-	330.00
Manyata Promoters Private Limited	2,250.00	1,680.00	2,300.00	8,190.00
<b>Interest income on loan to subsidiaries</b>				
Quadron Business Park Private Limited	390.68	394.81	390.46	1,583.53
Embassy Pune TechZone Private Limited	156.12	164.06	171.74	682.04
Manyata Promoters Private Limited	441.55	431.45	883.40	2,794.28
Qubix Business Park Private Limited	74.55	75.39	80.86	313.91
Oxygen Business Park Private Limited	225.12	225.28	224.86	906.38
Earnest Towers Private Limited	51.81	51.24	2.08	132.19
Vikhroli Corporate Park Private Limited	121.71	120.08	129.34	498.76
Galaxy Square Private Limited	51.79	52.89	61.38	229.21
Umbel Properties Private Limited	56.82	55.96	54.78	224.72
Indian Express Newspapers (Mumbai) Private Limited	91.61	90.32	96.65	374.37
Embassy Energy Private Limited	167.26	170.80	184.87	716.61
Sarla Infrastructure Private Limited	121.39	113.60	46.42	332.36
Vikas Telecom Private Limited	592.47	636.70	726.66	2,767.97
<b>Expenses incurred by related party on behalf of the Trust</b>				
Embassy Office Parks Management Services Private Limited	-	3.50	-	3.50
<b>Expenses incurred by the Trust on behalf of related party</b>				
Vikas Telecom Private Limited	20.11	10.92	-	36.70
Manyata Promoters Private Limited	38.88	14.97	-	53.26
Others	35.71	17.50	-	54.13
<b>Contingent consideration paid</b>				
Embassy Property Developments Private Limited	350.00	-	-	-
<b>Other borrowing costs (Guarantee fees)</b>				
Qubix Business Park Private Limited	-	0.06	-	0.06
Manyata Promoters Private Limited	-	0.06	-	0.06
Sarla Infrastructure Private Limited	-	0.06	-	0.06
Vikas Telecom Private Limited	-	0.06	-	0.06
Embassy Energy Private Limited	-	0.06	-	0.06
Indian Express Newspapers (Mumbai) Private Limited	-	0.06	-	0.06
Embassy Pune Techzone Private Limited	-	0.06	-	0.06
<b>Guarantee given by SPV on behalf of REIT</b>				
Sarla Infrastructure Private Limited	-	-	-	3,000.00
Manyata Promoters Private Limited	10,000.00	-	-	31,000.00

24 Related party disclosures

D Closing balances

Particulars	As at	
	30 June 2022	31 March 2022
<b>Unsecured loan receivable (non-current)</b>		
Quadron Business Park Private Limited	15,481.47	15,232.22
Embassy Pune TechZone Private Limited	3,731.00	4,119.83
Manyata Promoters Private Limited	17,148.09	16,847.37
Qubix Business Park Private Limited	2,305.20	2,395.75
Oxygen Business Park Private Limited	7,034.11	7,125.78
Earnest Towers Private Limited	1,717.51	1,679.04
Vikhroli Corporate Park Private Limited	4,072.76	3,973.46
Galaxy Square Private Limited	1,669.85	1,659.17
Umbel Properties Private Limited	2,266.59	2,237.46
Indian Express Newspapers (Mumbai) Private Limited	2,858.05	2,941.20
Embassy Energy Private Limited	5,131.12	5,371.94
Sarla Infrastructure Private Limited	3,668.06	3,805.19
Vikas Telecom Private Limited	18,602.64	19,022.31
<b>Short term construction loan</b>		
Manyata Promoters Private Limited	780.00	780.00
Oxygen Business Park Private Limited	100.00	100.00
Embassy Pune TechZone Private Limited	900.00	900.00
Quadron Business Park Private Limited	-	300.00
Galaxy Square Private Limited	15.00	-
<b>Other receivables</b>		
Vikas Telecom Private Limited	-	1.77
Embassy Pune TechZone Private Limited	3.81	2.13
Golflinks Software Park Private Limited	3.59	-
Manyata Promoters Private Limited	-	2.61
<b>Other financial liabilities</b>		
Embassy Office Parks Management Services Private Limited	59.25	56.73
Embassy Shelters Private Limited	0.35	-
<b>Investment in Debentures</b>		
Golflinks Software Park Private Limited	9,350.00	-
<b>Investment in equity shares of subsidiaries</b>		
Embassy Pune TechZone Private Limited	12,083.50	12,083.50
Manyata Promoters Private Limited	99,475.27	99,475.27
Quadron Business Park Private Limited *	10,970.32	10,970.32
Oxygen Business Park Private Limited	12,308.89	12,308.89
Earnest Towers Private Limited	10,590.24	10,590.24
Vikhroli Corporate Park Private Limited	10,710.94	10,710.94
Qubix Business Park Private Limited	5,595.08	5,595.08
Galaxy Square Private Limited	4,662.50	4,662.50
Umbel Properties Private Limited *	1,492.99	1,492.99
Indian Express Newspapers (Mumbai) Private Limited	13,210.96	13,210.96
Embassy Energy Private Limited *	667.36	667.36
Vikas Telecom Private Limited	50,695.45	50,695.45
Sarla Infrastructure Private Limited	6,870.02	6,870.02
<b>Contingent consideration payable</b>		
Embassy Property Developments Private Limited (refer note 26)	-	350.00
<b>Guarantee given by SPV on behalf of REIT</b>		
Indian Express Newspapers (Mumbai) Private Limited and Embassy Pune TechZone Private Limited	15,000.00	15,000.00
Vikas Telecom Private Limited, Embassy Energy Private Limited and Qubix Business Park Private Limited	26,000.00	26,000.00
Sarla Infrastructure Private Limited	3,000.00	3,000.00
Manyata Promoters Private Limited	41,000.00	31,000.00

\* Net of provision for impairment of Rs.4,133.05 (31 March 2022 : Rs.4,133.05 million).

**25 Financial instruments :**

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

Particulars	Carrying value 30 June 2022	Fair Value 30 June 2022	Carrying value 31 March 2022	Fair Value 31 March 2022
<b>Financial assets</b>				
<b>Amortised cost</b>				
Loans	87,481.45	-	88,490.72	-
Cash and cash equivalents	5,375.61	-	5,200.47	-
Other financial assets	7.40	-	6.51	-
<b>Total assets</b>	<b>92,864.46</b>	<b>-</b>	<b>93,697.70</b>	<b>-</b>
<b>Financial liabilities</b>				
<b>Amortised cost</b>				
Borrowings	84,502.16	84,822.46	74,491.33	78,186.53
Other financial liabilities	97.84	-	463.90	-
Trade payables	18.03	-	8.81	-
<b>Total liabilities</b>	<b>84,618.03</b>	<b>84,822.46</b>	<b>74,964.04</b>	<b>78,186.53</b>

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

**Fair value hierarchy**

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

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

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

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

There were no transfers between Level 1, Level 2 or Level 3 during the quarter ended 30 June 2022 and year ended 31 March 2022.

**c) Determination of fair values**

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

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

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

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

**26 Details of utilisation of proceeds of Institutional placement as at 30 June 2022 are follows :**

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 March 2022	Unutilised amount as at 31 March 2022	Actual utilisation upto 30 June 2022	Unutilised amount as at 30 June 2022
Funding of consideration for the acquisition of the ETV SPVs, including subscription to Class A equity shares in EOVPL, payment of consideration to the BREP Entities and the Embassy Sponsor	34,068.14	34,068.14	-	-	-
Debt funding to the ETV SPVs for partial or full repayment or pre-payment of bank/financial institution debt and settlement of certain liabilities	1,550.00	1,550.00	-	-	-
Issue expenses	750.00	750.00	-	-	-
General purposes	483.88	133.88	350.00	350.00	-
<b>Total</b>	<b>36,852.02</b>	<b>36,502.02</b>	<b>350.00</b>	<b>350.00</b>	<b>-</b>

**27 Details of utilisation of proceeds of issue of Embassy REIT Series V NCD 2021 as at 30 June 2022 are follows :**

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 March 2022	Unutilised amount as at 31 March 2022	Actual utilisation upto 30 June 2022	Unutilised amount as at 30 June 2022
Refinancing of the Existing Series I NCD Debt	30,845.00	30,845.00	-	-	-
General purposes including issue expenses	155.00	129.26	25.74	9.81	15.93
<b>Total</b>	<b>31,000.00</b>	<b>30,974.26</b>	<b>25.74</b>	<b>9.81</b>	<b>15.93</b>

**28 Details of utilisation of proceeds of issue of Embassy REIT Series VI NCD 2022 as at 30 June 2022 are follows :**

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 30 June 2022	Unutilised amount as at 30 June 2022
Subscription of GLSP Debentures	9,500.00	9,500.00	-
General purposes including issue expenses	500.00	348.37	151.63
<b>Total</b>	<b>10,000.00</b>	<b>9,848.37</b>	<b>151.63</b>

**29 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 ended 30 June 2022 amounts to Rs.58.83 million. There are no changes during the quarter ended 30 June 2022 in the methodology for computation of fees paid to the Manager.

**30 Secondment fees**

Pursuant to the Secondment agreement dated 11 March 2019, the Manager is entitled to fees of Rs. 0.10 million per month in respect certain employees of the Manager being deployed to the Trust in connection with the operation and management of the assets of the Trust. The fees shall be subject to an escalation of 5% (five per cent) every financial year. Secondment fees for the quarter ended 30 June 2022 amounts to Rs.0.41 million. There are no changes during the quarter ended 30 June 2022 in the methodology for computation of secondment fees paid to the Manager.



**31 Segment Reporting**

The Trust does not have any Operating segments as at 30 June 2022 and 31 March 2022 and hence, disclosure under Ind AS 108, Operating segments has not been provided in the Condensed Standalone Financial Statements.

**32** 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.

**33** 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). The Scheme was approved by Bengaluru Bench of National Company Law Tribunal (NCLT) on 17 February 2022, The Company had filed the necessary forms with Registrar of Companies (RoC). Upon the Scheme becoming effective, VTPL had become a 100% directly-held SPV of Embassy Office Parks REIT, holding Embassy Tech Village.

The consideration paid by VTPL to give effect to the Scheme to Embassy REIT is as follows:

- VTPL had issued and allotted 1 fully paid-up ordinary share of face value of Rs.10 each for every 3.72 class A equity shares of face value of Rs.10 each, fully paid-up held in EOVPL.

- VTPL had issued and allotted 1 fully paid-up ordinary share of face value of Rs.10 each for every 3.14 ordinary equity shares of face value of Rs.10 each, fully paid-up held in EOVPL.

**34** The figures for the quarter ended 31 March 2022 are the derived figures between the audited figures in respect of the year ended 31 March 2022 and the published year-to-date figures upto 31 December 2021, which were subject to limited review.

**35** A search under section 132 of the Income Tax Act was conducted on 1 June 2022 on EOPMSPL, Embassy REIT, and certain SPV's namely VTPL, EOVPL, SIPL, EEPL. As on the date of the financial statements, the Trust has not received any demand or show cause notice from the income tax authorities pursuant to such search proceedings.

**36 Distributions**

The Board of Directors of the Manager to the Trust, in their meeting held on 21 July 2022, have declared distribution to Unitholders of Rs.5.33 per unit which aggregates to Rs.5,052.27 million for the quarter ended 30 June 2022. The distribution of Rs.5.33 per unit comprises Rs.0.65 per unit in the form of interest payment, Rs.2.83 per unit in the form of dividend and the balance Rs.1.85 per unit in the form of amortization of SPV debt.

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

**ADARSH RANKA**  
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ADARSH RANKA  
Date: 2022.07.21  
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per **Adarsh Ranka**

Partner

Membership number: 209567

Place: Bengaluru

Date: 21 July 2022

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)

**JITENDRA MOHANDAS VIRWANI**  
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JITENDRA MOHANDAS  
VIRWANI  
Date: 2022.07.21  
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**Jitendra Virwani**

Director

DIN: 00027674

Place: Bengaluru

Date: 21 July 2022

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Date: 2022.07.21  
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**Tuhin Parikh**

Director

DIN: 00544890

Place: Mumbai

Date: 21 July 2022



**S.R. BATLIBOI & ASSOCIATES LLP**

Chartered Accountants

12th Floor  
 "UB City" Canberra Block  
 No. 24, Vittal Mallya Road  
 Bengaluru – 560 001, India  
 Tel: +91 80 6648 9000

**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)****1<sup>st</sup> 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 June 30, 2022, the unaudited condensed consolidated statement of profit and loss, including other comprehensive income, unaudited condensed consolidated statement of cash flows and the unaudited condensed consolidated statement of changes in Unitholder’s equity for the quarter ended June 30, 2022 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 Manager is responsible for the preparation of the Condensed Consolidated Interim Ind AS Financial Statements in accordance with the requirements of Indian Accounting Standard 34 (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 Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended including any guidelines and circulars issued thereunder (“REIT Regulations”). The Condensed Consolidated Interim Ind AS Financial Statements has been approved by the Board of Directors of the Manager. Our responsibility is to express 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:

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

### **Conclusion**

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

**Emphasis of Matter**

6. We draw attention to note 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.3,418.89 million as at June 30, 2022 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.
7. We draw attention to note 54 to the Condensed Consolidated Interim Ind AS Financial Statements, regarding advance aggregating to Rs.4,557.64 million as at June 30, 2022, paid for co-development of M3 Block B property as detailed in note 54. As explained by the Group, basis the representation obtained from Embassy Property Development Private Limited, the Group is confident of delivery of the property under development after acquisition of necessary transferable development rights and building approvals which are yet to be received.

Our conclusion is not modified in respect to the above matters.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

**ADARSH** Digitally signed by  
ADARSH RANKA  
**RANKA** Date: 2022.07.21  
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per Adarsh Ranka

Partner

Membership No.: 209567

UDIN: 22209567ANIMAS8798

Place: Bengaluru, India

Date: July 21, 2022

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



	Note	As at 30 June 2022 (Unaudited)	As at 31 March 2022 (Audited)
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	3	29,978.21	30,235.11
Capital work-in-progress	4	348.43	324.80
Investment properties	5	2,79,172.53	2,80,522.23
Investment properties under development	8	8,127.16	6,779.98
Goodwill	6	64,045.35	64,045.35
Other intangible assets	7	13,452.17	13,978.00
Equity accounted investee	9	23,332.73	23,634.69
Financial assets			
- Investments	10	9,350.00	-
- Other financial assets	11	2,684.86	2,781.36
Deferred tax assets (net)	25	99.80	89.30
Non-current tax assets (net)	12	940.92	814.99
Other non-current assets	13	18,862.80	19,001.37
<b>Total non-current assets</b>		<b>4,50,394.96</b>	<b>4,42,207.18</b>
<b>Current assets</b>			
Inventories	14	12.69	11.09
Financial assets			
- Trade receivables	15	400.99	605.81
- Cash and cash equivalents	16A	6,052.04	5,884.49
- Other bank balances	16B	242.42	231.50
- Other financial assets	17	1,773.75	2,244.59
Current tax assets	18	-	307.19
Other current assets	19	1,063.94	466.94
<b>Total current assets</b>		<b>9,545.83</b>	<b>9,751.61</b>
<b>Total assets</b>		<b>4,59,940.79</b>	<b>4,51,958.79</b>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
Unit capital	20	2,88,262.11	2,88,262.11
Other equity	21	(32,592.76)	(29,395.21)
<b>Total equity</b>		<b>2,55,669.35</b>	<b>2,58,866.90</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Financial liabilities			
- Borrowings	22	1,32,582.40	1,20,739.79
- Lease liabilities		356.72	347.98
- Other financial liabilities	23	3,800.53	3,494.61
Provisions	24	9.20	7.64
Deferred tax liabilities (net)	25	51,813.97	51,745.44
Other non-current liabilities	26	523.41	560.81
<b>Total non-current liabilities</b>		<b>1,89,086.23</b>	<b>1,76,896.27</b>
<b>Current liabilities</b>			
Financial liabilities			
- Borrowings	27	431.55	273.73
- Trade payables	28		
- total outstanding dues of micro and small enterprises		57.32	112.73
- total outstanding dues of creditors other than micro and small enterprises		184.37	204.38
- Other financial liabilities	29	13,275.20	14,163.26
Provisions	30	5.49	6.24
Other current liabilities	31	1,132.20	1,355.16
Current tax liabilities (net)	32	99.08	80.12
<b>Total current liabilities</b>		<b>15,185.21</b>	<b>16,195.62</b>
<b>Total equity and liabilities</b>		<b>4,59,940.79</b>	<b>4,51,958.79</b>
<b>Significant accounting policies</b>	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

**ADARSH RANKA**  
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ADARSH RANKA  
Date: 2022.07.21  
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per **Adarsh Ranka**  
Partner

Membership number: 209567

Place: Bengaluru

Date: 21 July 2022

for and on behalf of the Board of Directors of

**Embassy Office Parks Management Services Private Limited**

(as Manager to Embassy Office Parks REIT)

**JITENDRA MOHANDAS VIRWANI**  
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JITENDRA MOHANDAS VIRWANI  
Date: 2022.07.21  
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**Jitendra Virwani**  
Director

DIN: 00027674

Place: Bengaluru

Date: 21 July 2022

**TUHIN ARVIND PARIKH**  
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Date: 2022.07.21 11:59:35  
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**Tuhin Parikh**  
Director

DIN: 00544890

Place: Mumbai

Date: 21 July 2022



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



	Note	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 31 March 2022 (Audited)**	For the quarter ended 30 June 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
<b>Income and gains</b>					
Revenue from operations	33	8,293.63	7,488.48	7,376.43	29,626.05
Interest	34	257.73	216.52	236.98	899.81
Other income	35	53.54	123.54	54.01	369.46
<b>Total Income</b>		<b>8,604.90</b>	<b>7,828.54</b>	<b>7,667.42</b>	<b>30,895.32</b>
<b>Expenses</b>					
Cost of materials consumed	36	101.20	23.83	6.11	84.53
Employee benefits expense	37	112.39	66.66	53.15	228.59
Operating and maintenance expenses	38	247.13	148.87	147.64	585.64
Repairs and maintenance	40	704.01	720.65	697.68	2,657.67
Valuation expenses		2.07	3.24	4.39	11.56
Audit fees		14.06	7.89	15.62	53.81
Insurance expenses		38.94	39.22	30.75	149.49
Investment management fees	45	232.70	229.42	242.34	924.63
Trustee fees		0.74	0.73	0.74	2.95
Legal and professional fees		152.88	74.85	140.47	408.46
Other expenses	39	455.05	431.82	320.93	1,537.82
<b>Total Expenses</b>		<b>2,061.17</b>	<b>1,747.18</b>	<b>1,659.82</b>	<b>6,645.15</b>
<b>Earnings before finance costs, depreciation, amortisation, impairment loss and tax</b>		<b>6,543.73</b>	<b>6,081.36</b>	<b>6,007.60</b>	<b>24,250.17</b>
Finance costs (net)	41	2,312.04	1,928.10	2,073.31	8,285.28
Depreciation expense	42	1,667.88	1,533.08	1,466.37	5,996.08
Amortisation expense	42	530.05	491.16	491.46	1,968.55
<b>Profit before share of profit of equity accounted investee and tax</b>		<b>2,033.76</b>	<b>2,129.02</b>	<b>1,976.46</b>	<b>8,000.26</b>
Share of profit after tax of equity accounted investee		196.02	258.77	251.51	962.14
<b>Profit before tax</b>		<b>2,229.78</b>	<b>2,387.79</b>	<b>2,227.97</b>	<b>8,962.40</b>
<b>Tax expense:</b>					
Current tax	43	396.78	285.53	449.42	1,670.00
Deferred tax charge/ (credit)	43	44.62	(689.56)	(270.50)	(1,591.45)
<b>Profit for the period/ year</b>		<b>1,788.38</b>	<b>2,791.82</b>	<b>2,049.05</b>	<b>8,883.85</b>
<b>Items of other comprehensive income</b>					
Items that will not be reclassified subsequently to profit or loss					
- Gain/ (loss) on remeasurement of defined benefit liability, net of tax		-	0.83	-	0.83
<b>Total comprehensive income attributable to Unitholders for the period/ year</b>		<b>1,788.38</b>	<b>2,792.65</b>	<b>2,049.05</b>	<b>8,884.68</b>
<b>Earnings per Unit</b>					
Basic, attributable to the Unitholders of the Trust	44	1.89	2.95	2.16	9.37
Diluted, attributable to the Unitholders of the Trust	44	1.89	2.95	2.16	9.37

\*\* Refer note 57.

**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

**ADARSH RANKA**  
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Date: 2022.07.21  
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per **Adarsh Ranka**

Partner

Membership number: 209567

Place: Bengaluru

Date: 21 July 2022

for and on behalf of the Board of Directors of

**Embassy Office Parks Management Services Private Limited**

(as Manager to Embassy Office Parks REIT)

**JITENDRA MOHANDAS VIRWANI**  
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JITENDRA MOHANDAS  
VIRWANI  
Date: 2022.07.21  
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**Jitendra Virwani**

Director

DIN: 00027674

Place: Bengaluru

Date: 21 July 2022

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Date: 2022.07.21  
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**Tuhin Parikh**

Director

DIN: 00544890

Place: Mumbai

Date: 21 July 2022

	For the quarter ended 30 June 2022 (Unaudited)	For the quarter ended 31 March 2022 (Audited)**	For the quarter ended 30 June 2021 (Unaudited)	For the year ended 31 March 2022 (Audited)
<b>Cash flow from operating activities</b>				
Profit before share of profit of equity accounted investee and tax	2,033.76	2,129.02	1,976.46	8,000.26
<b>Adjustments to reconcile profit before tax to net cash flows:</b>				
Depreciation expense	1,667.88	1,533.08	1,466.37	5,996.08
Amortisation expense	530.05	491.16	491.46	1,968.55
Assets no longer required, written off	4.42	6.11	-	6.11
Loss on sale of fixed assets	3.44	0.88	-	15.71
Allowance for credit loss	0.25	0.89	1.80	2.56
Liabilities no longer required written back	(5.49)	(24.00)	(4.84)	(128.84)
Profit on sale of mutual funds	(43.71)	(35.50)	(32.04)	(140.82)
Finance costs	2,312.04	1,928.10	2,073.31	8,285.28
Interest income	(257.73)	(216.52)	(236.98)	(899.81)
<b>Operating profit before working capital changes</b>	<b>6,244.91</b>	<b>5,813.22</b>	<b>5,735.54</b>	<b>23,105.08</b>
<b>Working capital adjustments</b>				
- Inventories	(1.60)	0.35	0.63	(0.29)
- Trade receivables	216.34	(155.25)	115.09	(96.32)
- Other financial assets (current and non-current)	219.78	1,235.43	929.77	4,045.59
- Other assets (current and non-current)	(563.25)	119.93	(178.40)	(96.83)
- Trade payables	(69.93)	170.85	(299.08)	(77.89)
- Other financial liabilities (current and non-current)	410.48	(506.89)	(185.16)	(857.82)
- Other liabilities and provisions (current and non-current)	(259.55)	147.62	(622.57)	(635.22)
<b>Cash generated from operating activities before taxes</b>	<b>6,197.18</b>	<b>6,825.26</b>	<b>5,495.82</b>	<b>25,386.30</b>
Taxes paid (net)	(182.98)	(345.51)	(433.15)	(1,716.56)
<b>Cash generated from operating activities</b>	<b>6,014.20</b>	<b>6,479.75</b>	<b>5,062.67</b>	<b>23,669.74</b>
<b>Cash flow from investing activities</b>				
(Investments)/ redemption of deposits with banks (net)	34.59	519.54	(62.08)	518.97
Redemption in mutual funds (net)	43.71	35.50	32.04	140.82
Investment in debentures	(9,500.00)	-	-	-
Repayment of investment in debentures	150.00	-	-	-
Payment for purchase of Investment Properties, Property, Plant and Equipment and Intangibles including Capital Work-in-progress and Investment Properties under Development	(1,966.18)	(4,289.82)	(2,948.02)	(14,009.65)
Payment of contingent consideration	(350.00)	-	-	-
Dividend received	395.00	275.00	300.00	1,400.00
Interest received	650.84	23.61	235.85	129.62
<b>Net cash flow used in investing activities</b>	<b>(10,542.04)</b>	<b>(3,436.17)</b>	<b>(2,442.21)</b>	<b>(11,820.24)</b>
<b>Cash flow from financing activities</b>				
Interest paid	(2,320.09)	(2,141.29)	(1,180.67)	(6,420.61)
Repayment of borrowings	(821.34)	(46.41)	(5,177.41)	(51,770.13)
Proceeds from borrowings (net of issue expenses)	12,821.77	3,176.56	6,609.43	64,036.80
Transaction costs related to issue of units	-	-	-	(17.72)
Cash used in distribution to Unitholders	(4,984.95)	(4,928.36)	(5,308.37)	(20,947.47)
Payment of lease liabilities	-	-	-	(20.66)
<b>Net cash (used in)/ generated from financing activities</b>	<b>4,695.39</b>	<b>(3,939.50)</b>	<b>(5,057.02)</b>	<b>(15,139.79)</b>
<b>Net increase/ (decrease) in cash and cash equivalents</b>	<b>167.55</b>	<b>(895.92)</b>	<b>(2,436.56)</b>	<b>(3,290.29)</b>
<b>Cash and cash equivalents at the beginning of the period/ year</b>	<b>5,884.49</b>	<b>6,780.41</b>	<b>9,174.78</b>	<b>9,174.78</b>
<b>Cash and cash equivalents at the end of the period/ year</b>	<b>6,052.04</b>	<b>5,884.49</b>	<b>6,738.22</b>	<b>5,884.49</b>
<b>Components of cash and cash equivalents (refer note 16A)</b>				
Cash in hand	3.69	0.74	0.69	0.74
Balances with banks				
- in current accounts	5,991.80	5,821.18	6,705.11	5,821.18
- in escrow accounts	21.55	54.00	30.43	54.00
- in fixed deposits	35.00	8.57	1.99	8.57
	<b>6,052.04</b>	<b>5,884.49</b>	<b>6,738.22</b>	<b>5,884.49</b>

\*\* Refer note 57.

**Significant accounting policies (refer note 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

**ADARSH RANKA** Digitally signed by  
ADARSH RANKA  
Date: 2022.07.21  
12:32:42 +05'30'

per **Adarsh Ranka**

Partner

Membership number: 209567

Place: Bengaluru

Date: 21 July 2022

for and on behalf of the Board of Directors of

**Embassy Office Parks Management Services Private Limited**

(as Manager to Embassy Office Parks REIT)

**JITENDRA MOHANDAS SVIRWANI** Digitally signed by  
JITENDRA MOHANDAS SVIRWANI  
Date: 2022.07.21  
12:19:00 +05'30'

**Jitendra Virwani**

Director

DIN: 00027674

Place: Bengaluru

Date: 21 July 2022

**TUHIN ARVIND PARIKH** Digitally signed by  
TUHIN ARVIND PARIKH  
Date: 2022.07.21  
12:00:55 +05'30'

**Tuhin Parikh**

Director

DIN: 00544890

Place: Mumbai

Date: 21 July 2022

Embassy Office Parks REIT  
RN: IN/REIT/17-18/0001  
Condensed Consolidated Financial Statements  
Consolidated Statement of Changes in Unitholder's Equity  
(all amounts in Rs. million unless otherwise stated)



A. Unit Capital	No in Million	Amount
Balance as on 1 April 2021	947.90	2,88,262.11
Changes during the year	-	-
<b>Balance as at 31 March 2022</b>	<b>947.90</b>	<b>2,88,262.11</b>
Balance as on 1 April 2022	947.90	2,88,262.11
Changes during the period	-	-
<b>Balance as at 30 June 2022</b>	<b>947.90</b>	<b>2,88,262.11</b>

B. Other equity

Particulars	Reserves and Surplus	
	Retained Earnings	
Balance as on 1 April 2021	(17,331.44)	
Add: Profit for the year ended 31 March 2022	8,883.85	
Add: Other Comprehensive Income for the year ended 31 March 2022#	0.83	
Less: Distribution to Unitholders during the year ended 31 March 2022*^	(20,948.45)	
<b>Balance as at 31 March 2022</b>	<b>(29,395.21)</b>	
Balance as on 1 April 2022	(29,395.21)	
Add: Profit for the period ended 30 June 2022	1,788.38	
Less: Distribution to Unitholders during the period ended 30 June 2022*^^	(4,985.93)	
<b>Balance as at 30 June 2022</b>	<b>(32,592.76)</b>	

\* 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 loan by SPVs to Embassy REIT.

^ The distribution for year ended 31 March 2022 does not include the distribution relating to the quarter ended 31 March 2022, as the same will be paid subsequently.

^^ The distribution for quarter ended 30 June 2022 does not include the distribution relating to the quarter ended 30 June 2022, as the same will be paid subsequently

# Other comprehensive income comprises of remeasurements of defined benefit liability (net) of Nil for the period ended 30 June 2022 (31 March 2022: Rs.0.83 million).

As per our report of even date attached

for **S R Batliboi & Associates LLP**

Chartered Accountants

ICAI Firms registration number: 101049W/E300004

**ADARSH RANKA**  
Digitally signed by  
ADARSH RANKA  
Date: 2022.07.21  
12:33:01 +05'30'

per **Adarsh Ranka**

Partner

Membership number: 209567

Place: Bengaluru

Date: 21 July 2022

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

**JITENDRA MOHANDAS S VIRWANI**  
Digitally signed by  
JITENDRA MOHANDAS  
S VIRWANI  
Date: 2022.07.21  
12:19:27 +05'30'

**Jitendra Virwani**

Director

DIN: 00027674

Place: Bengaluru

Date: 21 July 2022

**TUHIN ARVIND PARIKH**  
Digitally signed by  
TUHIN ARVIND PARIKH  
Date: 2022.07.21  
12:01:16 +05'30'

**Tuhin Parikh**

Director

DIN: 00544890

Place: Mumbai

Date: 21 July 2022

**Embassy Office Parks REIT**

RN: IN/REIT/17-18/0001

**Condensed Consolidated 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****(i) Embassy Office Parks REIT- Standalone**

Sl No	Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
1	Cash flows received from SPVs/ Holdcos and Investment Entity in the form of:				
	• Interest	2,107.76	1,906.85	1,821.86	7,577.28
	• Dividends (net of applicable taxes)	2,715.00	2,160.00	2,425.00	9,475.00
	• Repayment of Shareholder Debt (to the extent not repaid through debt or equity)	1,781.81	2,220.12	1,935.00	7,761.35
	• Proceeds from buy-backs/ capital reduction (net of applicable taxes)	-	-	-	-
2	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Holdcos/ Investment Entity adjusted for the following:				
	• Applicable capital gains and other taxes	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-	-	-	-
3	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Holdcos/ Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-
4	Add: Any other income at the Embassy REIT level not captured herein	17.00	17.56	17.70	99.17
5	Less: Any other expense at the Embassy REIT level, and not captured herein (excluding acquisition related costs)	(12.12)	(13.26)	(16.49)	(77.14)
6	Less: Any fees, including but not limited to:				
	• Trustee fees	(0.74)	(0.73)	(0.74)	(2.95)
	• REIT Management fees (to the extent not paid in Units)	(58.83)	(59.28)	(74.38)	(254.46)
	• Valuer fees	(2.07)	(3.24)	(4.40)	(11.56)
	• Legal and professional fees	(19.72)	(5.43)	(29.21)	(58.98)
	• Trademark license fees	(0.35)	(0.36)	(0.35)	(1.42)
	• Secondment fees	(0.41)	(0.39)	(0.40)	(1.56)
7	Less: Debt servicing (including principal, interest, redemption premium, etc.) of external debt at the Embassy REIT level, to the extent not paid through debt or equity	(1,466.21)	(1,225.11)	(717.82)	(3,820.29)
8	Less: Income tax (net of refund) and other taxes (if applicable) at the standalone Embassy REIT level	(5.51)	(2.91)	(6.13)	(46.25)
	<b>Net Distributable Cash Flows at REIT level</b>	<b>5,055.61</b>	<b>4,993.82</b>	<b>5,349.64</b>	<b>20,638.19</b>

**Note:**

The Board of Directors of the Manager to the Trust, in their meeting held on 21 July 2022, have declared distribution to Unitholders of Rs.5.33 per unit which aggregates to Rs.5,052.27 million for the quarter ended 30 June 2022. The distribution of Rs.5.33 per unit comprises Rs.0.65 per unit in the form of interest payment, Rs.2.83 per unit in the form of dividend and the balance Rs.1.85 per unit in the form of amortization of SPV debt.





Embassy Office Parks REIT  
 RN: IN/REIT/17-18/0001  
 Condensed Consolidated Financial Statements  
 Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016  
 (all amounts in Rs. million unless otherwise stated)

(ii) Calculation of net distributable cash flows at each Asset SPV and HoldCo

For the quarter ended 30 June 2022 for distribution

SI No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	OBPPL	VCPPPL	VTPL	SITPL	Total
1	Profit/(loss) after tax as per Statement of Profit and Loss (standalone) (A)	35.20	975.92	77.22	(35.68)	117.59	34.82	83.61	8.27	(212.90)	65.87	92.09	32.60	(51.12)	1,223.49
	<i>Adjustment:</i>														
2	Add/ (Less): Non-cash and other adjustments as per the Statement of Profit and Loss, including but not limited to: <ul style="list-style-type: none"> <li>• Depreciation, amortisation and impairment</li> <li>• Assets written off or liabilities written back</li> <li>• Current tax charge as per Statement of Profit and Loss</li> <li>• Deferred tax</li> <li>• MAT adjustments</li> <li>• Ind AS adjustments (straight lining, effective interest for finance costs, straight lining of security deposits, etc.)</li> <li>• Acquisition related costs</li> </ul>	120.33	708.87	91.20	57.39	45.52	26.10	59.48	78.08	83.23	15.40	33.96	500.90	88.56	1,909.02
		3.44	(2.06)	-	-	-	0.01	-	0.24	-	-	-	(3.43)	-	(1.80)
		20.04	205.11	19.04	(4.10)	40.00	13.97	29.00	0.07	-	20.58	28.84	16.96	-	389.51
		(5.60)	(7.09)	31.73	(10.25)	3.79	0.21	2.48	(3.97)	(86.79)	5.08	(4.62)	49.29	(19.64)	(45.38)
		-	-	(19.04)	-	-	-	-	-	-	-	-	-	-	(19.04)
		4.80	20.44	-	-	(13.02)	(0.11)	(11.18)	12.46	3.74	(6.55)	13.63	76.08	39.69	139.98
3	Add: Interest on Shareholders Debt from Embassy REIT, charged to Statement of Profit and Loss	110.87	441.55	167.26	56.82	51.81	51.27	91.61	216.80	389.35	73.26	121.50	592.82	121.39	2,486.31
4	Add/ (Less): Loss/(gain) on sale of real estate investments, real estate assets or shares of SPVs/ Holdcos or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/ Holdcos or Investment Entity adjusted for the following: <ul style="list-style-type: none"> <li>• Applicable capital gains and other taxes</li> <li>• Related debts settled or due to be settled from sale proceeds</li> <li>• Directly attributable transaction costs</li> <li>• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations</li> </ul>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Holdcos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/ (Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	(34.72)	298.73	43.40	6.16	(73.15)	(59.84)	56.48	29.50	22.06	7.23	21.63	(153.41)	289.03	453.10
8	Less: External debt repayment to the extent not repaid through debt or equity	-	-	-	-	-	-	-	(1.10)	(2.50)	-	-	(37.50)	-	(48.69)
9	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above): <ul style="list-style-type: none"> <li>• Repayment of the debt in case of investments by way of debt</li> <li>• Proceeds from buy-backs/ capital reduction</li> </ul>	296.16	(240.46)	(2.73)	7.35	(32.06)	(15.30)	(31.01)	(23.56)	(4.75)	(15.77)	(32.48)	(63.18)	(19.89)	(177.68)
10	Less: Income tax (net of refund) and other taxes paid (as applicable)	515.32	1,417.50	330.86	113.37	22.89	16.31	196.86	308.52	404.34	99.23	182.46	978.53	499.14	5,085.33
	<b>Total Adjustments (B)</b>	<b>550.52</b>	<b>2,393.42</b>	<b>408.08</b>	<b>77.69</b>	<b>140.48</b>	<b>51.13</b>	<b>280.47</b>	<b>316.79</b>	<b>191.44</b>	<b>165.10</b>	<b>274.55</b>	<b>1,011.13</b>	<b>448.02</b>	<b>6,308.82</b>

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



Embassy Office Parks REIT  
 RN: IN/REIT/17-18/0001  
 Condensed Consolidated Financial Statements  
 Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016  
 (all amounts in Rs. million unless otherwise stated)  
 (ii) Calculation of net distributable cash flows at each Asset SPV and HoldCo

For the quarter ended 31 March 2022 for distribution															
SI No	Particulars	EFTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	OBPPL	VCPL	VTPL*	EOVPL*	Total
1	Profit/ (loss) after tax as per Statement of Profit and Loss (standalone) (A)	98.09	1,177.39	125.79	(91.29)	109.97	76.04	105.14	(11.93)	(606.49)	70.97	100.59	441.40	-	1,539.27
2	Adjustment: Add/ (Less): Non-cash and other adjustments as per the Statement of Profit and Loss, including but not limited to: <ul style="list-style-type: none"> <li>• Depreciation, amortisation and impairment</li> <li>• Assets written off or liabilities written back</li> <li>• Current tax change as per Statement of Profit and Loss</li> <li>• Deferred tax</li> <li>• MAT adjustments</li> <li>• Ind AS adjustments (straight lining, effective interest for finance costs, straight lining of security deposits, etc.)</li> <li>• Acquisition related costs</li> </ul>	127.19 0.28 24.44 4.33 (80.61)	645.03 (11.07) 220.94 (133.70)	91.38 0.75 30.04 51.87 (30.04)	57.10 0.30 -	48.31 0.09 32.41 (0.51)	25.71 -	59.26 (0.04) 42.98 (2.65)	77.86 (0.83) (0.20) (10.24)	82.04 (3.06) 14.90 (117.84) 341.64 (0.98)	15.76 (3.06) 14.90 9.78 (16.55) (10.93)	33.34 (6.90) (101.47) (284.72)	514.55 (6.90) (101.47) (284.72)	-	1,777.53 (20.48) 274.93 (498.90) 214.44 99.65
3	Add: Interest on Shareholders Debt from Embassy REIT, charged to Statement of Profit and Loss	111.31	393.28	170.80	55.96	51.24	52.45	90.32	223.41	393.69	74.24	120.06	607.48	-	2,369.02
4	Add/ (Less): Loss/(gain) on sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/ Holdcos or Investment Entity adjusted for the following: <ul style="list-style-type: none"> <li>• Applicable capital gains and other taxes</li> <li>• Related debts settled or due to be settled from sale proceeds</li> <li>• Directly attributable transaction costs</li> <li>• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations</li> </ul>	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Holdcos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/ (Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	5.72	(387.15)	(84.73)	9.55	43.37	(9.42)	(59.77)	(19.76)	25.18	(7.21)	29.06	1,073.40	-	923.91
8	Less: External debt repayment to the extent not repaid through debt or equity	-	(5.24)	-	-	-	-	-	-	(3.67)	-	-	(37.50)	-	(46.41)
9	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above): <ul style="list-style-type: none"> <li>• Repayment of the debt in case of investments by way of debt</li> <li>• Proceeds from buy-backs/ capital reduction</li> </ul>	(1.98)	(235.91)	(11.16)	7.39	(48.93)	(16.80)	(39.00)	45.28	40.29	(15.09)	(35.07)	(30.47)	-	(341.45)
10	Less: Income tax (net of refund) and other taxes paid (as applicable)	190.68	522.47	218.91	99.76	128.02	37.52	99.26	324.52	760.35	61.84	184.00	1,779.45	-	4,752.24
	<b>Total Adjustments (B)</b>	<b>288.77</b>	<b>1,699.86</b>	<b>344.70</b>	<b>8.47</b>	<b>237.99</b>	<b>113.56</b>	<b>204.40</b>	<b>312.59</b>	<b>153.86</b>	<b>132.81</b>	<b>284.59</b>	<b>2,220.85</b>	<b>-</b>	<b>6,291.51</b>
	<b>Net distributable Cash Flows at SPV Level C = (A+B)</b>														

\* VTPL filed a scheme of arrangement (the Scheme) pursuant to which EOYPL is merged with VTPL. The appointed date for the scheme is 1 April 2021. For the purpose of NDCF disclosure, management has computed and presented the NDCF of EOYPL upto 31 December 2021 in EOYPL. NDCF for the period 1 January 2022 to 31 March 2022 of EOYPL is computed and presented in VTPL (refer note 56).

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



Embassy Office Parks REIT  
 RN: IN/REIT/17-18/0001  
 Condensed Consolidated Financial Statements  
 Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016  
 (all amounts in Rs. million unless otherwise stated)

(ii) Calculation of net distributable cash flows at each Asset SPV and HoldCo

For the quarter ended 30 June 2021 for distribution

SI No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	OBPPL	VCPL	VTPL	EOVPL	SIPL	Total
1	Profit/(loss) after tax as per Statement of Profit and Loss (standalone) (A)	44.43	1,165.93	50.99	(101.63)	111.69	51.28	115.64	(19.41)	(331.32)	59.86	76.02	48.81	(273.70)	(25.86)	972.73
2	Adjustment: Add/(Less): Non-cash and other adjustments as per the Statement of Profit and Loss, including but not limited to: • Depreciation, amortisation and impairment • Assets written off or liabilities written back • Current tax charge as per Statement of Profit and Loss • Deferred tax • MAT adjustments • Ind AS adjustments (straight lining, effective interest for finance costs, straight lining of security deposits, etc) • Acquisition related costs	127.48	544.25	91.18	(4.84)	50.28	25.40	59.90	75.18	77.55	14.49	38.16	287.84	230.00	-	1,678.71
		-	-	-	(4.84)	-	-	-	-	-	-	-	1.80	-	-	(3.04)
		7.00	238.99	12.59	-	48.00	26.26	43.30	-	-	11.45	21.00	33.27	-	-	441.86
		(4.10)	54.45	20.75	(36.21)	(3.17)	0.68	(1.58)	(8.76)	(70.65)	4.57	(2.56)	22.84	-	3.34	(20.40)
		(7.00)	(126.47)	(12.16)	-	-	-	-	-	(10.55)	-	-	-	-	-	(156.18)
		10.44	35.19	-	-	13.96	2.32	7.50	18.58	(3.23)	0.23	19.07	11.29	-	(18.47)	96.88
3	Add: Interest on Shareholders Debt from Embassy REIT, charged to Statement of Profit and Loss	117.64	856.49	184.87	54.78	2.08	61.37	96.64	211.01	390.46	80.85	129.33	700.86	-	15.28	2,901.66
4	Add/(Less): Loss/(gain) on sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following: • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Holdcos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	32.81	(275.13)	13.73	5.78	6.05	18.58	55.26	(13.82)	16.94	20.75	22.51	468.78	44.52	276.68	693.44
8	Less: External debt repayment to the extent not repaid through debt or equity for Holdco only, to the extent not covered above)	-	-	-	-	-	-	-	-	-	-	-	(18.75)	-	-	(18.75)
9	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above): • Repayment of the debt in case of investments by way of debt • Proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Less: Income tax (net of refund) and other taxes paid (as applicable)	(22.59)	(171.14)	(9.39)	(0.45)	(12.54)	(18.43)	(39.32)	6.57	(12.15)	(18.08)	(31.40)	(96.97)	(1.47)	-	(427.36)
	<b>Total Adjustments (B)</b>	<b>261.68</b>	<b>1,156.63</b>	<b>301.57</b>	<b>76.06</b>	<b>104.66</b>	<b>116.18</b>	<b>221.70</b>	<b>288.76</b>	<b>398.92</b>	<b>103.71</b>	<b>196.11</b>	<b>1,410.96</b>	<b>273.05</b>	<b>276.83</b>	<b>5,186.82</b>
	<b>Net distributable Cash Flows at SPV Level C = (A+B)</b>	<b>306.11</b>	<b>2,322.56</b>	<b>352.56</b>	<b>(25.87)</b>	<b>216.35</b>	<b>167.46</b>	<b>337.34</b>	<b>269.35</b>	<b>67.60</b>	<b>163.57</b>	<b>272.13</b>	<b>1,459.77</b>	<b>(0.65)</b>	<b>250.97</b>	<b>6,159.55</b>

- 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  
 RN: IN/REIT/17-18/0001  
 Condensed Consolidated Financial Statements  
 Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016  
 (all amounts in Rs. million unless otherwise stated)

(ii) Calculation of net distributable cash flows at each Asset SPV and HoldCo

For the year ended 31 March 2022 pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

Sl No	Particulars	EFTPL	MPTL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	OBPPL	VCPPPL	VTPL*	EOVPL*	SIPL	Total
1	Profit/(loss) after tax as per Statement of Profit and Loss (standalone) (A)	277.07	4,772.68	228.30	(372.19)	398.82	236.01	427.62	(73.63)	(1,378.00)	239.00	285.87	832.95	(844.57)	(132.06)	4,897.87
2	Adjustment: Add/(Less): Non-cash and other adjustments as per the Statement of Profit and Loss, including but not limited to: <ul style="list-style-type: none"> <li>• Depreciation, amortisation and impairment</li> <li>• Assets written off or liabilities written back</li> <li>• Current tax charge as per Statement of Profit and Loss</li> <li>• Deferred tax</li> <li>• MAT adjustments</li> <li>• Ind AS adjustments (straight lining, effective interest for finance costs, straight lining of security deposits, etc)</li> </ul>	504.38 (0.21)	2,314.45 (11.22)	364.78 0.75	228.36 (4.82)	198.58 (5.00)	102.52 (2.32)	238.23 (0.29)	313.15 (2.18)	324.48 10.04	60.81 (3.06)	145.30 (0.96)	1,377.06 (6.51)	690.00 (0.10)	-	6,862.10 (25.88)
3	Add: Interest on Shareholders Debt from Embassy REIT, charged to Statement of Profit and Loss	457.84	2,578.13	716.61	224.72	132.19	228.77	374.37	855.58	1,565.98	312.80	498.77	2,649.90	-	82.71	10,678.37
4	Add/(Less): Loss/(gain) on sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following: <ul style="list-style-type: none"> <li>• Applicable capital gains and other taxes</li> <li>• Related debts settled or due to be settled from sale proceeds</li> <li>• Directly attributable transaction costs</li> <li>• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations</li> </ul>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Holdcos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	(2.36)	(1,141.97)	(30.84)	19.63	33.40	39.41	(40.72)	(7.28)	92.04	7.50	96.23	2,625.43	152.82	1,133.48	2,976.77
8	Less: External debt repayment to the extent not repaid through debt or equity	-	(13.38)	-	-	-	-	-	-	(14.39)	-	-	(106.25)	-	-	(134.02)
9	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above): <ul style="list-style-type: none"> <li>• Repayment of the debt in case of investments by way of debt</li> <li>• Proceeds from buy-backs/ capital reduction</li> </ul>	(56.04)	(879.03)	(47.33)	5.90	(137.20)	(78.95)	(166.77)	38.62	24.83	(59.78)	(129.41)	(197.73)	(2.10)	15.38	(1,669.61)
10	Less: Income tax (net of refund) and other taxes paid (as applicable)	864.23	3,761.29	1,097.96	346.47	386.07	338.81	601.95	1,201.63	1,860.21	327.13	768.68	6,303.69	840.62	1,188.86	19,887.60
	<b>Total Adjustments (B)</b>	<b>1,141.30</b>	<b>8,533.97</b>	<b>1,326.26</b>	<b>(25.72)</b>	<b>784.89</b>	<b>574.82</b>	<b>1,029.57</b>	<b>1,128.00</b>	<b>482.21</b>	<b>566.13</b>	<b>1,054.55</b>	<b>7,136.64</b>	<b>(3.95)</b>	<b>1,056.80</b>	<b>24,785.47</b>
	<b>Net distributable Cash Flows at SPV Level C = (A+B)</b>															

\* VTPL filed a scheme of arrangement (the Scheme) pursuant to which EOVPPL is merged with VTPL. The appointed date for the scheme is 1 April 2021. For the purpose of NDCF, disclosure, management has computed and presented the NDCF of EOVPPL upto 31 December 2021 in EOVPPL. NDCF for the period 1 January 2022 to 31 March 2022 of EOVPPL is computed and presented in VTPL (refer note 56).

- 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.





**1. Organisation structure**

The interim Condensed Consolidated Financial Statements ('Condensed Consolidated Financial Statements') comprise condensed financial statements of Embassy Office Parks REIT (the 'Trust' or the 'Embassy REIT' or the 'REIT'), its subsidiaries namely Manyata Promoters Private Limited ('MPPL'), Umbel Properties Private Limited ('UPPL'), Embassy Energy Private Limited ('EEPL'), Galaxy Square Private Limited ('GSPL'), Quadron Business Park Private Limited ('QBPL'), Qubix Business Park Private Limited ('QBPLL'), 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') 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 Gofflinks Software Park Private Limited ('GLSP') (also referred to as the Investment Entity). The SPVs are Companies domiciled in India.

The objectives of Embassy REIT, having its registered office at Royal Oaks, Embassy Golf Links Business Park, Off Intermediate Ring Road, Bengaluru, Karnataka, 560071, are to undertake activities in accordance with the provisions of the SEBI REIT Regulations and the Trust Deed. The principal activity of Embassy REIT is to own and invest in rent or income generating real estate and related assets in India with the objective of producing stable and sustainable distributions to Unitholders.

Embassy Property Developments Private Limited ('EPDPL') and BRE/Mauritius Investments ('BMI') (collectively known as the 'Sponsors' or the 'Co-Sponsors') have set up the Embassy Office Parks REIT as an irrevocable trust, pursuant to the Trust Deed, under the provisions of the Indian Trusts Act, 1882 and the Trust has been registered with SEBI as a Real Estate Investment Trust on 3 August 2017 under Regulation 6 of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014. The Trustee to Embassy Office Parks REIT is Axis Trustee Services Limited (the 'Trustee') and the Manager for Embassy Office Parks REIT is Embassy Office Parks Management Services Private Limited (the 'Manager' or 'EOPMSPL').

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

**Details of SPVs/ Subsidiaries of REIT is provided below:**

<b>Name of the SPV</b>	<b>Activities</b>	<b>Shareholding (in percentage)</b>
MPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Manyata), located at Bangalore along with being an intermediate (HoldCo.)	Embassy Office Parks REIT: 100%
UPPL	Development, rental and maintenance of serviced residences (Hilton hotel).	Embassy Office Parks REIT: 100%
EEPL	Generation and supply of solar power mainly to the office spaces of Embassy Office Parks Group located in Bangalore.	MPPL: 80% 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%
QBPLL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Qubix), located in Pune.	Embassy Office Parks REIT: 100%
OBPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Oxygen), located in Noida.	Embassy Office Parks REIT: 100%
ETPL	Development and leasing of office space and related interiors and maintenance of such assets (First International Financial Centre), located in Mumbai.	Embassy Office Parks REIT: 100%
VCPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy 247), located in Mumbai.	Embassy Office Parks REIT: 100%
IENMPL	Development and leasing of office space and related interiors and maintenance of such assets (Express Towers), located in Mumbai.	Embassy Office Parks REIT: 100%
EPTPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Tech Zone), located at Pune	Embassy Office Parks REIT: 100%



1. Organisation structure (continued)

Name of the SPV	Activities	Shareholding (in percentage)
VTPL*	Development and leasing of commercial space and related interiors and maintenance of such assets "Embassy TechVillage" (ETV), located in Bangalore. w.e.f. 1 April 2021, EOVP is merged with VTPL (refer note 56).	Embassy Office Parks REIT: 100%
SIPL*	Development and leasing of commercial space and related interiors and maintenance of such assets (ETV Block 9), located in Bangalore.	Embassy Office Parks REIT: 100%

\* together known as Embassy TechVillage assets (ETV assets/ ETV SPVs).

The Trust also holds economic interest in a joint venture Golfinks 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 Golfinks Business Park), located at Bangalore.	MPPL: 50% Kelachandra Holdings LLP: 50%

2. Significant accounting policies

2.1 Basis of preparation of Condensed Consolidated Financial Statements

The Interim Condensed Consolidated Financial Information (hereinafter referred to as the "Condensed Consolidated Financial Statements") of the Embassy Office Parks Group comprises the Consolidated Balance Sheet as at 30 June 2022, 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 ended 30 June 2022. 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 21 July 2022.

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 including any guidelines and circulars issued there under read with SEBI Circular No. CIR/IMD/DF/146/2016 dated 29 December 2016 (the "REIT regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations. Also refer Note 20(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 ended 30 June 2022 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, to the extent not inconsistent with REIT regulations.

The Condensed Consolidated Financial Statements have been prepared using uniform accounting policies for like transactions and other events in similar circumstances. The financial statements of all the SPVs and the Trust used for the purpose of consolidation are drawn up to the same reporting date i.e. 30 June 2022.

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## **2. Significant accounting policies**

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

#### **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.

#### **Basis of Business Combination**

The Embassy Office Parks Group accounts for its business combinations under acquisition method of accounting. Acquisition related costs are recognised in the condensed consolidated statement of profit and loss as incurred. The acquiree's identifiable assets, liabilities and contingent liabilities that meet the condition for recognition are recognised at their fair values at the acquisition date.

The Embassy Office Parks Group determines that it has acquired a business when the acquired set of activities and assets include an input and a substantive process that together significantly contribute to the ability to create outputs. The acquired process is considered substantive if it is critical to the ability to continue producing outputs, and the inputs acquired include an organised workforce with the necessary skills, knowledge, or experience to perform that process or it significantly contributes to the ability to continue producing outputs and is considered unique or scarce or cannot be replaced without significant cost, effort, or delay in the ability to continue producing outputs. When the Embassy Office Parks Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values and no goodwill or deferred tax is recognised.

When the acquisition of subsidiaries represent a business combination, 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.

## 2. Significant accounting policies (continued)

### Basis of Business Combination (continued)

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 REIT's functional currency and the currency of the primary economic environment in which the Embassy Office Parks Group operates. All financial information presented in Indian Rupees has been rounded off to nearest million except unit and per unit data.

### b) Basis of measurement

The Condensed Consolidated Financial Statements are prepared on the historical cost basis, except for the following:

- Certain financial assets and liabilities (refer accounting policy regarding financial instrument): measured at fair values;
- Net defined benefit (asset)/ liability less present value of defined obligations: Fair value of plan assets less present value of defined benefit plan;
- The assets and liabilities of the SPVs on the date of acquisition have been accounted using their Fair value and the goodwill / capital reserve amount has been calculated accordingly; and
- Contingent consideration: measured at fair value.

### c) Use of judgments and estimates

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

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

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

#### i) Business combinations

The Embassy Office Parks Group acquires subsidiaries that own real estate. At the time of acquisition, the Group considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Group accounts for an acquisition as a business combination where an integrated set of activities and assets, including property, is acquired. More specifically, consideration is given to the extent to which substantive processes are acquired and, in particular, the extent of services provided by the subsidiary.

In accounting for business combinations, judgment is required in identifying whether an identifiable intangible asset is to be recorded separately from goodwill. Estimating the acquisition date fair value of the identifiable assets acquired, useful life thereof and liabilities assumed involves management judgment. These measurements are based on information available at the acquisition date and are based on expectations and assumptions that have been deemed reasonable by the management. Changes in these judgments, estimates and assumptions can materially affect the results of operations.

#### ii) Impairment of goodwill and intangible assets with infinite useful life

For the purpose of impairment testing, goodwill and intangible assets with infinite useful life acquired in a business combination is, from the acquisition date, allocated to each of the Embassy Office Parks Group's cash-generating units that are expected to benefit from the combination. In performing such impairment assessments, management compared the carrying value of each of the identifiable cash generating units ("CGUs") to which goodwill and such intangible assets had been allocated with their respective 'value in use' computed based on discounted cash flow method, to determine if any impairment loss should be recognized. The discounted cash flow method involves estimating future cash flows, growth rates and discount rates which require significant management judgement - Note 2.2 (j).

#### iii) Classification of lease arrangements as finance lease or operating lease - Note 2.2 (r).

#### iv) Classification of assets as investment property or as property, plant and equipment - Notes 2.2 (f) and (g).

#### v) Significant judgements involved in the purchase price allocation of the assets acquired and liabilities assumed on account of Business Combination and deferred tax accounting on the resultant fair value accounting - Note on Basis of Business Combination and Note 2.2 (v) (ii).

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

#### vii) Classification of Unitholders' funds - Note 20(a).



## 2.2 Summary of significant accounting policies (continued)

### c) Use of judgments and estimates (continued)

Information about assumptions and estimation uncertainties that have a significant risk resulting in a material adjustment during quarter ended 30 June 2022 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 estimated during the last valuation and expects the carrying amount of these assets as reflected in the balance sheet as at 30 June 2022 will be recovered. The management has also estimated the future cash flows with the possible effects that may result from the COVID-19 pandemic and does not foresee any adverse impact on realising its assets and in meeting its liabilities as and when they fall due. The impact of COVID-19 on the Group's financial statements may differ from that estimated as at the date of approval of these Condensed Consolidated Financial Statements.

### d) Current versus non-current classification

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

*An asset is treated as current when it is:*

- Expected to be realised or intended to be sold or consumed in normal operating cycle;
  - Held primarily for the purpose of trading;
  - Expected to be realised within twelve months after the reporting period; or
  - Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.
- All other assets are classified as non-current.

*A liability is current when:*

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

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

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

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

## 2.2 Summary of significant accounting policies (continued)

### e) Measurement of fair values

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

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

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

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

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

The Embassy Office Parks Group has an established control framework with respect to the measurement of fair values. The Embassy Office Parks Group engages with external registered 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 properties

Property that is held for long-term rental yields or for capital appreciation or both is classified as investment property. Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs. Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Embassy Office Parks Group and the cost of the item can be measured reliably. The cost of the assets not ready for their intended use before such date, are disclosed as investment property under development. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of such replaced position is derecognised.

Investment properties are depreciated on straight-line method over their estimated useful lives. However, where the management's estimate of the remaining useful life of the assets on a review subsequent to the time of acquisition is different, then depreciation is provided over the remaining useful life based on the revised useful life. The residual values, useful lives and methods of depreciation are reviewed at each financial year end and adjusted prospectively.

Pursuant to this policy, Management's estimates of useful life of the following major assets under straight-line method are as follows:

Asset category	Estimated useful life (in years)
Buildings	60 years
Plant and Machinery	15 years
Furniture and Fixtures	12 years
Electrical Equipment	15 years
Leasehold land*	30 - 99 years based on the primary lease period

Pro-rata depreciation is provided on properties purchased or sold during the year.

\*Upfront premium paid under lease-cum-sale agreements to acquire land where the Embassy Office Parks Group has an option to purchase the land at the end of/ during the lease term are not amortised over the lease period.

Investment property acquired on Business Combination is depreciated over the remaining useful life from the date of acquisition as certified by the technical valuer.

Investment properties are subsequently measured at cost less accumulated depreciation and impairment losses, if any.

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of derecognition. In determining the amount of consideration from the derecognition of investment property the Group considers the effects of variable consideration, existence of a significant financing component, non-cash consideration, and consideration payable to the buyer (if any).

Note: Plant and machinery, furniture and fixtures and electrical equipment which are physically attached to the building are considered as part of the investment property.

## 2.2 Summary of significant accounting policies (continued)

### g) Property, plant and equipment and intangible assets

Property, plant and equipment are carried at cost of acquisition or construction less accumulated depreciation. The cost of property, plant and equipment includes freight, duties, taxes and other incidental expenses related to the acquisition or construction of the respective assets. The cost of such assets not ready for their intended use are disclosed as capital work-in-progress.

Intangible assets are recorded at their acquisition cost. The cost of intangible assets acquired in a business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses.

Depreciation is provided on the straight-line basis over the estimated useful lives of each component of an item of property, plant and equipment and intangibles as follows:

Asset category	Estimated useful life (in years)
Buildings	60 years
Plant and Machinery	15 years
Furniture and Fixtures	12 years
Electrical Equipment	15 years
Office Equipment	5 years
Computers	3 years
Computer Software	3 years
Operating Supplies	2-5 years
Vehicles	8 years

Upfront premium paid under lease-cum-sale agreements to acquire land where the Embassy Office Parks Group has an option to purchase the land at the end of/ during the lease term are not amortised over the lease period.

The useful lives of intangible assets are assessed as either finite or indefinite.

Right to use trademark: The earnings potential of trade name/ trademark can at times be substantial. A trademark is recognized on a reporting company's balance sheet as an intangible asset separate from goodwill because it satisfies either of the following two tests:

- It arises from legal rights (a trademark is essentially a bundle of rights)
- It is capable of being sold, transferred, and licensed separately from other assets of the acquiring company

The recognition of an acquired trademark is performed as part of a purchase price allocation, whereby a portion of the price paid by the acquirer for all of the acquired assets is assigned to the trademark using an acceptable valuation methodology.

The life of the Right to use trademark is considered indefinite because there is no foreseeable limit nor any specific covenant that limits the time period over which the asset is expected to generate net cash inflows for the SPVs.

Intangible assets comprising of Right to use trademark with indefinite useful lives are not amortised, but are tested for impairment annually, at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Power purchase agreement is one of the essential contracts required for a small power generating company with limited production capacity and marketability. Since sales with the customer take the form of a contract, the power purchase agreement meets the contractual criteria for recognition. This agreement provides ongoing and repeat business for the company and provides a platform for the company to reach profitability.

The initial useful life of the power purchase agreements is estimated to be 25 years based on the contract period and hence are amortised over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period and adjusted prospectively.

CAM service rights are contract-based intangible assets, which represent the value of contractual rights that arise from contractual arrangements. An entity establishes relationships with its customers through certain contracts, these customer relationships arise from contractual rights.

CAM service rights are recognised at their fair value as at the date of acquisition, these are subsequently amortised on a straight-line basis, over their estimated contractual lives.

Property, plant and equipment and Intangibles acquired on Business Combination, except right-to-use trademark, is depreciated over the remaining useful life from the date of acquisition as certified by the technical valuer.

When parts of an item of plant and equipment have different useful lives, they are treated as separate components and depreciated over their respective estimated useful lives.

The residual values, useful lives and methods of depreciation are reviewed at each financial year end and adjusted prospectively.

Pro-rata depreciation is provided on all property, plant and equipment and intangible assets purchased or sold during the year.

Property, plant and equipment are subsequently measured at cost net of accumulated depreciation and accumulated impairment losses, if any.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

## 2.2 Summary of significant accounting policies (continued)

### h) Non-current assets held for sale

Non-current assets are classified as held for sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use. Such assets are generally measured at the lower of their carrying amount and fair value less costs of disposal. Losses on initial classification as held for sale and subsequent gains and losses on re-measurement are recognised in the Consolidated Statement of Profit and Loss.

Once classified as held-for-sale, intangible assets, property, plant and equipment and investment properties are no longer amortised or depreciated, and any equity-accounted investee is no longer equity accounted.

### i) Inventory

#### *Stores and operating supplies*

Inventories which comprises food and beverages and operating supplies are valued at lower of cost or net realisable value. Cost of inventories comprises purchase price, costs of conversion and other incidental costs incurred in bringing the inventories to their present location and condition. In determining the cost, weighted average cost method is used.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs to sell.

### j) Impairment of non-financial assets

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

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

Goodwill arising from a business combination is allocated to CGUs or group of CGUs that are expected to benefit from the synergies of the combination. Goodwill is tested for impairment on an annual basis and more often, if there is an indication that goodwill may be impaired, relying on a number of factors including operating results, business plans and future cash flows. Impairment is determined for goodwill by assessing the recoverable amount of each CGU (or group of CGUs) to which the goodwill relates. When the recoverable amount of the CGU is less than its carrying amount, an impairment loss is recognised.

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

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

### k) Foreign currency transactions

Transactions in foreign currencies are translated into the respective functional currencies of Embassy Office Parks Group's entities at the exchange rates at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies are translated into the functional currency at the exchange rate at the reporting date. Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into the functional currency at the exchange rate when the fair value was determined. Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.

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

### l) Financial instruments

#### i) Recognition and initial measurement

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

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



## 2.2 Summary of significant accounting policies (continued)

### 1) Financial instruments (continued)

#### ii) Classification and subsequent measurement

##### *Financial assets*

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

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

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

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

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

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

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

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

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

##### *Financial assets: Business model assessment*

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

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

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

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

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

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

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

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

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

## 2.2 Summary of significant accounting policies (continued)

### l) Financial instruments (continued)

#### *Financial assets: Subsequent measurement and gains and losses*

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

#### *Financial liabilities: Classification, subsequent measurement and gains and losses*

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

### iii) Derecognition

#### *Financial assets*

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

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

#### *Financial liabilities*

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

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

### iv) Offsetting

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

### m) Compound financial instruments

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

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

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

## 2.2 Summary of significant accounting policies (continued)

### 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.

### o) Impairment of financial assets

#### *Financial assets*

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

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

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

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

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

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

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

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

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

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

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

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

The Embassy Office Parks Group assumes that the credit risk on a financial asset has increased significantly if it is more than 180 days past due.

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

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

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

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

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

Majority of the financial assets of the Embassy Office Parks Group pertain to trade and other receivables. Considering the nature of business, the Embassy Office Parks Group does not foresee any credit risk on its trade and other receivables which may cause an impairment. As per the agreement with tenants, the receivables are covered by clause of payment security mechanism which ensures receipt of all trade receivables. Also, the Embassy Office Parks Group does not have any past history of significant impairment of trade and other receivables.

## 2.2 Summary of significant accounting policies (continued)

### 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.

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

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

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

#### *Embassy Office Parks Group as a lessor*

##### i. Determining whether an arrangement contains a lease

At inception of an arrangement, it is determined whether the arrangement is or contains a lease. At inception or on reassessment of the arrangement that contains a lease, the payments and other consideration required by such an arrangement are separated into those for other elements on the basis of their relative fair values.

##### ii. Assets held under leases

Leases in which the Embassy Office Parks Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease term. The lease term is the non-cancellable period together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the Embassy Office Parks Group is reasonably certain that the tenant will exercise that option. Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Embassy Office Parks Group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Embassy Office Parks Group's net investment in the leases.

##### iii. Initial direct costs

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



## 2.2 Summary of significant accounting policies (continued)

### s) Revenue recognition

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

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services.

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

### i) Rental income from investment properties

Rental income from property leased under operating lease is recognised in the statement of profit and loss on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income. The lease term is the non-cancellable period together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the Embassy Office Parks Group is reasonably certain that the tenant will exercise that option. Contingent rents are recognised as revenue in the period in which they are earned on a receipt basis.

### ii) Income from finance lease

For assets let out under finance lease, the Group recognises a receivable at an amount equal to the net investment in the lease. Rentals received are accounted for as repayment of principal and finance income. Minimum lease payments receivable on finance leases are apportioned between the finance income and the reduction of the outstanding receivable. The finance income allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining net investment in the finance lease. Contingent rents are recorded as income in the periods in which they are earned.

### iii) Revenue from Room Rentals

Revenue from room rentals are based on the occupancy charged on the basis of room rates which are contracted (exclusive of applicable taxes).

### iv) Revenue from contract with customers

a) Revenue from maintenance services is recognised as and when the services are rendered based on the terms of the contracts with the lessees.

b) Revenue from Food, beverages and banquets

Revenue from food and beverages are recorded as and when food is served. Revenue generated from the banquet services offered are charged on the basis of cover charges per person which is billed (exclusive of applicable taxes) based on guaranteed covers if actual cover is less than contracted.

c) Other operating income

Other operating income, including service charges on rooms and Food & Beverage (F&B) revenues and other hospitality-related operating income is recognised when the services are rendered and the same become chargeable. Revenue from other services is recognised on accrual basis as per the terms of the agreement.

### v) Recognition of dividend and interest income

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

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

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

### t) Employee benefits

#### *Defined contribution plan*

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. The Embassy Office Parks Group makes specified monthly contributions towards government administered provident fund scheme. Obligations for contributions to defined contribution plans are recognised as an employee benefit expense in profit and loss in the periods during which the related services are rendered by employees. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in future payments is available.

#### *Gratuity*

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The Embassy Office Parks Group's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligation is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Embassy Office Parks Group, the recognised asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan ("the asset ceiling"). In order to calculate the present value of economic benefits, consideration is given to any minimum funding requirements.

## 2.2 Summary of significant accounting policies (continued)

### t) Employee benefits (continued)

Remeasurements of the net defined benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognised in OCI. The Embassy Office Parks Group determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the then-net defined benefit liability (asset), taking into account any changes in the net defined benefit liability (asset) during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognised in profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service ('past service cost' or 'past service gain') or the gain or loss on curtailment is recognised immediately in profit or loss. The Embassy Office Parks Group recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

#### *Compensated absences*

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid, if the Embassy Office Parks Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the amount of obligation can be estimated reliably.

Assets or liabilities related to employee benefit arrangements acquired on Business Combination are recognised and measured in accordance with Ind AS 19 Employee Benefits.

### u) Borrowing costs

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

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

Capitalisation rate used to determine the amount of borrowing costs to be capitalised is the weighted average borrowing costs (WABC). Capitalisation of borrowing costs is suspended during the extended period in which active development is interrupted. Capitalisation of borrowing costs is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

### v) Taxation

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

#### (i) Current tax:

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

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

#### (ii) Deferred tax:

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

- Temporary differences arising on the initial recognition of assets and liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction;
- Temporary differences related to investments in subsidiaries, associates, and joint arrangements to the extent that the Embassy Office Parks Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- Taxable temporary differences arising on initial recognition of goodwill.

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

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

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

## 2.2 Summary of significant accounting policies (continued)

### v) Taxation (continued)

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

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

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

Minimum Alternative Tax ('MAT') under the provisions of the Income Tax, 1961 is recognised as current tax in the Consolidated Statement of Profit and Loss. The credit available under the Act in respect of MAT paid is recognised as an asset only when and to the extent there is convincing evidence that the Embassy Office Parks Group will pay normal income tax during the period for which MAT credit can be carried forward for set-off against normal tax liability. MAT credit recognised as an asset is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

Deferred tax assets or liabilities acquired on Business Combination are recognised and measured in accordance with Ind AS 12 Income taxes.

### w) Provisions and contingencies

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

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

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

### x) Operating segments

An operating segment is a component of the Embassy Office Parks Group that engages in business activities from which it may earn revenues and incur expenses. All operating segments' operating results are reviewed regularly by a representative of the Embassy Office Parks Group, the Embassy Office Parks Group's Chief Operating Decision Maker ('CODM'), to make decisions about resources to be allocated to the segment and assess its performance, and for which discrete financial information is available.

Net Operating Income ('NOI') is the key metric reported to the CODM for the purposes of assessment of the segment results. The same is defined as follows:

#### *Commercial Offices segment:*

NOI for commercial offices is defined as Revenue from operations (which includes (i) facility rentals, (ii) maintenance services income, (iii) income from finance lease, and (iv) other operating income for Commercial Offices) less Direct operating expenses (which includes (i) Operating and maintenance expenses including common area maintenance expenses (ii) property taxes, (iii) rent, and (iv) insurance).

#### *Hospitality segment:*

NOI for hospitality segment is defined as Revenue from operations (which includes (i) room rentals, (ii) sale of food and beverages, (iii) other operating income for hospitality less Direct operating expenses (which includes (i) cost of materials consumed, (ii) employee benefits expenses, (iii) Operating and maintenance expenses excluding property management fees, and (iv) Other expenses).

#### *Other segment:*

NOI for other segments is defined as Revenue from operations (which includes income from generation of renewable energy) less Direct operating expenses (which includes (i) Operating and maintenance and (ii) Other expenses).

Certain income (such as interest, dividend and other income) and certain expenses (such as Other expenses excluding Direct operating expenses, depreciation, amortization, impairment and finance cost) are not specifically allocable to segments and accordingly these expenses are adjusted against the total income of the Embassy Office Parks Group.

### y) 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.

## 2.2 Summary of significant accounting policies (continued)

### z) Distribution Policy:

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to the Unitholders not less than ninety percent of the net distributable cash flows ('NDCF') of Embassy Office Parks REIT and the current policy of the Manager is to comply with such requirement. The NDCF is calculated in accordance with the REIT Regulations and in the manner provided in the NDCF framework defined by the Manager. The Manager has made certain clarificatory amendments to the NDCF framework under the Distribution Policy to ensure that there is no ambiguity in computing the NDCF at Embassy REIT and SPV/Holdco level. The amended framework is approved by a special majority in the Unitholder's Meeting held on 8 July 2021 and is effective from 1 April 2021.

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

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

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

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

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

### aa) 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.

### ab) 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.

### ac) 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.

### ad) Earnings before finance costs, depreciation, amortisation, impairment loss and tax

The Embassy Office Parks Group has elected to present earnings before finance cost, depreciation, amortisation, impairment loss and tax as a separate line item on the face of the Consolidated Statement of Profit and Loss. The Embassy Office Parks Group measures earnings before finance cost, depreciation, amortisation, impairment loss and tax excluding share of profit of equity accounted investees on the basis of profit/ (loss) from continuing operations. In its measurement, the Embassy Office Parks Group does not include depreciation and amortisation expense, impairment loss, finance costs, share of profit of equity accounted investees and tax expense.



## 2.2 Summary of significant accounting policies (continued)

### ae) Recent pronouncements

#### *New and amended standards*

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below:

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standard) Amendment Rules 2022 dated March 23, 2022 to amend the following Ind AS which are effective from April 01, 2022.

#### *Reference to the Conceptual Framework – Amendments to Ind AS 103*

The amendments replaced the reference to the ICAI's "Framework for the Preparation and Presentation of Financial Statements under Indian Accounting Standards" with the reference to the "Conceptual Framework for Financial Reporting under Indian Accounting Standard" without significantly changing its requirements.

The amendments also added an exception to the recognition principle of Ind AS 103 Business Combinations to avoid the issue of potential 'day 2' gains or losses arising for liabilities and contingent liabilities that would be within the scope of Ind AS 37 Provisions, Contingent Liabilities and Contingent Assets or Appendix C, Levies, of Ind AS 37, if incurred separately.

It has also been clarified that the existing guidance in Ind AS 103 for contingent assets would not be affected by replacing the reference to the Framework for the Preparation and Presentation of Financial Statements under Indian Accounting Standards. These amendments had no impact on the financial statements of the Group.

#### *Property, Plant and Equipment: Proceeds before Intended Use – Amendments to Ind AS 16*

The amendments modified paragraph 17(e) of Ind AS 16 to clarify that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognised in the profit or loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment.

These amendments had no impact on the financial statements of the Group.

#### *Onerous Contracts – Costs of Fulfilling a Contract – Amendments to Ind AS 37*

The amendments to Ind AS 37 specify which costs an entity needs to include when assessing whether a contract is onerous or loss-making. The amendments apply a "directly related cost approach". The costs that relate directly to a contract to provide goods or services include both incremental costs for example direct labour and materials and an allocation of other costs directly related to contract activities for example an allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling that contract. General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract.

These amendments had no impact on the financial statements of the Group.

There were certain amendments to standards and interpretations which are applicable for the first time for the period ended 30 June 2022, but either the same are not relevant or do not have an impact on the consolidated financial statements of the Group. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

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**3 Property, plant and equipment**  
**Reconciliation of carrying amounts for the quarter ended 30 June 2022**

Particulars	Land-freehold (refer note i)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Computers	Operating supplies	Vehicles	Total
<b>Gross block</b>										
As at 1 April 2021	8,846.00	7,067.88	7,382.02	486.21	457.90	19.58	20.37	10.83	45.31	24,336.10
Additions for the year	5.84	5,854.05	602.32	801.89	1,313.53	24.96	17.18	255.78	17.40	8,892.95
Disposals	-	(14.50)	(0.56)	-	-	(0.10)	(0.10)	-	-	(15.26)
As at 31 March 2022	8,851.84	12,907.43	7,983.78	1,288.10	1,771.43	44.44	37.45	266.61	62.71	33,213.79
As at 1 April 2022	8,851.84	12,907.43	7,983.78	1,288.10	1,771.43	44.44	37.45	266.61	62.71	33,213.79
Additions for the period	-	-	2.96	11.00	-	0.22	-	-	-	14.18
Disposals	-	-	-	-	-	-	-	-	-	-
As at 30 June 2022	8,851.84	12,907.43	7,986.74	1,299.10	1,771.43	44.66	37.45	266.61	62.71	33,227.97
<b>Accumulated depreciation and impairment</b>										
As at 1 April 2021	156.94	830.52	926.52	183.34	120.95	15.14	12.28	10.83	12.23	2,268.75
Charge for the year	-	129.82	430.99	88.31	53.42	1.86	2.83	0.22	4.63	712.08
Disposals	-	(1.69)	(0.29)	-	-	(0.07)	(0.10)	-	-	(2.15)
As at 31 March 2022	156.94	958.65	1,357.22	271.65	174.37	16.93	15.01	11.05	16.86	2,978.68
As at 1 April 2022	156.94	958.65	1,357.22	271.65	174.37	16.93	15.01	11.05	16.86	2,978.68
Charge for the period	-	55.69	110.29	52.92	46.72	2.22	1.14	0.09	2.01	271.08
Disposals	-	-	-	-	-	-	-	-	-	-
As at 30 June 2022	156.94	1,014.34	1,467.51	324.57	221.09	19.15	16.15	11.14	18.87	3,249.76
<b>Carrying amount (net)</b>										
As at 31 March 2022	8,694.90	11,948.78	6,626.56	1,016.45	1,597.06	27.51	22.44	255.56	45.85	30,235.11
As at 30 June 2022	8,694.90	11,893.09	6,519.23	974.53	1,550.34	25.51	21.30	255.47	43.84	29,978.21

**Notes:**

- The solar plant has been constructed on 465.77 acres of land, of which title for 424.50 acres is registered in name of the group and balance 41.24 acres is in the process of registration.
- Accumulated Depreciation as at 30 June 2022 includes impairment loss of Rs.886.18 million (31 March 2022: Rs.886.18 million).
- The amount of borrowing cost capitalised during the period is Rs.11.48 million (31 March 2022: Rs.433.05 million) at a capitalisation rate which is the SPV specific Weighted Average Borrowing Cost (WABC).

**4 Capital work-in-progress**

Particulars	As at 30 June 2022	As at 31 March 2022
UPPL	13.20	18.27
QBPL	2.00	-
VTPL - Hilton Hotels**	333.23	306.53
	<b>348.43</b>	<b>324.80</b>

\*\*forms part of ETV assets CGU

5 Investment property  
Reconciliation of carrying amounts for the quarter ended 30 June 2022

Particulars	Land-freehold	Land-leasehold (refer notes)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Vehicle	Computer	Total
<b>Gross block</b>										
As at 1 April 2021	1,26,547.49	28,370.64	1,07,760.97	13,095.99	1,759.03	3,425.00	63.74	5.31	12.00	2,81,040.17
Additions for the year	5.49	238.91	9,872.06	2,307.64	225.57	818.20	2.00	-	0.04	13,469.91
Disposals	-	-	(1.20)	(0.20)	(13.99)	(0.48)	-	-	-	(15.87)
As at 31 March 2022	1,26,552.98	28,609.55	1,17,631.83	15,403.43	1,970.61	4,242.72	65.74	5.31	12.04	2,94,494.21
As at 1 April 2022	1,26,552.98	28,609.55	1,17,631.83	15,403.43	1,970.61	4,242.72	65.74	5.31	12.04	2,94,494.21
Additions for the period	-	-	42.38	13.11	-	1.40	-	-	-	56.89
Disposals	-	-	-	(5.20)	(3.60)	(5.44)	-	-	-	(14.24)
As at 30 June 2022	1,26,552.98	28,609.55	1,17,674.21	15,411.34	1,967.01	4,238.68	65.74	5.31	12.04	2,94,536.86
<b>Accumulated depreciation and impairment</b>										
As at 1 April 2021	12.80	844.66	4,361.80	2,033.86	591.39	815.14	27.59	4.04	3.13	8,694.41
Charge for the year	-	361.02	2,771.66	1,387.45	288.36	461.72	11.44	1.27	1.08	5,284.00
Disposals	-	-	(0.20)	(0.20)	(6.08)	(0.15)	-	-	-	(6.43)
As at 31 March 2022	12.80	1,205.68	7,133.46	3,421.11	873.67	1,276.71	39.03	5.31	4.21	13,971.98
As at 1 April 2022	12.80	1,205.68	7,133.46	3,421.11	873.67	1,276.71	39.03	5.31	4.21	13,971.98
Charge for the period	-	90.26	744.59	366.90	61.59	129.42	3.93	0.06	0.05	1,396.80
Disposals	-	-	(1.21)	(1.21)	(1.28)	(1.96)	-	-	-	(4.45)
As at 30 June 2022	12.80	1,295.94	7,878.05	3,786.80	933.98	1,404.17	42.96	5.37	4.26	15,364.33
<b>Carrying amount (net)</b>										
As at 31 March 2022	1,26,540.18	27,403.87	1,10,498.37	11,982.32	1,096.94	2,966.01	26.71	-	7.83	2,80,522.23
As at 30 June 2022	1,26,540.18	27,313.61	1,09,796.16	11,624.54	1,033.03	2,834.51	22.78	(0.06)	7.78	2,79,172.53

Notes:

- EPITPL:** 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.
- OBPPL:** The leasehold land for Embassy Oxygen is taken from New Okhla Industrial Development Authority (NOIDA) on a lease for a period of 90 years. The lease expires in September 2097.
- 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.
- GSPPL:** 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.
- 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.
- VTPL:** VTPL had earlier entered into lease-cum sale agreement for the land located in Embassy Tech Village with Karnataka Industrial Area Development Board (KIADB) for a period of 20 years commencing from 16 June 2006. As per the lease agreement KIADB shall sell the land to VTPL at any time during the tenure of the lease or on expiry of the lease period, if VTPL has performed all the conditions contained in the agreement and committed no breach thereof. VTPL had converted the leasehold land measuring 81.39 acres into a freehold land as per the sale deed entered with KIADB on 12 February 2018. Further, 1 acre and 37 guntas leasehold land is yet to be registered and is classified as a leasehold land and no depreciation has been charged on the same.
- 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.
- The investment property have been leased out to lessees / held for lease on operating lease basis.
- 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.
- The amount of borrowing cost capitalised during the period is Rs.148.34 million (31 March 2022: Rs.806.23 million) at a capitalisation rate which is the SPV specific Weighted Average Borrowing Cost (WABC).
- In accordance with Ind AS 116- Leases, investment property includes Right-of-Use (ROU) asset of Rs.299.28 million (31 March 2022: Rs.300.26 million) which is recorded under Land Leasehold. The corresponding lease liability amounting to Rs.356.72 million (31 March 2022: Rs.347.98 million) is recorded as a financial liability.
- Accumulated Depreciation as at 30 June 2022 includes impairment loss of Rs.31.71 million (31 March 2022: Rs.31.71 million).



6 Goodwill [refer note 2.1(b)]

As at 30 June 2022

SPV	Goodwill as at 1 April 2022	Consideration transferred for business combination during the period	Fair value of net assets of business combination during the period/ adjustments	Goodwill on acquisitions during the period	Impairment loss for the period	Net carrying value as at 30 June 2022
MPPL	21,466.58	-	-	-	-	21,466.58
EPTPL	1,027.18	-	-	-	-	1,027.18
EEPL	703.52	-	-	-	-	703.52
UPPL	131.89	-	-	-	-	131.89
ETPL	2,899.23	-	-	-	-	2,899.23
GSPL	1,962.11	-	-	-	-	1,962.11
IENMPL	6,071.57	-	-	-	-	6,071.57
OBPPL	6,529.49	-	-	-	-	6,529.49
QBPPL	1,596.82	-	-	-	-	1,596.82
QBPL	3,198.66	-	-	-	-	3,198.66
VCPPL	4,265.12	-	-	-	-	4,265.12
ETV assets	14,193.18	-	-	-	-	14,193.18
	<b>64,045.35</b>	-	-	-	-	<b>64,045.35</b>

As at 31 March 2022

SPV	Goodwill as at 1 April 2021	Consideration transferred for business combination during the year	Fair value of net assets of business combination during the year/ adjustments	Goodwill on acquisitions during the year	Impairment loss for the year	Net carrying value as at 31 March 2022
MPPL	21,466.58	-	-	-	-	21,466.58
EPTPL	1,027.18	-	-	-	-	1,027.18
EEPL	703.52	-	-	-	-	703.52
UPPL	131.89	-	-	-	-	131.89
ETPL	2,899.23	-	-	-	-	2,899.23
GSPL	1,962.11	-	-	-	-	1,962.11
IENMPL	6,071.57	-	-	-	-	6,071.57
OBPPL	6,529.49	-	-	-	-	6,529.49
QBPPL	1,596.82	-	-	-	-	1,596.82
QBPL	3,198.66	-	-	-	-	3,198.66
VCPPL	4,265.12	-	-	-	-	4,265.12
ETV assets*	14,094.07	-	99.11	-	-	14,193.18
	<b>63,946.24</b>	-	<b>99.11</b>	-	-	<b>64,045.35</b>

\*During the year ended 31 March 2022, the fair value of other assets acquired has been revised by Rs.99.11 million based on the new information obtained about facts and circumstances that existed as at the acquisition date. Accordingly, the above amount has been adjusted with Goodwill in the year ended 31 March 2022 with a corresponding impact in the fair value of the asset taken over.

7 Other intangible assets

Reconciliation of carrying amounts for the quarter ended 30 June 2022

Particulars	CAM service rights	Power Purchase Agreement	Right to use trade mark	Computer software	Total
As at 1 April 2021	9,826.91	3,348.00	3,641.88	35.91	16,852.70
Additions during the year	-	-	-	21.91	21.91
As at 31 March 2022	9,826.91	3,348.00	3,641.88	57.82	16,874.61
As at 1 April 2022	9,826.91	3,348.00	3,641.88	57.82	16,874.61
Additions during the period	-	-	-	4.22	4.22
As at 30 June 2022	9,826.91	3,348.00	3,641.88	62.04	16,878.83
Accumulated amortisation					
As at 1 April 2021	612.13	291.13	-	24.80	928.06
Amortisation for the year	1,817.26	145.57	-	5.72	1,968.55
As at 31 March 2022	2,429.39	436.70	-	30.52	2,896.61
As at 1 April 2022	2,429.39	436.70	-	30.52	2,896.61
Amortisation for the period	491.32	36.39	-	2.34	530.05
As at 30 June 2022	2,920.71	473.09	-	32.86	3,426.66
Carrying amount (net)					
As at 31 March 2022	7,397.52	2,911.30	3,641.88	27.30	13,978.00
As at 30 June 2022	6,906.20	2,874.91	3,641.88	29.18	13,452.17





### 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	As at
		30 June 2022	31 March 2022
<b>Base build</b>			
VTPL	Block 8	1,080.82	933.51
EPTPL	Hudson block and Ganges block	2,969.15	2,878.05
OBPL	Tower 1	1,754.26	1,513.82
<b>Infrastructure and Upgrade Projects</b>			
MPPL	Master plan upgrades	1,098.40	681.36
EPTPL	Master plan upgrades	915.78	646.08
QBPL	Master plan upgrades	99.09	46.55
Multiple	Various	209.66	80.61
		<b>8,127.16</b>	<b>6,779.98</b>

### 9 Equity accounted investee

Particulars	As at	As at
	30 June 2022	31 March 2022
<b>Investment in joint venture</b>		
Golflinks Software Park Private Limited	23,332.73	23,634.69
		<b>23,332.73</b>
		<b>23,634.69</b>
Goodwill on acquisition included as a part of carrying cost		
		10,449.36
		10,449.36
<b>As at</b>		
		<b>30 June 2022</b>
		<b>31 March 2022</b>
Percentage ownership interest	50%	50%
Fair value of net assets on Purchase Price Allocation	26,247.74	26,247.74
Embassy Office Parks Group's share of net assets (50%)	13,123.87	13,123.87
Carrying amount of interest (including goodwill)	23,332.73	23,634.69

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#### 10 Non-current investments

Particulars	As at 30 June 2022	As at 31 March 2022
<b>Trade, unquoted, measured at amortised cost</b>		
Investment in debentures of joint venture (refer note 49)	9,350.00	-
9,500 (31 March 2022: Nil) 8.15% debentures of face value of Rs.1,000,000.00 each		
	<b>9,350.00</b>	<b>-</b>

#### Terms:

9,500 (31 March 2022: Nil) unlisted, unrated, secured, redeemable, non-convertible debentures of Golflinks Software Parks Private Limited with face value of Rs.1,000,000.00 each. Outstanding as on 30 June 2022 of Rs.9,350 million (31 March 2022 : Nil).

Interest Rate : 8.15% p.a. on monthly outstanding balance.

Security : The debentures are secured by first ranking exclusive security interest over identified land and building of Embassy Golflinks Business Park.

Tenure : Debentures shall be redeemed 7 years from the deemed date of allotment. Early redemption of debentures shall be permitted subject to availability of Net cash flows on such date.

<b>Aggregate amount of unquoted investments</b>	9,350.00	-
<b>Aggregate amount of quoted investments</b>	-	-
<b>Investment measured at amortised cost</b>	9,350.00	-
<b>Investment measured at fair value through profit and loss</b>	-	-

#### 11 Other non-current financial assets

Particulars	As at 30 June 2022	As at 31 March 2022
<b>Unsecured, considered good</b>		
Bank deposits with more than 12 months maturity*	265.87	310.39
Unbilled revenue	774.01	784.82
Security deposits		
- others	898.72	889.49
Receivable under finance lease	746.26	796.66
	<b>2,684.86</b>	<b>2,781.36</b>
* Includes fixed deposits held as lien against debt taken and margin money for bank guarantee	265.87	310.39

#### 12 Non-current tax assets (net)

Particulars	As at 30 June 2022	As at 31 March 2022
Advance tax, net of provision for tax	940.92	814.99
	<b>940.92</b>	<b>814.99</b>

#### 13 Other non-current assets

Particulars	As at 30 June 2022	As at 31 March 2022
<b>Unsecured, considered good</b>		
Advance paid for co-development of property, including development rights on land (refer note 49 and 54)	15,772.31	15,777.90
Other capital advances		
- related party (refer note 49)	246.18	223.73
- others	1,900.75	2,022.43
Balances with government authorities	162.76	193.78
Paid under protest to government authorities (refer note 46)	720.51	716.30
Prepayments	60.29	67.23
	<b>18,862.80</b>	<b>19,001.37</b>

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

Particulars	As at 30 June 2022	As at 31 March 2022
Stock of consumables	12.69	11.09
	<b>12.69</b>	<b>11.09</b>

#### 15 Trade receivables

Particulars	As at 30 June 2022	As at 31 March 2022
<b>Unsecured</b>		
Considered good *	400.99	605.81
Credit impaired	6.60	6.60
<b>Less: Allowances for impairment losses</b>	<b>(6.60)</b>	<b>(6.60)</b>
	<b>400.99</b>	<b>605.81</b>

\*Includes trade receivables from related parties amounting to Rs.183.55 million (31 March 2022: Rs.523.36 million) (refer note 49).

#### 16A Cash and cash equivalents

Particulars	As at	
	30 June 2022	31 March 2022
Cash on hand	3.69	0.74
Balances with banks		
- in current accounts*	5,991.80	5,821.18
- in escrow accounts		
- Balances with banks for unclaimed distributions	3.92	2.94
- Others^	17.63	51.06
- in deposit accounts with original maturity of less than three months	35.00	8.57
	<b>6,052.04</b>	<b>5,884.49</b>

\* Balance in current accounts includes cheques on hand as at 30 June 2022 amounting to Rs.667.15 million (31 March 2022: Rs.536.97 million).

^ Includes unspent Corporate Social Responsibility (CSR) balances amounting to Rs.3.10 million (31 March 2022: Rs.30.82 million) which has been deposited in separate escrow accounts.

#### 16B Other bank balances

Particulars	As at	
	30 June 2022	31 March 2022
Balances with banks		
- in fixed deposit accounts with original maturity greater than three months and maturity less than twelve months from the reporting date*	242.42	231.50
	<b>242.42</b>	<b>231.50</b>
*Deposit for availing letter of credit facilities	242.42	231.50

#### 17 Other current financial assets

Particulars	As at	
	30 June 2022	31 March 2022
<i>Unsecured, considered good</i>		
Interest accrued but not due		
- on fixed deposits	1.81	0.88
- on statutory deposits	3.34	16.10
- on others	0.50	2.01
Security deposits	0.53	0.53
Unbilled revenue (refer note 49)	453.71	431.78
Unbilled maintenance charges	283.60	238.28
Receivable under finance lease	385.73	446.94
Receivable for sale of co-developer rights	482.92	482.92
Other receivables		
- related parties (refer note 49)	158.83	620.97
- others	2.78	4.18
	<b>1,773.75</b>	<b>2,244.59</b>

#### 18 Current tax assets (net)

Particulars	As at	
	30 June 2022	31 March 2022
Advance tax, net of provision for tax	-	307.19
	-	<b>307.19</b>

#### 19 Other current assets

Particulars	As at	
	30 June 2022	31 March 2022
<i>Unsecured, considered good</i>		
Advance for supply of goods and rendering of services		
- to related parties (refer note 49)	11.15	74.43
- to others	32.94	22.37
Balances with government authorities	191.07	180.51
Prepayments	828.78	189.63
	<b>1,063.94</b>	<b>466.94</b>

## 20 Unit capital

Unit capital	No in Million	Amount
As at 1 April 2021	947.90	2,88,262.11
Changes during the year	-	-
<b>Closing balance as at 31 March 2022</b>	<b>947.90</b>	<b>2,88,262.11</b>
As at 1 April 2022	947.90	2,88,262.11
Changes during the period	-	-
<b>Closing balance as at 30 June 2022</b>	<b>947.90</b>	<b>2,88,262.11</b>

Note:

### (a) Terms/ rights attached to Units

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

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to Unitholders not less than 90% of the net distributable cash flows of Embassy Office Parks REIT for each financial year. Accordingly, a portion of the Unitholders' funds contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. The Unitholders' funds could have been classified as compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Circulars (No. CIR/IMD/DF/146/2016 dated 29 December 2016 and No. CIR/IMD/DF/141/2016 dated 26 December 2016) issued under the REIT Regulations, the Unitholders' funds have been classified as equity in order to comply with the mandatory requirements of Section H of Annexure A to the SEBI Circular dated 26 December 2016 dealing with the minimum disclosures for key financial statements. Consistent with Unitholders' funds being classified as equity, the distributions to Unitholders is presented in Statement of Changes in Unitholders' Equity and not as finance cost. In line with the above, the dividend payable to Unitholders is recognised as liability when the same is approved by the Manager.

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

Name of the Unitholder	As at 30 June 2022		As at 31 March 2022	
	No of Units	% holding	No of Units	% holding
Embassy Property Developments Private Limited	115,484,802	12.18%	115,484,802	12.18%
SG Indian Holding (NQ) Co I Pte Limited	74,262,742	7.83%	74,262,742	7.83%
BRE/ Mauritius Investments	77,431,543	8.17%	77,431,543	8.17%

(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 had issued an aggregate of 613,332,143 Units at Rs.300.00 each and 111,335,400 Units at a price of Rs.331.00 each for consideration other than cash for the period of five years immediately preceding the balance sheet date.

### (d) Unitholding of sponsor group:

Sponsor	Units held by sponsor group				% Change during the period ended 30 June 2022
	No. of units as at 30 June 2022	% of total shares as at 30 June 2022	No. of units as at 31 March 2022	% of total shares as at 31 March 2022	
Embassy Property Developments Private Limited	115,484,802	12.18%	115,484,802	12.18%	0.00%
BRE/Mauritius Investments (Co-sponsor), including co-sponsor group (refer note 49)	300,597,191	31.71%	300,597,191	31.71%	0.00%

## 21 Other Equity\*

Particulars	As at 30 June 2022	As at 31 March 2022
<b>Reserves and Surplus</b>		
Retained earnings	(32,592.76)	(29,395.21)
	<b>(32,592.76)</b>	<b>(29,395.21)</b>

\*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 for the period including other comprehensive income is transferred from the Statement of Profit and Loss to the retained earnings account.



## 22 Non-current Borrowings

Particulars	As at	
	30 June 2022	31 March 2022
<b>Secured</b>		
<b>Non-convertible debentures</b>		
15,000 (31 March 2022: 15,000) Embassy REIT Series II, Non-Convertible debentures (NCD) 2020, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost)		
- Embassy REIT Series II NCD 2020 - Tranche A (refer note i below)	7,440.44	7,428.80
- Embassy REIT Series II NCD 2020 - Tranche B (refer note i below)	7,468.42	7,462.25
26,000 (31 March 2022: 26,000) Embassy REIT Series III, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) [refer note (ii) below]	25,834.24	25,808.89
3,000 (31 March 2022: 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) [refer note (iii) below]	2,977.01	2,975.64
31,000 (31 March 2022 : 31,000) Embassy REIT Series V, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost)		
- Embassy REIT Series V NCD 2021 - Series A (refer note (iv) below)	19,896.11	19,883.54
- Embassy REIT Series V NCD 2021 - Series B (refer note (v) below)	10,936.03	10,932.21
10,000 (31 March 2022 : Nil) Embassy REIT Series VI, Non-Convertible debentures (NCD) 2022, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note vi below)	9,949.91	-
<b>Term loans</b>		
- from banks (refer note vii)	46,584.64	45,751.36
<b>Overdraft (refer note vii)</b>	1,000.29	-
<b>Unsecured</b>		
<b>Term loans</b>		
- from banks (refer note vii)	495.31	497.10
	<b>1,32,582.40</b>	<b>1,20,739.79</b>

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

(i) **15,000 (31 March 2022 : 15,000) Embassy REIT Series II NCD 2020, face value of Rs.1,000,000 each**

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

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

#### Security terms

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

1. A sole and exclusive first ranking charge by way of mortgage created by EPTPL on the constructed buildings and related parcels identified as Block 2, Block 3, Food court, Block 6, Block 1, Block 11 and Block 5, having an aggregate leasable area of 200,674 square meters and forming part of the development known as Embassy Tech Zone together with portion of land admeasuring 96,630 square meters on which the aforesaid buildings are constructed out of the aggregate area of land measuring 67.45 acres equivalent to 272,979 sq. mtrs.
2. A sole and exclusive first ranking pledge created by the Embassy REIT over the shareholding in the SPVs namely IENMPL and EPTPL together known as "secured SPVs" along with shareholder loans given to these SPVs.
3. A sole and exclusive first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.
4. A sole and exclusive first ranking charge by way of hypothecation created by EPTPL over identified bank accounts and receivables.
5. A Corporate Guarantee issued by each of EPTPL and IENMPL.

#### Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
2. These debentures will be redeemed on the expiry of 37 months from the Date of Allotment for the Debentures at par on 9 October 2023.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.25% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the IRR shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between March 2023 to Sep 2023) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

## 22 Non-current Borrowings (continued)

### (ii) 26,000 (31 March 2022 : 26,000) Embassy REIT Series III NCD 2021, face value of Rs.1,000,000 each

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

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

#### Security terms

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

1. A first ranking charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 1A, Block 2 and Block 7B, having an aggregate leasable area of 3,43,772 square meters and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 101,859 square meters on which the aforesaid buildings are constructed.
2. A first ranking charge by way of mortgage created by QBPL on the constructed buildings and related parcels identified as Block IT 1 and Block IT 2, having an aggregate leasable area of 42,163 square meters and forming part of the development known as Embassy Qubix together with portion of land admeasuring 23,028 square meters on which the aforesaid buildings are constructed.
3. A first ranking pari passu pledge created by the Embassy REIT, MPPL and EOPL over their shareholding in the SPV's namely VTPL and EEPL together known as "Secured SPVs".
4. A sole and exclusive first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.
5. A sole and exclusive first ranking charge by way of hypothecation created by VTPL over identified bank accounts and receivables and by QBPL over identified receivables.
6. A corporate guarantee issued by each of VTPL, EEPL and QBPL.

#### Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
2. These debentures will be redeemed on the expiry of 37 months from the Date of Allotment for the Debentures at par on 15 February 2024.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between July 2023 to January 2024) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

### (iii) 3,000 (31 March 2022: 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each

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

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

#### Security terms

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

1. A first ranking charge by way of mortgage created by SIPL on the constructed, under-construction buildings, erections, constructions of every description and related parcels identified as Block 9, admeasuring 1.1 million square feet and forming part of the development known as Embassy TechVillage.
2. A first ranking pari passu pledge created by the Embassy REIT over its shareholding in SIPL; known as the "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from SIPL.
4. A first ranking pari passu charge by way of hypothecation created by SIPL over all current and future movable assets, including identified bank accounts and receivables.
5. A corporate guarantee issued by SIPL.

#### Redemption terms

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

## 22 Non-current Borrowings (continued)

### (iv) 20,000 (31 March 2022: 20,000) Embassy REIT Series V - Series A, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each

In October 2021, the Trust issued 20,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series V NCD 2021 (Tranche A) debentures having face value of Rs.1 million each amounting to Rs.20,000.00 million with a coupon rate of 6.25% p.a. payable quarterly. The debentures described above were listed on the Bombay Stock Exchange on 20 October 2021.

#### Security term

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

1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Palm (Block F3), Mahogany (Block F2), Mulberry (Block G1), Ebony (Block G2), G Bridge (G1 & G2), Teak (Block G3), Cypress (Block D4), Beech (Block E1) and Mfar - Green Phase 4, having an aggregate leasable area of 40,16,856 sq ft and land admeasuring 30.856 acres, forming part of the development known as Embassy Manyata Business Park.
2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in MPPL; known as "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables from MPPL.
4. A first ranking pari passu charge by way of hypothecation created by MPPL including identified bank accounts and receivables.
5. A corporate guarantee issued by MPPL.

#### 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 36 months from Date of Allotment at par on 18 October 2024.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series V (Tranche A) debentures on a pro-rata basis at any time on a specified call option date (between April 2024 to July 2024) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

### (v) 11,000 (31 March 2022: 11,000) Embassy REIT Series V - Series B, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each

In October 2021, the Trust issued 11,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series V NCD 2021 (Tranche B) debentures having face value of Rs.1 million each amounting to Rs.11,000.00 million with a coupon rate of 7.05% p.a. payable quarterly. The debentures described above were listed on the Bombay Stock Exchange on 20 October 2021.

#### Security term

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

1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Magnolia (Block B), Pine (Block L5), Mountain Ash (Block H2), Silver Oak (Block E2) and Mfar- Philips Building having an aggregate leasable area of 20,23,051 sq ft and land admeasuring 11.530 acres forming part of the development known as Embassy Manyata Business Park.
2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in MPPL; known as "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables from MPPL.
4. A first ranking pari passu charge by way of hypothecation created by MPPL including identified bank accounts and receivables.
5. A corporate guarantee issued by MPPL.

#### Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on 18 October 2026.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series V (Tranche B) debentures on a pro-rata basis at any time on a specified call option date (between April 2026 to July 2026) 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.

### (vi) 10,000 (31 March 2022: Nil) Embassy REIT Series VI , Non-Convertible debentures (NCD) 2022, face value of Rs.1,000,000 each

In April 2022, the Trust issued 10,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series VI NCD 2022 debentures having face value of Rs.1 million each amounting to Rs.10,000.00 million with a coupon rate of 7.35% p.a. payable quarterly. The debentures described above were listed on the Bombay Stock Exchange on 07 April 2022.

#### Security term

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

1. A sole and exclusive first ranking pari passu pledge created by MPPL over the 50% shareholding of GLSP.
2. A sole and exclusive first ranking pari passu pledge created by Embassy REIT over all the debentures issued by GLSP ("GLSP NCDs")
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables/ cashflows of GLSP NCDs issued by GLSP.
4. A first ranking pari passu charge by way of hypothecation created by MPPL over the identified receivables from GLSP.
5. A corporate guarantee issued by MPPL.

**22 Non-current Borrowings (continued)**

**(vi) 10,000 (31 March 2022: Nil) Embassy REIT Series VI , Non-Convertible debentures (NCD) 2022, face value of Rs.1,000,000 each (continued)**

**Redemption terms**

- Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
- These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on 05 April 2027.
- In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
- The issuer shall have the option of redeeming all or part of the Series VI debentures on a pro-rata basis at any time on a specified call option date (September 2026) 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.

**(vii) (a) Lender 1 [balance as at 30 June 2022: Rs.3,794.74 million (31 March 2022: Rs.3,726.20 million)]**

- First ranking mortgage over leasehold rights of 6.63 acres of Block M3 land and building being constructed thereon situated at Embassy Manyata
- First ranking mortgage over 1.77 acres of Block F1 land and any future construction thereon situated at Embassy Manyata Business Park.
- Debt service reserve account to be maintained equal to three months interest on outstanding loan.
- Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	As at	As at
	30 June 2022	31 March 2022
Repayable as bullet payment at the end of 36 months from first disbursement i.e., by March 2024. The loan carries an interest rate of 6M MCLR plus spread of 0.70% pa, currently 7.65% p.a.	3,794.74	3,726.20

**(b) Lender 2 [balance as at 30 June 2022: Rs.5,562.64 million (31 March 2022: Rs.4,669.52)]**

- Exclusive charge on mortgage of undivided share of land and building thereon (Office Tower – 1 and Office Tower -2 at NXT Block) situated at Front Parcel of Embassy Manyata, Bengaluru.
- Exclusive charge over the entire lease rental receivables from tenants, security deposits payable and current assets pertaining to buildings (Office Tower – 1 and Office Tower -2 at NXT Block) situated at Embassy Manyata, Bengaluru.
- Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement of the Borrower.
- Debt service reserve account to be maintained equal to three months debt servicing requirement on the outstanding amount under the Facility.

Repayment and interest terms	As at	As at
	30 June 2022	31 March 2022
Repayable in 144 monthly instalments with Nil moratorium, from the date of drawdown. The loan carries an interest rate of 1 Year I-MCLR plus spread of 0.10% plus applicable spread, currently 7.65% p.a.	5,562.64	4,669.52

**(c) Lender 3 [balance as at 30 June 2022: Rs.4,914.29 million (31 March 2022: Rs.4,913.42)]**

- Exclusive charge on mortgage of undivided share of land and building thereon (Hilton Hotel, Hilton Garden Inn and Convention Centre) situated at Front Parcel of Embassy Manyata, Bengaluru.
- Exclusive charge over current assets and fixed and moveable assets pertaining to buildings (Hilton Hotel, Hilton Garden Inn and Convention Centre) situated at Embassy Manyata, Bengaluru.
- Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement of the Borrower.
- Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	As at	As at
	30 June 2022	31 March 2022
Repayable in 120 monthly instalments from the date of drawdown, with moratorium till 30 September 2023. The loan carries an interest rate of 1 Year I-MCLR plus spread of 0.40%, currently 7.95% p.a.	4,914.29	4,913.42

**(d) Lender 4 and 5 [balance as at 30 June 2022: Rs.15,065.38 million (31 March 2022: Rs.14,948.43 million)]**

- First pari passu charge on mortgage on the underlying parcel 5 land and buildings and blocks thereon measuring to 2.43 million square feet at Embassy Tech Village, Bengaluru.
- First charge by way of hypothecation of the receivables of the above Buildings of Embassy TechVillage, Bengaluru.
- A debt service reserve account with 1 months equivalent of ensuing repayment obligations in form of interest bearing deposit

Name of the lender	Repayment and interest terms	As at	As at
		30 June 2022	31 March 2022
Lender 4	Repayable in structured monthly instalments with no moratorium, interest rate of lender's 3M T-Bill rate + applicable spread, currently 6.74% p.a.	7,534.96	7,404.34
	Repayable as bullet payment on 29 October 2025. The loan carries an interest rate of lender's 3M T-Bill rate + applicable spread, currently 6.74% p.a.	145.46	145.12
Lender 5	Repayable in structured monthly instalments with no moratorium, interest rate of 3 months T-Bill rate + applicable spread, currently 6.91% p.a.	7,384.96	7,398.97



**22 Non-current Borrowings (continued)**

**(e) Lender 6 [balance as at 30 June 2022: Rs.1,247.76 million (31 March 2022: Rs.946.92 million)]**

Exclusive mortgage of undivided share of land of 3.24 acres and building being constructed thereon (Tower 1) situated at Embassy Oxygen, Noida.

Repayment and interest terms	As at	As at
	30 June 2022	31 March 2022
Repayable in 4 quarterly instalments after moratorium of 4 quarters from date of drawdown. The debt carries interest of 1 Year MCLR + spread of NIL, currently 7.25% p.a.	1,247.76	946.92

**(f) Lender 7 [balance as at 30 June 2022: Rs.2,375.81 million (31 March 2022: Rs.1,866.69 million)]**

1. Exclusive mortgage of undivided share of land admeasuring approximately 9.83 acres and building being constructed thereon at Hudson & Ganges blocks and MLCP Building at Embassy TechZone, Pune ("Project")

2. Exclusive charge on the entire current assets including receivables of EPTPL in relation to the Project.

3. Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement of EPTPL.

Repayment and interest terms	As at	As at
	30 June 2022	31 March 2022
Repayable by way of single bullet repayment on 31 August 2023. The debt carries interest of 1 Year MCLR + 0.35%, currently 7.70% p.a.	2,375.81	1,866.69

**(g) Lender 8 [balance as at 30 June 2022: Rs.15,055.86 million (31 March 2022: Rs.14,951.41 million)]**

1. Exclusive charge on mortgage of undivided share of land admeasuring 26,67,701 sq ft and building thereon (Blocks C1, C2, C4, L1, L2 and L3) situated at Embassy Manyata Business Park, Bengaluru.

2. Exclusive charge over current assets and moveable assets pertaining to buildings (Blocks C1, C2, C4, L1, L2 and L3) situated at Embassy Manyata Business Park, Bengaluru.

3. First ranking pari-passu pledge over the equity shares of MPPL.

Repayment and interest terms	As at	As at
	30 June 2022	31 March 2022
Repayable by way of a single bullet repayment at the end of 60th month from date of first disbursement i.e. 25 October 2026. The debt carries interest of 12 months T-Bill + applicable spread, currently 7.14% p.a.	13,954.03	14,951.41
Overdraft Facility availed as sublimit of Term loan on same terms and conditions - Repayable by way of a single bullet repayment on 25 October 2026. The debt carries interest of 12 months T-Bill + applicable spread, currently 7.14% p.a.	1,000.29	-
Repayable by way of a single bullet repayment on 25 October 2026. The debt carries interest of 12 months MCLR + Nil spread, currently 7.75% p.a.	101.54	-

The SPV uses this long term Over Draft facility to park temporary excess funds and utilises such temporary excess funds as and when needed. This parking and utilisation of excess funds temporarily is not considered as loan repayment or drawdown for the purpose of NDCF computation.

**(h) Lender 9 [balance as at 30 June 2022: Rs.495.31 million (31 March 2022: Rs.497.10 million)]**

Unsecured loan

Repayment and interest terms	As at	As at
	30 June 2022	31 March 2022
Repayable by way of a single bullet repayment at the end of 48th month from date of first disbursement i.e. 24 March 2026. The debt carries interest of 3 months T- Bill rate + applicable spread, currently 7.26% p.a.	298.39	300.39
Repayable by way of a single bullet repayment at the end of 48th month from date of first disbursement i.e. 9 February 2026. The debt carries interest of 3 months T- Bill rate + applicable spread, currently 6.91% p.a.	196.92	196.71

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<b>23</b>	<b>Other non-current financial liabilities</b>		
	<b>Particulars</b>	<b>As at 30 June 2022</b>	<b>As at 31 March 2022</b>
	Lease deposits (refer note 49)	3,490.42	3,126.11
	Capital creditors	310.11	368.50
		<b>3,800.53</b>	<b>3,494.61</b>
<b>24</b>	<b>Non-Current Provisions</b>		
	<b>Particulars</b>	<b>As at 30 June 2022</b>	<b>As at 31 March 2022</b>
	<b>Provision for employee benefits</b>		
	- gratuity	9.20	7.64
		<b>9.20</b>	<b>7.64</b>
<b>25</b>	<b>Deferred tax</b>		
	<b>Deferred tax Assets (net)</b>		
	<b>Particulars</b>	<b>As at 30 June 2022</b>	<b>As at 31 March 2022</b>
	Deferred tax assets (net)	99.80	89.30
		<b>99.80</b>	<b>89.30</b>
	<b>Deferred tax liabilities (net)</b>		
	<b>Particulars</b>	<b>As at 30 June 2022</b>	<b>As at 31 March 2022</b>
	Minimum Alternate Tax credit entitlement	(5,120.78)	(4,648.90)
	Deferred tax liabilities (net)	56,934.75	56,394.34
		<b>51,813.97</b>	<b>51,745.44</b>
<b>26</b>	<b>Other non-current liabilities</b>		
	<b>Particulars</b>	<b>As at 30 June 2022</b>	<b>As at 31 March 2022</b>
	Deferred lease rental	504.52	541.92
	Advances from customers	18.89	18.89
		<b>523.41</b>	<b>560.81</b>
<b>27</b>	<b>Short-term borrowings</b>		
	<b>Particulars</b>	<b>As at 30 June 2022</b>	<b>As at 31 March 2022</b>
	<b>Current maturities of long-term debt</b>		
	<i>Secured</i>		
	Terms loans		
	- from banks and financial institutions (refer note 22)	431.55	273.73
		<b>431.55</b>	<b>273.73</b>
<b>28</b>	<b>Trade payables</b>		
	<b>Particulars</b>	<b>As at 30 June 2022</b>	<b>As at 31 March 2022</b>
	Trade payable		
	- total outstanding dues to micro and small enterprises (including related parties - refer note 49)	57.32	112.73
	- total outstanding dues of creditors other than micro and small enterprises		
	- to related parties (refer note 49)	37.49	68.81
	- to others	146.88	135.57
		<b>241.69</b>	<b>317.11</b>

29	<b>Other current financial liabilities</b>		
		As at 30 June 2022	As at 31 March 2022
	<b>Particulars</b>		
	Security deposits		
	- related party (refer note 49)	80.00	80.00
	Lease deposits (refer note 49)	9,132.81	9,292.41
	Capital creditors		
	- to related party (refer note 49)	305.23	410.24
	- to others	2,477.86	3,101.11
	Unclaimed dividend	3.92	2.94
	Contingent consideration (refer note 49)	-	350.00
	Other liabilities		
	- to related party (refer note 49)	199.42	178.07
	- to others	1,075.96	748.49
		<b>13,275.20</b>	<b>14,163.26</b>
	<b>30</b>		
	<b>Current provisions</b>		
	<b>Particulars</b>	<b>As at 30 June 2022</b>	<b>As at 31 March 2022</b>
	<b>Provision for employee benefits</b>		
	- gratuity	0.27	0.27
	- compensated absences	5.22	5.97
		<b>5.49</b>	<b>6.24</b>
	<b>31</b>		
	<b>Other current liabilities</b>		
	<b>Particulars</b>	<b>As at 30 June 2022</b>	<b>As at 31 March 2022</b>
	Unearned income	13.12	21.52
	Advances received from customers (refer note 49)	343.75	480.06
	Statutory dues	230.10	260.70
	Deferred lease rentals	361.24	410.28
	Other liabilities	183.99	182.60
		<b>1,132.20</b>	<b>1,355.16</b>
	<b>32</b>		
	<b>Current tax liabilities (net)</b>		
	<b>Particulars</b>	<b>As at 30 June 2022</b>	<b>As at 31 March 2022</b>
	Provision for income-tax, net of advance tax	99.08	80.12
		<b>99.08</b>	<b>80.12</b>

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<b>33 Revenue from operations</b>				
<b>Particulars</b>	<b>For the quarter ended 30 June 2022</b>	<b>For the quarter ended 31 March 2022</b>	<b>For the quarter ended 30 June 2021</b>	<b>For the year ended 31 March 2022</b>
Facility rentals	5,860.03	5,552.43	5,518.90	22,162.32
Income from finance lease	41.47	43.68	46.51	183.83
Room rentals	360.77	98.67	23.95	288.37
Revenue from contracts with customers				
Maintenance services	1,124.54	1,076.16	1,197.25	4,429.19
Sale of food and beverages	278.17	83.50	18.81	281.99
Income from generation of renewable energy	409.04	437.86	382.67	1,504.98
Other operating income				
- hospitality	28.85	10.99	4.37	38.34
- others (refer note 54)	190.76	185.19	183.97	737.03
	<b>8,293.63</b>	<b>7,488.48</b>	<b>7,376.43</b>	<b>29,626.05</b>
<b>34 Interest income</b>				
<b>Particulars</b>	<b>For the quarter ended 30 June 2022</b>	<b>For the quarter ended 31 March 2022</b>	<b>For the quarter ended 30 June 2021</b>	<b>For the year ended 31 March 2022</b>
- on debentures (refer note 49)	91.20	-	-	-
- on fixed deposits	4.47	1.59	12.23	61.58
- on security deposits	5.64	1.04	1.11	16.81
- on other statutory deposits	-	4.13	4.60	10.15
- on income-tax refund	2.97	7.87	8.27	19.22
- others	153.45	201.89	210.77	792.05
	<b>257.73</b>	<b>216.52</b>	<b>236.98</b>	<b>899.81</b>
<b>35 Other income</b>				
<b>Particulars</b>	<b>For the quarter ended 30 June 2022</b>	<b>For the quarter ended 31 March 2022</b>	<b>For the quarter ended 30 June 2021</b>	<b>For the year ended 31 March 2022</b>
Liabilities no longer required written back	5.49	24.00	4.84	128.84
Profit on sale of mutual funds	43.71	35.50	32.04	140.82
Miscellaneous	4.34	64.04	17.13	99.80
	<b>53.54</b>	<b>123.54</b>	<b>54.01</b>	<b>369.46</b>
<b>36 Cost of materials consumed</b>				
<b>Particulars</b>	<b>For the quarter ended 30 June 2022</b>	<b>For the quarter ended 31 March 2022</b>	<b>For the quarter ended 30 June 2021</b>	<b>For the year ended 31 March 2022</b>
Purchases	102.80	23.48	6.74	84.82
Add: Decrease/(Increase) in inventory	(1.60)	0.35	(0.63)	(0.29)
	<b>101.20</b>	<b>23.83</b>	<b>6.11</b>	<b>84.53</b>
<b>37 Employee benefits expense *</b>				
<b>Particulars</b>	<b>For the quarter ended 30 June 2022</b>	<b>For the quarter ended 31 March 2022</b>	<b>For the quarter ended 30 June 2021</b>	<b>For the year ended 31 March 2022</b>
Salaries and wages	92.31	57.34	45.60	199.32
Contribution to provident and other funds	6.60	4.59	3.12	12.64
Staff welfare	13.48	4.73	4.43	16.63
	<b>112.39</b>	<b>66.66</b>	<b>53.15</b>	<b>228.59</b>
* Majorly refers to employee benefits expense of the hospitality segment.				
<b>38 Operating and maintenance expenses</b>				
<b>Particulars</b>	<b>For the quarter ended 30 June 2022</b>	<b>For the quarter ended 31 March 2022</b>	<b>For the quarter ended 30 June 2021</b>	<b>For the year ended 31 March 2022</b>
Power and fuel (net)	229.17	139.96	146.54	554.44
Operating consumables	17.96	8.91	1.10	31.20
	<b>247.13</b>	<b>148.87</b>	<b>147.64</b>	<b>585.64</b>



**39 Other expenses**

Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Property tax (net)	255.72	254.27	253.58	1,025.21
Rates and taxes	22.47	20.12	11.95	92.94
Marketing and advertising expenses	86.58	36.79	8.43	111.04
Assets and other balances written off	4.42	6.11	-	6.11
Loss on sale of Property, Plant and Equipment/ Investment Properties (net)	3.44	0.88	-	15.71
Allowances for credit loss	-	0.09	1.80	1.76
Bad debts written off	0.25	0.80	-	0.80
Brokerage and commission	15.49	9.29	0.63	28.98
Travelling and conveyance	4.59	5.10	1.97	11.14
Corporate Social Responsibility (CSR) expenditure	3.81	58.84	8.84	111.52
Miscellaneous expenses	58.28	39.53	33.73	132.61
	<b>455.05</b>	<b>431.82</b>	<b>320.93</b>	<b>1,537.82</b>

**40 Repairs and maintenance**

Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Repairs and maintenance				
- common area maintenance	533.90	481.52	517.11	1,921.34
- buildings	47.07	62.79	45.28	148.14
- machinery	80.01	117.13	90.39	391.22
- others	43.03	59.21	44.90	196.97
	<b>704.01</b>	<b>720.65</b>	<b>697.68</b>	<b>2,657.67</b>

**41 Finance costs (net of capitalisation)**

Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Interest expense				
- on borrowings from banks and financial institutions	725.23	612.67	339.17	1,847.98
- on lease deposits	143.05	137.03	135.58	546.24
- on lease liabilities	8.73	8.38	8.37	33.77
- on Non convertible debentures				
- Embassy REIT Series II, Series III, Series IV, Series V and Series VI NCD	1,435.03	1,170.02	717.82	3,831.21
Premium on redemption of debentures (Embassy REIT Series I NCD)	-	-	872.37	2,026.08
	<b>2,312.04</b>	<b>1,928.10</b>	<b>2,073.31</b>	<b>8,285.28</b>

Gross interest expense is Rs.2,471.86 million (31 March 2022: Rs.9,524.56 million) and interest capitalised is Rs.159.82 million (31 March 2022: Rs.1,239.28 million) for the quarter ended 30 June 2022.

**42 Depreciation and amortisation**

Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Depreciation of property, plant and equipment	271.08	200.84	168.76	712.08
Depreciation of investment properties	1,396.80	1,332.24	1,297.61	5,284.00
Amortisation of intangible assets	530.05	491.16	491.46	1,968.55
	<b>2,197.93</b>	<b>2,024.24</b>	<b>1,957.83</b>	<b>7,964.63</b>

**43 Tax expense**

Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Current tax	396.78	285.53	449.42	1,670.00
Deferred tax charge/ (credit)*				
Deferred tax charge/ (credit)	529.78	(904.00)	(114.32)	(2,022.92)
Minimum Alternate Tax credit entitlement	(485.16)	214.44	(156.18)	431.47
	<b>441.40</b>	<b>(404.03)</b>	<b>178.92</b>	<b>78.55</b>

\*Tax expense for the current quarter includes Rs.87.83 million pertaining to previous year.

(all amounts in Rs. million unless otherwise stated)

#### 44 Earnings Per Unit (EPU)

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

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

	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Profit after tax for calculating basic and diluted EPU	1,788.38	2,791.82	2,049.05	8,883.85
Weighted average number of Units (No. in million)	947.90	947.90	947.90	947.90
Earnings Per Unit				
- Basic (Rupees/unit)	1.89	2.95	2.16	9.37
- Diluted (Rupees/unit)*	1.89	2.95	2.16	9.37

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

#### 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 ended 30 June 2022 amounts to Rs.173.87 million. 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 ended 30 June 2022 amounts to Rs.58.83 million. 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 of 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 ended 30 June 2022 amounts to Rs.0.41 million. There are no changes during the period in the methodology for computation of secondment fees paid to Manager.

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#### 46 Commitments and contingencies

Particulars	As at	
	30 June 2022	31 March 2022
<b>Capital commitments</b>		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for (refer note i)	10,747.94	11,070.17
<b>Contingent liabilities</b>		
Claims not acknowledged as debt in respect of Income Tax matters (refer note ii)	349.45	351.31
Claims not acknowledged as debt in respect of Indirect Tax matters (refer note iii)	772.09	772.09
Claims not acknowledged as debt in respect of Property Tax matters (refer note iv)	3,418.89	3,418.89
<b>Others</b> (refer notes v and vi)		

Based on management's best estimate and basis expert opinion obtained by the Group, no provisions have been made for above claims as at 30 June 2022. The Group will continue to monitor developments to identify significant uncertainties and change in estimates, if any, in future period.

#### Notes:

##### i) Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for

SPV	As at	
	30 June 2022	31 March 2022
MPPL	4,490.37	4,693.92
VTPL	4,132.83	4,077.96
OBPPL	656.95	946.42
EPTPL	1,227.87	1,154.13
Others	239.92	197.74
	<b>10,747.94</b>	<b>11,070.17</b>

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

SPV	As at	
	30 June 2022	31 March 2022
MPPL	308.60	308.60
QBPPPL	3.76	3.76
IENMPL	9.25	9.25
VTPL	27.84	29.70
	<b>349.45</b>	<b>351.31</b>

#### MPPL:

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 2022: 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. Further, order u/s 154 of the Income Tax Act was received dated 26 July 2021 with a disallowance made u/s 115JB of the Act. Aggrieved by such orders the SPV has filed appeals before the CIT(A). Accordingly the SPV has disclosed Rs.109.50 million (31 March 2022: Rs. 109.50 million) as contingent liability.

c) The SPV was assessed u/s. 143(3) of the Income Tax Act for AY 2018-19 and received assessment order dated 13 September 2021 with additions made u/s.14A of the Income Tax Act read with rule 8D of the Income-tax Rules and short grant of TDS credit. The SPV has filed an appeal against the assessment order at the CIT(A). Accordingly, the SPV has disclosed Rs.26.82 million (31 March 2022: 26.82) as contingent liability.

**QBPPPL:** 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 2022: Rs.3.76 million) as a contingent liability.

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**46 Commitments and contingencies (continued)**

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

**IENMPL:** The SPV received a tax demand notice of Rs.9.25 million for Assessment Year 2014-15 wherein the Assessing Officer had disallowed municipal tax paid claimed against Income from House property and additions made u/s.14A of the Income tax Act read with Rule 8D of the Income Tax Rules. The SPV contested the said demand and has filed an appeal with the CIT(A) against the said order. Accordingly, the SPV has disclosed Rs.9.25 million (31 March 2022: Rs.9.25 million) as contingent liability.

**VTPL:**

(a) The SPV was reassessed u/s. 153C read with 143(3) of the Income Tax Act, 1961 for the AY 2003-04 and 2004-05. Certain additions u/s. 68 were made and tax demand of Rs.25.17 million was raised. The SPV filed an appeal against the demand order before CIT(A) which was upheld in favour of SPV quashing the demand raised. Aggrieved by the CIT(A) order, Income Tax Department filed an appeal before ITAT, Delhi which was dismissed and resultantly the income tax department filed an appeal before Hon'ble High Court of Karnataka which was also dismissed for want of jurisdiction. The Income tax department has now preferred an appeal before the Hon'ble High Court of Delhi. Accordingly, the SPV has disclosed Rs.25.17 million (31 March 2022: Rs.25.17 million) as contingent liability.

(b) The SPV was assessed u/s. 143(3) of the Income Tax Act, 1961 for AY 2018-19 with additions made u/s. 69C and u/s. 14A and a tax demand of Rs.2.67 million was raised. The SPV has preferred an appeal against the assessment order before the CIT(A). The SPV has therefore disclosed Rs.2.67 million (31 March 2022: Rs.2.67 million) as contingent liability.

(c) The SPV was assessed u/s. 201 of the Income Tax Act, 1961 for AY 2020-21 for short deduction of taxes and interest thereon and interest on late deduction with a tax demand of Rs.1.87 million. The SPV has filed an appeal against the assessment order before the CIT(A). The order was received in June 2022 dismissing the appeal. The SPV has therefore disclosed Rs. Nil (31 March 2022: Rs.1.87 million) as contingent liability.

**iii) Claims not acknowledged as debt in respect of Indirect Tax matters**

SPV	As at 30 June 2022	As at 31 March 2022
MPPL	656.02	656.02
ETPL	64.73	64.73
GSPL	23.99	23.99
UPPL	23.04	23.04
VTPL	4.31	4.31
	<b>772.09</b>	<b>772.09</b>

**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 pending before CESTAT and the amount of Rs.522.04 million (31 March 2022: Rs.522.04 million) is disclosed as contingent liability.

(b) The Customs department issued demand notice to the Oil Suppliers of the SPV with a demand of Rs.31.60 million for the period 1 April 2015 to 15 February 2016 denying duty benefit on the procurement of diesel. The Oil Suppliers have subsequently raised the demand on the SPV. Consequently, SPV preferred an appeal before the SEZ commissioner which was rejected by the Commissioner and aggrieved by the order, SPV filed a Writ Petition before the Hon'ble High Court of Karnataka and obtained an Interim stay order from the Court on 9 February 2017 which is still in force. Accordingly, a sum of Rs.31.60 million (31 March 2022: Rs.31.60 million) has been disclosed as contingent liability.

(c) The Principal Commissioner of Service Tax issued a final adjudication order dated 20 January 2022 with a demand of Rs.102.38 million including penalty on various issues including irregular avilment of input credit, turnover reconciliation etc. The SPV has filed an appeal with CESTAT against the order received from commissioner of service tax. Accordingly, a sum of Rs.102.38 million (31 March 2022: Rs.102.38 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 avilment of credit of Rs.6.87 million and non-payment of service tax of Rs.0.96 million (along with penalty of equal amount). Against the aforesaid Order, the SPV has filed an appeal before the Commissioner of Central Excise (Appeals - I), Kolkata which directed the SPV to make a pre-deposit of Rs.1.33 million to stay the recovery of the balance amount. The same has been paid by the SPV under protest and such appeal is currently pending for disposal. Accordingly, the demand along with penalty amount of Rs.35.68 million (31 March 2022: Rs.35.68 million) has been disclosed as a contingent liability.

(b) SPV has received an Order from Joint Commissioner, Service Tax - I, Kolkata in January 2020, demanding Rs.14.52 million in respect of denial of input tax credit during construction period for the financial years 2014-15 to 2016-17 (along with penalty of equal amount). Against the aforesaid Order, the SPV has filed an appeal before the Commissioner of Central Excise (Appeals - I), Kolkata which directed the SPV to make a pre-deposit of Rs.1.09 million to stay the recovery of the balance amount. The same was paid by the SPV under protest. Accordingly, the SPV has disclosed the demand along with penalty amount of Rs.29.05 million (31 March 2022: Rs.29.05 million) as contingent liability.

**GSPL:** The SPV had received an Order-in-Original passed by the Commissioner, Customs, Central Excise and Service Tax Commissionerate, Noida for the period FY 2007-08 to 2010-11 demanding Rs.11.99 million (along-with penalty of equal amount) in respect of inclusion of notional interest accrued on security deposit in the taxable value. Against the aforesaid Order, the SPV had filed an appeal before the Hon'ble Customs, Excise and Service Tax Appellate Tribunal which directed the SPV to make a pre-deposit of Rs.0.90 million to stay the recovery of the balance amount. The same was paid by the SPV under protest. During the previous year FY 17-18, the SPV had received a favourable order and the said demand was annulled and the pre-deposit has been refunded; however, the Commissioner Excise has filed an appeal against the Order to Hon'ble High Court of Allahabad. Accordingly, the SPV has disclosed the demand along with penalty amount of Rs.23.99 million (31 March 2022: Rs.23.99 million) as contingent liability.



**46 Commitments and contingencies (continued)**

**iii) Claims not acknowledged as debt in respect of Indirect Tax matters (continued)**

**UPPL:**

The SPV had received show cause notices dated 3 July 2015 for demand due to irregular cenvat credit availed for Rs 23.04 million relating to period from 1 April 2011 to 31 March 2016. Responses have been filed and is pending before the Commissioner of Service Tax. Accordingly, the aforementioned demand of Rs.23.04 million (31 March 2022: Rs.23.04 million) is disclosed as contingent liability.

**VTPL:** The Customs department issued demand notice to the Oil Suppliers of the SPV with a demand of Rs.4.31 million for the period 1 April 2015 to 15 February 2016 denying duty benefit on the procurement of diesel. The Oil Suppliers have subsequently raised the demand on the SPV. Consequently, SPV preferred an appeal before the SEZ commissioner which was rejected by the Commissioner and aggrieved by the order, SPV filed a Writ Petition before the Hon'ble High Court of Karnataka and obtained an Interim stay order from the Court on 9 February 2017 which is still in force. Accordingly, a sum of Rs.4.31 million (31 March 2022: Rs.4.31 million) has been disclosed as contingent liability.

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

SPV	As at 30 June 2022	As at 31 March 2022
MPPL	3,418.89	3,418.89
	<b>3,418.89</b>	<b>3,418.89</b>

**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 as at the date of these financial statements. Accordingly, this has been disclosed as a contingent liability. The SPV paid Rs.646.69 million (31 March 2022: Rs.646.69 million) under protest against the above demand.

(b) The SPV has also received demand notices dated 9 October 2017 to pay a sum of Rs.760.07 million including penalty as of that date towards the differential property tax based on the total survey report for certain blocks for the period 2008-09 to 2017-18. An appeal had been filed before the Joint Commissioner, BBMP, Bytarayanapura, Bangalore ("Joint Commissioner") objecting the total survey report and property tax assessment notice arising therefrom. New demand notices dated 17 January 2019 were issued to pay a sum of Rs.860.39 million (including penalty) towards the differential property tax for the period 2008-09 to 2017-18 and interest upto the date of payment as per the demand notices. The SPV submitted a letter to the Joint Commissioner dated 29 March 2019 referring to the appeals preferred by the SPV and had paid a sum of Rs.286.80 million towards property tax demanded under protest. An order was passed by the Joint Commissioner dismissing the appeal preferred by the SPV. Against the order passed by the Joint Commissioner, MPPL has, based on external legal opinion, filed a writ petition before the Hon'ble High Court of Karnataka on 3 August 2020 on various grounds, inter alia, that the rates BBMP has relied on to calculate property tax in the said demand notices dated 9 October 2017 has been already challenged in a writ appeal filed by the SPV and pending before Hon'ble High Court of Karnataka as mentioned in note iv(a) above. Additionally new notices dated 24 July 2019 and 18 March 2021 were issued to pay a sum of Rs.78.56 million (including penalty) and Rs.27.25 million (including penalty) towards the differential property tax for the year 2018-19 and 2019-20 respectively and the SPV has paid Rs.35.26 million towards property tax demanded under protest. However, BBMP vide notice dated 17 June 2021 have returned the demand draft amount of Rs.9.08 million (differential property tax for the year 2019 -20 paid) requesting payment of interest and penalty along with the differential tax amounting to Rs.27.25 million. The BBMP has issued distress warrant on 1 February 2022 in relation to the above said matter with a notice to pay Rs. 727.09 million against which MPPL has obtained an interim stay on 16 February 2022 from the Hon'ble High Court of Karnataka till the next date of hearing. Accordingly, a net contingent liability of Rs.679.40 million (31 March 2022: Rs.679.40 million) has been disclosed in these financial statements. Pursuant to the return of the demand draft amounting to Rs.9.08 million, the SPV has filed a writ petition before the Hon'ble High Court of Karnataka for (i) staying the operation and execution of the demand notices dated 18 March 2021 and endorsement dated 17 June 2021 and (ii) directing the BBMP to accept the payment of differential property tax. The matter is scheduled to appear on August 2, 2022.

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

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

During the year ended 31 March 2020, GLSP has received assessment order for AY 2017-18 for disallowance under section 14A of Income Tax Act read with rule 8D of the Income-tax Rules, disallowance of claim under section 80G of the Income Tax Act and addition to the income based on differences between Form 26AS and the books of accounts. GLSP has filed an appeal against the assessment order with CIT(A). Accordingly, GLSP has disclosed Rs.2.83 million (31 March 2022: Rs.2.83 million) as contingent liability.

During the period ended 30 September 2021, GLSP has received assessment order for AY 2018-19 with disallowance made under section 14A of Income Tax Act read with rule 8D of the Income-tax Rules. GLSP has filed an appeal against the assessment order with CIT(A). Accordingly, GLSP has disclosed Rs.0.68 million (31 March 2022: Rs.0.68) as contingent liability.

**(b) GLSP (50% equity accounted investee - joint venture) Service Tax matters:**

a) GLSP has received show cause notice and order-in-original dated 14 August 2011 and 11 December 2011 to pay a sum of Rs.111.86 million from Office of the Commissioner of Service tax towards wrongly availed Cenvat credit during the period 1 April 2009 to 31 March 2011. Appeal has been filed before CESTAT. As at 30 June 2022 the appeal is pending before CESTAT for hearing and accordingly the same is disclosed as a contingent liability by GLSP.

b) GLSP has received an Order-in-Original dated 31 August 2010 to pay a sum of Rs.90.49 million from Office of the Commissioner of Service tax towards wrongly availed Cenvat credit during the period June 2007 to March 2009. Appeal was filed before CESTAT and a favourable order was received by the entity. Commissioner of Service Tax has filed an appeal before Hon'ble High Court of Karnataka and the matter is taken up for hearing by the Court and accordingly the same is disclosed as contingent liability by GLSP.

#### 46 Commitments and contingencies (continued)

##### vi) Other matters

(a) **VCPL (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 :**

i) SPV received a demand notice under the Insolvency and Bankruptcy Code, 2016 (IBC) on 28 February 2019 from a third party subcontractor, engaged by IL&FS Development Company (IEDCL), the parent company of IL&FS Solar Power Limited ('ISPL'), which was itself engaged by ISPL as a contractor for Embassy Energy. The demand notice alleges that unpaid amounts (categorized as operational debts) aggregating up to Rs.1,008.10 million (including interest up to October 2018) are due to the sub-contractor directly from EEPL for the various works claimed to have been undertaken at the site of Embassy Energy, on the basis of certain correspondence with EEPL. The demand notice requires payment within 10 days of the letter, failing which the subcontractor may initiate a corporate insolvency resolution process against EEPL. EEPL has by its letter dated 1 March 2019, refuted all such claims inter alia on the basis that the payments are due from ISPL (and/ or its parent entity) to the sub-contractor and not from EEPL, and therefore the sub-contractor has no claim against EEPL. By its letters dated 18 March 2019, the subcontractor has responded to the letter from EEPL, denying all statements made by EEPL and reiterating that the unpaid amounts are due from EEPL. The sub-contractor has thereafter filed an application under Section 9 of the Code before the Bangalore bench of National Company Law Tribunal claiming debt of Rs.1,082.50 million (including interest up to September 2019) and interest thereon against EEPL. During the previous year ended 31 March 2020, the third party sub-contractor vide a letter dated 2 January 2020 served the notice of hearing in the captioned matter for initiation of insolvency proceedings under section 9 of the IBC before the NCLT, Bengaluru pursuant to its order dated 16 December 2019. The petitioner has filed a claim as an operational creditor of IEDCL for an amount of Rs.1,082.50 million (including interest up to September 2019) due to him. The National Company Law Tribunal vide its order dated 8 March 2022 has dismissed the petition filed by the third party sub-contractor and issued order in favour of the SPV. Subsequent to 31 March 2022 the third -party contractor filed an appeal before the National Company Law Appellate Tribunal, Chennai. The matter is listed for admission on 21 September 2022.

ii) The Karnataka Electricity Regulatory Commission, Bengaluru (KERC) has issued orders in 2005, 2008 and 2014 granting exemption to all solar power generators in Karnataka that achieved commercial operation date between 1 April 2013 and 31 March 2018 from paying certain charges such as payment of wheeling and banking charges, cross subsidy surcharges, transmission losses and wheeling losses for a period of ten years from the date of commissioning. KERC has issued an order dated 14 May 2018 withdrawing the aforementioned exemption available to Karnataka's power generators, including EEPL.

The SPV commissioned the solar plant during the FY 2017-2018 and as per the previous Regulation, the charges did not apply to the SPV for a period of 10 years. The SPV filed a writ petition with the Hon'ble High Court of Karnataka challenging the KERC Order and obtained an interim Stay Order dated 24 May 2018. BESCOM filed preliminary statement of objections and also filed application seeking recalling of interim order. The application seeking recalling of interim order was rejected. The Hon'ble High Court passed the judgment on 13 March 2019 allowing the Writ Petition and quashed the order dated 14 May 2018 passed by KERC. The SPV has filed Caveat Petition for receiving notifications in case any suit / appeal is filed by any of the parties to the said petition. KERC has filed a common writ appeal against the order dated 13 March 2019 against EEPL and Others. However, Electricity Supply Companies (ESCOMS) have also filed Writ Appeals against some of the petitioners, but no appeal has been filed against EEPL. In the event an adverse order is passed in the said appeal made by ESCOMS, EEPL may also be affected.

(c) **MPPL :** SPV has filed a writ petition in 2015 against the BBMP and others seeking to inter-alia, quash (i) a circular from 2014 re-fixing the improvement charges under the Karnataka Municipal Corporations Act, 1976, and the Karnataka Municipal Corporations (Recovery of Improvement Expenses) Rules, 2009, and (ii) a notice from 2015 demanding payment of betterment charges of Rs.127.90 million. In 2016, the Hon'ble High Court of Karnataka has granted an interim stay on the impugned circular and notice. Further, MPPL has received a new demand notice dated March 29, 2022 issued by the BBMP for payment of the betterment charges amounting to Rs. 127.91 million along with interest amounting to INR 184.19 million. MPPL has paid the betterment charges of Rs. 127.91 million under protest vide letter dated 30 March 2022 to BBMP. The Karnataka HC has passed an order for listing of the Writ Petition post disposal of the other Writ Appeals relating to betterment charges pending before the Karnataka HC.

(d) **VTPL:** SPV has received a demand note dated 14 August 2020 and 29 September 2020 from the Bangalore Water Supply and Sewerage Board for a payment of total charges amounting to Rs.138.64 million in relation to issuance of a no-objection certificate (NOC) for a proposed project commercial building on land parcel. SPV has filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the government order dated 12 February 2016 and the demand note issued against the SPV and seeking to, inter-alia, (i) quash the demand notice dated 14 August 2020 and 29 September 2020; and (ii) issuance of NOC to SPV. SPV has obtained an ad-interim direction from the High Court of Karnataka on 17 November 2020 wherein the court has granted stay of demand notice on 14 August 2020 and 29 September 2020 limited to advance probable prorata charges and beneficiary charges and has further instructed the SPV to pay the prescribed fee for issuance of NOC. Pursuant to the same, SPV has made payments on 29 December 2020 and 30 December 2020 amounting to Rs.17.91 million towards NOC charges and treated water charges and the balance amount of Rs.120.73 million towards advance probable prorata charges and BCC charges which have been stayed by the Hon'ble High Court of Karnataka have been shown as contingent liability (31 March 2022: Rs.120.73 million). Additionally, SPV has received the NOCs dated 30 December 2020 from BWSSB with respect to the above.

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#### 47 Financial instruments - Fair values

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

Particulars	Carrying value	Fair Value	Carrying value	Fair Value
	30 June 2022	30 June 2022	31 March 2022	31 March 2022
<b>Financial assets</b>				
<b>Amortised cost</b>				
Investments	9,350.00	-	-	-
Trade receivables	400.99	-	605.81	-
Cash and cash equivalents	6,052.04	-	5,884.49	-
Other bank balances	242.42	-	231.50	-
Other financial assets	4,458.61	-	5,025.95	-
<b>Total assets</b>	<b>20,504.06</b>	<b>-</b>	<b>11,747.75</b>	<b>-</b>
<b>Financial liabilities</b>				
<b>Amortised cost</b>				
Borrowings (including current maturities of long-term debt) - floating rates	48,511.79	-	46,025.09	-
Borrowings (including current maturities of long-term debt) - fixed rates	84,502.16	84,822.46	74,988.43	78,186.53
Lease deposits	12,623.23	-	12,418.52	-
Trade payables	241.69	-	317.11	-
Contingent consideration	-	-	350.00	350.00
Lease liabilities	356.72	-	347.98	-
Other financial liabilities	4,452.50	-	4,889.35	-
<b>Total liabilities</b>	<b>1,50,688.09</b>	<b>84,822.46</b>	<b>1,39,336.48</b>	<b>78,536.53</b>

The fair value of investments, cash and cash equivalents, fixed deposits, trade receivables, borrowings at floating rates, lease deposits, trade payables 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:

- recognised and measured at fair value
- measured at amortised cost and for which fair values are disclosed in the financial statements.

To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level is mentioned below:

**Level 1:** Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments, traded bonds and mutual funds that have quoted price. The fair value of all equity instruments (including bonds) which are traded in the stock exchanges is valued using the closing price as at the reporting period. The mutual funds are valued using the closing NAV.

**Level 2:** The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

**Level 3:** If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3.

#### Transfers between Level 1, Level 2 and Level 3

There were no transfers between Level 1, Level 2 or Level 3 during the quarter ended 30 June 2022 and year ended 31 March 2022.

#### 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.

- The fair values of other current financial assets and financial liabilities are considered to be equivalent to their carrying values.
- The fair values of borrowings at fixed rates are considered to be equivalent to present value of the future contracted cashflows discounted at the current market rate. The fair value has been categorised as Level 3 Fair value.
- The fair values of contingent consideration is valued based on the present value of expected payments, discounted using a risk-adjusted discount rate.

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#### 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, amortisation, impairment loss and finance cost) are not specifically allocable to segments and accordingly these expenses are adjusted against the total income of the Embassy Office Parks Group.

Further, the information relating to segment assets and segment liabilities are not regularly provided to CODM for review and hence the same is not disclosed.

Particulars	Total			
	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Revenue from operations	8,293.63	7,488.48	7,376.43	29,626.05
Identifiable operating expenses	(1,520.16)	(1,238.63)	(1,163.49)	(4,714.71)
<b>Net Operating Income (segment results for the period/ year)</b>	<b>6,773.47</b>	<b>6,249.85</b>	<b>6,212.94</b>	<b>24,911.34</b>
Other operating expenses	(541.01)	(508.55)	(496.33)	(1,930.44)
Interest, dividend and other income	311.27	340.06	290.99	1,269.27
<b>Earnings before finance costs, depreciation, amortisation, impairment loss and tax</b>	<b>6,543.73</b>	<b>6,081.36</b>	<b>6,007.60</b>	<b>24,250.17</b>
Share of profit after tax of equity accounted investee	196.02	258.77	251.51	962.14
Depreciation and amortisation expenses	(2,197.93)	(2,024.24)	(1,957.83)	(7,964.63)
Finance costs	(2,312.04)	(1,928.10)	(2,073.31)	(8,285.28)
<b>Profit before tax</b>	<b>2,229.78</b>	<b>2,387.79</b>	<b>2,227.97</b>	<b>8,962.40</b>
Tax expense	(441.40)	404.03	(178.92)	(78.55)
Other Comprehensive Income	-	0.83	-	0.83
<b>Total comprehensive income for the period/ year</b>	<b>1,788.38</b>	<b>2,792.65</b>	<b>2,049.05</b>	<b>8,884.68</b>

Particulars	Commercial Offices			
	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Revenue from operations	7,216.80	6,857.34	6,946.63	27,512.07
Identifiable operating expenses	(987.50)	(997.40)	(999.97)	(3,861.47)
<b>Net Operating Income (segment results for the period/ year)</b>	<b>6,229.30</b>	<b>5,859.94</b>	<b>5,946.66</b>	<b>23,650.60</b>

Particulars	Hospitality			
	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Revenue from operations	667.79	193.28	47.13	609.00
Identifiable operating expenses	(501.19)	(225.96)	(131.92)	(744.47)
<b>Net Operating Income (segment results for the period/ year)</b>	<b>166.60</b>	<b>(32.68)</b>	<b>(84.79)</b>	<b>(135.47)</b>

Particulars	Other Segment			
	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
Revenue from operations	409.04	437.86	382.67	1,504.98
Identifiable operating expenses	(31.47)	(15.27)	(31.60)	(108.77)
<b>Net Operating Income (segment results for the period/ year)</b>	<b>377.57</b>	<b>422.59</b>	<b>351.07</b>	<b>1,396.21</b>



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48 Operating segments (continued)

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

For the quarter ended 30 June 2022

Particulars	Trust	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPL	VCPL	IENMPL	ETV	Total
<b>Segment Revenue:</b>													
Commercial Office Segment	-	2,901.01	374.22	-	-	175.39	265.60	397.61	218.21	341.96	330.90	2,003.66	7,216.80
Hospitality Segment	-	284.78	-	186.35	-	-	-	-	196.66	-	-	-	667.79
Others	-	-	-	-	409.04	-	-	-	-	-	-	-	409.04
<b>Total</b>	-	<b>3,185.79</b>	<b>374.22</b>	<b>186.35</b>	<b>409.04</b>	<b>175.39</b>	<b>265.60</b>	<b>397.61</b>	<b>218.21</b>	<b>341.96</b>	<b>330.90</b>	<b>2,003.66</b>	<b>8,293.63</b>
<b>Net Operating Income (segment results)</b>													
Commercial Office Segment	-	2,476.97	329.45	-	-	139.67	238.74	331.44	188.97	301.36	292.63	1,775.56	6,229.30
Hospitality Segment	-	56.43	-	73.27	-	-	-	-	36.90	-	-	-	166.60
Others	-	-	-	-	377.57	-	-	-	-	-	-	-	377.57
<b>Total</b>	-	<b>2,533.40</b>	<b>329.45</b>	<b>73.27</b>	<b>377.57</b>	<b>139.67</b>	<b>238.74</b>	<b>331.44</b>	<b>188.97</b>	<b>301.36</b>	<b>292.63</b>	<b>1,775.56</b>	<b>6,773.47</b>

For the quarter ended 31 March 2022

Particulars	Trust	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPL	VCPL	IENMPL	ETV	Total
<b>Segment Revenue:</b>													
Commercial Office Segment	-	2,857.80	383.25	-	-	184.07	245.88	381.90	211.34	349.23	352.86	1,684.97	6,857.34
Hospitality Segment	-	17.53	-	73.27	-	-	-	-	102.48	-	-	-	193.28
Others	-	-	-	-	437.86	-	-	-	-	-	-	-	437.86
<b>Total</b>	-	<b>2,875.33</b>	<b>383.25</b>	<b>73.27</b>	<b>437.86</b>	<b>184.07</b>	<b>245.88</b>	<b>381.90</b>	<b>211.34</b>	<b>349.23</b>	<b>352.86</b>	<b>1,684.97</b>	<b>7,488.48</b>
<b>Net Operating Income (segment results)</b>													
Commercial Office Segment	-	2,430.41	308.02	-	-	147.72	228.77	306.44	183.02	312.04	322.53	1,478.31	5,859.94
Hospitality Segment	-	0.22	-	(6.15)	-	-	-	-	(26.75)	-	-	-	(32.68)
Others	-	-	-	-	422.59	-	-	-	-	-	-	-	422.59
<b>Total</b>	-	<b>2,430.63</b>	<b>308.02</b>	<b>(6.15)</b>	<b>422.59</b>	<b>147.72</b>	<b>228.77</b>	<b>306.44</b>	<b>183.02</b>	<b>312.04</b>	<b>322.53</b>	<b>1,478.31</b>	<b>6,249.85</b>

For the quarter ended 30 June 2021

Particulars	REIT	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPL	VCPL	IENMPL	ETV	Total
<b>Segment Revenue:</b>													
Commercial Office Segment	-	2,968.90	393.83	-	-	198.80	247.42	347.05	202.60	311.65	372.95	1,722.19	6,946.63
Hospitality Segment	-	-	-	20.48	-	-	-	-	26.65	-	-	-	47.13
Others	-	-	-	-	382.67	-	-	-	-	-	-	-	382.67
<b>Total</b>	-	<b>2,968.90</b>	<b>393.83</b>	<b>20.48</b>	<b>382.67</b>	<b>198.80</b>	<b>247.42</b>	<b>347.05</b>	<b>202.60</b>	<b>311.65</b>	<b>372.95</b>	<b>1,722.19</b>	<b>7,376.43</b>
<b>Net Operating Income (segment results)</b>													
Commercial Office Segment	-	2,523.09	338.66	-	-	173.32	225.09	283.98	171.17	274.46	342.90	1,488.88	5,946.66
Hospitality Segment	-	-	-	(27.52)	-	-	-	-	(57.27)	-	-	-	(84.79)
Others	-	-	-	-	351.07	-	-	-	-	-	-	-	351.07
<b>Total</b>	-	<b>2,523.09</b>	<b>338.66</b>	<b>(27.52)</b>	<b>351.07</b>	<b>173.32</b>	<b>225.09</b>	<b>283.98</b>	<b>171.17</b>	<b>274.46</b>	<b>342.90</b>	<b>1,488.88</b>	<b>6,212.94</b>

**48 Operating segments (continued)**

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

**For the year ended 31 March 2022**

Particulars	Trust	MPPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPL	VCPPPL	IENMPL	ETV	Total
<b>Segment Revenue:</b>													
Commercial Office Segment	-	11,637.01	1,534.56	-	-	782.43	958.99	1,454.00	804.97	1,315.65	1,449.80	6,813.16	27,512.07
Hospitality Segment	-	17.53	-	226.58	-	-	-	-	364.89	-	-	-	609.00
Others	-	-	-	-	1,504.98	-	-	-	-	-	-	-	1,504.98
<b>Total</b>	-	<b>11,654.54</b>	<b>1,534.56</b>	<b>226.58</b>	<b>1,504.98</b>	<b>782.43</b>	<b>958.99</b>	<b>1,454.00</b>	<b>804.97</b>	<b>1,315.65</b>	<b>1,449.80</b>	<b>6,813.16</b>	<b>29,626.05</b>
<b>Net Operating Income (segment results)</b>													
Commercial Office Segment	-	9,962.33	1,312.62	-	-	661.71	866.26	1,177.82	684.02	1,162.36	1,323.71	5,966.55	23,650.60
Hospitality Segment	-	0.22	-	(33.87)	-	-	-	-	(101.82)	-	-	-	(135.47)
Others	-	-	-	-	1,396.21	-	-	-	-	-	-	-	1,396.21
<b>Total</b>	-	<b>9,962.55</b>	<b>1,312.62</b>	<b>(33.87)</b>	<b>1,396.21</b>	<b>661.71</b>	<b>866.26</b>	<b>1,177.82</b>	<b>684.02</b>	<b>1,162.36</b>	<b>1,323.71</b>	<b>5,966.55</b>	<b>24,911.34</b>

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**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

**BRE/ Mauritius Investments - Co-Sponsor**

SG Indian Holding (NQ) Co. I Pte. Limited  
 BRE/Mauritius Investments II  
 BREP NTPL Holding (NQ) Pte Limited  
 BREP VII NTPL Holding (NQ) Pte Limited  
 BREP VII SG Oxygen Holding (NQ) Pte Limited  
 BREP GML Holding (NQ) Pte Limited  
 BREP VII GML Holding (NQ) Pte Limited

BREP Asia SG Oxygen Holding (NQ) Pte Limited  
 BREP Asia HCC Holding (NQ) Pte Limited  
 BREP VII HCC Holding (NQ) Pte Limited  
 BREP VII SG Indian Holding (NQ) Co II Pte. Limited  
 BREP Asia SG Indian Holding (NQ) Co II Pte. Limited  
 India Alternate Property Limited

**Directors & KMPs of the Manager (Embassy Office Parks Management Services Private Limited)**

**Directors**

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

**KMPs**

Michael David Holland - CEO (Upto 30 June 2022)  
 Vikaash Khyloya - CEO (w.e.f. 1 July 2022)  
 Aravind Maiya - CFO (Upto 31 May 2022)  
 Abhishek Agarwal - Interim CFO (w.e.f. 1 June 2022)  
 Deepika Srivastava - Compliance Officer and Company Secretary

**B. Joint Venture**

Golflinks Software Park Private Limited

**C. Other related parties with whom the transactions have taken place during the period**

Dynasty Properties Private Limited	Mac Charles (India) Limited	Embassy Real Estate and Development Services Private Limited
Snap Offices Private Limited	Lounge Hospitality LLP	IV Holding Private Limited
Embassy Industrial Parks Private Limited	Embassy Projects Private Limited	VTV Infrastructure Management Private Limited
Golflinks Embassy Management Services LLP	Anarook Retail Advisors Private Limited	Golflinks Embassy Business Park Management Services LLP
Wework India Management Private Limited	BREP VII SBS Holding-NQ IV Co Ltd (Cayman)*	Babbler Marketing Private Limited
Embassy Shelters Private Limited	BREP Asia SBS Holding-NQ Co IV Ltd (Cayman)*	G V Properties Private Limited
FIFC Condominium	BREP Asia SG India Holding (NQ) Co I Pte Ltd*	
Paledium Security Services LLP	BREP VII SG India Holding (NQ) Co I Pte Ltd*	
Technique Control Facility Management Private Limited	Embassy Services Private Limited	
HVS Anarook Hotel ADV Services Private Limited	Embassy One Developers Private Limited	

\*together known as BREP entities.

49 Related party disclosures (continued)

II Related party transactions during the period/ year

Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
<b>Non-Convertible Debentures issued/ (redeemed) to</b>				
Embassy Services Private Limited	-	-	-	(60.00)
<b>Property Management fees</b>				
Embassy Office Parks Management Services Private Limited	173.87	170.14	167.96	670.17
<b>REIT Management fees</b>				
Embassy Office Parks Management Services Private Limited	58.83	59.28	74.38	254.46
<b>Secondment fees</b>				
Embassy Office Parks Management Services Private Limited	0.41	0.39	0.39	1.56
<b>Trustee fees</b>				
Axis Trustee Services Limited	0.74	0.73	0.74	2.95
<b>Rental guarantee received</b>				
Embassy Property Developments Private Limited	288.34	-	-	-
<b>Contingent consideration paid</b>				
Embassy Property Developments Private Limited	350.00	-	-	-
<b>Investments in Debentures</b>				
Golflinks Software Park Private Limited	9,500.00	-	-	-
<b>Purchase of Investment Property</b>				
Babbler Marketing Private Limited	4.66	8.49	53.83	129.58
<b>Project cost- capitalised</b>				
Embassy Property Developments Private Limited	48.82	169.99	137.80	513.00
Embassy Services Private Limited	-	46.46	6.46	59.12
Technique Control Facility Management Private Limited	-	1.66	-	1.66
<b>Capital advances paid/ (refunded)</b>				
Embassy Property Developments Private Limited	(5.59)	659.91	367.08	1,914.87
FIFC Condominium	-	-	-	5.72
Babbler Marketing Private Limited	12.41	-	25.77	25.77
<b>Common area maintenance</b>				
Embassy Services Private Limited	152.56	152.64	157.27	601.20
Golflinks Embassy Business Park Management Services LLP	-	0.07	5.81	11.69
FIFC Condominium	19.18	(3.32)	15.00	44.57
Paledium Security Services LLP	16.92	26.37	20.61	111.53
G V Properties Private Limited	-	2.54	-	8.35
Golflinks Software Park Private Limited	2.86	-	-	-
Wework India Management Private Limited*	0.10	-	-	-
Lounge Hospitality LLP	-	-	-	0.22
Technique Control Facility Management Private Limited	157.00	173.20	163.69	681.55
<b>Repairs and maintenance- building</b>				
Embassy Services Private Limited	-	22.81	-	22.81
Technique Control Facility Management Private Limited	-	-	0.28	0.28
Lounge Hospitality LLP	-	-	-	0.58
<b>Repairs and maintenance - plant and machinery</b>				
Embassy Services Private Limited	0.03	0.02	0.01	0.07
Paledium Security Services LLP	-	-	(0.01)	-
Technique Control Facility Management Private Limited	-	1.46	(2.52)	3.06
<b>Repairs and maintenance - others</b>				
Embassy Services Private Limited	-	-	0.05	0.05
Technique Control Facility Management Private Limited	0.12	0.94	0.12	3.94
Embassy Office Parks Management Services Private Limited	-	1.68	-	1.68
<b>Power and fuel expenses</b>				
Embassy Services Private Limited	29.50	21.73	12.08	78.67

\* Represents the 10% managements fee on business conducting agreement with Wework



49 Related party disclosures (continued)

II Related party transactions during the period/ year

Particulars	For the quarter ended 30 June 2022	For the quarter ended 31 March 2022	For the quarter ended 30 June 2021	For the year ended 31 March 2022
<b>Legal and professional charges</b>				
Embassy Services Private Limited	6.05	6.53	5.74	23.38
Embassy One Developers Private Limited	0.80	0.59	-	2.39
Technique Control Facility Management Private Limited	3.08	0.16	-	1.29
<b>Security charges</b>				
Embassy Services Private Limited	-	(3.23)	6.02	9.45
Paledium securities LLP	7.74	-	-	-
<b>Trademark and license fees</b>				
Embassy Shelters Private Limited	0.35	0.36	0.35	1.42
<b>Rental and maintenance income</b>				
Wework India Management Private Limited	160.90	142.77	154.39	617.53
FIFC Condominium	1.26	1.26	1.26	5.03
Embassy Services Private Limited	1.74	0.56	1.66	5.54
Snap Offices Private Limited	11.47	9.32	10.83	44.25
<b>Income from generation of renewable energy from the tenants of</b>				
Golflinks Software Park Private Limited	87.44	86.52	62.90	265.42
<b>Revenue - Room rentals, sale of food and beverages</b>				
Jitendra Virwani	3.36	0.17	1.71	3.03
Embassy Property Developments Private Limited	5.46	0.74	0.57	5.35
Embassy Office Parks Management Services Private Limited	5.22	1.36	1.16	3.52
Embassy Services Private Limited	12.73	0.02	1.71	12.69
Embassy One Developers Private Limited	6.44	1.07	-	5.78
Others	2.11	0.43	0.43	2.29
<b>Other operating income</b>				
Embassy Property Developments Private Limited	171.60	171.60	171.60	686.40
Golflinks Software Park Private Limited	14.63	11.25	11.25	45.00
<b>Interest income</b>				
Golflinks Software Park Private Limited	91.22	-	-	-
Embassy Property Developments Private Limited	153.45	198.45	180.38	718.03
<b>Security deposits received</b>				
Wework India Management Private Limited	85.19	-	-	-
<b>Redemption of investment in debentures</b>				
Golflinks Software Parks Private Limited	150.00	-	-	-
<b>Reimbursement of expenses (received)/ paid</b>				
Embassy Services Private Limited	-	0.71	-	0.71
FIFC Condominium	-	-	-	(3.09)
Embassy One Developers Private Limited	-	(1.59)	(1.87)	(5.71)
Golflinks Software Parks Private Limited	(3.04)	-	-	-
Technique Control Facility Management Private Limited	0.05	-	-	-
Embassy Office Parks Management Services Private Limited	-	0.32	1.07	29.87
<b>Miscellaneous expenses</b>				
Embassy Services Private Limited	0.28	-	-	1.52
Technique Control Facility Management Private Limited	-	0.67	-	0.69
Embassy Office Parks Management Services Private Limited	-	-	-	1.26
Paledium Security Services LLP	-	-	-	0.13
Lounge Hospitality LLP	2.50	2.49	2.50	10.00

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49 Related party disclosures (continued)

III. Related party balances

Particulars	As at 30 June 2022	As at 31 March 2022
<b>Other non-current assets - capital advance</b>		
Embassy Shelters Private Limited	206.35	206.35
Embassy Property Developments Private Limited	-	17.38
Wework India Management Private Limited	39.83	-
<b>Other non-current assets - advance paid for co-development of property, including development rights on land</b>		
Embassy Property Developments Private Limited (refer note 54)	15,772.31	15,777.90
<b>Investment in Debentures</b>		
Golflinks Software Park Private Limited	9,350.00	-
<b>Trade receivables</b>		
Embassy Property Developments Private Limited	175.66	518.80
Golflinks Embassy Business Park Management Services LLP	1.78	1.76
Wework India Management Private Limited	0.97	-
Embassy Office Parks Management Service Private Limited	1.13	1.14
Embassy One Developers Private Limited	1.58	-
Snap Offices Private Limited (formerly known as Stylus Commercial Services Private Limited)	1.13	-
Others	1.30	1.66
<b>Unbilled revenue</b>		
Golflinks Software Park Private Limited	30.40	35.10
<b>Other current financial assets - other receivables from related party</b>		
Embassy Property Developments Private Limited	152.71	618.40
Embassy One Developers Private Limited	2.53	2.57
Golflinks Software Park Private Limited	3.59	-
<b>Other current assets - Advance for supply of goods and rendering of services</b>		
FIFC Condominium	8.65	0.68
Embassy Office Park Management Services Private Limited	2.50	-
Embassy Services Private Limited	-	73.75
<b>Trade payables</b>		
Embassy Services Private Limited	14.39	33.21
Technique Control Facility Management Private Limited	3.34	29.82
Mac Charles India Limited	8.61	-
Embassy Real Estate and Development Services Private Limited	5.30	5.30
Others	9.19	37.80
<b>Current liabilities - Capital creditors for purchase of fixed assets</b>		
Embassy Property Developments Private Limited	268.54	331.44
Technique Control Facility Management Private Limited	1.66	-
Embassy Services Private Limited	7.64	39.56
Babbler Marketing Private Limited	23.95	34.17
FIFC Condominium	3.44	3.44
Others	-	1.63
<b>Other current financial liabilities</b>		
Embassy Services Private Limited	69.40	20.75
Technique Control Facility Management Private Limited	43.92	74.22
Embassy Office Parks Management Services Private Limited	69.90	61.59
Paledium Security Services LLP	8.92	18.91
Embassy One Developers Private Limited	-	0.25
Embassy Shelters Private Limited	0.35	-
FIFC Condominium	1.50	0.74
Wework India Management Private Limited	3.82	-
VTV Infrastructure Management Private Limited	1.61	1.61
<b>Other current liabilities</b>		
Embassy Property Developments Private Limited	8.27	-
<b>Other current financial liabilities - Security deposits</b>		
Golflinks Software Parks Private Limited	80.00	80.00
<b>Contingent consideration payable</b>		
Embassy Property Developments Private Limited	-	350.00
<b>Lease deposits</b>		
Wework India Management Private Limited*	196.51	112.64
Snap Offices Private Limited	4.82	4.82

\*MPPL has provided a guarantee to a tenant (sub-lessee) of Wework India Management Private Limited (Wework), for the security deposits paid by the sub-lessee to Wework. This guarantee has been provided based on the specific request of the sub-lessee and is backed by an independent bank guarantee received by MPPL for a similar amount and duration on behalf of Wework.

**50 Details of utilisation of proceeds of Institutional placement as on 30 June 2022 are as follows:**

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 March 2022	Unutilised amount as at 31 March 2022	Actual utilisation upto 30 June 2022	Unutilised amount as at 30 June 2022
Funding of consideration for the acquisition of the ETV SPVs, including subscription to Class A equity shares in EOVPL, payment of consideration to the BREP Entities and the Embassy Sponsor	34,068.14	34,068.14	-	-	-
Debt funding to the ETV SPVs for partial or full repayment or pre-payment of bank/financial institution debt and settlement of certain liabilities	1,550.00	1,550.00	-	-	-
Issue expenses	750.00	750.00	-	-	-
General purposes	483.88	133.88	350.00	350.00	-
<b>Total</b>	<b>36,852.02</b>	<b>36,502.02</b>	<b>350.00</b>	<b>350.00</b>	<b>-</b>

**51 Details of utilisation of proceeds of issue of Embassy REIT Series V NCD 2021 as on 30 June 2022 are as follows:**

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 March 2022	Unutilised amount as at 31 March 2022	Actual utilisation upto 30 June 2022	Unutilised amount as at 30 June 2022
Refinancing of the Existing Series I NCD Debt	30,845.00	30,845.00	-	-	-
General purposes including issue expenses	155.00	129.26	25.74	9.81	15.93
<b>Total</b>	<b>31,000.00</b>	<b>30,974.26</b>	<b>25.74</b>	<b>9.81</b>	<b>15.93</b>

**52 Details of utilisation of proceeds of issue of Embassy REIT Series VI NCD 2022 as on 30 June 2022 are as follows:**

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 30 June 2022	Unutilised amount as at 30 June 2022
Subscription to the Golflinks Debentures	9,500.00	9,500.00	-
General purposes including issue expenses	500.00	348.37	151.63
<b>Total</b>	<b>10,000.00</b>	<b>9,848.37</b>	<b>151.63</b>

**53 Distributions**

The Board of Directors of the Manager to the Trust, in their meeting held on 21 July 2022, have declared distribution to Unitholders of Rs.5.33 per unit which aggregates to Rs.5,052.27 million for the quarter ended 30 June 2022. The distribution of Rs.5.33 per unit comprises Rs.0.65 per unit in the form of interest payment, Rs.2.83 per unit in the form of dividend and the balance Rs.1.85 per unit in the form of amortization of SPV debt.

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

**Block A**

Manyata Promoters Private Limited ('MPPL') and Embassy Property Developments Private Limited ('EPDPL') entered into a co-development agreement on 8 March 2017 whereby EPDPL shall develop 1 msf M3 Block A warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of Rs.8,256 million, of which Rs.7,741.37 million has already been paid as of 30 June 2022 and balance is to be disbursed linked to achievement of construction milestones. EPDPL was originally obligated to obtain Occupancy Certificate (OC) for the buildings by December 2019. In case of any delay in obtaining the OC beyond the agreed delivery date, EPDPL is obligated to pay a rental compensation of Rs.57 million per month of delay to MPPL. As of date, the bare shell building is under development and the estimated date of completion and obtaining occupancy certificate is now December 2022.

The carrying cost in the consolidated financial statements of the above advance is Rs.11,214.67 million as at 30 June 2022 which includes one-time fair valuation gain on purchase price allocation on acquisition by the REIT.

As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be tried up/down accordingly upon project completion. As at 30 June 2022, MPPL has a receivable of Rs.171.60 million from EPDPL towards receipt of compensation for Block A. Based on the confirmation received from Embassy Properties Development Private Limited, the Group has considered the amount as recoverable.

**Block B**

During the financial year ended 31 March 2020, to consolidate the M3 land parcel within Embassy Manyata campus, MPPL and EPDPL entered into another co-development agreement whereby EPDPL shall develop 0.6 msf M3 Block B warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of Rs.7,367 million, of which Rs.4,557.64 million has already been paid as of 30 June 2022 (31 March 2022: Rs.4,519.66 million) and balance is to be disbursed linked to achievement of development milestones. Furthermore, as per the co-development agreement, during the period of construction, EPDPL is obligated to pay interest to MPPL on the amount of the Development Consideration disbursed by MPPL to EPDPL. As of date, the acquisition of necessary transferable development rights and building approvals are yet to be received and are currently being pursued by EPDPL. In the interim, site works have been initiated and are underway and the revised estimated date of completion and obtaining occupancy certificate is now March 2025. Basis EPDPL's representation, the Group is confident of timely completion of the property under development after obtaining pending regulatory approvals.

As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be tried up/down accordingly upon project completion. As at 30 June 2022, MPPL has a receivable of Rs.153.45 million from EPDPL towards receipt of interest for Block B. Based on the confirmation received from Embassy Properties Development Private Limited, the Group has considered the amount as recoverable.



55 A search under section 132 of the Income Tax Act was conducted on 1 June 2022 on EOPMSPL, Embassy REIT, and certain SPV's namely VTPL, EOVPL, SIPL, EEPL. As on the date of the financial statements, the Group has not received any demand or show cause notice from the income tax authorities pursuant to such search proceedings.

56 The Board of Directors of the Manager through a resolution by circulation dated 23 January 2021 approved the Scheme of Arrangement ("the Scheme") involving EOVPL and VTPL. The Scheme provides for the merger/amalgamation of EOVPL into VTPL (on a going concern basis). The Scheme has been approved by National Company Law Tribunal (NCLT), Bengaluru Bench on 17 February 2022. The Company has filed the necessary forms with Registrar of Companies (RoC). Upon the Scheme becoming effective, with effect from the Appointed Date, VTPL has become a 100% directly-held SPV of Embassy Office Parks REIT, holding Embassy Tech Village.

The consideration paid by VTPL to give effect to the Scheme to Embassy REIT is as follows:

- VTPL has issued and allotted 1 fully paid-up ordinary share of face value of Rs.10 each for every 3.72 class A equity shares of face value of Rs.10 each, fully paid-up held in EOVPL.
- VTPL has issued and allotted 1 fully paid-up ordinary share of face value of Rs.10 each for every 3.14 ordinary equity shares of face value of Rs.10 each, fully paid-up held in EOVPL.

There is no impact to consolidated financial statements of the Group due to the above scheme of merger.

57 The figures for the quarter ended 31 March 2022 are the derived figures between the audited figures in respect of the year ended 31 March 2022 and the published year-to-date figures upto period ended 31 December 2021, which were subject to limited review.

As per our report of even date attached

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

**ADARSH RANKA**  
Digitally signed by ADARSH RANKA  
Date: 2022.07.21 12:34:03 +05'30'  
per **Adarsh Ranka**  
*Partner*  
Membership number: 209567  
Place: Bengaluru  
Date: 21 July 2022

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

**JITENDRA MOHANDAS VIRWANI**  
Digitally signed by JITENDRA MOHANDAS VIRWANI  
Date: 2022.07.21 12:20:06 +05'30'  
**Jitendra Virwani**  
*Director*  
DIN: 00027674  
Place: Bengaluru  
Date: 21 July 2022

**TUHIN ARVIND PARIKH**  
Digitally signed by TUHIN ARVIND PARIKH  
Date: 2022.07.21 12:03:30 +05'30'  
**Tuhin Parikh**  
*Director*  
DIN: 00544890  
Place: Mumbai  
Date: 21 July 2022