January 28, 2022

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

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

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

Dear Sir/ Madam,

Subject: Outcome of the Board Meeting for the quarter and nine months ended December 31, 2021, held on January 28, 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 Friday, January 28, 2022 through Audio-Visual Electronic Communication has *inter-alia*:

1. Approved the Unaudited Condensed Standalone Financial Results and Unaudited Condensed Consolidated Financial Results of Embassy REIT for the quarter and nine months ended December 31, 2021 along with the limited review reports by the statutory auditors, thereon; and

2. Declared distribution of INR 4,929.05 million (Indian Rupees Four Thousand Nine Hundred and Twenty Nine point Zero Five million only) / INR 5.20 (Indian Rupees Five and Twenty Paise only) per Unit for the quarter ended December 31, 2021. The distribution comprises INR 834.15 million (Indian Rupees Eight Hundred and Thirty Four point One Five million only) / INR 0.88 (Eighty Eight Paise only) per Unit in the form of interest, less applicable taxes, if any, INR 2,417.13 million (Indian Rupees Two Thousand Four Hundred and Seventeen point One Three million only) / INR 2.55 (Indian Rupees Two and Fifty Five Paise only) per Unit in the form of dividend and INR 1,677.77 million (Indian Rupees One Thousand Six Hundred and Seventy Seven point Seven Seven million only) / INR 1.77 (Indian Rupees One and Seventy Seven paise only) in the form of proceeds of amortization of SPV level debt.

3. Took note of an invitation to offer dated January 28, 2022 from Embassy Property Developments Private Limited (the "**Embassy Sponsor**") for the sale of Embassy Sponsor's interest in Embassy Splendid TechZone, an integrated office park located in Chennai ("**ESTZ**"), which is expected to comprise a total leasable area of approximately 4.97 msf upon completion, consisting of the ownership interest in the completed and rent/income-generating towers in ESTZ as well as the Embassy Sponsor's rights, title and interest in the under-construction portion of ESTZ. The Manager will evaluate the opportunity, including pursuant to applicable law and subject to receipt of any approvals and consents as may be required. There can be no assurance that the Embassy REIT will enter into any definitive agreements for the acquisition of this asset.

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

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

With this letter, we have enclosed:

1. Copy of the press release to be issued in connection with the Unaudited Condensed Standalone Financial Results and the Unaudited Condensed Consolidated Financial Results for the quarter and nine months ended December 31, 2021 as **Appendix I**;

2. Copy of the Earnings Presentation and Supplemental Operating and Financial Databook for quarter and nine months ended December 31, 2021 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 and nine months ended December 31, 2021 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 December 31, 2021 will be **Monday, February 07, 2022** and the payment of distribution will be made on or before **Saturday, February 12, 2022**.

We also wish to bring into your kind attention that the related party transactions during the quarter and nine months ended December 31, 2021, are set out at page no. 25 to page no. 28 of the Unaudited Condensed Standalone Financial Results and page no. 58 to page no. 63 of the Unaudited Condensed Consolidated Financial Results of Embassy REIT.

The meeting commenced at 10:08 AM IST and concluded at 12:30 PM 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

Digitally signed by DEEPIKA SRIVASTAVA
Date: 2022.01.28 12:27:08 +05'30'

Deepika Srivastava

Company Secretary and Compliance Officer

A23654

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

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

EMBASSY REIT

Embassy REIT Announces Q3 FY2022 Results, Raises Full Year Guidance Given Accelerated Leasing Activity

- **Executes 428k square feet leases, raises full year leasing guidance to 1 msf**
- **Grows Net Operating Income by 30% YoY, distributing ₹493 crores to Unitholders, 83% tax-free**
- **Delivers 1.1 msf JP Morgan campus at ETV, kick-starts next growth cycle with 1.9 msf new development**
- **Raises full year NOI and DPU guidance, reflecting pick-up in new leasing**

Bangalore, India, January 28, 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 third quarter ended December 31, 2021.

Michael Holland, Chief Executive Officer of Embassy REIT, said,
"We are delighted to announce another great set of results despite Covid disruptions, once again underscoring the resilience and growth potential of Embassy REIT. We continue to see multiple positive indicators for our business – the uptick in new leasing, our delivery of the 1.1 million square feet ('msf') JP Morgan campus, our 4.6 msf of development pipeline, and a 5 msf potential acquisition opportunity in Chennai. Positive leasing momentum gives us the confidence to increase our guidance for the full year FY2022 as we look beyond the external challenges of the past two years. We are excited for the next phase of growth and value creation for our Unitholders through our focused investments in developing, enhancing, and expanding our world-class portfolio."

Business Highlights

- Leased 428k square feet ('sf') at 24% spreads across 15 deals, achieved 14% rent increases on 1.8 msf
- Raised FY2022 full year guidance for new leasing from 400k sf to 1 msf, already achieved ~700k sf YTD
- Added 8 new occupiers including from high-growth sectors such as SaaS, logistics and e-commerce; occupier roster now over 200
- Successfully integrated ₹9,782 crores Embassy TechVillage ('ETV') property within a year of acquisition, delivered better than underwriting on a number of metrics

Financial Highlights

- Grew Net Operating Income ('NOI') by 30% to ₹621 crores, with operating margin of 84%
- Raised FY2022 full year guidance for both NOI and Distribution per Unit ('DPU'); NOI estimate now up by 3% to ₹2,450 crores
- Raised ₹4,600 crores at 6.5% to refinance existing zero-coupon bond, delivered significant 300 bps or ₹130 crores proforma annual interest savings
- Maintained strong balance sheet with low leverage of 24% and ₹11,600 crores debt headroom to finance growth

Growth Initiatives

- Delivered 1.1 msf JP Morgan campus at ETV within budget, commenced new growth cycle with 1.9 msf new office development
- Continued construction in full swing on 4.6 msf on-campus development projects, labor at sites at peak strength
- Received Right of First Offer ('ROFO') notice for 5 msf Embassy Splendid TechZone, Chennai from Embassy Sponsor
- Launched one of Asia's largest solar rooftop projects, with over 20 MW scale and over 30% projected IRR; committed to 75% renewable energy by FY2025

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 ₹493 crores or ₹5.20 per unit for Q3 FY2022. Of this, ₹4.32 per unit or 83% of distributions are tax-free for Unitholders. The record date for the Q3 FY2022 distribution is February 07, 2022 and the distribution will be paid on or before February 12, 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 financial statements for the quarter and nine month period ended December 31, 2021, (ii) an earnings presentation covering Q3 FY2022 results, and (iii) supplemental operating and financial data book that is in-line with leading reporting practices across global REITs. All these materials are available in the Investors section of our website at www.embassyofficeparks.com.

Embassy REIT will host a conference call on January 28, 2022 at 18:00 hours Indian Standard Time to discuss the Q3 FY2022 results. A replay of the call will be available in the Investors section of our website at www.embassyofficeparks.com.

Disclaimer

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

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

This press release also contains certain financial measures which are not measures determined based on GAAP, Ind-AS or any other internationally accepted accounting principles, and the recipient should not consider such items as an alternative to the historical financial results or other indicators of Embassy REIT's cash flow based on Ind-AS or IFRS. These non-GAAP financial measures, as defined by the Manager, may not be comparable to similarly titled measures as presented by other REITs due to differences in the way non-GAAP financial measures are calculated. Even though the non-GAAP financial measures are used by management to assess Embassy REIT's financial position, financial results and liquidity and these types of measures are commonly used by investors, they have important limitations as analytical tools, and the recipient should not consider them in isolation or as substitutes for analysis of Embassy REIT's financial position or results of operations as reported under Ind-AS or IFRS. Certain figures in this press release have been subject to rounding off adjustments. 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 42.6 million square feet ('msf') portfolio of eight infrastructure-like office parks and four city-centre office buildings in India's best-performing office markets of Bangalore, Mumbai, Pune, and the National Capital Region ('NCR'). Embassy REIT's portfolio comprises 33.6 msf completed operating area and is home to over 200 of the world's leading companies. The portfolio also comprises strategic amenities, including two operational business hotels, four under-construction hotels, and a 100 MW solar park supplying renewable energy to tenants.

For more information please contact:

Abhishek Agarwal
Head of Investor Relations and Communications
Email: ir@embassyofficeparks.com
Phone: +91 80 4722 2222

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

Embassy Office Parks REIT

3Q FY2022 Earnings Materials

January 28, 2022

EMBASSY REIT

Press Release

Embassy REIT Announces Q3 FY2022 Results, Raises Full Year Guidance Given Accelerated Leasing Activity

- **Executes 428k square feet leases, raises full year leasing guidance to 1 msf**
- **Grows Net Operating Income by 30% YoY, distributing ₹4,929 million to Unitholders, 83% tax-free**
- **Delivers 1.1 msf JP Morgan campus at ETV, kick-starts next growth cycle with 1.9 msf new development**
- **Raises full year NOI and DPU guidance, reflecting pick-up in new leasing**

Bangalore, India, January 28, 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 third quarter ended December 31, 2021.

Michael Holland, Chief Executive Officer of Embassy REIT said,

"We are delighted to announce another great set of results despite Covid disruptions, once again underscoring the resilience and growth potential of Embassy REIT. We continue to see multiple positive indicators for our business – the uptick in new leasing, our delivery of the 1.1 million square feet ('msf') JP Morgan campus, our 4.6 msf of development pipeline, and a 5 msf potential acquisition opportunity in Chennai. Positive leasing momentum gives us the confidence to increase our guidance for the full year FY2022 as we look beyond the external challenges of the past two years. We are excited for the next phase of growth and value creation for our Unitholders through our focused investments in developing, enhancing, and expanding our world-class portfolio."

The Board of Directors of Embassy Office Parks Management Services Private Limited ('EOPMSPL'), Manager to Embassy REIT, at its Board Meeting held earlier today, declared a distribution of ₹4,929 million or ₹5.20 per unit for Q3 FY2022. Of this, ₹4.32 per unit or 83% of distributions are tax-free for Unitholders. The record date for the Q3 FY2022 distribution is February 07, 2022 and the distribution will be paid on or before February 12, 2022.

Business Highlights

- Leased 428k square feet ('sf') at 24% spreads across 15 deals, achieved 13% rent increases on 1.8 msf
- Raised FY2022 full year guidance for new leasing from 400k sf to 1 msf, already achieved c.700k sf YTD
- Added 8 new occupiers including from high-growth sectors such as SaaS, logistics and e-commerce; occupier roster now over 200
- Successfully integrated ₹98 billion Embassy TechVillage ('ETV') property within a year of acquisition, delivered better than underwriting on a number of metrics

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

Press Release (Cont'd)

Financial Highlights

- Grew Net Operating Income ('NOI') by 30% to ₹6,213 million, with operating margin of 84%
- Raised FY2022 full year guidance for both NOI and Distribution per Unit ('DPU'); NOI estimate now up by 3% to ₹25 billion
- Raised ₹46 billion at 6.5% to refinance existing zero-coupon bond, delivered significant 300 bps or ₹1.3 billion proforma annual interest savings
- Maintained strong balance sheet with low leverage of 24% and ₹116 billion debt headroom to finance growth

Growth Initiatives

- Delivered 1.1 msf JP Morgan campus at ETV within budget, commenced new growth cycle with 1.9 msf new office development
- Continued construction in full swing on 4.6 msf on-campus development projects, labor at sites at peak strength
- Received Right of First Offer ('ROFO') notice for 5 msf Embassy Splendid TechZone, Chennai from Embassy Sponsor
- Launched one of Asia's largest solar rooftop projects, with over 20 MW scale and 30% projected IRR; committed to 75% renewable energy by FY2025

Investor Materials and Quarterly Investor Call Details

Embassy REIT has released a package of information on the quarterly results and performance, that includes (i) reviewed condensed consolidated financial statements for the quarter and nine month period ended December 31, 2021, (ii) an earnings presentation covering Q3 FY2022 results, and (iii) supplemental operating and financial data book that is in-line with leading reporting practices across global REITs. All these materials are available in the Investors section of our website at www.embassyofficeparks.com.

Embassy REIT will host a conference call on January 28, 2022 at 18:00 hours Indian Standard Time to discuss the Q3 FY2022 results. A replay of the call will be available in the Investors section of our website at www.embassyofficeparks.com.

About Embassy REIT

Embassy REIT is India's first publicly listed Real Estate Investment Trust. Embassy REIT owns and operates a 42.6 million square feet ('msf') portfolio of eight infrastructure-like office parks and four city-centre office buildings in India's best-performing office markets of Bangalore, Mumbai, Pune, and the National Capital Region ('NCR'). Embassy REIT's portfolio comprises 33.6 msf completed operating area and is home to over 200 of the world's leading companies. The portfolio also comprises strategic amenities, including two operational business hotels, four under-construction hotels, and a 100 MW solar park supplying renewable energy to tenants.

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

Table of Contents

I. Key Highlights

Embassy TechVillage, Bangalore

Accelerating Next Phase of Growth

LEASING

Leased 428 ksf, achieved 24% leasing spreads across 15 deals

HYUNDAI
ansr
DP WORLD
purple.com
TELEDYNE LECROY Everywhereyoulook™
elastic

JP Morgan[1] CAMPUS

Delivered world-class 1.1 msf JP Morgan campus despite Covid challenges

DEVELOPMENT

Continued construction on 4.6 msf new build; expected over next 3 years

ACQUISITIONS

Received ROFO[2] intimation for 5 msf opportunity from Embassy Group

INFRASTRUCTURE INVESTMENTS

Reinforced entry barriers to our properties by investing in infrastructure and upgrades

ESG

Committed to a sustainable ecosystem through our 3-year sustainability targets

75%
Renewal Energy Contribution by FY2025

100%
USGBC LEED Certification by FY2023

30%+
IRR from 20+ MW Solar Rooftop by Mar'23

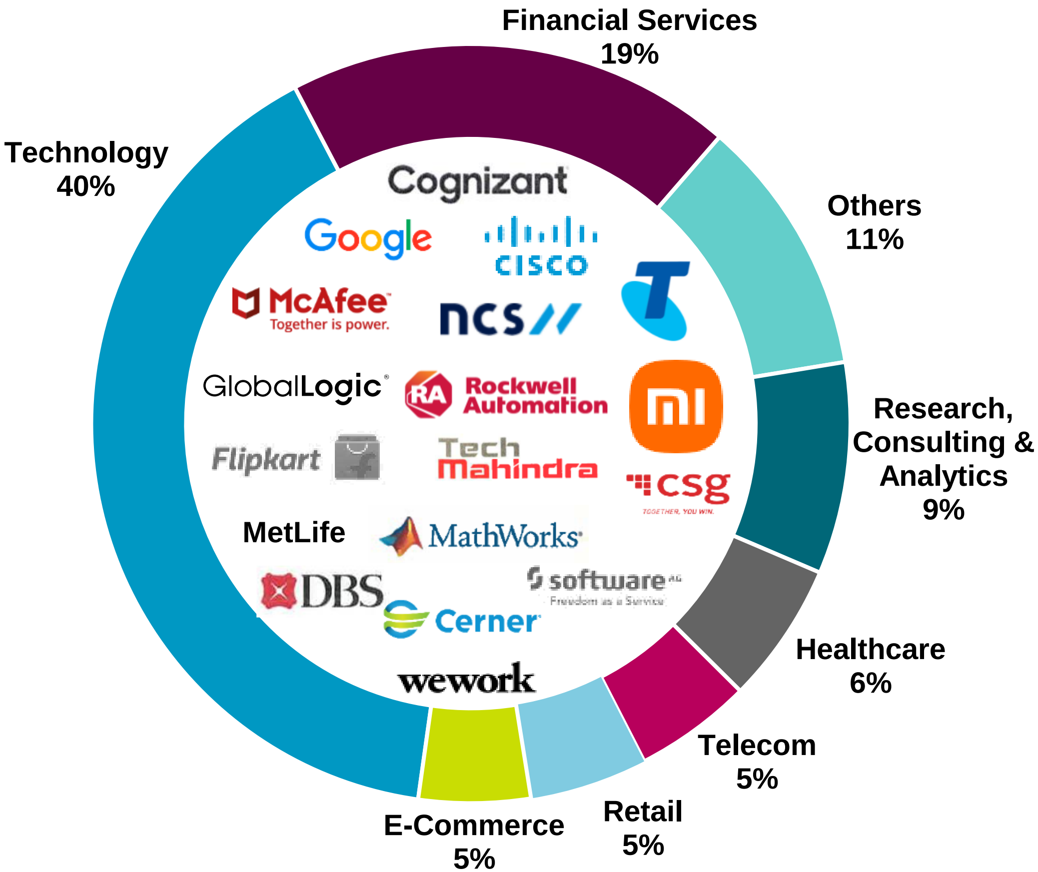
₹10 bn
Cumulative Green Financing by FY2024

Notes:
(1) Legal entity is J.P. Morgan Services India Private Limited
(2) Received Right of First Offer ('ROFO') 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

Fueled by Global Technology Trends

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

Industry Diversification(1)



Top 10 Occupiers(2)	Sector	% of Rentals
Global Technology & Consulting Major	Technology	8%
JP Morgan	Financial Services	7%
Cognizant	Technology	6%
NTT Data	Technology	3%
Flipkart	E-commerce	3%
Wells Fargo	Financial Services	3%
ANSR	Research, Consulting & Analytics	3%
Google India	Technology	2%
PwC	Research, Consulting & Analytics	2%
Cerner	Healthcare	2%
Total		**39%**

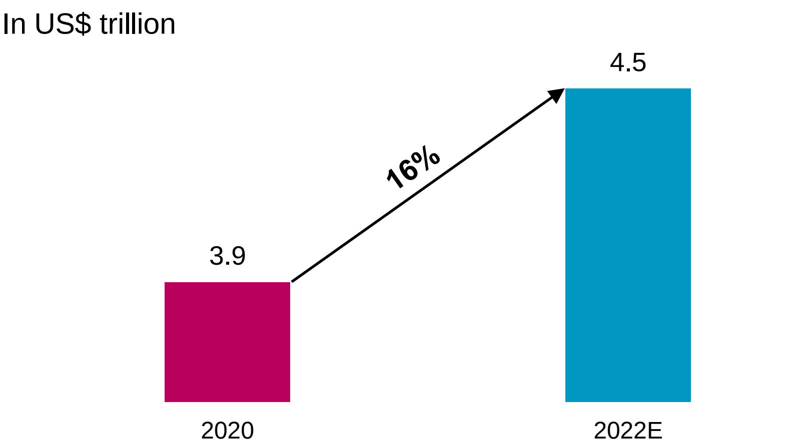
- **Added 8 new occupiers in Q3, including from high-growth sectors such as SaaS, logistics and e-commerce**
- **Contribution from Top 10 occupiers at 39% today vs 43% in Dec'19**

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

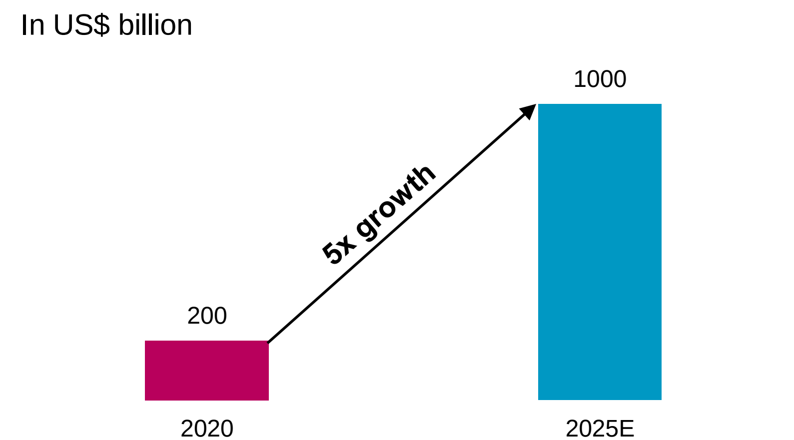
Record Tech Spends Benefitting India

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

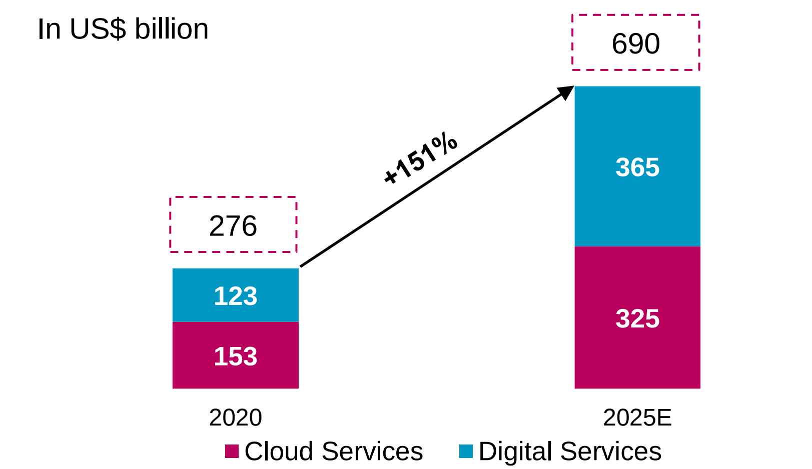
Record Global Tech Spends[1]



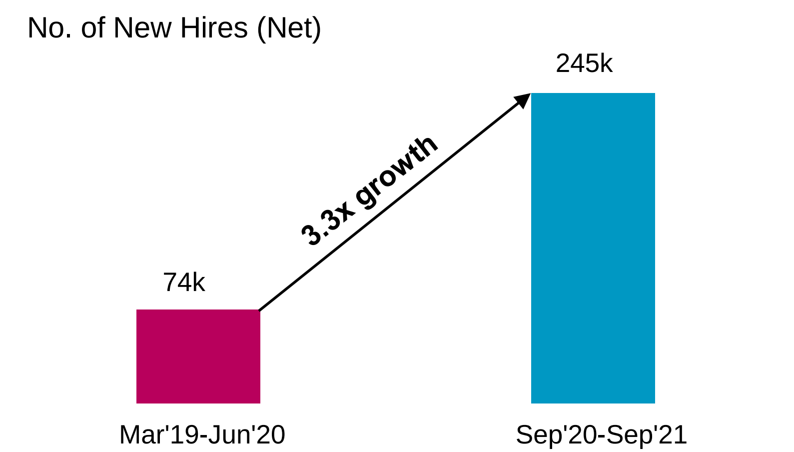
Surge in India's Digital Economy[2]



Global Cloud and Digital Spends Set for Rapid Growth[3]



Record Tech Hiring in India[4]



Sources:
(1) Gartner, Press Release, Oct'20, 2021
(2) NASSCOM, Zinnov – GCC India Landscape: 2021 & Beyond, Sep'21
(3) NASSCOM - Future of Technology Services, Winning In This Decade, Feb'21
(4) Morgan Stanley Research – Siding with Fundamentals Over Valuations; Staying Attractive, Nov'21

Bangalore Leading India's Office Recovery

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

Largest Tech, Start-up and GCC Hub in India

40%

Highest share in India's software exports(1)

1 in 3

Home to Indian tech employees(2)

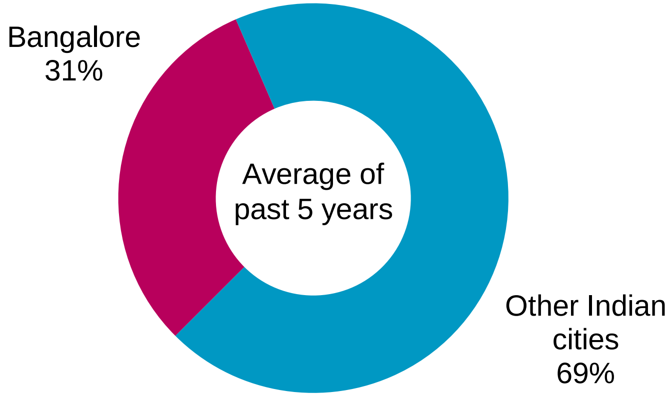
35 of 90

Largest Unicorn Hub(3)

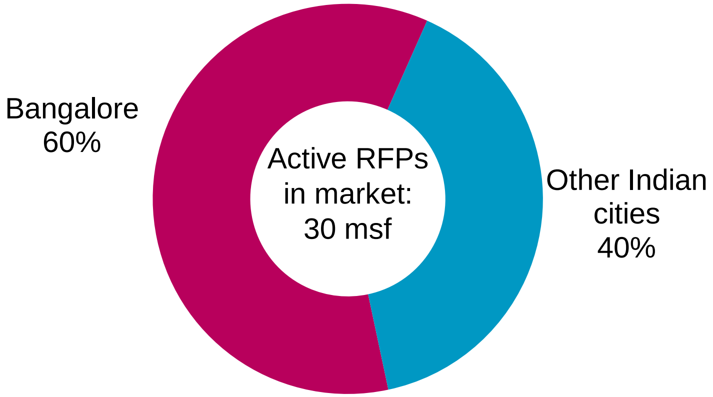
31%

Largest hub of GCCs in India(4)

Dominant share of leasing demand in last 5 years(1)



Largest share of active RFPs as of Dec'21



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

Sources:
(1) CBRE Estimates, 2021
(2) Credit Suisse – India Market Strategy, Aug'21
(3) Orios Venture Partners, India Tech Unicorn Report 2021, Jan'22
(4) NASSCOM, Zinnov - GCC India Landscape: 2021 & Beyond, Sep'21

Delivering to Global Occupiers

Delivered world class office space to JP Morgan – this 1.1 msf state-of-the-art campus at ETV was completed in Dec’21 within time and budget despite Covid challenges

Note:
(1) Jan’22 Picture

Investing in Next Growth Cycle

Our 4.6 msf existing on-campus development pipeline helps us cater to occupier growth needs. Further, we have commenced a new growth cycle with 1.9 msf new office development at ETV

Embassy TechVillage – Block 8 (1.9 msf)

Embassy Manyata – M3 Block A (1.0 msf)

Embassy TechZone – Hudson and Ganges (0.9 msf)

Embassy Oxygen – Tower 1 (0.7 msf)

Note:
(1) Jan'22 Pictures

Capitalizing on Acquisition Opportunities

Our fortress balance sheet helps capitalize on accretive inorganic growth opportunities, through both ROFO and third-party acquisitions

Strong Balance Sheet

₹116 bn
Significant Debt Headroom[(1)]

24%
Conservative Net Debt to GAV

6.6%
Attractive Debt Cost

Potential Acquisitions Pipeline[(2,3)]

9.2 msf
Select ROFO Pipeline[(3)]

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

5 msf ROFO opportunity from Embassy Group

- **Received ROFO[(4)] intimation on January 28, 2022 from Embassy Sponsor for Embassy Splendid TechZone, a 26 acre business park in Chennai with 5 msf leasable area when fully developed**

Notes:
(1) Includes undrawn committed facility, treasury balances, fixed deposits etc., net of cash flows earmarked for Q3 distributions
(2) Pipeline is indicative only. There can be no assurance that above opportunities or other pipeline opportunities will materialize in current form or at all or result in transactions
(3) Embassy REIT has c.31.2 msf of ROFO opportunities from Embassy Sponsor and upto c.4.2 msf of ROFO potential within overall ETV campus from other parties
(4) There can be no assurance that this opportunity will materialize in current form or at all

Growth Backed by Fortress Balance Sheet

Successfully raised ₹46 billion debt at 6.5% to refinance existing zero-coupon bond, delivered significant ~300 bps or ₹1.3 billion proforma annual interest savings

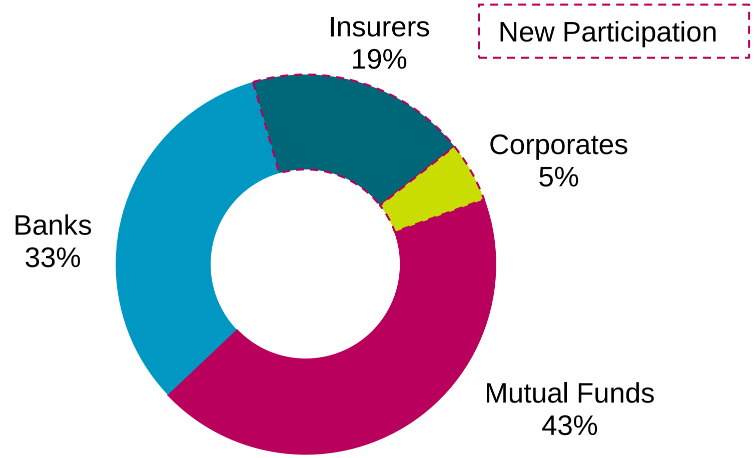
Successful Debt Raise to Refinance ZCB

₹46 bn
Amount Raised (1)

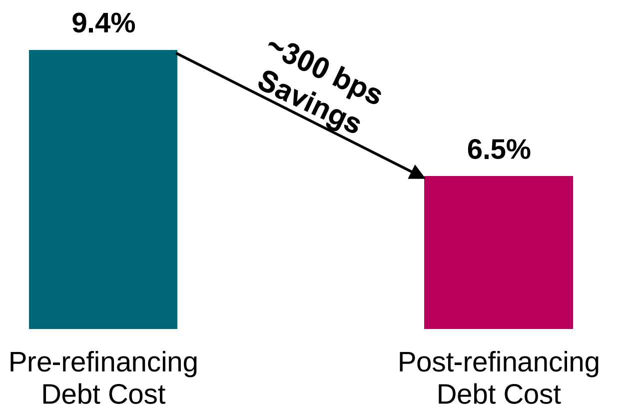
~300 bps
Positive Refinancing Spreads

4 years
Average Debt Tenure

Widened Investor Pool with Longer Tenure Capital



Achieved Significant Refinance Spreads



Note:
(1) ₹ 46 bn amount raised in Oct'21 in Q3 includes combination of coupon bearing listed debt of ₹31 bn at REIT-level raised in two tranches with 3 years and 5 years maturity, and a term loan facility at SPV-level from a bank for ₹15 bn

Continued Robust Financial Performance

NOI and EBITDA up 30% and 26% year-on-year respectively with NOI and EBITDA margins at 84% and 82% respectively

	3Q FY2022 (mn)	3Q FY2021 (mn)	Variance %	Remarks
Revenue from Operations	**₹7,409**	**₹5,653**	**+31%**	▶ Revenue from ETV's 6.1 msf completed area(2) ▶ Revenue from Embassy Manyata and TechZone CAM Operations(3) ▶ Ramp up of Hospitality occupancy ▶ Lease rent escalations of 15% on 4.7 msf ▶ Partially offset by occupancy decline since start of pandemic
NOI	**₹6,213**	**₹4,780**	**+30%**	▶ In-line with increase in Revenue from Operations ▶ Costs corresponding to CAM Operations of Embassy Manyata, TechZone & TechVillage(3)
Margin (%)	***84%***	***85%***		
EBITDA	**₹6,109**	**₹4,830**	**+26%**	▶ Increase in NOI, including due to ETV accretion ▶ Partially offset by lower treasury income
Margin (%)	***82%***	***85%***		
Distribution	**₹4,929**	**₹4,313**	**+14%**	▶ Increase in EBITDA ▶ Partially offset by interest payments on our coupon-bearing bonds
Payout Ratio	***100%***	***100%***		

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

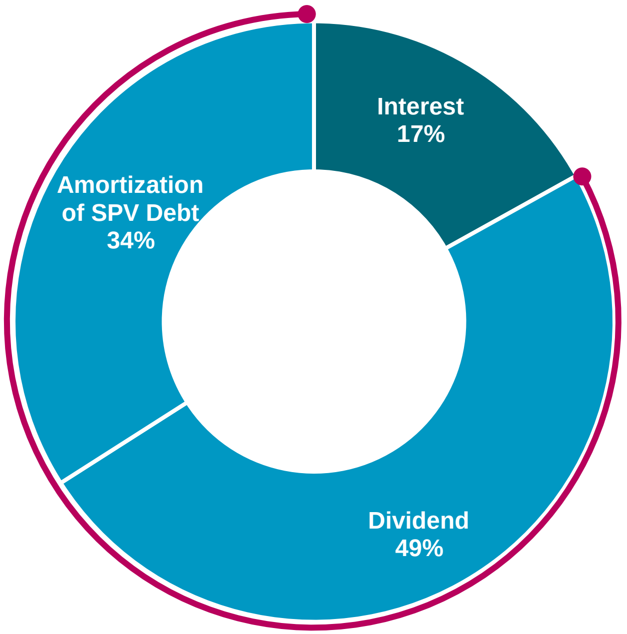
Delivering on Our Distributions

Distributions for Q3 stood at ₹4,929 mn i.e., ₹5.20 per unit with 83% being tax-free for Unitholders

Distribution Highlights

Particulars	3Q FY2022	YTD FY2022
Distribution period	Sep'21 – Dec'21	Apr'21 – Dec'21
Distribution amount (mn)	₹4,929	₹15,640
Outstanding units (mn)	948	948
Distribution per unit (DPU)	₹5.20	₹16.50
Announcement date	January 28, 2022	-
Record date	February 07, 2022	-
Payment date	On or before February 12, 2022	-

Distribution Mix – Q3



83% of Q3 distributions are tax-free

- **100% distribution payout ratio demonstrates commitment to regular quarterly distributions**
- **On a YTD basis, 81% of distributions are tax-free for Unitholders (against 62% in YTD FY2021)**

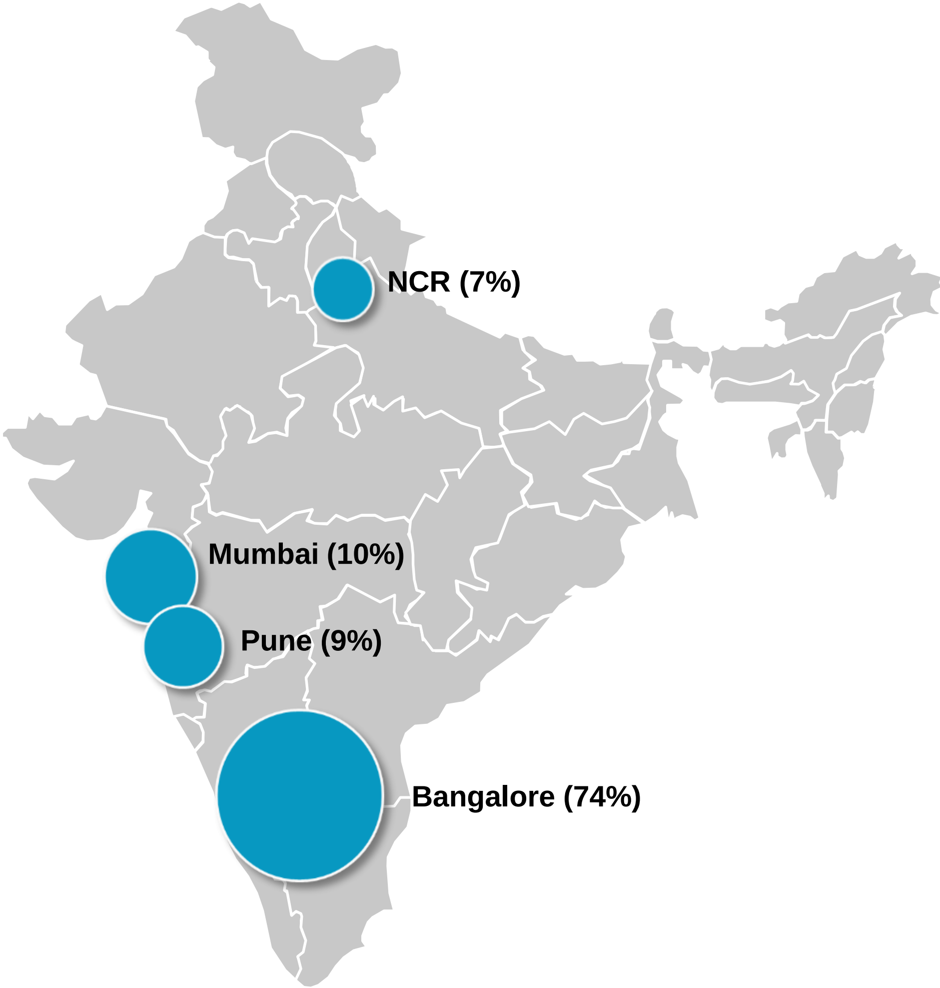
II. Overview

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

42.6 msf[(1)] Portfolio	**201** Blue-chip occupiers	**87%** Occupancy
12 Commercial Offices	**1,614**[(1)] Hotel Keys	**100 MW** Solar Park
25% Mark-to-Market Upside	**49%** Gross Rents from Fortune 500 occupiers	**7.3 Years** WALE
₹22,138 mn YTD FY2022 Revenue from Operations	**₹15,640 mn** YTD FY2022 Distribution	**24%** Net Debt to GAV



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

Eight Infrastructure-like Office Parks (40.3 msf)[1]

Embassy Manyata
Bangalore (14.8 msf)

Embassy TechVillage
Bangalore (9.2 msf)

Embassy GolfLinks
Bangalore (2.9 msf)

Embassy Quadron
Pune (1.9 msf)

Embassy TechZone
Pune (5.5 msf)

Embassy Oxygen
Noida (3.3 msf)

Embassy Galaxy
Noida (1.4 msf)

Embassy Qubix
Pune (1.5 msf)

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

Four Prime City-center Offices (2.3 msf)

Express Towers
Mumbai (0.5 msf)

FIFC
Mumbai (0.4 msf)

Embassy 247
Mumbai (1.2 msf)

Embassy One
Bangalore (0.3 msf)

What We Do: Our Strategy

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

1 Leasing & Lease Management

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

2 On-campus Development

- Deliver 9[1] msf on-campus development
- Proactive pre-leasing to de-risk new development
- Select infrastructure ancillary projects (hotels, flyovers, etc.) to increase entry barriers
- Provide 'total business ecosystem'

3 Acquisitions

- Capitalize on fragmented office market and undertake value accretive acquisitions
- Pan-India acquisition potential from 3rd parties
- 31.2 msf of ROFO opportunity from Embassy Sponsor[2] and upto 4.2 msf of ROFO opportunity from others

4 Capital Management

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

Proactive asset management to drive value with strong corporate governance

Note:
(1) Includes U/C area of 4.6 msf and proposed future development of 4.4 msf
(2) Received Right of First Offer ('ROFO') 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

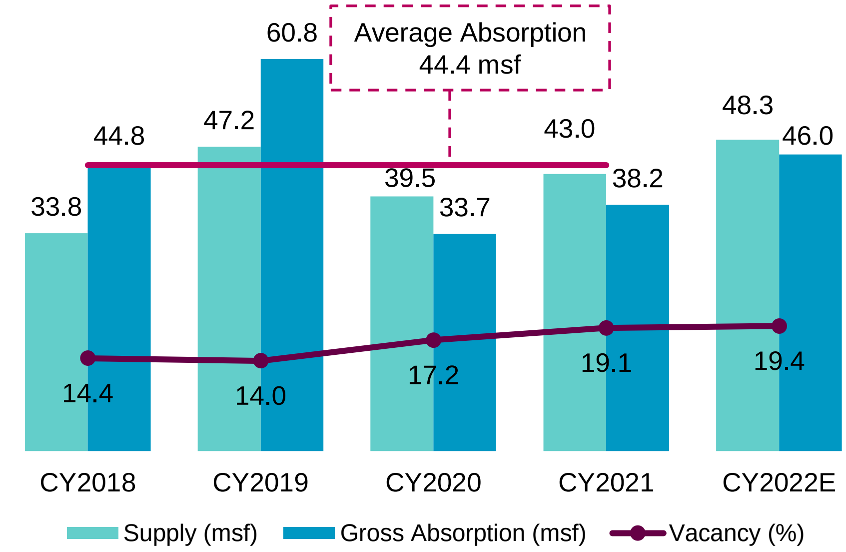
III. Market Outlook

FIFC, Mumbai

Market Fundamentals – Update

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

Demand and Supply Trends (CY2018 – to date)



City-wise Performance (CY 2021)

City	Gross Absorption (msf)	Supply (msf)	Vacancy (%)
Bangalore	11	13	11%
Pune	4	5	16%
Mumbai	4	6	26%
NCR	5	6	28%
Embassy REIT Markets	**23**	**30**	**20%**
Hyderabad	11	12	17%
Chennai	4	1	11%
Kolkata	1	0	35%
Other Markets	**15**	**13**	**18%**
Grand Total	**38**	**43**	**19%**

- Pick-up in office leasing with multiple new market entrants committing to premises and substantial decline in exits
  - Demand in Q4CY21 at 18 msf (vs. 8 msf in Q3CY21)
  - Bangalore contributed one-third of all new leases, and over 60% of all active RFPs
- Return to office pushed by few months given Omicron; key occupiers planning return to office by Q2CY22
  - Improving sentiment amid widespread vaccination coverage and milder symptoms in most omicron cases
- Office demand likely to rebound strongly in 2022 given record tech spends and record hiring in India
  - India's STEM talent, lack of physical infra at home and increasing wellness focus are key macro differentiators

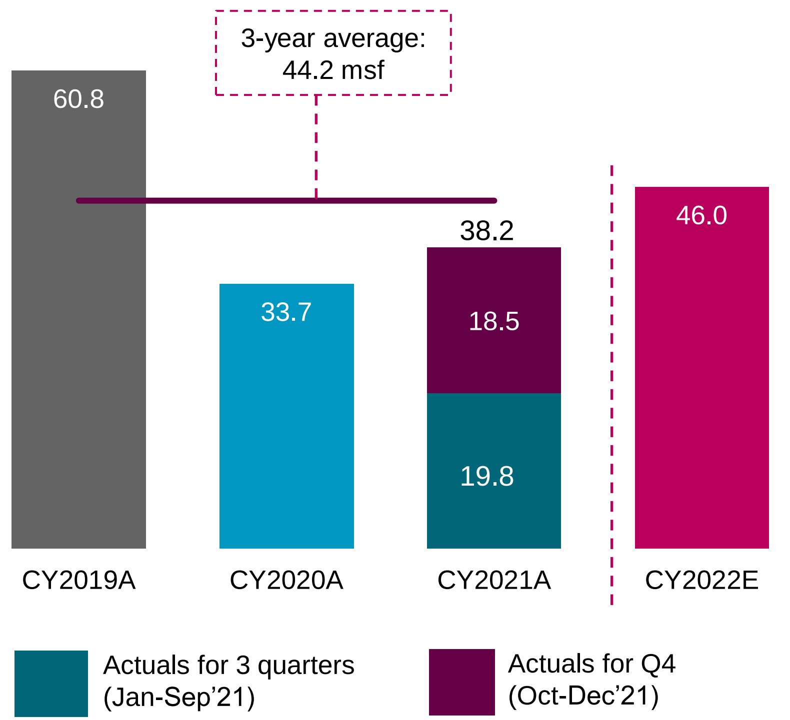
Source: CBRE Research, Embassy REIT

Market Fundamentals – Demand Trends

Demand likely to rebound strongly in 2022 given improving business sentiments, increased offshoring and robust hiring, especially in the tech sector

Proforma Demand Analysis

Gross Absorption (msf)



▶ 2021 witnessed 38 msf gross absorption (+13% YoY), with Oct-Dec'21 alone contributing to half of this

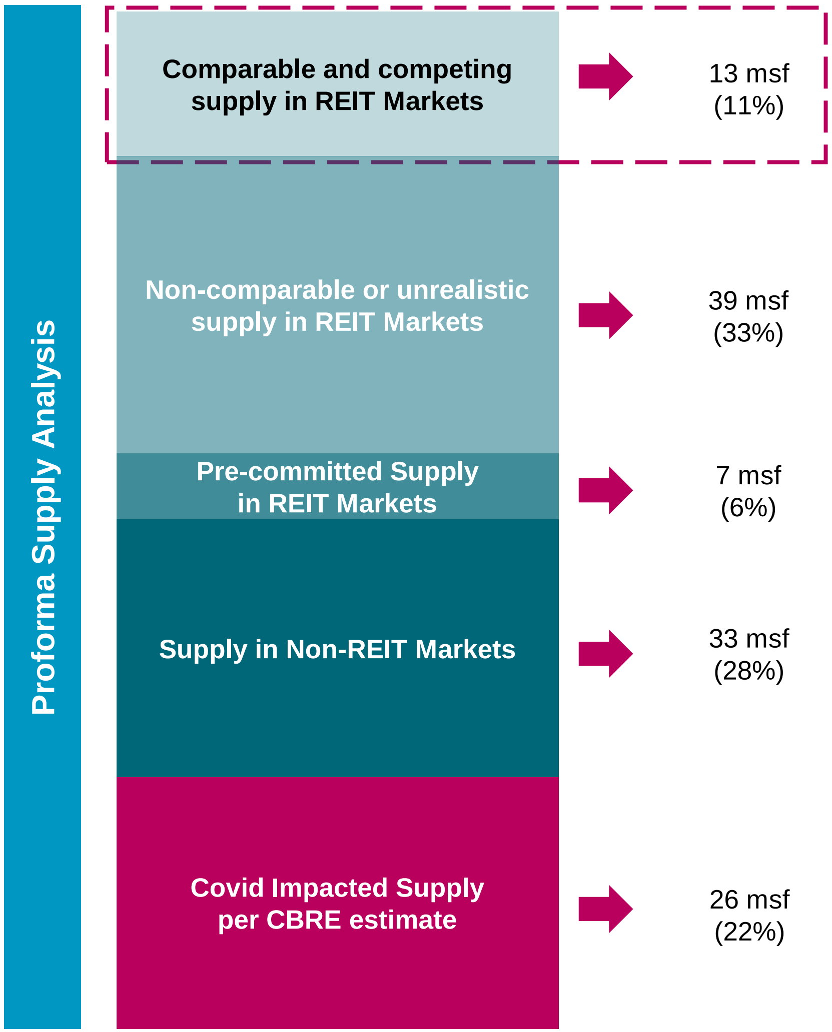
Demand Trends

- **Short-term Outlook**
  - Temporary delay of 'return to office' plans given Omicron wave, some delays in new deal signing
  - Robust growth in market enquiries, especially in key geographies given vaccine coverage, stronger business outlook and pent-up demand
  - Encouraging trend of new lease deals, with multiple new market entrants committing to premises
- **Medium-term Outlook**
  - Demand to rebound strongly given improving business sentiments, increased offshoring and robust hiring
  - Large occupiers' expansion / consolidation plans to lead to stronger leasing recovery
  - Tech sector, startups and global captives to remain key demand drivers
- **Portfolio Implications**
  - Our high-quality portfolio makes us 'landlord of choice'
  - With 74% concentration to Bangalore, REIT is well-positioned to capture demand rebound
  - Wellness-oriented and green buildings to be preferred by global occupiers – institutional landlords to benefit

Source: CBRE Research, Embassy REIT

Market Fundamentals – Supply Trends

Markey supply remains constrained with 2 year forward supply estimate ~22% lower vs pre-Covid levels and only 11% of announced supply being comparable and competing in our markets



Supply Trends

- **Short-term Outlook**
  - Construction and delivery slippages to continue for under–funded developers
  - Projects with no pre-commitments to face further delays
  - No significant impact of Omicron wave for projects by institutional landlords
- **Medium-term Outlook**
  - CBRE's 2-year forward supply estimate has decreased by 22% from 119 msf in Jan'20 to 93 msf in Dec'21
  - With improved business sentiments, supply likely to catch momentum from mid-2022. However, supply in key micro-markets to remain constrained
  - Increased emphasis on infra, quality and wellness to result in a shift in preference to new office buildings
- **Portfolio Implications**
  - Competing market supply for REIT is significantly lower at 11% of announced market supply for next 2 years
  - Over 70% of REIT's new development is in Bangalore, India's best office market
  - REIT's delivery timing of next 2-3 years in sync with strong demand. Further, REIT has sufficient financing in place

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

IV. Leasing Update

Embassy Quadron, Pune

Leasing Highlights

428k sf total lease-up across 15 deals in Q3, comprising of 346k sf new lease-up at 17% re-leasing spread and 82k sf renewals at 39% renewal spread

3Q FY2022 Highlights

New Leases signed (‘000 sf)	**(A)**	346
– Re-leasing (‘000 sf)		148
– Re-leasing Spread		17%
Renewals (‘000 sf)	**(B)**	82k
– Renewal Spread		39%
Total Lease-up ('000 sf)	**(A + B)**	**428**
Pipeline discussions (‘000 sf)		c.400

Pick-up in Leasing Momentum

Occupier[1]	Property	Sector	Area ('000 sf)
Leading Australian Bank[2]	Embassy Manyata	Financial Services	129
Wework	Embassy One	Coworking	55
Concentrix	Embassy Manyata	Technology	54
Leading Tech Project Platform[2]	Embassy GolfLinks	Technology	29
ICICI Securities	FIFC	Financial Services	17
Hyundai	Embassy One	Engineering & Manufacturing	14
Elastic[2]	Embassy GolfLinks	Technology	13
Others	Various	Various	117
Total Lease-up			**428**

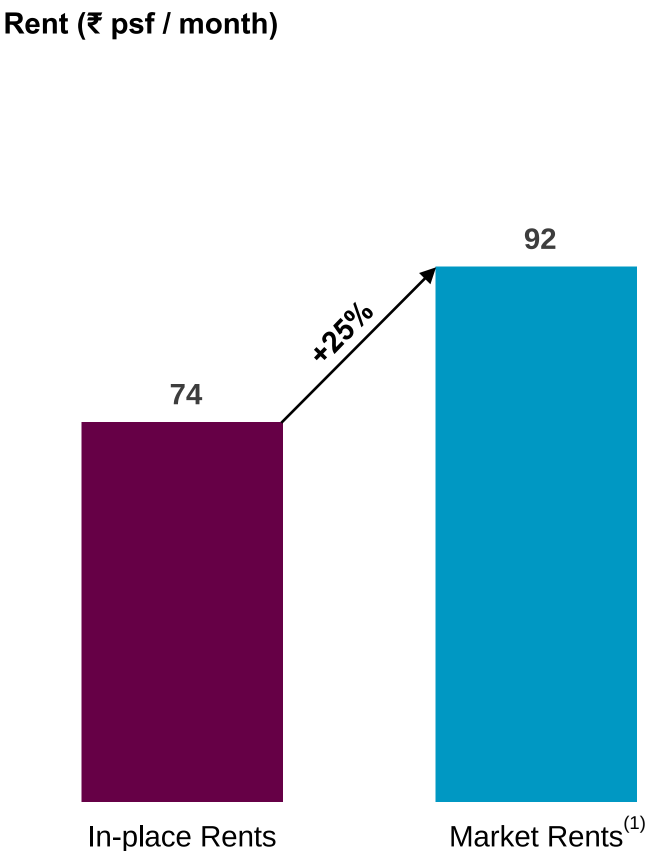
New Leases & Renewals in 3Q FY2022

Notes:
(1) Actual legal entity name of occupiers may differ
(2) Through an enterprise solution between respective end use occupier and co-working operator

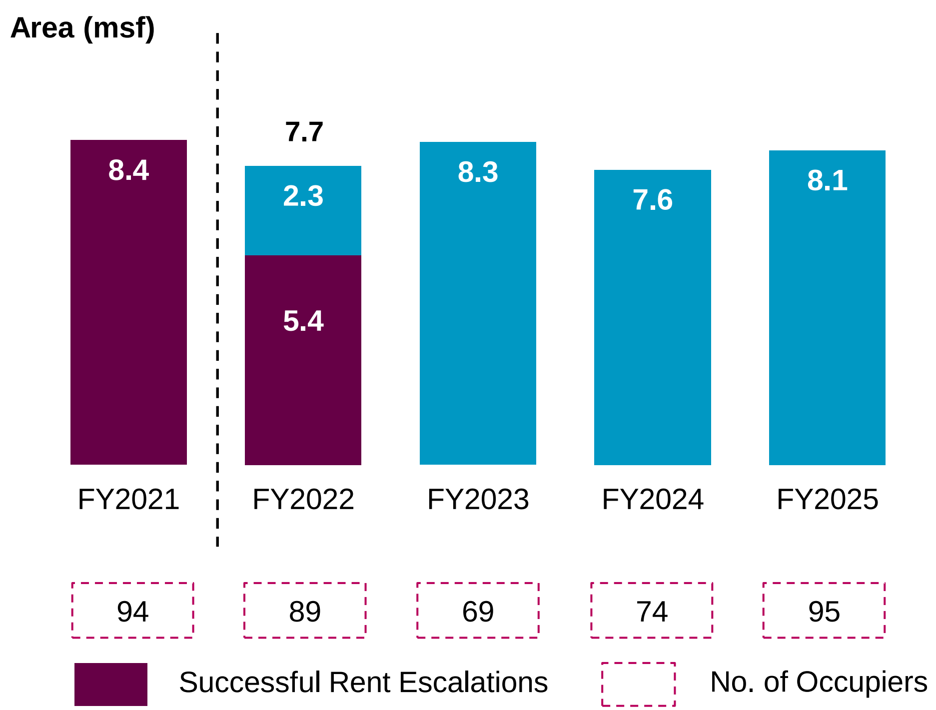
Embedded Rent Escalations

Achieved rent escalations of 14% on 5.4 msf across 68 leases in YTD FY22. On track for 15% rent escalations due on 2.3 msf across 21 leases in Q4 FY2022

Market Rents 25% above in-place rents



Embedded Rent Escalations of 10-15% aids NOI growth



	FY2022	FY2023	FY2024	FY2025
Rent Escalations	15%	14%	14%	14%
Post-escalation MTM opportunity	2%	12%	33%	17%

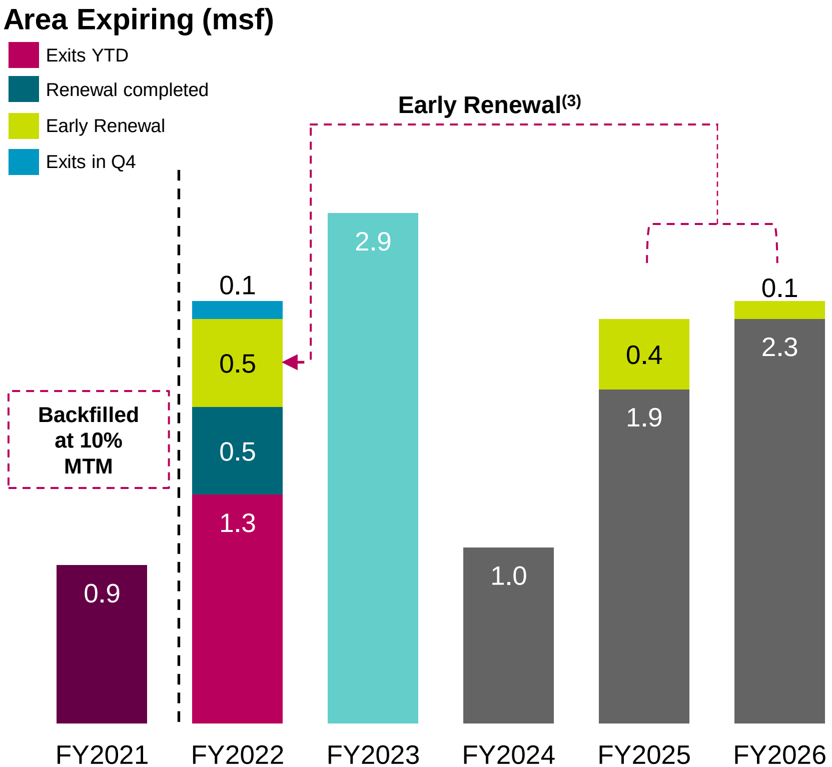
Q3 Update: Achieved 13% rent increase on 1.8 msf

Source: CBRE Research Dec'21, Embassy REIT

Embedded Mark-to-Market Potential

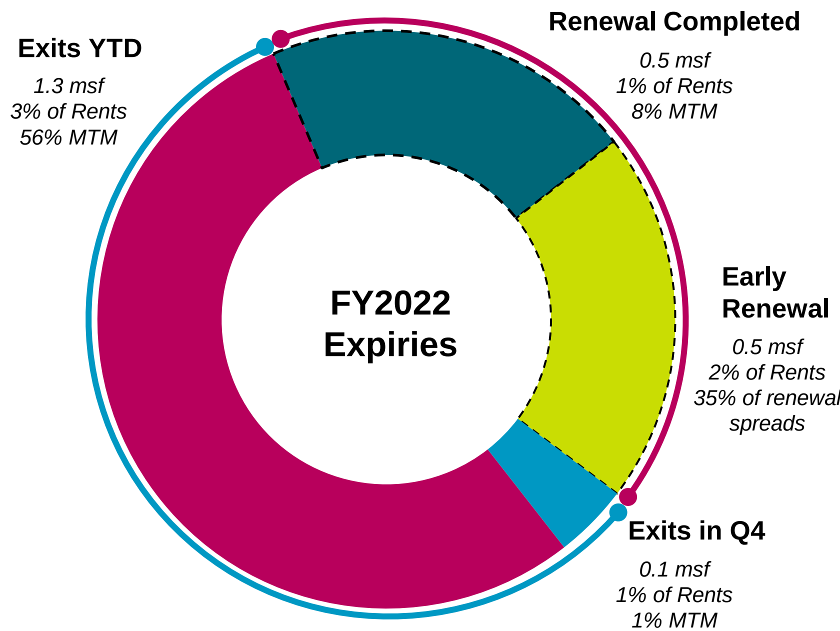
Fully on track with our previous guidance on renewals and expiries. Successfully renewed 1 msf in YTD FY22 at 21% renewal spreads. Mark-to-market potential of 43% on 2.9msf expiring in FY23

28% of Leases expire between FY2023–26



	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Mark-to-market opportunity(1)		35%	43%	18%	51%	23%
Rents Expiring(2)		7%	7%	4%	7%	10%

FY2022 Lease Expiries in-line with previous guidance



- Lease expiries in-line with guidance in Q4 FY2021
  - 0.5 msf Renewals and 1.4 msf Exits
- YTD FY22 Update
  - 0.5 msf of early renewal; 35% renewal spread
  - 0.5 msf renewed; 8% renewal spread
  - 1.3 msf exits; 56% MTM potential(1)

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
(3) Includes 511k sf early renewal with Nokia as a part of 'blend and extend' strategy, leases originally expiring between FY25/26

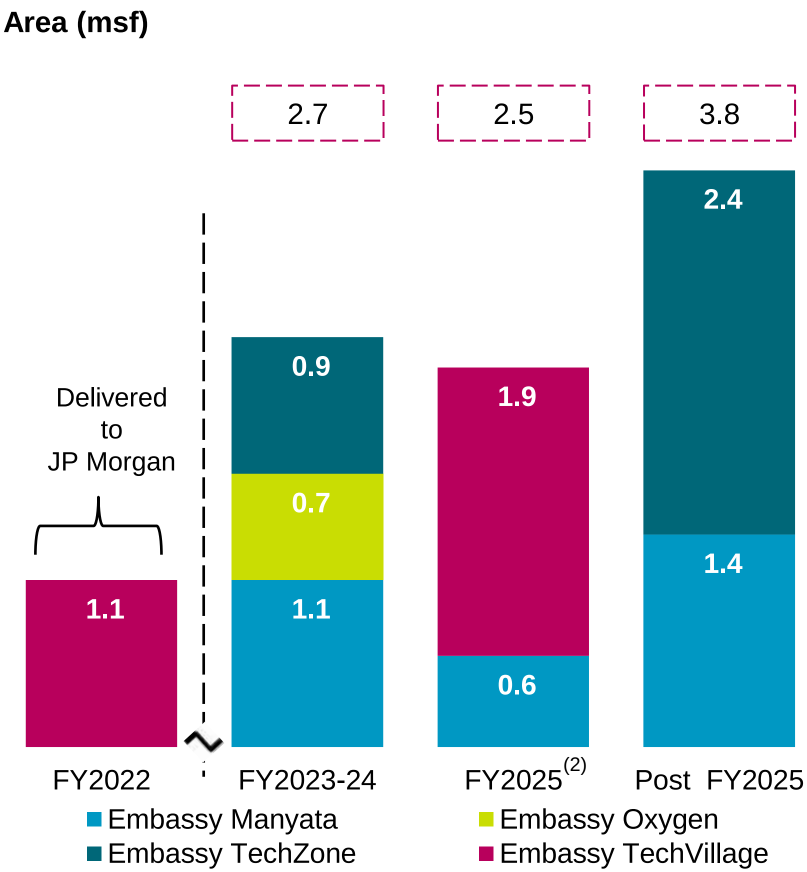
V. Development Update

Embassy TechVillage – JP Morgan BTS, Bangalore

On-campus Development Fuelling Growth

Delivered 1.1 msf JP Morgan campus at ETV within budget, construction in full swing on ongoing 4.6 msf development projects

Development Pipeline(1) (msf)



- 70% of new development in Bangalore, India's top office market

Development Status as of January 28, 2022

Embassy TechVillage (JPM BTS, 1.1 msf) (Block 8, 1.9 msf)	▸ **JP Morgan BTS** – Delivered state-of-the-art 1.1msf campus in Dec'21 despite Covid challenges – Occupier commencing Tis ▸ **Parcel 8** – Designs finalized and approvals in place. Excavation completed and foundation work in progress – Targeting Sep'24 completion
Embassy Manyata M3 Parcel (Block A – 1.0 msf) (Block B – 0.6 msf)	▸ M3 Block A – Structure Top Out completed. Façade, MEP and Finishing works in progress ▸ Targeting Dec'22 completion ▸ M3 Block B – Design finalized, excavation completed, and Sub structure works in progress ▸ Awaiting pre-construction approvals(3)
Embassy TechZone (Hudson, 0.5 msf) (Ganges, 0.4 msf)	▸ Hudson and Ganges Block – Façade, MEP and Finishing works in progress ▸ Targeting Sep'22 completion
Embassy Oxygen (Tower 1, 0.7 msf)	▸ Slab works in progress at 9th floor. MEP and Finishing works initiated ▸ Targeting Jun'23 completion

Notes:
(1) Excludes 1,137 hotel keys across Hilton & Hilton Garden Inn at Embassy Manyata and Embassy TechVillage
(2) Includes acquisition of 0.6 msf M3 Block B located within overall Embassy Manyata campus upon estimated building completion in Mar'25
(3) Includes acquisition of statutory development rights and building approvals

Commencing New Growth Cycle

Kick-started the next growth cycle at ETV with the launch of 1.9 msf new office development and our showcase 'Central Garden' infrastructure initiative

- ► **Opportunity:** Landlord favorable demand-supply dynamics in Bangalore's ORR micro-market
  - – ORR, where ETV is located, is India's best performing market - sub-6% market vacancy and sub-1% ETV vacancy
- ► **Development Update:** Developing entire 1.9 msf in one go given robust demand
  - – Site mobilized and foundation works initiated, financing available at attractive 7-8% interest rate
- ► **Pre-Lease Plan:** 7 msf active RFPs including with global banks and tech giants, more RFPs likely to be activated in 3-4 quarters
  - – Incubation space availability[(1)], launch of hotel construction and metro works to hugely benefit ETV

Note:
(1) Through a tie-up with upcoming adjacent property with ability to seamlessly integrate access with Block 8 development

Project Progress at Site

	Embassy TechVillage - JP Morgan BTS (1.1 msf)	Embassy Manyata – M3 Block A (1.0 msf)
Design Perspective		
Actual Progress at Site[1]		

Note:
(1) Jan'22 Pictures

Project Progress at Site (Cont'd)

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

Note:
(1) Jan'22 Pictures

VI. Asset Management Update

Embassy Qubix, Pune

Enhancing our Total Business Ecosystem

Successfully delivered the 3-lane 1 km long flyover at Embassy Manyata, supports our occupiers as well as local communities

Note:
(1) Jan'22 Picture

Deepening Our Business Moat

Our focused investments in infrastructure and amenities deepens our business moat and fortifies our properties for the next phase of growth

Skywalk at Embassy TechVillage (Completed, Nov'21)

Refurbishment at Embassy Qubix (WIP,Sep'22)

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

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

Note:
(1) Jan'22 Pictures

Commencing 'Central Garden' – a World Class Amenity Zone at ETV

Initiated development of 'Central Garden', an 8-acre attraction zone designed by a renowned Singapore architect, comprising amenities such as an open amphitheater, sports zones, F&B and sit-out areas

Upper Garden

Sports Zone

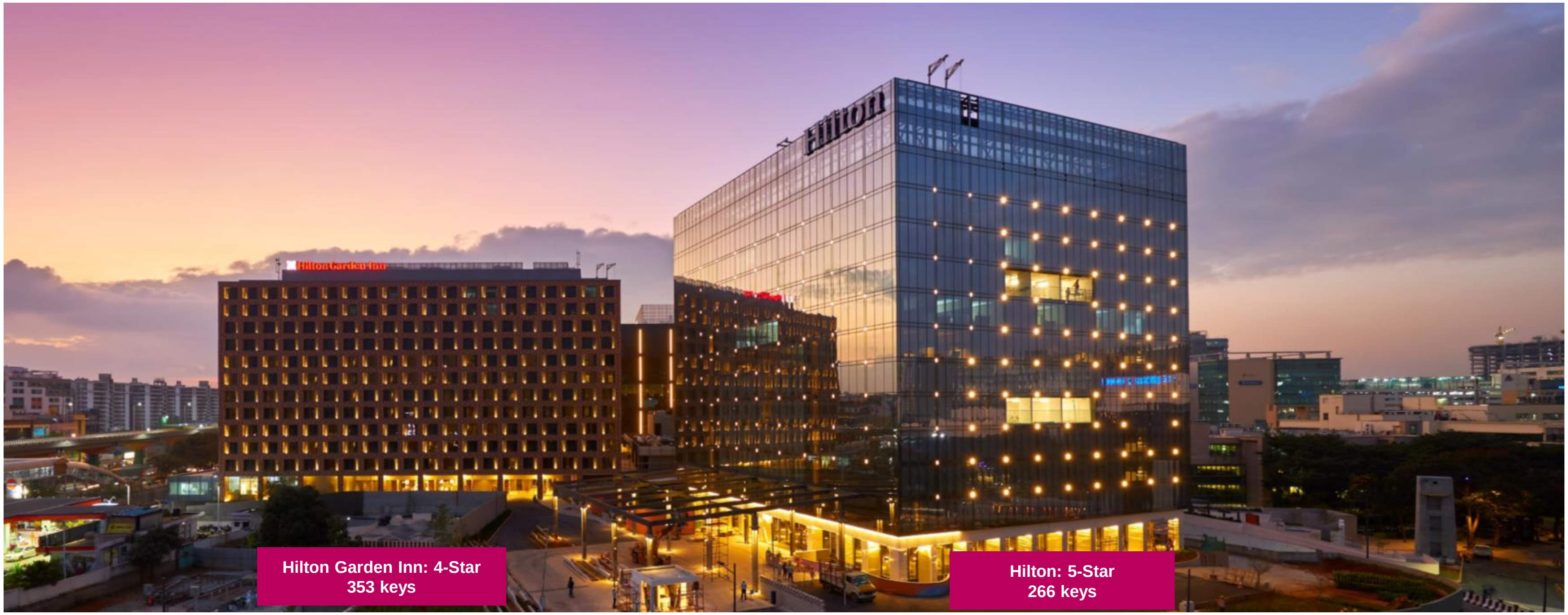
Amphitheatre

Memory Plaza

Note:
(1) Jan'22 Perspectives

Launch of Hilton at Manyata Increases Entry Barriers

Backed by gradual demand recovery in hospitality segment, targeting a June 2022 launch of the 619 key dual-branded Hilton hotels at Embassy Manyata



- **Delivery Update**
  - Hilton – 5 Star (266 keys) – 50% Guest Rooms handed over, F&B interiors majorly complete
  - Hilton Garden Inn – 4 Star (353 keys) – 70% Guest Rooms handed over, balance under snagging
  - Convention Centre – 60% interior work completed
- **Pre-opening Activities**
  - Commenced hotel simulations, ramping up Hilton team - hired experienced GM, core team and 110 personnel
  - Finalized long term contracts with over 50 leading corporates, additional 50 discussions underway
  - Group and Banquet pipeline booking from Jun'22 onwards

Note:
(1) Jan'22 Picture

Hospitality Update

Driven by an increase in occupancy to 37% (vs 28% in Q2), both operational hotels totaling 477 keys turned EBITDA positive in Q3

Hilton at Embassy GolfLinks

247 Keys
5-Star Hotel
Operational
Q3 Occupancy : 41% (vs 30% in Q2)
Q3 EBITDA: ₹4 mn vs ₹(9) mn in Q2
'2021 Travellers Choice Award'
- by TripAdvisor

Four Seasons at Embassy One

230 Keys
5-Star Luxury Hotel
Operational
Q3 Occupancy : 33% (vs 26% in Q2)
Q3 EBITDA: ₹1 mn vs ₹(19) mn in Q2
'Far and East: Best Chinese Premium Dining'
– by Times Food & Nightlife Awards 2021

- ► **Q3 Performance –** Hotels turned EBITDA positive after 9 quarters despite travel restrictions, turnaround led by gradual recovery
- ► **Outlook –** Encouraging momentum and positive underlying trends, though Q4 may have short-term blips given the third wave
- ► **Action Plan** – Focus on cost control in near-term; thereafter drive occupancy through domestic corporates and social events

VII. ESG Update

Embassy TechVillage, Bangalore

Our ESG Vision and Framework – 3 Pillars

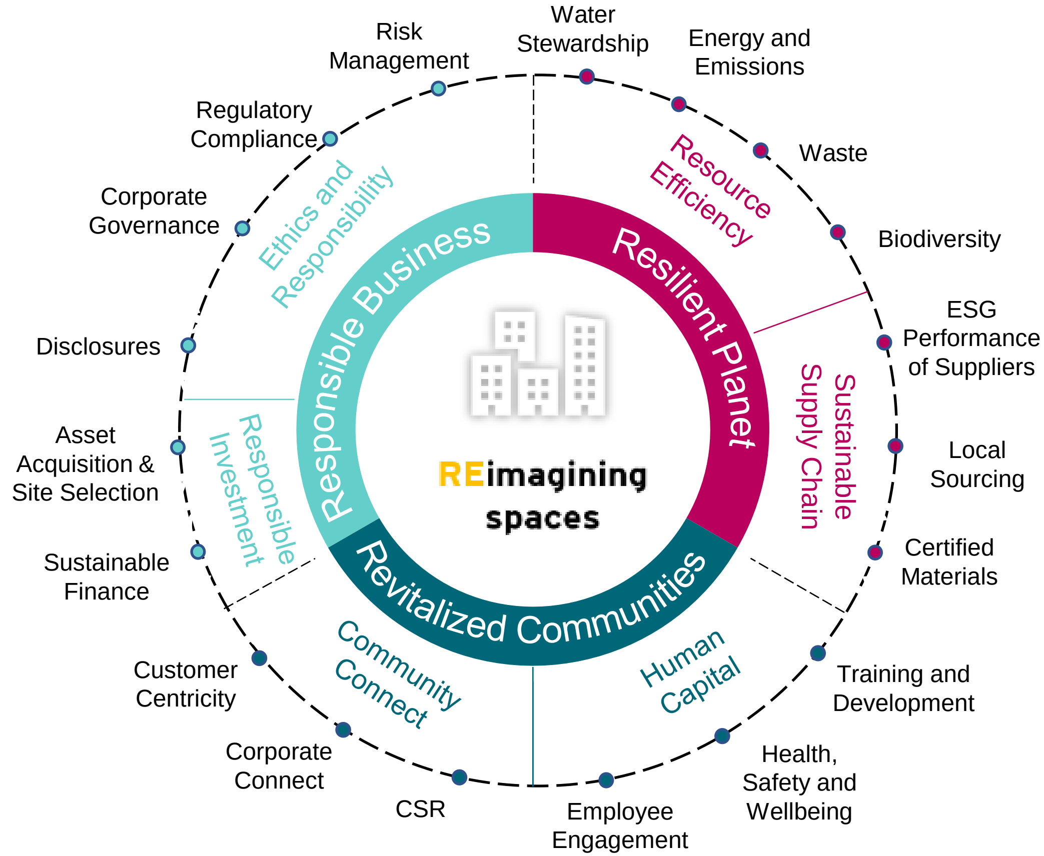
Our ESG Framework, comprising of 19 specific programs, is driven by our vision to "Reimagine spaces" for a sustainable tomorrow for all our stakeholders

1
Framework

3
Pillars

6
Focus Areas

19
Programs



- **Our ESG objective is integrated into our business objectives and values**
- **75% energy contribution through renewable sources by FY2025**

ESG Pillar 1 – Resilient Planet

Our environment management initiatives focus on green energy, reduction of GHG emissions and waste, access to safe water, sanitation and hygiene

Key Highlights

- **Energy and Emissions**
  - Focus on increasing renewable energy usage
  - Transitioning lighting system from conventional to LED
  - Upgrading cooling systems to reduce power consumption
  - E-vehicle charging stations, CNG buses, e-buggies
  - LED screens displaying emissions, power & water usage
- **Water and Waste management**
  - STPs, rainwater harvesting, water conservation initiatives
  - Waste segregation at source, safe disposal of hazardous waste and on-premise recycling of organic waste
- **Biodiversity**
  - Environmental impact assessment at Embassy Manyata and Embassy TechZone (in vicinity of protected areas)
- **Sustainable supply chain**
  - Supplier code of conduct, performance monitoring and training programs
  - ESG-specific clauses in key contracts

100 MW Solar Park reducing 158k tonnes CO_2 annually(1)(2)

Initiated one of Asia's Largest Solar Rooftop Projects

20+ MW
Across 8 properties

25k tonnes
CO_2 Emission Reduction(1)

₹950 million
Projected Capex

30%+
Projected IRR

Notes:
(1) Picture from Embassy Energy 100 MW solar facility in Bellary, Karnataka
(2) Based on CO_2 baseline database for the Indian power sector (Dec'18) and actual generation of 190 mn units in FY2021, reduces 158mn kg CO2 emissions annually

ESG Pillar 2 – Revitalized Communities

Our social initiatives focus on creating shared value for our employees, our occupiers, our vendors and the communities that we operate in

Key Highlights

- **Community Connect**
  - Building and maintenance of government schools
  - Education, health and hygiene interventions
  - Ecogram project (waste, water and soil management)
  - Community infrastructure
  - Corporate Connect program – partnering with occupiers
- **Corporate Occupiers**
  - Focus on occupational health, safety and wellbeing - BSC and BSI certifications, WELL Portfolio™ program
  - Engagement programs - Energize, Q Life, Embassy Plus
  - Customer satisfaction surveys
  - Initiation of green lease contracts with occupiers
- **Employees**
  - An equal opportunity employer - Ensuring diversity of gender, ethnicity, caste, creed
  - Hiring and compensation on merit and performance
  - Continuous training and development opportunities

Corporate Connect (30+ partners, 60+ projects)

Education Interventions (18k+ students benefitted)

ESG Pillar 3 – Responsible Business

We have adopted strong corporate governance standards and a best-in-class governance framework

Key Highlights

- **Corporate Governance and Compliance**
  - 50% independent directors on the Board
  - Manager change by 60% unrelated Unitholders' vote
  - Distributions linked management fee structure
  - ESG performance linked to Senior Executives' KRAs
  - Comprehensive policies for the governance framework
- **Risk Management**
  - Robust framework, oversight by Risk Mgmt. Committee
- **Disclosures**
  - Annual ESG report published in line with GRI standards
  - 4-star / Green star GRESB rating, TCFD supporter
- **Responsible Investment**
  - Comprehensive ESG checklist to evaluate acquisitions
  - No acquisition fees payable to the REIT Manager
  - Strong related party safeguards for acquisitions

Board Composition

8
Non-Executive Directors

50%
Independent Directors

9
Board Committees

12.5%
Women Directors

Asset and Distributions Framework

Min. 80%
Completed & rent / income generating assets by value

Min. 90%
Net distributable cash flows to be distributed

0%
Speculative land bank

Our ESG Roadmap – Path Ahead

We have defined our next 3-year sustainability targets under our three ESG pillars and will continually report progress towards achieving them

ESG Pillar	Strategic Vision	Key Sustainability Targets
Resilient Planet	► Improving resource efficiency across the asset lifecycle and developing a sustainable supply chain by integrating ESG aspects across our value chain	► 75% energy contribution through renewable sources by FY2025 ► 100% USGBC LEED certifications for our properties by FY2023
Revitalised Communities	► Creating shared value for our employees, our occupiers, our vendors and the communities that we operate in	► 70% of all new lease agreements to include ‘Green Lease’ clauses by FY2024 ► 10% of occupiers to be engaged annually under ‘Corporate Connect’ program
Responsible Business	► Creating and adopting best-in-class governance and risk management framework to serve the interest of all our stakeholders	► ₹10 billion of green / sustainable financing to be secured cumulatively by FY2024 ► 100% of future acquisitions to be subjected to ESG due-diligence

VIII. Financial Update

Embassy TechZone, Pune

Active Management Further Optimizes Debt Costs

Successfully reduced our overall interest cost to 6.6%, locked-in 63% of total debt at fixed interest rate and have staggered our debt maturities with <2% debt maturing over next 18 months

₹46 bn

~300 bps refinancing spread on ZCB Refi

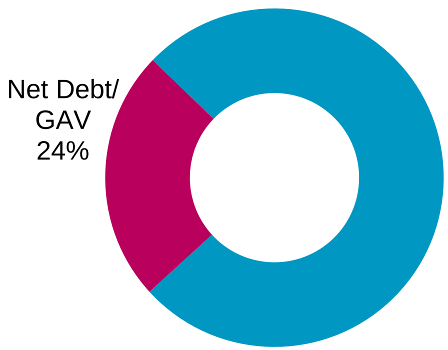
₹21.5 bn

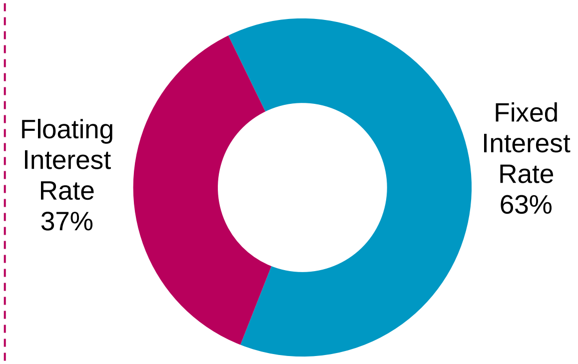
60 bps renegotiation spread on in-place debt

6.6%

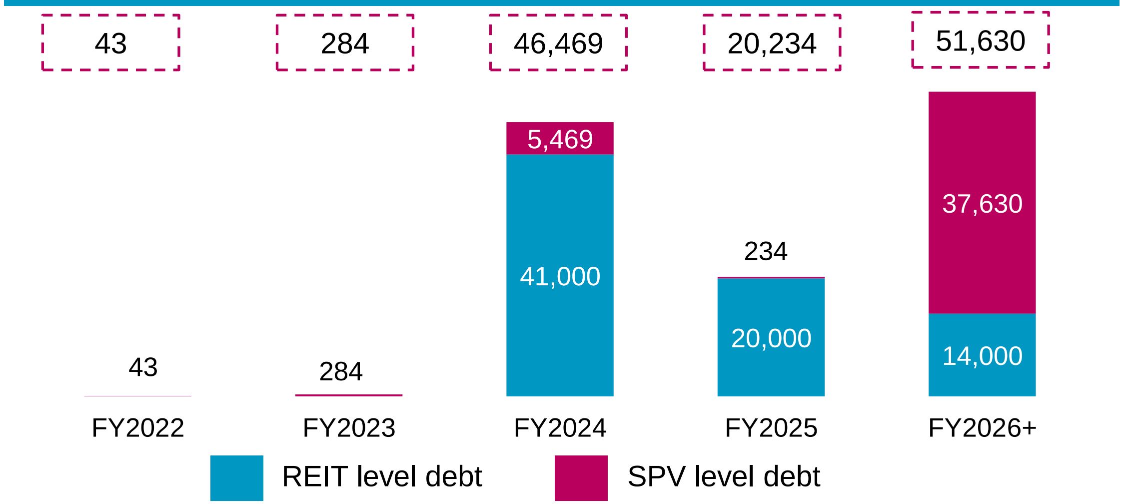
Average Debt Cost

REIT Debt Composition





Staggered Debt Maturity (₹ mn)



Financial Performance for YTD FY2022

YTD NOI and EBITDA up 32% and 29% year-on-year respectively with NOI and EBITDA margins at 84% and 82% respectively

	YTD FY2022 (mn)	YTD FY2021 (mn)	Variance %	Remarks
Revenue from Operations	**₹22,138**	**₹16,217**	**+37%**	▸ Revenue from ETV's 6.1 msf completed area[(2)] ▸ Revenue from Embassy Manyata and TechZone CAM Operations[(3)] ▸ Ramp-up of Hospitality occupancy ▸ Lease rent escalations of 14% on 6.7 msf ▸ Partially offset by occupancy decline since start of pandemic
NOI	**₹18,661**	**₹14,163**	**+32%**	▸ In-line with increase in Revenue from Operations ▸ Costs corresponding to CAM Operations of Embassy Manyata, TechZone & TechVillage[(3)]
Margin (%)	***84%***	***87%***		
EBITDA	**₹18,169**	**₹14,067**	**+29%**	▸ In-line with NOI increase ▸ Partially offset by lower treasury income
Margin (%)	***82%***	***87%***		
Distribution	**₹15,640**	**₹13,056**	**+20%**	▸ Increase in EBITDA ▸ Partially offset by interest payments on coupon-bearing bonds
Payout Ratio	***100%***	***100%***		

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

Walkdown of Key Financial Metrics

Particulars (₹mn)	3Q FY2022	3Q FY2021	Variance (%)	YTD FY2022	YTD FY2021	Variance (%)
Revenue from Operations	7,409	5,653	31%	22,138	16,217	37%
Property Taxes and Insurance	(299)	(192)	56%	(881)	(581)	52%
Direct Operating Expenses	(897)	(681)	32%	(2,595)	(1,473)	76%
Net Operating Income	**6,213**	**4,780**	**30%**	**18,661**	**14,163**	**32%**
Other Income	243	290	(16%)	763	793	(4%)
Dividends from Embassy GolfLinks[(1)]	375	300	25%	1,125	565	99%
Property Management Fees[(1)]	(156)	(126)	24%	(500)	(361)	38%
Indirect Operating Expenses	(157)	(161)	(2%)	(624)	(360)	73%
EBITDA	**6,517**	**5,082**	**28%**	**19,425**	**14,799**	**31%**
Working Capital Adjustments	694	(187)	NR	2,053	129	1,496%
Cash Taxes	(414)	(209)	98%	(1,328)	(576)	131%
Principal Repayment on external debt	(43)	(9)	385%	(88)	(106)	(17%)
Interest on external debt	(536)	(117)	358%	(1,235)	(901)	37%
Non-Cash Adjustments	(81)	(59)	38%	(333)	(667)	(50%)
NDCF at SPV level	**6,137**	**4,501**	**36%**	**18,494**	**12,679**	**46%**
Distribution from SPVs to REIT	6,130	4,532	35%	18,527	12,801	45%
Distribution from Embassy GolfLinks	-	-	NR	-	738	(1)
Interest on external debt	(1,152)	(243)	NR	(2,595)	(277)	NR
REIT Management Fees[(1)]	(57)	(45)	29%	(195)	(158)	24%
Other Inflows at REIT level (Net of Expenses)	6	63	(90%)	(92)	(72)	28%
NDCF at REIT level	**4,927**	**4,308**	**14%**	**15,644**	**13,032**	**20%**
Distribution	**4,929**	**4,313**	**14%**	**15,640**	**13,056**	**20%**

NOI

NDCF at SPV level

Distribution

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

IX. Appendix

Embassy Galaxy, Noida

Portfolio Summary

EMBASSY REIT

33.6 msf completed Grade A office assets (87% occupied, 7.3 years WALE, 25% MTM opportunity)

	Leasable Area (msf)/Keys/MW			WALE[2]	Occupancy	Rent (₹ psf / mth)			GAV[3]	
Property	Completed	Development	Total	(yrs)	(%)	In-place	Market	MTM (%)	₹ mn	% of total
Embassy Manyata	11.8	3.1	14.8	7.1	88.2%	64	93	44%	177,361	37%
Embassy TechVillage	7.2	1.9	9.2	10.4	99.0%	74	94	27%	112,617	24%
Embassy GolfLinks[1]	2.9	-	2.9	7.3	94.3%	125	149	20%	30,401	6%
Embassy One	0.3	-	0.3	8.4	33.0%	142	147	4%	4,359	1%
Bengaluru Sub-total	**22.2**	**5.0**	**27.2**	**8.3**	**91.9%**	**76**	**101**	**33%**	**324,738**	**68%**
Express Towers	0.5	-	0.5	3.2	88.3%	275	270	(2%)	18,110	4%
Embassy 247	1.2	-	1.2	3.0	84.0%	104	110	6%	17,028	4%
FIFC	0.4	-	0.4	3.7	77.5%	298	270	(10%)	13,845	3%
Mumbai Sub-total	**2.0**	**-**	**2.0**	**3.3**	**83.9%**	**178**	**176**	**(1%)**	**48,983**	**10%**
Embassy TechZone	2.2	3.3	5.5	4.2	86.0%	49	48	(3%)	21,628	5%
Embassy Quadron	1.9	-	1.9	4.6	50.1%	49	48	(3%)	12,801	3%
Embassy Qubix	1.5	-	1.5	5.6	89.0%	41	48	16%	10,001	2%
Pune Sub-total	**5.5**	**3.3**	**8.8**	**4.7**	**74.4%**	**47**	**48**	**2%**	**44,430**	**9%**
Embassy Oxygen	2.5	0.7	3.3	9.8	75.8%	49	54	9%	23,336	5%
Embassy Galaxy	1.4	-	1.4	1.5	83.5%	34	45	32%	9,111	2%
Noida Sub-total	**3.9**	**0.7**	**4.6**	**7.4**	**78.5%**	**44**	**51**	**16%**	**32,447**	**7%**
Subtotal (Office)	**33.6**	**9.0**	**42.6**	**7.3**	**87.0%**	**74**	**92**	**25%**	**450,598**	**94%**
Four Seasons at Embassy One	230 Keys	-	230 Keys	-	22.7%	-	-	-	7,266	2%
Hilton at Embassy GolfLinks	247 Keys	-	247 Keys	-	27.5%	-	-	-	3,965	1%
Hilton & Hilton Garden Inn at Embassy Manyata (5 & 3 star)	-	619 Keys	619 Keys	-	-	-	-	-	5,785	1%
Hilton & Hilton Garden Inn at Embassy TechVillage (5 & 3 star)	-	518 Keys	518 Keys	-	-	-	-	-	603	0%
Embassy Energy	100MW	-	100MW	-	-	-	-	-	9,144	2%
Subtotal (Infrastructure Assets)	**477 Keys / 100MW**	**1,137 Keys**	**1,614 Keys / 100MW**						**26,763**	**6%**
Total	**33.6 msf/477 Keys/100MW**	**9 msf / 1,137 Keys**	**9 msf / 1,137 Keys**						**477,361**	**100%**

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

Our ESG Memberships and Certifications

Our current ESG memberships, certifications and performance on global benchmarks reflect our commitment to sustainability, transparency and operational excellence

Operational Excellence

BRITISH SAFETY COUNCIL

Six 5-star, Five 4-star, One 3-star certifications

bsi

ISO 9001, ISO 14001, ISO 45001 certifications

ESG Benchmarks (2021)

GRESB 2021

4-star rating, 80% score(1)

S&P Global CSA

79th percentile, 44% score

FTSE Russell

50th percentile, 56% score

Building Certifications

LEED

Majority portfolio Gold/Platinum certified

INTERNATIONAL WELL BUILDING INSTITUTE™

Subscribed to WELL Portfolio™ for next 5 yrs

ESG Disclosures

Global Reporting Initiative™

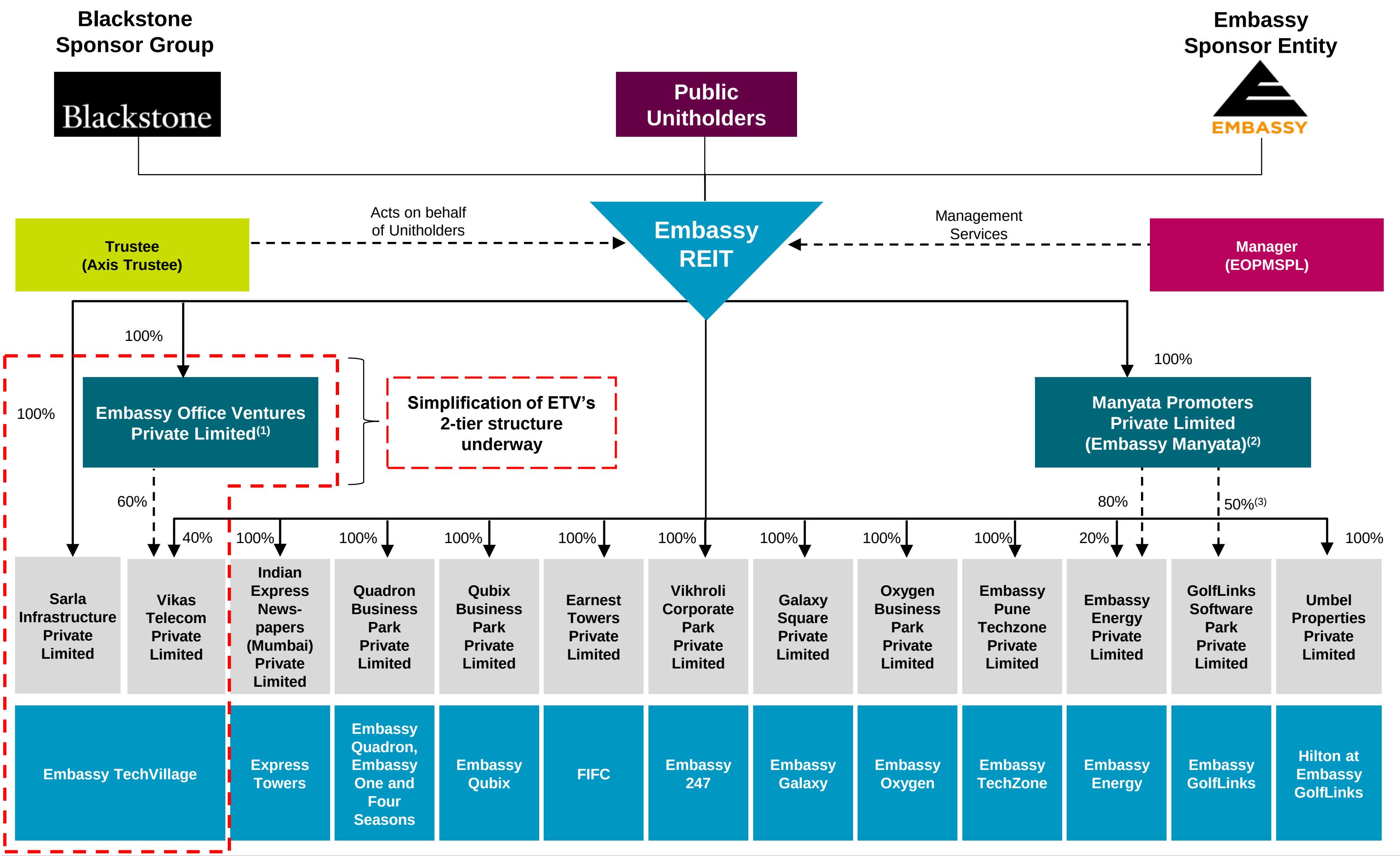
ESG Report Aligned with GRI framework

TCFD

Supporter Signatory

Note:
(1) Reflects Embassy REIT's performance in GRESB 2021 Real Estate Assessment for Standing Investments. For Developments, Embassy REIT received a score of 65% and a 1-star rating.

Embassy REIT Structure



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

Key Terms & Definitions

Notes:

- All figures in this presentation are as of Dec 31, 2021
- All figures corresponding to year denoted with "FY" are as of or for the one-year period ending (as may be relevant) March 31st of the respective year. Similarly, all figures corresponding to year denoted with "CY" are as of or for the one-year period ending (as may be relevant) December 31 of the respective year
- Some of the figures in this Presentation have been rounded-off to the nearest decimal for the ease of presentation
- All details included in the presentation considers 100% stake in GLSP. However, Embassy REIT owns 50% economic interest in GLSP SPV which owns Embassy GolfLinks property. Accordingly, its revenues are not consolidated into our Revenue from Operations. Also, Market Value or GAV reflects only Embassy REIT's 50% economic interest in GLSP
- Any reference to long-term leases or WALE (weighted average lease expiry) assumes successive renewals by occupiers at their option
- Gross Asset Value (GAV) considered per Sep'21, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. GAV of recently acquired GLSP area of 0.17 msf considered as per Sep'21 valuation and aggregated with the rest of the portfolio.
- Key Terms and Definitions:

1. 3Q/Q3/Three Months ended – Quarter ending Dec'21
2. ADR – Average Daily Rate (ADR) is a measure of the average rate charged for rooms sold and is calculated by dividing total rooms revenue for a period by the number of rooms sold during that period
3. Annualized Rental Obligations – Defined as Gross Rentals multiplied by twelve (12)
4. Average Occupancy – Commercial Offices - Occupied Area / Completed Area. Hotels - Occupied Rooms / Completed Rooms or Keys
5. Base Rentals – Rental income contracted from the leasing of Completed Area; does not include fit-out & car parking income
6. bn – Billions
7. bps – Basis points
8. BSE – BSE Limited
9. CAM – Common Area Maintenance
10. C&W – Cushman & Wakefield
11. CAGR – Compounded Annual Growth Rate
12. CBRE – CBRE South Asia Private Limited
13. Completed Area – the Leasable Area of a property for which occupancy certificate has been received
14. CRE – Corporate real estate
15. DPU – Distribution per unit
16. EBITDA – Earnings/ (loss) before finance costs, depreciation, amortization, impairment loss and income tax excluding share of profit of equity accounted investee
17. Embassy TechVillage / ETV – Comprises of the legal entities Vikas Telecom Private Limited (VTPL), Embassy Office Ventures Private Limited (EOVPL) and Sarla Infrastructure Private Limited (SIPL)
18. Embassy Group – refers to the Embassy Sponsor or its subsidiaries or limited liability partnerships
19. Embassy REIT refers to Embassy Office Parks REIT
20. EOPMSPL – Embassy Office Parks Management Services Private Limited
21. EOPPL – Embassy Office Parks Private Limited, a former holding company of Embassy REIT which has been dissolved pursuant to restructuring involving MPPL, EOPPL and EPTPL through NCLT scheme
22. FY – Period of 12 months ended March 31 of that particular year, unless otherwise stated
23. GAV – Gross Asset Value
24. GCC – Global Captive Centers
25. GLSP – GolfLinks Software Park Private Limited
26. GRESB – Formerly known as Global Real Estate Sustainability Benchmark
27. Holdco – Refers to EOVPL and MPPL
28. Investment Entity – Refers to GolfLinks Software Park Private Limited
29. IPO – Initial Public Offering of units of Embassy Office Parks REIT
30. Leasable Area – Total square footage that can be occupied by a occupier for the purpose of determining a occupier's rental obligations. Leasable Area is the sum of Completed Area, Under Construction Area and Proposed Development Area
31. LTM – Last twelve months
32. Manager – Embassy Office Parks Management Services Private Limited
33. MEP – Mechanical, Electrical & Plumbing
34. mn – Millions
35. MNC – Multinational Corporation
36. msf – Million square feet
37. MTM – Mark to Market
38. Mumbai – Mumbai Metropolitan Region (MMR)
39. MW – Mega-Watt
40. NAV – Net Asset Value
41. NCD – Non-Convertible Debentures
42. NDCF refers to Net Distributable Cash Flows
43. Net Debt – Gross Debt minus short term treasury investment and cash and cash equivalents
44. NM – Not material
45. NOI – Net Operating Income
46. NR – Not Relevant
47. NSE – The National Stock Exchange of India Limited
48. NTM – Next twelve months
49. NXT – Manyata front parcel office towers
50. OC – Occupancy certificate
51. Occupancy / % Occupied / % Leased – Occupancy is defined as the ratio of the Occupied Area and the Completed Area
52. Occupied Area – Completed area of property which has been leased or rented out in accordance with an agreement entered into for the purpose
53. ORR – Outer Ring Road
54. Proforma Debt Headroom – Proforma Debt Capacity (Maximum debt as per REIT Regulations) - Current Net Debt
55. Portfolio – Together, the Portfolio Assets and the Portfolio Investment
56. 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
57. QoQ – Quarter on quarter
58. REIT Regulations – Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014
59. 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 Dec'21
60. RevPAR – Revenue Per Available Room (RevPAR) is a hotel industry financial metric calculated by multiplying the Average Daily Rate by the percentage occupancy
61. Re-leasing spread – Refers to the change in rent psf between new & expiring leases, expressed as a percentage
62. 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
63. ROFO – Right of First Offer
64. sf / psf – Square feet / per square feet
65. Sponsor(s) – Embassy Property Developments Private Limited and BRE / Mauritius Investments
66. SPV – Special purpose vehicles, as defined in Regulation 2(l)(zs) of the REIT Regulations, in this case being UPPL, EEPL, IENMPL, VCPPL, ETPL, QBPL, QBPPL, OBPPL, VTPL, SIPL, EPTPL and GSPL
67. TEV – Total Enterprise Value
68. TI / TIs – Tenant Improvement / (s)
69. tn – Trillions
70. Under Construction / U/C Area – Leasable Area for which internal development plans have been finalized and requisite approvals as required under law for the commencement of construction have been applied for, construction has commenced, and the occupancy certificate is yet to be received
71. Units – An undivided beneficial interest in the Embassy REIT, and such units together represent the entire beneficial interest in the Embassy REIT
72. WALE – Weighted Average Lease Expiry (weighted according to facility rentals excluding impact of Ind-AS adjustments) assuming that each occupier exercises the right to renew for future terms after expiry of initial commitment period
73. WFH – Work from home
74. WIP – Work-in-progress
75. Years – Refers to fiscal years unless specified otherwise
76. YoY – Year on year
77. YTD – Year to date
78. YTM – Yield to Maturity
79. ZCB – Zero Coupon Bond

Disclaimer

This presentation is issued by Embassy Office Parks Management Services Private Limited (the "**Manager**") in its capacity as the Manager of the Embassy Office Parks REIT ("**Embassy REIT**"), for general information purposes only, without regards to the specific objectives, financial situation or requirements of any particular person. This presentation may not be copied, published, distributed or transmitted, in whole or in part, for any purpose, and should not be construed as legal, tax, investment or other advice.

This presentation does not constitute a prospectus, placement document, offering circular or offering memorandum and is not an offer or invitation or recommendation or solicitation or inducement to buy or sell any units or other securities including any units or other securities of: (i) the Embassy REIT, its holdcos, SPVs and / or investment entities; or (ii) its Sponsors or any of the subsidiaries of the Sponsors or any member of the Sponsor Group; or (iii) the Manager; or (iv) the Trustee, nor shall part, or all, of this presentation form the basis of, or be relied on, in connection with, any contract or investment decision in relation to any securities.

Unless otherwise stated, the information contained herein is based on management information and estimates. The information contained herein is only current as of the date specified herein, has not been independently verified and may be subject to change without notice, including based on the impact of Covid on us, our occupiers and the Indian and global economies. Please note that past performance is not indicative of future results. Please note that the recipient will not be updated in the event the information becomes stale. The Manager assumes no responsibility to publicly amend, modify or revise any forward-looking statements, on the basis of any subsequent development, information or events, or otherwise. The Manager, as such, makes no representation or warranty, express or implied, as to, and does not accept any responsibility or liability with respect to, the fairness, accuracy, completeness or correctness of the content including any information or opinions contained herein. Any opinions expressed in this presentation or the contents of this presentation are subject to change without notice. Neither the delivery of this presentation nor any further discussions of the Manager with any of the recipients shall, under any circumstances, create any implication that there has been no change in the affairs of the Embassy REIT since the date of this presentation.

This presentation also 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 the 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 on us, our occupiers and the Indian and global economies, recipients of this presentation 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. 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.

Certain information (including any guidance and proforma information) presented herein is based on management information, assumptions and estimates and is not audited or reviewed by an auditor or based on GAAP, Ind AS or any other internationally accepted accounting principles. The reader should not consider such items as an alternative to the historical financial results or other indicators of the Embassy REIT's profit, cash flows or distribution based on any GAAP. Actual results may be materially different from the expectations expressed or implied by this information, and there can be no assurance that the expectations reflected in this information will prove to be correct.

By reading this presentation the recipient acknowledges that the recipient will be solely responsible for its own investigation, assessment and analysis of the market and the market position of the Embassy REIT and that the recipient will conduct its own analysis and be solely responsible for forming its own view of the potential future performance of the business of the Embassy REIT. This presentation may not be all inclusive and may not contain all of the information that the recipient considers material. The distribution of this presentation in certain jurisdictions may be restricted by law. Accordingly, any persons in possession of this presentation should inform themselves about and observe any such restrictions.

None of the Embassy REIT, the Manager, the Sponsors, the Sponsor Group or the Trustee or any of their respective affiliates, advisers or representatives accept any liability whatsoever for any loss howsoever arising from any information presented or contained in this presentation. Furthermore, no person is authorized to give any information or make any representation which is not contained in, or is inconsistent with, this presentation. Any such extraneous or inconsistent information or representation, if given or made, should not be relied upon as having being authorized by or on behalf of the Embassy REIT, its holdcos, SPVs and investment entities or the Manager. Investors are advised to consult their investment advisor before making an investment decision. This information should not be used or considered as financial or investment advice, recommendation or an offer for sale or a solicitation of any offer to buy any units or other securities of the Embassy REIT. This presentation and any of its contents do not provide for and should not be construed as any assurance or guarantee of returns or distribution to investors or the trading price of the units.

THIS PRESENTATION DOES NOT CONSTITUTE OR FORM ANY PART OF ANY OFFER, INVITATION OR RECOMMENDATION TO PURCHASE OR SUBSCRIBE FOR ANY UNITS OR OTHER SECURITIES IN INDIA, THE UNITED STATES OR ELSEWHERE.

Investor Contact:

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

Appendix III

EMBASSY OFFICE PARKS REIT ('Embassy REIT')

Supplemental Operating and Financial Data

for the Quarter and YTD Period Ended December 31, 2021

('Supplementary Databook')

Published on January 28, 2022

Principal Place of Business
Royal Oaks
Embassy GolfLinks Business Park
Off Intermediate Ring Road
Bangalore 560 071
Karnataka, India
Tel : +91 80 4722 2222

Investor Contact
Abhishek Agarwal
Head - Investor Relations and Communications
Email : IR@embassyofficeparks.com

NSE/BSE Ticker
EMBASSY / 542602

General Disclaimer

This Supplementary Databook is issued by Embassy Office Parks Management Services Private Limited (the "Manager") in its capacity as the Manager of the Embassy Office Parks REIT ("Embassy REIT"), for general information purposes only, without regards to the specific objectives, financial situation or requirements of any particular person. This Supplementary Databook may not be copied, published, distributed or transmitted, in whole or in part, for any purpose, and should not be construed as legal, tax, investment or other advice.

This Supplementary Databook does not constitute a prospectus, placement document, offering circular or offering memorandum and is not an offer or invitation or recommendation or solicitation or inducement to buy or sell any units or other securities including any units or other securities of: (i) the Embassy REIT, its holdcos, SPVs and/or investment entities; or (ii) its Sponsors or any of the subsidiaries of the Sponsors or any member of the Sponsor Group; or (iii) the Manager; or (iv) the Trustee, nor shall part, or all, of this Supplementary Databook form the basis of, or be relied on, in connection with, any contract or investment decision in relation to any securities.

Unless otherwise stated, the information contained herein is based on management information and estimates. The information contained herein is only current as of the date specified herein, has not been independently verified and may be subject to change without notice, including based on the impact of COVID-19 on us, our occupiers and the Indian and global economies. Please note that past performance is not indicative of future results. Please note that the recipient will not be updated in the event the information becomes stale. The Manager assumes no responsibility to publicly amend, modify or revise any forward-looking statements, on the basis of any subsequent development, information or events, or otherwise. The Manager, as such, makes no representation or warranty, express or implied, as to, and does not accept any responsibility or liability with respect to, the fairness, accuracy, completeness or correctness of the content including any information or opinions contained herein. Any opinions expressed in this Supplementary Databook or the contents of this Supplementary Databook are subject to change without notice. Neither the delivery of this Supplementary Databook nor any further discussions of the Manager with any of the recipients shall, under any circumstances, create any implication that there has been no change in the affairs of the Embassy REIT since the date of this Supplementary Databook.

This Supplementary Databook also 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 the 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 Supplementary Databook 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.

Certain information (including any guidance and proforma information) presented herein is based on management information, assumptions and estimates and is not audited or reviewed by an auditor or based on GAAP, Ind AS or any other internationally accepted accounting principles. The reader should not consider such items as an alternative to the historical financial results or other indicators of the Embassy REIT's profit, cash flows or distributions based on any GAAP. Actual results may be materially different from the expectations expressed or implied by this information, and there can be no assurance that the expectations reflected in this information will prove to be correct.

By reading this Supplementary Databook the recipient acknowledges that the recipient will be solely responsible for its own assessment of the market and the market position of the Embassy REIT and that the recipient will conduct its own analysis and be solely responsible for forming its own view of the potential future performance of the business of the Embassy REIT. This Supplementary Databook may not be all inclusive and may not contain all of the information that the recipient considers material. The distribution of this Supplementary Databook in certain jurisdictions may be restricted by law. Accordingly, any persons in possession of this Supplementary Databook should inform themselves about and observe any such restrictions.

None of the Embassy REIT, the Manager, the Sponsors, the Sponsor Group or the Trustee or any of their respective affiliates, advisers or representatives accept any liability whatsoever for any loss howsoever arising from any information presented or contained in this Supplementary Databook. Furthermore, no person is authorized to give any information or make any representation which is not contained in, or is inconsistent with, this Supplementary Databook. Any such extraneous or inconsistent information or representation, if given or made, should not be relied upon as having being authorized by or on behalf of the Embassy REIT, its holdcos, SPVs and investment entities or the Manager. Investors are advised to consult their investment advisor before making an investment decision. This information should not be used or considered as financial or investment advice, recommendation or an offer for sale or a solicitation of any offer to buy any units or other securities of the Embassy REIT. This Supplementary Databook and any of its contents do not provide for and should not be construed as any assurance or guarantee of returns or distributions to investors or the trading price of the units.

THIS SUPPLEMENTARY DATABOOK DOES NOT CONSTITUTE OR FORM ANY PART OF ANY OFFER, INVITATION OR RECOMMENDATION TO PURCHASE OR SUBSCRIBE FOR ANY UNITS OR OTHER SECURITIES IN INDIA, THE UNITED STATES OR ELSEWHERE.

Non-GAAP Financial Metrics

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

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

TABLE OF CONTENTS

Snapshot

as of 31-Dec-2021

Key Portfolio Information

Commercial Offices[1]	
Number of Completed Office buildings	95
Leasable Area (msf)	42.6
Completed Area (msf)	*33.6*
Under Construction Area (msf)	*4.6*
Proposed Development Area (msf)	*4.4*
Hospitality	
Number of Completed Hotels	2
Number of Hotel keys	1,614
Completed (keys)	*477*
Under Construction (keys)	*1,137*
Others[2]	
Solar Park Capacity	100MW (AC)

Key Financial Information

Closing Price (Rs. per Unit)[3]	339.63
52-Week Closing High (Rs. per Unit)[3]	374.76
52-Week Closing Low (Rs. per Unit)[3]	304.57
52-Week ADTV (Units)[4]	1,180,802
52-Week ADTV (Rs. mn)[4]	408.10
Units Outstanding (mn)	947.89
Market Capitalization (Rs. mn)[3]	321,933
Net Debt (Rs. mn)	115,812
Total Enterprise Value (Rs. mn)[5]	437,745
Distribution for quarter ended December 31, 2021 (Rs. per Unit)	5.20
Distribution YTD (Rs. per Unit)	16.50

Ratings

Embassy Office Parks REIT (Corporate Credit Rating)	CRISIL CCR AAA/Stable *Assigned on January 20, 2022*
Embassy Office Parks REIT Series II NCD (Tranche A & B)[6]	CRISIL AAA/Stable *Reaffirmed on January 20, 2022*
Embassy Office Parks REIT Series III NCD[7]	CRISIL AAA/Stable *Reaffirmed on January 20, 2022*
Embassy Office Parks REIT Series IV NCD[8]	CRISIL AAA/Stable *Reaffirmed on January 20, 2022*
Embassy Office Parks REIT Series V NCD (Tranche A and B)[9]	CRISIL AAA/Stable *Reaffirmed on January 20, 2022*

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

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

[3]NSE as at December 31, 2021

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

[5]Market Capitalization + Net Debt

[6]ISIN|Security code - INE041007035|959990 (Tranche A) & INE041007043|960165 (Tranche B)

[7]ISIN|Security code - INE041007050|960421

[8]ISIN|Security code - INE041007068|973434

[9]ISIN|Security code - INE041007076|973545 (Tranche A) & INE041007084|973546 (Tranche B)

Strategy

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

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

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

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

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

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

(3) Proactive asset management to drive value through:

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

(4) Industry Leading Corporate Governance

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

Management

Management Team of the Manager

Michael Holland - Chief Executive Officer

Vikaash Khdloya - Deputy CEO and Chief Operating Officer

Aravind Maiya - Chief Financial Officer

Ritwik Bhattacharjee - Chief Investment Officer

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

Amit Shetty - Co-Head, Leasing (South)

Rajendran Subramaniam - Head - Projects

Rajan MG - Head - Operations

Raghu Sapra - Assistant Vice President - Hospitality

Abhishek Agarwal - Head - Investor Relations and Communications

Donnie Dominic George - General Counsel

Deepika Srivastava - Company Secretary and Compliance Officer

Mansi Bahl - Human Resources Manager

Nominee Directors of the Manager

Jitendra Virwani - Managing Director, Embassy Group

Aditya Virwani - Chief Operating Officer, Embassy Group

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

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

Independent Directors of the Manager

Dr. Punita Kumar Sinha - Chairperson - Stakeholders Relationship Committee

Vivek Mehra - Chairman - Audit Committee

Anuj Puri - Chairman - Investment Committee

Dr. Ranjan Pai - Chairman - Nomination & Remuneration Committee

Manager Fees

for 31-Dec-2021

(in Rs. mn)

		YTD period ended	
		31-Dec-21	**31-Dec-20**
Property Management Fees	3% of Facility Rentals[2]	500	361
REIT Management Fees	1% of REIT Distributions	195	158
Acquisition Fees	NIL	NIL	NIL
Divestment Fees	NIL	NIL	NIL
AUM linked Fees	NIL	NIL	NIL
Total Fees (% of Revenue from Operations)		3.14%	3.20%
Total Fees[3] (% of GAV[4])		0.19%	0.20%

Timing of Earnings Announcements

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

4Q FY2022	Week commencing Apr 25, 2022

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

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

[3]Fees is annualized for full year

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

Business Highlights[1,2]

	As of	
	31-Dec-21	31-Dec-20
Commercial Offices		
Completed Area (msf)	33.6	32.3
Occupancy	87%	91%
Same-Store Occupancy[3]	86%	91%
No of Occupiers	201	200
WALE (yrs)	7.3	7.1
Average in-place rents (Rs psf pm)	74	70
Average Market rents (Rs psf pm)[4]	92	90
MTM opportunity	25%	29%

	Three months ended		*YTD Period Ended*	
	31-Dec-21	31-Dec-20	31-Dec-21	31-Dec-20
Total Lease-up	428	311	1,686	1,046
- New Lease-up ('000 sf)	346	206	675	531
Re-leased Area ('000 sf)	*148*	*206*	*434*	*450*
Re-leasing spread (%)	*17%*	*14%*	*16%*	*16%*
- Renewed Area ('000 sf)	82	104	1,010	514
Renewal spread (%)	39%	6%	21%	14%
Hospitality				
Completed Keys (Nos.)	477	477	477	477
Average Occupancy (%)	37%	12%	25%	8%
Average Daily Rate (ADR) (Rs.)	6,397	6,091	5,879	6,040
RevPAR (Rs.)	2,373	NM	NM	NM
Others[5]				
Solar Energy generated (mn units)	37	45	127	136

Top 10 Occupiers[6,7]

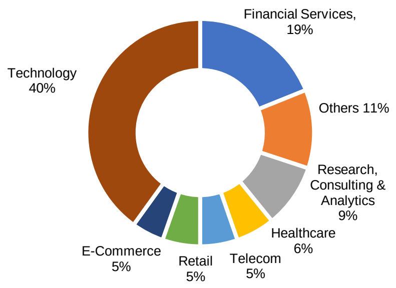
% of Gross Annualized Rental Obligations

Occupiers	As of 31-Dec-2021	Occupiers	As of 31-Dec-2020
Global Technology and Consulting Major	8.3%	Global Technology and Consulting Major	9.6%
JP Morgan	7.2%	Cognizant	6.9%
Cognizant	6.1%	NTT Data	3.5%
NTT Data	3.4%	Flipkart	3.0%
Flipkart	3.1%	JP Morgan	3.0%
Wells Fargo	2.8%	Wells Fargo	3.0%
ANSR	2.8%	ANSR	2.8%
Google India	2.0%	Cerner	2.1%
PwC	1.9%	PwC	2.0%
Cerner	1.8%	Wework	2.0%
Total	**39.4%**	**Total**	**37.9%**

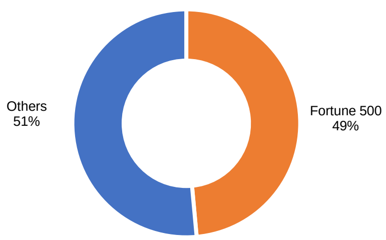
Occupier Mix

Based on Gross Annualized Rental Obligations as at 31-Dec-2021

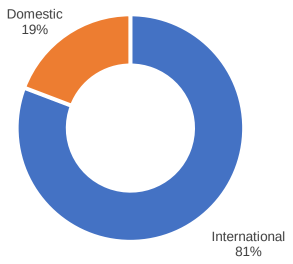
Sector



Category



Domestic / International



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

[2]On completed area basis

[3]Same-Store Occupancy includes ETV asset but excludes 1.1 msf JP Morgan campus and other area additions in CY2021

[4]Market rent as per CBRE assessment as of Dec'21

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

[6]Actual legal entity name may be different

[7]Excludes enterprise level deals between end use occupier(s) and co-working operators

Portfolio Overview

as of 31-Dec-2021

Commercial Offices

Asset	Location	Leasable Area (msf) Completed	Under Construction	Proposed Development	Total	WALE (yrs)	Occupancy (%)[1]	Rent (Rs psf pm) In-place	Market	MTM (%)	GAV[5] as of Sep-21 (Rs mn) Completed	Under Construction	% of total
Embassy Manyata	Bangalore	11.8	1.1	2.0	14.8	7.1	88.2%	64	93	44%	152,879	24,482	37%
Embassy TechVillage	Bangalore	7.2	1.9	-	9.2	10.4	99.0%	74	94	27%	85,298	27,319	24%
Embassy GolfLinks[2]	Bangalore	2.9	-	-	2.9	7.3	94.3%	125	149	20%	30,401	-	6%
Embassy One	Bangalore	0.3	-	-	0.3	8.4	33.0%	142	147	4%	4,359	-	1%
Bangalore Sub-total		**22.2**	**3.0**	**2.0**	**27.2**	**8.3**	**91.9%**	**76**	**101**	**33%**	**272,938**	**51,800**	**68%**
Express Towers	Mumbai	0.5	-	-	0.5	3.2	88.3%	275	270	(2%)	18,110	-	4%
Embassy 247	Mumbai	1.2	-	-	1.2	3.0	84.0%	104	110	6%	17,028	-	4%
FIFC	Mumbai	0.4	-	-	0.4	3.7	77.5%	298	270	(10%)	13,845	-	3%
Mumbai Sub-total		**2.0**	**-**	**-**	**2.0**	**3.3**	**83.9%**	**178**	**176**	**(1%)**	**48,983**	**-**	**10%**
Embassy TechZone	Pune	2.2	0.9	2.4	5.5	4.2	86.0%	49	48	(3%)	15,426	6,203	5%
Embassy Quadron	Pune	1.9	-	-	1.9	4.6	50.1%	49	48	(3%)	12,801	-	3%
Embassy Qubix	Pune	1.5	-	-	1.5	5.6	89.0%	41	48	16%	10,001	-	2%
Pune Sub-total		**5.5**	**0.9**	**2.4**	**8.8**	**4.7**	**74.4%**	**47**	**48**	**2%**	**38,228**	**6,203**	**9%**
Embassy Oxygen	Noida	2.5	0.7	-	3.3	9.8	75.8%	49	54	9%	21,028	2,308	5%
Embassy Galaxy	Noida	1.4	-	-	1.4	1.5	83.5%	34	45	32%	9,111	-	2%
Noida Sub-total		**3.9**	**0.7**	**-**	**4.6**	**7.4**	**78.5%**	**44**	**51**	**16%**	**30,139**	**2,308**	**7%**
Sub-Total (Commercial Offices)		**33.6**	**4.6**	**4.4**	**42.6**	**7.3**	**87.0%**	**74**	**92**	**25%**	**390,287**	**60,311**	**94%**

Hospitality

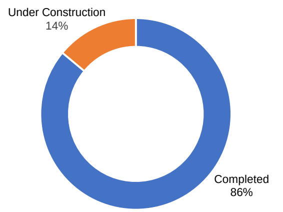
Asset	Location	Keys Completed	Under Construction	Proposed Development	Total	Occupancy (%)[1]	GAV[5] as of Sep-21 (Rs mn) Completed	Under Construction	% of total
Hilton at Embassy GolfLinks	Bangalore	247 Keys	-	-	**247 Keys**	27%	3,965	-	1%
Four Seasons at Embassy One	Bangalore	230 Keys	-	-	**230 Keys**	23%	7,266	-	2%
Hilton and Hilton Garden Inn at Embassy Manyata	Bangalore	-	619 Keys	-	**619 Keys**	-	-	5,785	1%
Hilton and Hilton Garden Inn at Embassy TechVillage	Bangalore	-	-	518 Keys	**518 Keys**	-	-	603	0%
Sub-Total (Hospitality)		**477 Keys**	**619 Keys**	**518 Keys**	**1,614 Keys**		**11,231**	**6,388**	**4%**

Others[3]

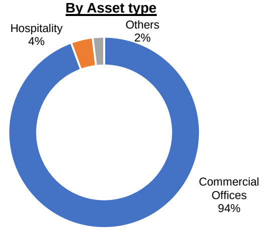
Asset	Location	MW Completed	Under Construction	Proposed Development	Total	Generated (mn units)[1]	Average Tariff[4]	GAV[5] as of Sep-21 (Rs mn) Completed	Under Construction	% of total
Embassy Energy	Karnataka	100MW		-	100MW	127	8.5	9,144	-	2%
Sub-Total (Others)		**100MW**			**100MW**			**9,144**	**-**	**2%**
Total		**33.6 msf/477 Keys/100MW**	**4.6 msf/619 Keys**	**4.4 msf518 Keys**	**42.6 msf/1,614 Keys/100MW**			**410,662**	**66,699**	**100%**

Gross Asset Value

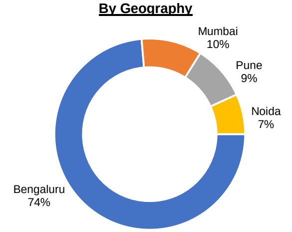
By Construction Status



By Asset type



By Geography



[1]Represents occupancy as at December 31, 2021 for commercial offices (on completed area basis). Hospitality occupancy and units generated for Embassy Energy are for nine months period ended December 31, 2021

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

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

[4]Average blended realised tariff for the nine months period ended December 31, 2021

[5]Gross Asset Value (GAV) considered per Sep'21, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. For further details refer notes on page 24

Leasing Highlights for the quarter ended December 31, 2021[1,2]

Asset	Completed Area (msf)	Occupancy at Sep'21	Area Added (msf)	Expired or Vacated (msf)	New Lease-up[3] (msf)	Occupancy at Dec'21	Vacant Area (msf)
Embassy Manyata	11.8	91.8%	-	0.5	0.1	88.2%	1.4
Embassy TechVillage[4]	6.1	98.5%	1.1	-	1.1	99.0%	0.1
Embassy GolfLinks	2.7	97.2%	0.2	-	0.1	94.3%	0.2
Embassy One	0.3	5.5%	-	-	0.1	33.0%	0.2
Express Towers	0.5	88.3%	-	-	-	88.3%	0.1
Embassy 247	1.2	80.6%	-	-	0.0	84.0%	0.2
FIFC	0.4	72.9%	-	-	0.0	77.5%	0.1
Embassy TechZone	2.2	88.4%	-	0.1	-	86.0%	0.3
Embassy Quadron	1.9	49.7%	-	-	0.0	50.1%	0.9
Embassy Qubix	1.5	89.7%	-	0.0	-	89.0%	0.2
Embassy Oxygen	2.5	75.8%	-	-	-	75.8%	0.6
Embassy Galaxy	1.4	98.5%	-	0.2	-	83.5%	0.2
Total	**32.3**	**88.5%**	**1.3**	**0.8**	**1.5**	**87.0%**	**4.4**

Net increase/(decrease) in available space

for the three months period ended December 31, 2021	Area (msf)
Vacant space available at the beginning of the period	**3.7**
Add	
New space added	1.3
Leases Expired/Area Vacated	0.8
Less	
JP Morgan Built-to-suit Campus (pre-leased at acquisition)	1.1
New leases (1st Generation)[4]	0.2
New leases (2nd Generation)	0.1
Vacant space available for lease at the end of the period	**4.4**
Net increase/(decrease) in available space	**0.6**

New Lease Analysis	Three months ended 31-Dec-21	YTD Period ended 31-Dec-21	Renewal Analysis	Three months ended 31-Dec-21	YTD Period ended 31-Dec-21
New Lease-up Area ('000 sf) **(A)**	346	675	Renewed Area ('000 sf) **(B)**	82	1,010
- Re-leased Area ('000 sf)	*148*	*434*	*Renewal spread (%)*	*39%*	*21%*
- Releasing Spread (%)	*17%*	*16%*			
Total Lease-up Area ('000 sf) (A+B)	**428**	**1,686**			
WALE on new lease-up (Years)	8	9	WALE on renewal (Years)	3	7
New Lease-up to Existing Occupiers	69%	68%			
Pipeline Discussions ('000 sf)	c.400				

Notable Deals Signed for the three months ended December 31, 2021

Occupier[5]	Asset	City	Area ('000 sf)	Sector	Remarks
New Leases					
Leading Australian Bank[6]	Embassy Manyata	Bangalore	129	Financial Services	Existing Occupier
WeWork	Embassy One	Bangalore	55	Coworking	Existing Occupier
DP World	Embassy GolfLinks	Bangalore	29	Logistics	New Occupier
Leading Tech Project Platform[6]	Embassy GolfLinks	Bangalore	29	Technology	New Occupier
Aarti Industries	Embassy 247	Mumbai	24	Engineering & Manufacturing	New Occupier
Purplle	Embassy 247	Mumbai	17	E-Commerce	New Occupier
ICICI Securities	FIFC	Mumbai	17	Financial Services	New Occupier
Hyundai	Embassy One	Bangalore	14	Engineering & Manufacturing	New Occupier
Others	Various	Various	33	Various	Various
Renewals					
Concentrix	Embassy Manyata	Bangalore	54	Technology	Renewal
Others	Various	Various	28	Various	Renewal
			428		

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

[2]On completed area basis

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

[4]JP Morgan BTS (1.1m sf) has not been considered for lease-up metrics but included for area reconciliation purposes

[5]Actual legal entity name may differ

[6]Through an enterprise solution between respective end use occupier and WeWork (co-working operator)

Lease Expiry Schedule[1,2]

as of 31-Dec-2021

	Quarter ending FY2022				
	Area Expiring ('000 sf)	**% of Gross Rentals**	**In-place Rent (At Expiry - Rs psf pm)**	**Market Rent[3] (Rs psf pm)**	**MTM Opportunity (%)**
Portfolio Assets					
Embassy Manyata	NM	NM	NM	NM	NM
Embassy TechVillage	NM	NM	NM	NM	NM
Embassy One	NM	NM	NM	NM	NM
Express Towers	36	9%	265	270	2%
Embassy 247	17	2%	122	110	(10%)
FIFC	NM	NM	NM	NM	NM
Embassy TechZone	NM	NM	NM	NM	NM
Embassy Quadron	NM	NM	NM	NM	NM
Embassy Qubix	31	3%	49	48	(1%)
Embassy Oxygen	27	1%	49	54	11%
Embassy Galaxy	NM	NM	NM	NM	NM
Total - Asset Portfolio	**111**	**1%**	**130**	**131**	**1%**
Portfolio Investment					
Embassy GolfLinks	NM	NM	NM	NM	NM
Total - Portfolio	**111**	**1%**	**130**	**131**	**1%**

	FY 2023				
	Area Expiring ('000 sf)	**% of Gross Rentals**	**In-place Rent (At Expiry - Rs psf pm)**	**Market Rent[3] (Rs psf pm)**	**MTM Opportunity (%)**
Portfolio Assets					
Embassy Manyata	787	6%	38	99	159%
Embassy TechVillage	NM	NM	NM	NM	NM
Embassy One	NM	NM	NM	NM	NM
Express Towers	66	18%	309	276	(11%)
Embassy 247	84	9%	106	112	6%
FIFC	NM	NM	NM	NM	NM
Embassy TechZone	308	15%	38	49	27%
Embassy Quadron	367	37%	50	49	(3%)
Embassy Qubix	95	8%	43	49	13%
Embassy Oxygen	72	4%	54	55	1%
Embassy Galaxy	1,081	95%	37	46	23%
Total - Asset Portfolio	**2,872**	**8%**	**48**	**69**	**42%**
Portfolio Investment					
Embassy GolfLinks	46	1%	104	155	49%
Total - Portfolio	**2,918**	**7%**	**49**	**70**	**43%**

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

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

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

Lease Expiry Schedule[1,2]

as of 31-Dec-2021

	FY 2024				
	Area Expiring ('000 sf)	**% of Gross Rentals**	**In-place Rent (At Expiry - Rs psf pm)**	**Market Rent[3] (Rs psf pm)**	**MTM Opportunity (%)**
Portfolio Assets					
Embassy Manyata	361	3%	60	107	79%
Embassy TechVillage	15	0%	82	108	32%
Embassy One	NM	NM	NM	NM	NM
Express Towers	45	12%	281	284	1%
Embassy 247	429	43%	115	116	-
FIFC	35	10%	288	284	(1%)
Embassy TechZone	139	7%	44	51	16%
Embassy Quadron	NM	NM	NM	NM	NM
Embassy Qubix	NM	NM	NM	NM	NM
Embassy Oxygen	NM	NM	NM	NM	NM
Embassy Galaxy	NM	NM	NM	NM	NM
Total - Asset Portfolio	**1,028**	**5%**	**98**	**117**	**18%**
Portfolio Investment					
Embassy GolfLinks	NM	NM	NM	NM	NM
Total - Portfolio	**1,028**	**4%**	**98**	**117**	**18%**

	FY 2025				
	Area Expiring ('000 sf)	**% of Gross Rentals**	**In-place Rent (At Expiry - Rs psf pm)**	**Market Rent[3] (Rs psf pm)**	**MTM Opportunity (%)**
Portfolio Assets					
Embassy Manyata	491	5%	74	113	52%
Embassy TechVillage	54	1%	92	114	24%
Embassy One	NM	NM	NM	NM	NM
Express Towers	20	5%	312	293	(6%)
Embassy 247	101	10%	107	119	11%
FIFC	22	8%	343	293	(15%)
Embassy TechZone	520	31%	51	54	5%
Embassy Quadron	NM	NM	NM	NM	NM
Embassy Qubix	NM	NM	NM	NM	NM
Embassy Oxygen	NM	NM	NM	NM	NM
Embassy Galaxy	NM	NM	NM	NM	NM
Total - Asset Portfolio	**1,208**	**8%**	**77**	**94**	**23%**
Portfolio Investment					
Embassy GolfLinks	722	17%	90	171	90%
Total - Portfolio	**1,929**	**7%**	**82**	**123**	**51%**

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

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

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

Hospitality Highlights

as of 31-Dec-2021	*Three months ended*					
	Hilton at Embassy GolfLinks		**Four Seasons at Embassy One**		**Total**	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
Keys	247	247	230	230	477	477
Occupancy	41%	14%	33%	11%	37%	12%
Rooms Available	22,724	22,724	21,160	21,160	43,884	43,884
Rooms Sold	9,361	3,177	6,916	2,237	16,277	5,414
ADR (Rs.)	5,207	4,813	8,007	7,907	6,397	6,091
RevPAR (Rs.)	2,145	NM	2,617	NM	2,373	NM
Total Revenue (Rs. mn)	83	29	146	53	230	82
NOI (Rs. mn)	7	(29)	1	(45)	8	(74)
NOI Margin	8%	NM	1%	NM	3%	NM
EBITDA (Rs. mn)	4	(29)	1	(45)	5	(74)

	YTD period ended					
	Hilton at Embassy GolfLinks		**Four Seasons at Embassy One**		**Total**	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
Keys	247	247	230	230	477	477
Occupancy	27%	11%	23%	4%	25%	8%
Rooms Available	67,925	67,925	63,250	63,250	131,175	131,175
Rooms Sold	18,651	7,365	14,333	2,831	32,984	10,196
ADR (Rs.)	4,828	5,175	7,246	8,292	5,879	6,040
RevPAR (Rs.)	NM	NM	NM	NM	NM	NM
Total Revenue (Rs. mn)	153	60	262	69	416	130
NOI (Rs. mn)	(28)	(95)	(75)	(184)	(103)	(280)
NOI Margin	NM	NM	NM	NM	NM	NM
EBITDA (Rs. mn)	(28)	(93)	(75)	(184)	(103)	(278)

Others[1] Highlights

	Three months ended		*YTD period ended*	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
Capacity (MW)	100	100	100	100
Solar Units Generated (mn units)	37	45	127	136
Solar Units Consumed (mn units)	36	44	125	135
Average Blended Tariff (Rs. per unit)[2]	8.8	8.4	8.5	8.4

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

Financial Highlights

as of 31-Dec-2021	*Three months ended*			*YTD period ended*		
Selected Items	**31-Dec-21**	**31-Dec-20**	**Variance (%)**	**31-Dec-21**	**31-Dec-20**	**Variance (%)**
(in Rs. mn except for Distribution per unit which is in Rs.)						
REIT Consolidated[1]						
Revenue	7,409	5,653	31%	22,138	16,217	37%
Same-Store Revenue[2]	4,454	4,674	(5%)	13,279	13,951	(5%)
NOI	6,213	4,780	30%	18,661	14,163	32%
Same-Store NOI[2]	4,036	4,254	(5%)	12,031	12,665	(5%)
EBITDA	6,109	4,830	26%	18,169	14,067	29%
CFO	6,220	4,571	36%	16,876	12,620	34%
NDCF						
NDCF (SPV Level)	6,137	4,501	36%	18,494	12,679	46%
NDCF (REIT Level)	4,927	4,308	14%	15,644	13,032	20%
Total Distributions	4,929	4,313	14%	15,640	13,056	20%
Distribution per unit (DPU)	5.20	4.55	14%	16.50	15.88	4%
Interest	0.88	2.03	(57%)	3.15	6.07	(48%)
Dividend	2.55	0.02	12,650%	7.60	0.80	850%
Proceeds from SPV debt amortization	1.77	2.50	(29%)	5.75	9.01	(36%)
Segment-wise						
Commercial Offices						
Revenue	6,867	5,199	32%	20,655	14,955	38%
NOI	5,922	4,520	31%	17,791	13,409	33%
Hospitality						
Revenue	230	82	181%	416	130	221%
NOI	8	(74)	NR	(103)	(280)	NR
Others[3]						
Revenue	312	372	(16%)	1,067	1,132	(6%)
NOI	283	334	(15%)	974	1,033	(6%)

Consolidated Ratios

NOI Margin	84%	85%	(1%)	84%	87%	(3%)
EBITDA Margin	82%	85%	(3%)	82%	87%	(5%)
NDCF as % of NOI (at SPV Level)	99%	94%	5%	99%	90%	10%
Distribution Payout Ratio[4]	100%	100%	(0%)	100%	100%	(0%)

[1]Excludes contribution from Embassy GolfLinks

[2]Same-Store Revenue / NOI are computed excluding ETV Asset since ETV was acquired on December 24, 2020 and relevant asset SPVs and Holdco holding ETV have been consolidated from Q4FY2021 onwards

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

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

Selected Items (Portfolio assets and Portfolio Investment)

as of 31-Dec-2021 (in Rs. mn)	*Three months ended*			*YTD period ended*		
	31-Dec-21	**31-Dec-20**	**Variance (%)**	**31-Dec-21**	**31-Dec-20**	**Variance (%)**
Revenue from Operations						
Portfolio Assets						
Embassy Manyata	2,906	2,782	4%	8,779	7,934	11%
Embassy TechVillage[1]	1,698	-	NR	5,128	-	NR
Embassy One[2]	9	8	19%	25	23	8%
Express Towers	361	344	5%	1,097	1,060	3%
Embassy 247	328	414	(21%)	966	1,005	(4%)
FIFC	240	253	(5%)	713	775	(8%)
Embassy TechZone	378	382	(1%)	1,151	1,035	11%
Embassy Quadron[2]	185	238	(22%)	531	786	(32%)
Embassy Qubix	200	217	(8%)	594	657	(10%)
Embassy Oxygen	366	371	(1%)	1,072	1,087	(1%)
Embassy Galaxy	199	190	5%	598	593	1%
Hilton at Embassy GolfLinks	83	29	190%	153	60	154%
Four Seasons at Embassy One[2]	146	53	176%	262	69	280%
Embassy Energy	312	372	(16%)	1,067	1,132	(6%)
Total - Asset Portfolio	**7,409**	**5,653**	**31%**	**22,138**	**16,217**	**37%**
Portfolio Investment						
Embassy GolfLinks[3]	1,037	1,014	2%	3,103	2,980	4%
Net Operating Income						
Portfolio Assets						
Embassy Manyata	2,512	2,432	3%	7,532	7,305	3%
Embassy TechVillage[1]	1,478	-	NR	4,488	-	NR
Embassy One[2]	(5)	(2)	NR	(17)	(9)	NR
Express Towers	328	308	6%	1,001	960	4%
Embassy 247	289	387	(25%)	850	897	(5%)
FIFC	211	235	(10%)	637	697	(9%)
Embassy TechZone	324	331	(2%)	1,005	962	4%
Embassy Quadron[2]	146	198	(26%)	407	666	(39%)
Embassy Qubix	171	188	(9%)	501	567	(12%)
Embassy Oxygen	300	280	7%	871	860	1%
Embassy Galaxy	169	162	4%	514	503	2%
Hilton at Embassy GolfLinks	7	(29)	NR	(28)	(95)	NR
Four Seasons at Embassy One[2]	1	(45)	NR	(75)	(184)	NR
Embassy Energy	283	334	(15%)	974	1,033	(6%)
Total - Asset Portfolio	**6,213**	**4,780**	**30%**	**18,661**	**14,163**	**32%**
Portfolio Investment						
Embassy GolfLinks[3]	936	930	1%	2,844	2,741	4%

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

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

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

Selected Items (Portfolio assets and Portfolio Investment)

as of 31-Dec-2021 (in Rs. mn)	*Three months ended*			*YTD period ended*		
	31-Dec-21	**31-Dec-20**	**Variance (%)**	**31-Dec-21**	**31-Dec-20**	**Variance (%)**
NDCF (SPV Level)						
Portfolio Assets						
Embassy Manyata[1]	1,692	2,127	(20%)	5,709	6,662	(14%)
Embassy TechVillage[2]	2,120	-	NR	5,680	-	NR
Express Towers	237	351	(32%)	825	866	(5%)
Embassy 247	224	333	(33%)	770	805	(4%)
FIFC	181	215	(16%)	547	600	(9%)
Embassy TechZone[1]	277	324	(15%)	853	799	7%
Embassy Quadron[3]	155	22	597%	328	181	81%
Embassy Qubix	156	151	3%	433	497	(13%)
Embassy Oxygen	258	256	1%	815	713	14%
Embassy Galaxy	128	125	3%	461	432	7%
Hilton at Embassy GolfLinks	14	(28)	NR	(34)	(130)	NR
Embassy Energy	319	325	(2%)	982	687	43%
Investment Entity						
Dividends from Embassy GolfLinks[1]	375	300	25%	1,125	565	99%
NDCF (SPV Level)	**6,137**	**4,501**	**36%**	**18,494**	**12,679**	**46%**
Distributions from SPVs to Trust	**6,130**	**4,532**	**35%**	**18,527**	**12,801**	**45%**
Distributions from Embassy GolfLinks	-	-	-	-	738	(100%)
Interest on external debt	(1,152)	(243)	NR	(2,595)	(277)	NR
REIT Management Fees	(57)	(45)	29%	(195)	(158)	24%
Trust level expenses, net of income	6	63	(90%)	(92)	(72)	28%
NDCF (REIT Level)	**4,927**	**4,308**	**14%**	**15,644**	**13,032**	**20%**

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

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

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

FY2022 Guidance

Guidance for FY2022 is based on management's estimates factoring current view of existing market conditions and certain key assumptions for the year ending March 31, 2022. There can be no assurance that actual figures will not be materially higher or lower than these expectations. In particular, there are significant risks and uncertainties related to the scope, severity and duration of the ongoing COVID-19 pandemic and the direct and indirect economic effects of the pandemic and containment measures on Embassy REIT, our assets and on our occupiers.

As of July 28, 2021

	FY2022 Guidance (Original Guidance in Q1)				FY2021	Variance
	Units	Low	High	Mid-Point	Actuals	%
NOI	Rs. Mn	22,871	24,530	**23,700**	20,323	17%
NDCF	Rs. Mn	19,667	21,093	**20,380**	18,356	11%
Distributions[1]	Rs. p.u.	19,667	21,093	**20,380**	18,364	11%
No. of Units	mn	948	948	**948**	H1 - 772 H2 - 948	NR
DPU	Rs. p.u.	20.75	22.25	**21.50**	21.48	NM

As of January 28, 2022

	FY2022 Guidance (Revised Guidance in Q3)				FY2021	Variance
	Units	Low	High	Mid-Point	Actuals	%
NOI	Rs. Mn	24,133	24,868	**24,500**	20,323	21%
NDCF	Rs. Mn	20,261	20,878	**20,569**	18,356	12%
Distributions[1]	Rs. Mn	20,261	20,878	**20,569**	18,364	12%
No. of Units	mn	948	948	**948**	H1 - 772 H2 - 948	NR
DPU	Rs. p.u.	21.37	22.03	**21.70**	21.48	1%

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

Balance Sheet Highlights

as of 31-Dec-2021 (in Rs. mn)	As on		
	31-Dec-21	**31-Dec-20**	**Variance (%)**
ASSETS			
Property, plant and equipment	21,566	22,532	(4%)
Investment property	274,075	273,035	0%
Capital work-in-progress/Investment property under development	18,504	10,398	78%
Intangible assets (including Goodwill)	78,497	80,798	(3%)
Equity accounted investee	23,663	24,243	(2%)
Cash and cash equivalents including investments[1]	7,000	10,215	(31%)
Financial assets	7,046	9,793	(28%)
Other current & non-current assets including tax assets	20,117	20,861	(4%)
Total	**450,468**	**451,875**	**(0%)**
EQUITY AND LIABILITIES			
Unit capital	288,262	288,262	-
Other equity	(27,259)	(13,487)	102%
Debt	117,883	102,877	15%
Other financial liabilities	17,244	18,247	(5%)
Deferred tax liabilities (net)	52,414	53,529	(2%)
Other liabilities	1,924	2,446	(21%)
Total	**450,468**	**451,875**	**(0%)**

Capitalization

(in Rs. mn)			
GAV[2]	477,361	444,650	7%
Market Capitalization[3] (A)	321,933	326,284	(1%)
Net Debt (B)	115,812	96,975	19%
Total Enterprise Value (A+B)	437,745	423,259	3%

Leverage Ratios

Interest Coverage Ratio (including capitalized interest)	2.7x	3.4x
Interest Coverage Ratio (excluding capitalized interest)	3.1x	3.6x
Gross Debt to GAV	25%	23%
Net Debt to GAV	24%	22%
Net Debt to TEV	26%	23%
Net Debt to EBITDA[4]	4.4x	3.1x

[1]Includes short term liquid funds, fixed deposits and Q3 distributions of Rs.4,929mn & Rs.4,313mn for respective years

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

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

[4]Refer glossary for details

EMBASSY REIT

Walkdown of Financial Metrics

(in Rs. mn)	Three months ended 31-Dec-21	31-Dec-20	Variance (%)	YTD period ended 31-Dec-21	31-Dec-20	Variance (%)	
SPV Level							
Facility Rentals	5,562	4,271	30%	16,610	12,977	28%	SPV Level[1]
Income from Hotels	230	82	181%	416	130	221%	
Income from Generation of Renewable Energy	312	372	(16%)	1,067	1,132	(6%)	
Maintenance Services and Other Operating Income	1,306	928	41%	4,045	1,978	104%	
Revenue from Operations	**7,409**	**5,653**	**31%**	**22,138**	**16,217**	**37%**	
Property Taxes	(260)	(171)	52%	(771)	(527)	46%	
Insurance	(39)	(21)	87%	(110)	(54)	104%	
Direct Operating Expenses	(897)	(681)	32%	(2,595)	(1,473)	76%	
Net Operating Income (NOI)	**6,213**	**4,780**	**30%**	**18,661**	**14,163**	**32%**	
Property Management Fees[2]	(156)	(126)	24%	(500)	(361)	38%	
Repairs to Buildings	(18)	(27)	(35%)	(85)	(55)	55%	
Other Indirect Operating Expenses	(140)	(134)	4%	(539)	(305)	77%	
Dividends from Embassy GolfLinks	375	300	25%	1,125	565	99%	
Other Income	243	290	(16%)	763	793	(4%)	
EBITDA	**6,517**	**5,082**	**28%**	**19,425**	**14,799**	**31%**	
Working Capital changes	694	(187)	NR	2,053	129	1,496%	
Cash Taxes, net of refunds	(414)	(209)	98%	(1,328)	(576)	131%	
Principal Repayment on external debt	(43)	(9)	385%	(88)	(106)	(17%)	
Interest on external debt	(536)	(117)	358%	(1,235)	(901)	37%	
Non-Cash Adjustments	(81)	(59)	38%	(333)	(667)	(50%)	
NDCF (SPV Level)	**6,137**	**4,501**	**36%**	**18,494**	**12,679**	**46%**	
Distributions from SPVs to Trust	**6,130**	**4,532**	**35%**	**18,527**	**12,801**	**45%**	
Distributions from Embassy GolfLinks	-	-	NR	-	738	(100%)	REIT Level
Interest on external debt	(1,152)	(243)	NR	(2,595)	(277)	NR	
REIT Management Fees[3]	(57)	(45)	29%	(195)	(158)	24%	
Trust level expenses, net of income	6	63	(90%)	(92)	(72)	28%	
NDCF (REIT Level)	**4,927**	**4,308**	**14%**	**15,644**	**13,032**	**20%**	
Distribution from Embassy REIT	**4,929**	**4,313**	**14%**	**15,640**	**13,056**	**20%**	
Interest	834	1,924	NR	2,986	5,042	NR	
Dividend	2,417	19	NR	7,204	621	NR	
Proceeds from Amortization of SPV level debt	1,678	2,370	NR	5,450	7,393	NR	

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

Debt Analysis

as of 31-Dec-2021

Debt Maturity Schedule (Rs. mn)

Description	Rating	Fixed/ Floating	Total Facility	Balance Facility	Outstanding Principal	Amortized Cost	Interest Rate	Maturity Date	Principal Repayment Schedule FY22	FY23	FY24	FY25	FY26	FY27 & Beyond	Total
At REIT															
Embassy Office Parks REIT Series II NCD (Tranche A)	CRISIL AAA/Stable	Fixed	7,500	-	7,500	7,417	7.25%	Oct-23[1]	-	-	7,500	-	-	-	7,500
Embassy Office Parks REIT Series II NCD (Tranche B)	CRISIL AAA/Stable	Fixed	7,500	-	7,500	7,456	6.70%	Oct-23[1]	-	-	7,500	-	-	-	7,500
Embassy Office Parks REIT Series III NCD	CRISIL AAA/Stable	Fixed	26,000	-	26,000	25,784	6.40%	Feb-24[2]	-	-	26,000	-	-	-	26,000
Embassy Office Parks REIT Series IV NCD	CRISIL AAA/Stable	Fixed	3,000	-	3,000	2,974	6.80%	Sep-26[3]	-	-	-	-	-	3,000	3,000
Embassy Office Parks REIT Series V NCD (Tranche A)	CRISIL AAA/Stable	Fixed	20,000	-	20,000	19,871	6.25%	Oct-24[4]	-	-	-	20,000	-	-	20,000
Embassy Office Parks REIT Series V NCD (Tranche B)	CRISIL AAA/Stable	Fixed	11,000	-	11,000	10,927	7.05%	Oct-26[5]	-	-	-	-	-	11,000	11,000
At SPV															
Term Loan (Embassy Manyata)	CARE AAA/Stable	Floating	15,000	-	15,000	14,951	6.35%	Oct-26	-	-	-	-	-	15,000	15,000
Term Loan (Embassy Manyata)	CRISIL AAA/Stable	Floating	6,500	2,535	3,957	3,924	6.50%	May-33	5	33	40	40	245	3,594	3,957
Construction Finance (Embassy Manyata)	CRISIL AAA/Stable	Floating	5,500	1,055	4,445	4,413	7.70%	May-31	-	-	22	44	178	4,201	4,445
Construction Finance (Embassy Manyata)	CRISIL AAA/Stable	Floating	6,000	2,772	3,228	3,206	8.05%	Mar-24	-	-	3,228	-	-	-	3,228
Term Loan (Embassy TechVillage)	CARE AAA/Stable	Floating	10,103	-	10,036	9,996	6.49%	Oct-25	25	101	101	101	9,707	0	10,036
Green Loan (Embassy TechVillage)	CARE AAA/Stable	Floating	4,897	-	4,864	4,845	6.45%	Oct-25	12	49	49	49	4,705		4,864
Term Loan (Embassy Oxygen)	CARE AAA/Stable	Floating	2,000	1,350	650	646	7.30%	Aug-24	0	101	549	-	-	-	650
Construction Finance (Embassy TechZone)	CARE AAA/Stable	Floating	2,750	1,270	1,480	1,468	7.70%	Aug-23	-	-	1,480	-	-		1,480
Others[6]	-	-	NM	-	-	6	NM	Various			-	-	-	-	-
Total			**127,750**	**8,982**	**118,661**	**117,883**	**6.64%**		**43**	**284**	**46,469**	**20,234**	**14,835**	**36,795**	**118,661**

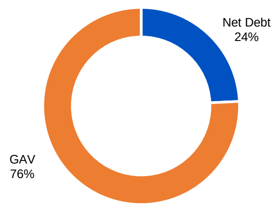
Gross Debt	117,883
Less: Cash and Cash Equivalents including investments[7]	2,071
Net Debt	**115,812**

Leverage Ratios

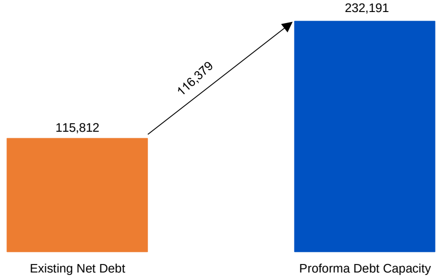
as of 31-Dec-2021

Particulars	31-Dec-21	31-Dec-20
Gross Debt to GAV	25%	23%
Net Debt to GAV	24%	22%
Net Debt to TEV	26%	23%
Proforma Debt Headroom (Rs. mn)	116,379	120,139

Net Debt to GAV (Rs. mn)



Proforma Debt Headroom (Rs. mn)[8]



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

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

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

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

[5] 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

[6]Others includes vehicle loans

[7]Includes short term liquid funds, fixed deposits net of Q3 distributions of Rs.4,929mn

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

Development in Progress[1]

as of 31-Dec-2021

Asset	Projects	Development Area (msf)	Development Keys	Pre-committed/ Leased Area (%)	Occupier	Estimated Completion Date	Balance cost to be spent (Rs. mn)
Base-Build Projects (Completed)							
Embassy TechVillage	Parcel 9 - JPM BTS	1.1	NA	100%	JP Morgan	Completed in Dec-21	234
Sub-total		**1.1**	**NA**	**100%**			**234**
Base-Build Projects (Under Construction)							
Embassy Manyata	Front Parcel - Hilton Hotels	NA	619	NA	NA	Jun-22	1,891
Embassy Manyata[2]	M3 Block A	1.0	NA	-	-	Dec-22	1,364
Embassy TechVillage	Block 8	1.9	NA	-	-	Sep-24	8,354
Embassy TechZone	Hudson Block	0.5	NA	-	-	Sep-22	761
Embassy TechZone	Ganges Block	0.4	NA	-	-	Sep-22	918
Embassy Oxygen	Tower 1	0.7	NA	-	-	Jun-23	2,200
Sub-total		**4.6**	**619**	**0%**			**15,489**
Infrastructure and Upgrade Projects[3]							
Embassy TechZone	Master Plan Upgrade	NA	NA	NA	NA	Completed in Sep-21	122
Embassy Quadron	Master Plan Upgrade	NA	NA	NA	NA	Completed in Sep-21	28
Embassy Manyata	Flyover	NA	NA	NA	NA	Completed in Dec-21	280
Embassy Manyata	Master Plan Upgrade	NA	NA	NA	NA	Dec-22	659
Various	Solar Rooftop	NA	NA	NA	NA	Mar-23	950
Embassy TechVillage	Central Garden	NA	NA	NA	NA	Dec-22	542
Embassy TechVillage	Master Plan Upgrade	NA	NA	NA	NA	Jun-24	899
Others[4]	Various	NA	NA	NA	NA	Various	4,292
Sub-total		**NA**	**NA**	**NA**	**NA**		**7,772**
Total (Under Construction)		**4.6**	**619**				**23,494**

Proposed Development *(as of Dec 31, 2021)*

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

Refer page no. 20 for detailed footnotes

Development in Progress (Cont'd)

Notes:

[1]Excludes GolfLinks as it is a portfolio investment

[2]Manyata Promoters Private Limited ('MPPL') and Embassy Property Developments Private Limited ('EPDPL') entered into a co-development agreement on March 8, 2017 whereby EPDPL shall develop 1 msf M3 Block A 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.7,184.86 mn has already been paid as of December 31, 2021 and balance is to be disbursed linked to achievement of construction milestones. EPDPL was originally obligated to obtain Occupancy Certificate (OC) for the buildings by Dec'19. In case of any delay in obtaining the OC beyond the agreed delivery date, EPDPL is obligated to pay a rental compensation of Rs.57 mn per month of delay to MPPL. As of date, the bare shell building is under development and the estimated date of completion and obtaining occupancy certificate is now Dec'22.

As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be trued up/down accordingly upon project completion. As at December 31, 2021, MPPL has a net receivable of Rs.343.20 mn from EPDPL towards receipt of compensation for Block A.

During the financial year ended March 31, 2020, to consolidate the M3 land parcel within Embassy Manyata campus, MPPL and EPDPL entered into another co-development agreement whereby EPDPL shall develop 0.6 msf M3 Block B warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of Rs.7,367 mn, of which Rs.4,459.73 mn has already been paid as of December 31, 2021 and balance is to be disbursed linked to achievement of development milestones. Furthermore, as per the co-development agreement, during the period of construction, EPDPL is obligated to pay interest to MPPL on the amount of the Development Consideration disbursed by MPPL to EPDPL. As of date, the acquisition of necessary statutory development rights and building approvals are yet to be received, delayed in part due to the pandemic, 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 December 31, 2021, MPPL has a net receivable of Rs.419.95 mn from EPDPL towards receipt of interest for Block B.

[3]Over the next 3 years

[4]Includes select infrastructure and upgrade projects across the portfolio such as Lobby upgrades, ETV Metro amongst various others.

Potential ROFO Assets *(as of December 31, 2021)*

Embassy Sponsor ROFO assets

	Embassy Splendid TechZone	Embassy Knowledge Park	Embassy Concord
Location	Thoraipakkam-Pallavaram Radial Road, Chennai	Bellary Road, Bangalore	Whitefield, Bangalore
Land area (in acres)	Approx 26	Approx 204.3	Approx 60.6
Project Status	Operational and Under Construction	Land Acquired	Land Acquired
Leasable Area (in msf)	c.5.0	c.17.7	c.8.5
Completed Area (in msf)	c.1.0	-	-
Occupancy[2]	67%	-	-
Under Construction Area (in msf)	c.2.0	-	-
Pre-committed Area (%)	36%	-	-
Proposed Development Area (in msf)	c.2.0	c.17.7	c.8.5

Other ROFO assets

	Embassy Whitefield (ETV Backland)[1]
Location	ORR, Embassy TechVillage Campus, Bangalore
Land area (in acres)	c.19.39
Project Status	Under Construction
Leasable Area (in msf)	Upto 4.2
Completed Area (in msf)	-
Occupancy[2]	-
Under Construction Area (in msf)	c.1.7
Pre-committed Area (%)	50%
Proposed Development Area (in msf)	c.2.5

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

[2]Occupancy as at Dec'21

ESG Snapshot

ESG Strategic Framework

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

Key Performance Highlights

	Aspect	Units	YTD period ending FY2022	FY 20-21	FY 19-20
Resilient Planet	**Energy and Emissions**				
	Contribution of renewable energy in portfolio	%	56	51	26
	Renewable power consumption (wheeled and rooftop)	GJ	485,119	570,595	482,761
	Reduction in emissions through solar power consumption	tCO_2e	111,847	131,554	111,303
	Water				
	Water withdrawal	KL	704,218	1,027,659	2,847,556
	Water recycled (% of withdrawal)	KL	3,88,894 (55%)	492,774 (48%)	1,597,046 (56%)
	Waste				
	Waste generated – Hazardous waste (Oil)	KL	37	59	112
	Waste generated – Hazardous waste	Tons	22	22	39
	Waste generated – Non-hazardous waste	Tons	482	613	4,301
	Waste generated – Other waste	Tons	46	58	39
Revitalised Communities	**Human Capital**				
	Employees trained	Nos.	118	82	188
	Average training hours per employee	Hours	9	9	7
	CSR and Corporate Connect				
	Total CSR spend	Rs. Mn	53	94	86
	Corporate Partners	Nos.	19	23	21
	Education support – Students benefitted	Nos.	18,225	15,580	NA
	Health and hygiene – Students impacted	Nos.	12,605	3,740	26,278
	Community health – Free and subsidized treatments provided	Nos.	2,096	2,773	NA
	Environment - Waste recycled	MT	69	110	72

Responsible Business

Memberships/Certifications[1]

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

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

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

Equity Research Coverage

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

NOTES

1. All figures in this Supplementary Databook are as of or for the period ended December 31, 2021 unless specified otherwise
2. All figures corresponding to year denoted with "FY" are as of or for the one-year period ended (as may be relevant) 31st March of the respective year
3. Some of the figures in this Supplementary Databook have been rounded-off to the nearest decimal for the ease of presentation.
4. All details included in this Supplementary Databook considers 100% stake in GLSP unless otherwise stated. However, Embassy REIT owns 50% economic interest in GLSP and accounts for only the proportionate profits of GLSP basis the equity method. Accordingly, its revenues are not consolidated into Embassy REIT Revenue from Operations. Also, Market Value or GAV reflects only Embassy REIT 50% economic interest.
5. Gross Asset Value (GAV) considered per Sep'21, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. GAV of recently acquired GLSP area of 0.17 msf considered as per Sep'21 valuation and aggregated with the rest of the portfolio

GENERAL TERMS, DEFINITIONS AND ABBREVIATIONS

Terms, Definitions and Abbreviations	Description
3Q/Q3/Three Months ended	Quarter ending December 31
1st Generation Leases	1st Generation leases are defined as leases for space that has been leased for the 1st time
2nd Generation Leases	2nd Generation leases are defined as leases for space that had previously been leased
ADR	Average Daily Rate (ADR) is a measure of the average rate charged for rooms sold and is calculated by dividing total rooms revenue for a period by the number of rooms sold during that period
ADTV	Average daily trading volume
Annualized Rental Obligations	Annualized Rental Obligations is defined as Gross Rentals multiplied by twelve (12)
AUM	Assets under Management
Average Occupancy	Commercial Offices - Occupied Area / Completed Area Hotels - Occupied Rooms or Keys / Completed Rooms or Keys
BSE	BSE Limited
CAM	Common Area Maintenance
CFO/Cash flows from operating activities	Cash flows from Operating activities is computed in accordance with the requirements of Ind-AS 7 – Statement of Cash Flows
Commercial Offices	Together the Portfolio Assets excluding EEPL, UPPL, 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), Embassy Office Ventures Private Limited (EOVPL) and Sarla Infrastructure Private Limited (SIPL)
Fiscal or FY or Financial Year	Year ending March 31
GAV	Gross Asset Value
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 Dec'21
LTM	Last Twelve Months ending December 31, 2021
Manager	Embassy Office Parks Management Services Private Limited (EOPMSPL)
Market Capitalization	It is the Market value of a publicly traded company's outstanding shares
mn	Million
msf	Million square feet
MTM Opportunity	Mark to market Opportunity
NDCF	Net Distributable Cash Flow. NDCF is a significant performance metric, the framework for which is adopted by the Manager in line with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 issued by SEBI on September 26, 2014, as amended from time to time and any circulars and guidelines issued thereunder. The Manager believes this metric serves as a useful indicator of the REIT's expected ability to provide a cash return on investment. NDCF does not have a standardized meaning and is not a recognized measure under Ind AS or IFRS, and may not be comparable with measures with similar names presented by other companies. NDCF should not be considered by itself or as a substitute for net income, operating income or cash flow from operating activities or related margins or other measures of operating performance, liquidity or ability to pay dividends
NA	Not Applicable
Net Debt to EBITDA	For Dec'21, 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
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 3QFY2022, 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

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)
1st Floor, Embassy Point
150, Infantry Road
Bengaluru -560001

Introduction

1. We have reviewed the accompanying unaudited condensed standalone interim Ind AS financial statements of Embassy Office Parks REIT (the "REIT") which comprise the unaudited condensed standalone balance sheet as at December 31, 2021, the unaudited condensed statement of Profit and Loss, including other comprehensive income and unaudited condensed statement of Cash Flows for the quarter and nine months ended December 31, 2021, the unaudited condensed statement of changes in Unitholders equity for the nine months ended December 31, 2021 and a summary of the significant accounting policies and select explanatory information (together hereinafter referred to as the "Condensed Standalone Interim Ind AS Financial Statements").

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 RANKA
Digitally signed by ADARSH RANKA
Date: 2022.01.28 10:53:17 +05'30'

per Adarsh Ranka
Partner
Membership No.: 209567

UDIN: 22209567AAAAAS6908

Place: Bengaluru, India
Date: January 28, 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 31 December 2021 (Unaudited)	As at 31 March 2021 (Audited)
ASSETS			
Non-current assets			
Financial assets			
- Investments	3	239,333.52	241,739.54
- Loans	4	87,319.76	98,998.92
Non-current tax assets (net)	5	4.72	-
Other non-current assets	6	1.98	-
Total non-current assets		**326,659.98**	**340,738.46**
Current assets			
Financial assets			
- Cash and cash equivalents	7	5,752.07	7,171.26
- Loans	8	2,115.00	1,475.00
- Other financial assets	9	4.01	-
Other current assets	10	49.87	6.66
Total current assets		**7,920.95**	**8,652.92**
Total assets		**334,580.93**	**349,391.38**
EQUITY AND LIABILITIES			
EQUITY			
Unit capital	11	288,262.11	288,262.11
Other equity	12	(28,700.80)	(22,682.89)
Total equity		**259,561.31**	**265,579.22**
LIABILITIES			
Non-current liabilities			
Financial liabilities			
- Borrowings	13	74,429.56	83,319.10
Total non-current liabilities		**74,429.56**	**83,319.10**
Current liabilities			
Financial liabilities			
- Trade payables	14		
- total outstanding dues of micro and small enterprises		-	1.65
- total outstanding dues of creditors other than micro and small enterprises		0.10	0.95
- Other financial liabilities	15	577.11	460.16
Other current liabilities	16	12.31	26.60
Current tax liabilities (net)	17	0.54	3.70
Total current liabilities		**590.06**	**493.06**
Total equity and liabilities		**334,580.93**	**349,391.38**
Significant accounting policies	2		

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

As per our report of even date attached

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

ADARSH RANKA Digitally signed by ADARSH RANKA Date: 2022.01.28 10:57:39 +05'30'

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 28 January 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: 2022.01.28 10:39:42 +05'30'

Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 28 January 2022

TUHIN ARVIND PARIKH Digitally signed by TUHIN ARVIND PARIKH Date: 2022.01.28 10:30:45 +05'30'

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 28 January 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 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Income and gains							
Dividend		2,435.00	2,455.00	20.86	7,315.00	643.86	2,781.76
Interest	18	2,835.58	3,107.87	2,323.14	8,996.95	6,484.32	9,427.24
Other income	19	22.47	18.24	16.73	58.41	22.96	47.51
Total Income		**5,293.05**	**5,581.11**	**2,360.73**	**16,370.36**	**7,151.14**	**12,256.51**
Expenses							
Valuation expenses		3.25	1.82	1.37	8.32	5.80	8.45
Audit fees		1.34	1.26	2.54	4.10	7.50	8.39
Investment management fees	31	57.27	63.53	44.52	195.18	157.98	212.23
Trustee fees		0.74	0.74	0.58	2.22	2.21	2.95
Legal and professional fees		0.03	22.04	(87.80)	51.68	30.59	58.97
Other expenses	20	10.40	8.84	12.82	29.31	40.95	66.56
Total Expenses		**73.03**	**98.23**	**(25.97)**	**290.81**	**245.03**	**357.55**
Earnings before finance costs, impairment loss and tax		**5,220.02**	**5,482.88**	**2,386.70**	**16,079.55**	**6,906.11**	**11,898.96**
Finance costs	21	1,591.76	1,874.34	1,208.20	5,185.13	3,093.12	4,698.65
Impairment loss	3	-	857.48	-	857.48	485.10	2,688.11
Profit before tax		**3,628.26**	**2,751.06**	**1,178.50**	**10,036.94**	**3,327.89**	**4,512.20**
Tax expense:	22						
Current tax		20.08	7.79	1.73	35.45	27.95	37.78
		20.08	**7.79**	**1.73**	**35.45**	**27.95**	**37.78**
Profit for the period/ year		**3,608.18**	**2,743.27**	**1,176.77**	**10,001.49**	**3,299.94**	**4,474.42**
Items of other comprehensive income							
Items that will not be reclassified subsequently to profit or loss							
- Remeasurements of defined benefit liability, net of tax		-	-	-	-	-	-
Total comprehensive income for the period/ year		**3,608.18**	**2,743.27**	**1,176.77**	**10,001.49**	**3,299.94**	**4,474.42**
Earning per unit	23						
Basic		3.81	2.89	1.49	10.55	4.24	5.46
Diluted		3.81	2.89	1.49	10.55	4.24	5.46
Significant accounting policies	2						

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

As per our report of even date attached

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

ADARSH RANKA Digitally signed by ADARSH RANKA Date: 2022.01.28 10:57:59 +05'30'

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 28 January 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: 2022.01.28 10:40:18 +05'30'

Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 28 January 2022

TUHIN ARVIND PARIKH Digitally signed by TUHIN ARVIND PARIKH Date: 2022.01.28 10:31:17 +05'30'

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 28 January 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 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Cash flow from operating activities						
Profit before tax	3,628.26	2,751.06	1,178.50	10,036.94	3,327.89	4,512.20
Adjustments:						
Interest income	(2,835.58)	(3,107.87)	(2,323.14)	(8,996.95)	(6,484.32)	(9,427.24)
Dividend	(2,435.00)	(2,455.00)	(20.86)	(7,315.00)	(643.86)	(2,781.76)
Profit on sale of investments	(22.47)	(18.24)	(16.73)	(58.41)	(22.96)	(47.51)
Impairment loss	-	857.48	-	857.48	485.10	2,688.11
Finance costs	1,591.76	1,874.34	1,208.20	5,185.13	3,093.12	4,698.65
Operating cash flow before working capital changes	**(73.03)**	**(98.23)**	**25.97**	**(290.81)**	**(245.03)**	**(357.55)**
Changes in:						
Other current and non-current assets	(22.26)	(6.81)	(50.04)	(45.19)	(35.85)	40.76
Other current and non-current liabilities and provisions	8.06	(1.92)	(1.79)	(14.29)	(2.28)	22.23
Other current financial liabilities	1.70	(14.83)	(9.16)	11.98	(18.92)	(3.30)
Other financial assets	30.99	37.71	400.04	(4.01)	402.62	3.15
Trade payables	(0.26)	(8.82)	(4.64)	(2.50)	(6.65)	(4.08)
Cash (used in)/generated from operations	**(54.80)**	**(92.90)**	**360.38**	**(344.82)**	**93.89**	**(298.79)**
Income taxes paid, net	(24.08)	(13.13)	(11.57)	(43.34)	(30.83)	(34.65)
Net cash (used in)/generated from operating activities	**(78.88)**	**(106.03)**	**348.81**	**(388.16)**	**63.06**	**(333.44)**
Cash flow from investing activities						
Loans given to subsidiaries	(1,010.00)	(2,910.20)	(8,312.50)	(9,134.01)	(16,480.31)	(43,590.31)
Loans repaid by subsidiaries	16,995.77	2,430.46	2,495.04	25,025.04	6,944.90	11,186.11
Investment in subsidiary	-	-	(34,068.14)	-	(34,068.14)	(34,068.14)
Redemption of debentures issued by joint venture	-	-	-	-	724.38	724.38
Interest received	2,022.10	1,849.67	2,016.48	5,693.63	5,267.53	7,120.09
Dividend received	2,435.00	2,455.00	20.86	7,315.00	643.86	2,781.76
Redemption of mutual funds (net)	22.47	18.24	16.73	58.41	3,232.03	3,256.58
Net cash generated from/(used in) investing activities	**20,465.34**	**3,843.17**	**(37,831.53)**	**28,958.07**	**(33,735.75)**	**(52,589.53)**
Cash flow from financing activities						
Proceeds from issue of units	-	-	36,852.02	-	36,852.02	36,852.02
Expenses incurred towards issue of units	(1.34)	(16.38)	(245.25)	(17.72)	(245.25)	(834.93)
Proceeds from issue of Non-convertible debentures (net of issue expenses)	30,874.64	2,992.80	7,345.41	33,867.45	14,760.20	40,459.37
Redemption of Non-convertible debentures (including redemption premium)	(45,302.84)	-	-	(45,302.84)	-	-
Distribution to unitholders	(5,364.56)	(5,346.20)	(4,243.36)	(16,019.13)	(14,058.39)	(18,370.92)
Security deposits repaid	-	-	-	-	1.00	1.00
Interest paid	(1,145.17)	(695.99)	(226.54)	(2,516.86)	(257.84)	(857.76)
Net cash (used in)/ generated from financing activities	**(20,939.27)**	**(3,065.77)**	**39,482.28**	**(29,989.10)**	**37,051.74**	**57,248.78**
Net (decrease)/ increase in cash and cash equivalents	**(552.81)**	**671.37**	**1,999.56**	**(1,419.19)**	**3,379.05**	**4,325.81**
Cash and cash equivalents at the beginning of the period/ year	6,304.88	5,633.51	4,224.94	7,171.26	2,845.45	2,845.45
Cash and cash equivalents at the end of the period/ year	**5,752.07**	**6,304.88**	**6,224.50**	**5,752.07**	**6,224.50**	**7,171.26**

Condensed Standalone Statement of Cash Flows
(all amounts in Rs. million unless otherwise stated)

	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Cash and cash equivalents comprise:						
Balances with banks						
- in current accounts	5,749.79	6,303.13	6,222.89	5,749.79	6,222.89	7,169.26
- in escrow accounts	2.28	1.75	1.61	2.28	1.61	2.00
Cash and cash equivalents at the end of the period/ year (refer note 7)	**5,752.07**	**6,304.88**	**6,224.50**	**5,752.07**	**6,224.50**	**7,171.26**

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

Significant accounting policies (refer note 2)

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: 2022.01.28 10:58:19 +05'30'

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 28 January 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: 2022.01.28 10:40:49 +05'30'

Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 28 January 2022

TUHIN ARVIND PARIKH Digitally signed by TUHIN ARVIND PARIKH Date: 2022.01.28 10:31:39 +05'30'

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 28 January 2022

A. Unit Capital

Particulars	No in Million	Amount
Balance as at 1 April 2020	771.67	**229,120.96**
Add: Units issued during the year (refer note 11)	176.23	59,999.35
Less: Issue expenses (refer note 11)	-	(858.20)
Balance as at 31 March 2021	**947.90**	**288,262.11**
Balance as at 1 April 2021	**947.90**	**288,262.11**
Changes during the period	-	-
Balance as at 31 December 2021	**947.90**	**288,262.11**

B. Other equity

Particulars	Retained Earnings
Balance as at 1 April 2020	**(8,784.65)**
Add : Total comprehensive income for the year ended 31 March 2021	4,474.42
Less: Distribution to Unitholders during the year ended 31 March 2021 * ^	(18,372.66)
Balance as at 31 March 2021	**(22,682.89)**
Balance as at 1 April 2021	**(22,682.89)**
Add : Total comprehensive income for the nine months ended 31 December 2021	10,001.49
Less: Distribution to Unitholders during the nine months ended 31 December 2021 * ^^	(16,019.40)
Balance as at 31 December 2021	**(28,700.80)**

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

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

^^ The distribution for nine months ended 31 December 2021 does not include the distribution relating to the quarter ended 31 December 2021, as the same will be paid subsequently.

As per our report of even date attached

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

ADARSH RANKA Digitally signed by ADARSH RANKA Date: 2022.01.28 10:58:38 +05'30'

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 28 January 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: 2022.01.28 10:41:14 +05'30'

Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 28 January 2022

TUHIN ARVIND PARIKH Digitally signed by TUHIN ARVIND PARIKH Date: 2022.01.28 10:31:58 +05'30'

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 28 January 2022

(all amounts in Rs. million unless otherwise stated)

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

Sl No	Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the nine months ended 31 December 2021
1	Cash flows received from SPVs/Holdcos and Investment Entity in the form of:			
	• Interest	1,998.90	1,849.67	5,670.43
	• Dividends (net of applicable taxes)	2,435.00	2,455.00	7,315.00
	• Repayment of Shareholder Debt (to the extent not repaid through debt or equity)	1,695.77	1,910.46	5,541.23
	• 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	45.67	18.24	81.61
5	Less: Any other expense at the Trust level, and not captured herein (excluding acquisition related costs)	(10.40)	(36.99)	(63.88)
6	Less: Any fees, including but not limited to:	-		
	• Trustee fees	(0.74)	(0.74)	(2.22)
	• REIT Management Fees (to the extent not paid in Units)	(57.27)	(63.53)	(195.18)
	• Valuer fees	(3.25)	(1.82)	(8.32)
	• Legal and professional fees	(0.63)	(22.55)	(53.55)
	• Trademark license fees	(0.35)	(0.36)	(1.06)
	• Secondment fees	(0.39)	(0.39)	(1.17)
7	Less: Debt servicing (including principal, interest, redemption premium etc.) of external debt at the Trust level, to the extent not paid through debt or equity (refer note 2 below)	(1,151.65)	(725.71)	(2,595.18)
8	Less: Income tax (net of refund) and other taxes (if applicable) at the Trust level	(24.08)	(13.13)	(43.34)
	Net Distributable Cash Flows	**4,926.58**	**5,368.15**	**15,644.37**

Notes:

1 The Board of Directors of the Manager to the Trust, in their meeting held on 28 January 2022, have declared distribution to Unitholders of Rs.5.20 per unit which aggregates to Rs.4,929.05 million for the quarter ended 31 December 2021. The distributions of Rs.5.20 per unit comprises Rs.0.88 per unit in the form of interest payment, Rs.2.55 per unit in the form of dividend and the balance Rs.1.77 per unit in the form of amortization of SPV debt.

Along with distribution of Rs.10,711.20 million/ Rs.11.30 per unit for the half year ended 30 September 2021, the cumulative distribution for the nine months ended 31 December 2021 aggregates to Rs.15,640.25 million/ Rs. 16.50 per unit.

2 NDCF for the quarter and nine months ended 31 December 2021 is computed in accordance with the revised NDCF framework. The Manager has made certain clarificatory amendments to the NDCF framework under the Distribution Policy to ensure that there is no ambiguity in computing the NDCF at Embassy REIT and SPV/Holdco level. The amended framework was approved by a special majority in the Unitholder’s Meeting held on 08 July 2021 and is effective from 1 April 2021.

(this space is intentionally left blank)

(all amounts in Rs. million unless otherwise stated)

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

Sl No	Particulars	For the quarter ended 31 December 2020	For the nine months ended 31 December 2020	For the year ended 31 March 2021
1	Cash flows received from SPVs/Holdcos and Investment Entity in the form of:			
	• Interest	2,016.48	5,225.34	7,077.90
	• Dividends (net of applicable taxes)	20.86	643.86	2,781.76
	• Repayment of Shareholder Debt	2,495.04	7,669.28	9,740.49
	• Proceeds from buy-backs/ capital reduction (net of applicable taxes)	-	-	-
2	Add: Proceeds from sale of investments, assets or sale of shares of SPVs adjusted for the following:			
	• Applicable capital gains and other taxes	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-
	• Directly attributable transaction costs	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of the REIT Regulations	-	-	-
3	Add: Proceeds from sale of investments, assets or sale of shares of SPVs not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-
4	Add: Any other income accruing to the Trust and not captured herein	16.73	66.87	89.70
5	Less: Any other expense accruing at the Trust level, and not captured herein	(25.86)	(61.92)	(93.56)
6	Less: Any fees, including but not limited to:			
	• Trustee fees	(0.58)	(2.21)	(2.95)
	• REIT Management Fees	(44.52)	(157.98)	(212.23)
	• Valuer fees	(1.37)	(5.80)	(8.45)
	• Legal and professional fees	85.96	(35.97)	(64.53)
	• Trademark license fees	(0.35)	(1.06)	(1.42)
	• Secondment fees	(0.35)	(1.06)	(1.42)
7	Less: Debt servicing			
	• Interest on external debt	(242.68)	(276.67)	(914.44)
	• Repayment of external debt	-	-	-
8	Less: Income tax (net of refund) and other taxes paid (as applicable)	(11.57)	(30.83)	(34.65)
	Net Distributable Cash Flows	**4,307.79**	**13,031.85**	**18,356.20**

Notes:

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

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

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

(this space is intentionally left blank)

(all amounts in Rs. million unless otherwise stated)

1 Trust Information

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

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

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

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

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

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

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

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

2 Significant accounting policies

2.1 Basis of preparation of Condensed Standalone Financial Statements

The Interim Condensed Standalone Financial Statements (hereinafter referred to as the 'Condensed Standalone Financial Statements') of the Trust comprises the Standalone Balance Sheet as at 31 December 2021, the Standalone Statement of Profit and Loss, including other comprehensive income, the Standalone Statement of Cash Flows for the quarter and nine months ended 31 December 2021, the Standalone Statement of Changes in Unitholder's Equity and the summary of significant accounting policies and select explanatory information for the nine months ended 31 December 2021. The Condensed Standalone Financial Statements were approved for issue in accordance with resolution passed by the Board of Directors of the Manager on behalf of the Trust on 28 January 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 11(a) on classification of Unitholders fund.

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

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

Statement of compliance to Ind-AS

These Condensed Standalone Financial Statements for the period ended 31 December 2021 are the financial statements of the Embassy Office Parks REIT and have been prepared in accordance with Indian Accounting Standards (Ind AS) 34 "Interim Financial Reporting" as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not inconsistent with REIT regulations.

2.2 Summary of significant accounting policies

a) Functional and presentation currency

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

b) Basis of measurement

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

c) Use of judgments and estimates

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

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

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

i) Classification of lease arrangements as finance lease or operating lease – Note 2.2 (m)

ii) Classification of Unitholders' funds – Note 11(a)

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

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

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

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

The Trust has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of its investments in SPVs including loans and other receivables. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Trust, as at the date of approval of these Condensed Standalone Financial Statements has used internal and external sources of information including reports from International Property Consultants and related information, economic forecasts and consensus estimates from market sources on the expected future performance of the Trust. The Trust has performed sensitivity analysis on the assumptions used and based on current estimates expects the carrying amount of these assets as reflected in the balance sheet as at 31 December 2021 will be recovered. The impact of COVID-19 on the Trust's Condensed Standalone Financial Statements may differ from that estimated as at the date of approval of these Condensed Standalone Financial Statements.

iv) Impairment of investments and loans in subsidiaries

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

d) Current versus non-current classification

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

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

All other assets are classified as non-current.

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

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

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

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

2 Significant accounting policies (continued)

e) Measurement of fair values

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

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

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

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

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

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

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

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

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

f) Impairment of non-financial assets

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

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

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

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

g) Foreign currency transactions

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

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

h) Financial instruments

i) Recognition and initial measurement

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

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

ii) Classification and subsequent measurement

Financial assets

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

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

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

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

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

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

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

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

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

2 Significant accounting policies (continued)

h) Financial instruments (continued)

Financial assets: Business model assessment

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

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

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

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

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

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

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

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

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

Financial assets: Subsequent measurement and gains and losses

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

Financial liabilities: Classification, subsequent measurement and gains and losses

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

iii) Derecognition

Financial assets

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

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

Financial liabilities

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

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

iv) Offsetting

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

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 statement of profit and loss.

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

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

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

2 Significant accounting policies (continued)

m) Leases (continued)

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 for:

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

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

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

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

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

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

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

r) Provisions and contingencies

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

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

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

2 Significant accounting policies (continued)

s) Operating segments

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

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

t) Errors and estimates

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

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

u) Cash and cash equivalents

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

v) Cash distributions to Unitholders

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

w) Statement of Cash flows

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

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

x) Earnings per unit

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

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

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

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

z) Distribution Policy

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

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

- not less than 90% of the NDCF of the SPVs are required to be distributed to the Embassy Office Parks REIT, in proportion to its shareholding in the SPV, subject to applicable provisions of the Companies Act, 2013.
- 100% of the cash flows received by the Holding Company from the underlying SPVs are required to be distributed to the Embassy Office Parks REIT, and not less than 90% of the NDCF generated by the Holding Company on its own shall be distributed to the Embassy Office Parks REIT, subject to applicable provisions of the Companies Act, 2013.
- The aforesaid net distributable cash flows are made available to Embassy Office Parks REIT in the form of (i) interest paid on Shareholder Debt provided by Embassy Office Parks REIT to the SPV's/Holding Company, (ii) Principal repayment of Shareholder Debt, (iii) dividend declared by the SPVs/Holding Company and received by Embassy Office Parks REIT and (iv) Proceeds from sale of any Embassy REIT assets.

Since Embassy Office Parks REIT endeavours to quarterly distributions, any shortfall as regards minimum quarterly distribution by the SPVs and Holding Company to Embassy Office Parks REIT, post interest paid on Shareholder Debt, Interim Dividend payments and Principal repayment of Shareholder Debt, would be done by declaring dividend, to the extent permitted under the Companies Act, 2013. Further, repayment of short-term construction debt given to 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) Recent pronouncements

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

Balance Sheet:

- Lease liabilities should be separately disclosed under the head 'financial liabilities', duly distinguished as current or non-current.
- Certain additional disclosures in the statement of changes in equity such as changes in equity share capital due to prior period errors and restated balances at the beginning of the current reporting period.
- Specified format for disclosure of shareholding of promoters
- Specified format for ageing schedule of trade receivables and trade payables
- If a company has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of details of where it has been used.
- Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of immovable property not held in name of company, loans and advances to promoters, directors, key managerial personnel (KMP) and related parties, details of benami property held etc.

Statement of profit and loss:

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

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

3 Non-current investments

Particulars	As at 31 December 2021	As at 31 March 2021
Trade, unquoted investments in subsidiaries (at cost)		
(refer note below and note 25)		
- 405,940,204 (31 March 2021: 405,940,204) equity shares of Umbel Properties Private Limited of Rs.10 each, fully paid up	2,841.67	2,841.67
Less: Provision for impairment (refer note (a) below)	(1,348.68)	(1,235.48)
- 2,129,635 (31 March 2021: 2,129,635) equity shares of Quadron Business Park Private Limited of Rs.10 each, fully paid up	13,689.26	13,689.26
Less: Provision for impairment (refer note (a) below)	(2,718.94)	(1,974.66)
- 1,999 (31 March 2021: 1,999) equity shares of Embassy Energy Private Limited of Rs.10 each, fully paid up	732.79	732.79
Less: Provision for impairment (refer note (a) below)	(65.43)	(65.43)
	13,130.67	**13,988.15**
- 8,703,248 (31 March 2021: 8,703,248) equity shares of Embassy Pune TechZone Private Limited of Rs.10 each, fully paid up (refer note (b) below and note 35)	12,083.50	12,083.50
- 1,461,989 (31 March 2021: 1,461,989) equity shares of Manyata Promoters Private Limited of Rs.100 each, fully paid up (refer note (b) below and note 35)	99,475.27	99,475.27
- 271,611 (31 March 2021: 271,611) equity shares of Qubix Business Park Private Limited of Rs.10 each, fully paid up	5,595.08	5,595.08
- 1,884,747 (31 March 2021: 1,884,747) equity shares of Oxygen Business Park Private Limited of Rs.10 each, fully paid up	12,308.89	12,308.89
- 154,633,789 (31 March 2021: 185,604,589) equity shares of Earnest Towers Private Limited of Rs.10 each, fully paid up (refer note (c) below)	10,590.24	12,138.78
- 6,134,015 (31 March 2021: 6,134,015) equity shares of Vikhroli Corporate Park Private Limited of Rs.10 each, fully paid up	10,710.94	10,710.94
- 254,583 (31 March 2021: 254,583) equity shares of Indian Express Newspapers (Mumbai) Private Limited of Rs.100 each, fully paid up	13,210.96	13,210.96
- 107,958 (31 March 2021: 107,958) equity shares of Galaxy Square Private Limited of Rs.100 each, fully paid up	4,662.50	4,662.50
- 2,637,348 (31 March 2021: 2,637,348) Class A equity shares of Vikas Telecom Private Limited of Rs.10 each, fully paid up	23,147.33	23,147.33
- 4,847,584 (31 March 2021: 4,847,584) Ordinary equity shares of Embassy Office Ventures Private Limited of Rs.10 each, fully paid up	10,972.41	10,972.41
- 8,682,000 (31 March 2021: 8,682,000) Class A equity shares of Embassy Office Ventures Private Limited of Rs.10 each, fully paid up	16,575.71	16,575.71
- 3,300 (31 March 2021: 3,300) equity shares of Sarla Infrastructure Private Limited of Rs.1,000 each, fully paid up	6,870.02	6,870.02
	226,202.85	**227,751.39**
	239,333.52	**241,739.54**
Aggregate amount of impairment recognised	**4,133.05**	**3,275.57**

a) The recoverable amounts of the investments in subsidiaries have been computed based on value in use calculation of the underlying properties, computed semi-annually in March and September of each financial year. The value in use calculation is determined by iVAS Partners, independent external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by CBRE South Asia Private Limited based on discounted cash flow method. As at 31 December 2021, an amount of Rs.4,133.05 million (31 March 2021: Rs.3,275.57 million) has been provided as impairment on investment in subsidiaries namely Umbel Properties Private Limited, Quadron Business Park Private Limited and Embassy Energy Private Limited based on independent valuation report as on 30 September 2021. This includes impairment loss of Rs.857.48 million relating to nine months ended 31 December 2021 for Umbel Properties Private Limited and Quadron Business Park Private Limited. The impairment charge arose in these entities mainly due to slower ramp up of hotel room occupancy, slower than anticipated lease up, coupled with the current economic conditions due to Covid-19 pandemic. In determining the value in use, the cash flows were discounted at the rate of 12.38% for investment in Hospitality operations (UPPL and QBPL) and 13.50% for investment in solar power plant (EEPL).

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

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

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

(c) Pursuant to the National Company Law Tribunal, Mumbai (NCLT), order dated 24 August 2021, Earnest Towers Private Limited (ETPL) has reduced its equity share capital by 30,970,800 fully paid equity shares and details of consideration receivable by REIT from ETPL on such capital reduction are provided below. The said consideration is converted into long term loan receivable by the Trust from ETPL, carrying interest rate of 12.5% per annum (refer note 25).

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
Total consideration payable to Trust on capital reduction (in Rs. million)	**1,548.54**

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

(all amounts in Rs. million unless otherwise stated)

3 Non-current investments (continued)

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

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

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

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

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

4 Non-current loans

Particulars	As at 31 December 2021	As at 31 March 2021
Unsecured, considered good		
Loan to subsidiaries (refer note 25)	87,319.76	98,998.92
	87,319.76	**98,998.92**

Terms attached to loan to subsidiaries

Security: Unsecured

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

Repayment:

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

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

5 Non-current tax assets (net)

Particulars	As at 31 December 2021	As at 31 March 2021
Advance tax, net of provision for tax	4.72	-
	4.72	**-**

6 Other non-current assets

Particulars	As at 31 December 2021	As at 31 March 2021
Prepayments	1.98	-
	1.98	**-**

7 Cash and cash equivalents

Particulars	As at 31 December 2021	As at 31 March 2021
Balances with banks		
- in current accounts *	5,749.79	7,169.26
- in escrow accounts		
Balances with banks for unclaimed distributions	2.28	2.00
	5,752.07	**7,171.26**

* Balance in current accounts includes cheques on hand received from SPV's in respect of interest/principal repayments of loans as at 31 December 2021 amounting to Rs. 569.66 (31 March 2021 : Rs.763.77 million).

8 Current loans

Particulars	As at 31 December 2021	As at 31 March 2021
Unsecured, considered good		
Loan to subsidiaries (refer note 25)	2,115.00	1,475.00
	2,115.00	**1,475.00**

Terms attached to Loan to subsidiaries

Security: Unsecured

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

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

(all amounts in Rs. million unless otherwise stated)

9 Other financial assets

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Other receivables		
- from related party (refer note 25)	4.01	-
	4.01	**-**

10 Other current assets

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Unsecured, considered good		
Advance for supply of goods and rendering of services	-	0.72
Balances with government authorities	13.71	0.33
Prepayments	36.16	5.61
	49.87	**6.66**

(this space is intentionally left blank)

11 Unit capital

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

Note:

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

(a) Terms/rights attached to Units

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

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

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

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

(c) The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units from the date of incorporation till the balance sheet date. Further, the Trust has issued an aggregate of 613,332,143 Units at Rs.300 each for consideration other than cash from the date of incorporation till 31 December 2021.

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

12 Other equity

Particulars	As at 31 December 2021	As at 31 March 2021
Retained earnings *	(28,700.80)	(22,682.89)
	(28,700.80)	**(22,682.89)**

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

Retained earnings

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

(this space is intentionally left blank)

(all amounts in Rs. million unless otherwise stated)

13 Borrowings

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Secured		
Non-convertible debentures		
36,500 (31 March 2021 : 36,500) Embassy REIT Series I, Non-Convertible debentures (NCD) 2019, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note A below)		
- Embassy REIT Series I NCD 2019 - Tranche I	-	35,503.64
- Embassy REIT Series I NCD 2019 - Tranche II	-	7,276.40
15,000 (31 March 2021 : 15,000) Embassy REIT Series II, Non-Convertible debentures (NCD) 2020, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note B below)		
- Embassy REIT Series II NCD 2020 - Tranche A	7,417.30	7,382.15
- Embassy REIT Series II NCD 2020 - Tranche B	7,456.15	7,437.51
26,000 (31 March 2021 : 26,000) Embassy REIT Series III, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note C below)	25,783.81	25,719.40
3,000 (31 March 2021 : Nil) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) (refer note D below)	2,974.17	-
31,000 (31 March 2021 : Nil) 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 E and F below)		
- Embassy REIT Series V NCD 2021 - Series A	19,870.75	-
- Embassy REIT Series V NCD 2021 - Series B	10,927.38	-
	74,429.56	**83,319.10**

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

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

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

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

Security terms:

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

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

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

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

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

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

Redemption terms:

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

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

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

4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between May 2021 to May 2022) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

5. The Trust had issued a call option notice dated 01 October 2021 and accordingly these debentures were fully redeemed on 2 November 2021 as per the terms of debenture trust deed.

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

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

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

Security terms:

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

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

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

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

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

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

13 Borrowings (continued)

Redemption terms:

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

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

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

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

Security terms

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

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

Redemption terms:

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

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

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

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

Security terms

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

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

(all amounts in Rs. million unless otherwise stated)

13 Borrowings (continued)

E. 20,000 (31 March 2021: Nil) 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 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 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.

F. 11,000 (31 March 2021: Nil) 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 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 (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.

14 Trade payables

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Trade payables		
- total outstanding dues to micro and small enterprises (refer note below)	-	1.65
- total outstanding dues other than micro and small enterprises		
- to related party (refer note 25)	0.10	0.86
- to others	-	0.09
	0.10	**2.60**

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

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

(all amounts in Rs. million unless otherwise stated)

15 Other financial liabilities

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Unclaimed distribution	2.28	2.00
Contingent consideration (refer note 25 and note 27)	350.00	350.00
Other liabilities		
- to related party (refer note 25)	57.04	50.30
- to others	167.79	57.86
	577.11	**460.16**

16 Other current liabilities

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Statutory dues	12.31	26.60
	12.31	**26.60**

17 Current tax liabilities (net)

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Provision for income-tax, net of advance tax	0.54	3.70
	0.54	**3.70**

(this space is intentionally left blank)

(all amounts in Rs. million unless otherwise stated)

18 Interest income

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Interest income						
- on fixed deposits	23.20	-	-	23.20	42.19	42.19
- on debentures (refer note 25)	-	-	-	-	14.61	14.61
- on loan to subsidiaries (refer note 25)	2,812.38	3,107.87	2,323.14	8,973.75	6,427.52	9,370.44
	2,835.58	**3,107.87**	**2,323.14**	**8,996.95**	**6,484.32**	**9,427.24**

19 Other income

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Profit on sale of investments	22.47	18.24	16.73	58.41	22.96	47.51
	22.47	**18.24**	**16.73**	**58.41**	**22.96**	**47.51**

20 Other expenses

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Bank charges	0.13	0.03	0.09	0.32	0.11	0.15
Rates and taxes	5.90	4.75	5.42	18.28	15.80	21.17
Marketing and advertisement expenses	4.14	2.48	7.31	8.71	24.31	41.12
Insurance expenses	0.15	0.14	-	0.41	0.19	0.32
Miscellaneous expenses	0.08	1.44	-	1.59	0.54	3.80
	10.40	**8.84**	**12.82**	**29.31**	**40.95**	**66.56**

21 Finance costs

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Interest expense on Non-Convertible debentures						
- Embassy REIT Series II, Series III, Series IV and Series V NCD	1,204.46	738.91	242.68	2,661.19	276.67	914.44
Accrual of premium on redemption of debentures (Embassy REIT Series I NCD)	387.30	1,135.43	965.52	2,523.94	2,816.45	3,784.21
	1,591.76	**1,874.34**	**1,208.20**	**5,185.13**	**3,093.12**	**4,698.65**

22 Tax expense

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Current tax	20.08	7.79	1.73	35.45	27.95	37.78
	20.08	**7.79**	**1.73**	**35.45**	**27.95**	**37.78**

23 Earnings Per Unit (EPU)

Basic EPU amounts are calculated by dividing the profit for the period/year attributable to Unitholders by the weighted average number of units outstanding during the period/year. Diluted EPU amounts are calculated by dividing the profit attributable to unitholders by the weighted average number of units outstanding during the period/year plus the weighted average number of units that would be issued on conversion of all the 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 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Profit after tax for calculating basic and diluted EPU	3,608.18	2,743.27	1,176.77	10,001.49	3,299.94	4,474.42
Weighted average number of Units (No. in million)*	947.90	947.90	789.41	947.90	777.60	819.59
Earnings Per Unit						
- Basic (Rupees/unit)	3.81	2.89	1.49	10.55	4.24	5.46
- Diluted (Rupees/unit) **	3.81	2.89	1.49	10.55	4.24	5.46

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

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

24 Commitments and contingencies

a. Contingent liabilities

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

Note :

Trust had given an irrevocable and unconditional Corporate guarantee dated 27 December 2019, in favour of Catalyst Trusteeship Limited (Trustee) towards the term loan facility of Rs.8,400 million by State Bank of India (Lender) to Manyata Promoters Private Limited (Borrower), an Embassy REIT SPV; to forthwith pay the Lender the outstanding amount of loan on demand by the Lender, upon the failure to make any payments/ repayments of the outstanding amounts (or any part thereof) on the respective due dates by Borrower. The Borrower has repaid the loan as at 31 December 2021, accordingly the guarantee is cancelled.

b. Statement of capital and other commitments

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

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

(this space is intentionally left blank)

25 Related party disclosures

I. List of related parties as at 31 December 2021

A. Parties to Embassy Office Parks REIT

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

BRE/ Mauritius Investments - Co-Sponsor

SG Indian Holding (NQ) Co. I Pte. Limited
SG Indian Holding (NQ) Co. II Pte. Limited (Upto 10 March 2021)
SG Indian Holding (NQ) Co. III Pte. Limited (Upto 10 March 2021)
BRE/Mauritius Investments II
BREP NTPL Holding (NQ) Pte Limited
BREP VII NTPL Holding (NQ) Pte Limited
BREP Asia SBS NTPL Holding (NQ) Limited (Upto 10 March 2021)
BREP VII SBS NTPL Holding (NQ) Limited (Upto 10 March 2021)
BREP GML Holding (NQ) Pte Limited
BREP VII GML Holding (NQ) Pte Limited
BREP Asia SBS GML Holding (NQ) Limited (Upto 10 March 2021)
BREP VII SBS GML Holding (NQ) Limited (Upto 10 March 2021)
BREP Asia SG Oxygen Holding (NQ) Pte Limited
BREP VII SG Oxygen Holding (NQ) Pte Limited
BREP Asia SBS Oxygen Holding (NQ) Limited (Upto 10 March 2021)
BREP VII SBS Oxygen Holding (NQ) Limited (Upto 10 March 2021)
BREP Asia HCC Holding (NQ) Pte Limited
BREP VII HCC Holding (NQ) Pte Limited
BREP Asia SBS HCC Holding (NQ) Limited (Upto 10 March 2021)
BREP VII SBS HCC Holding (NQ) Limited (Upto 10 March 2021)
India Alternate Property Limited
BREP Asia SG Indian Holding (NQ) Co II Pte. Limited
BREP VII SG Indian Holding (NQ) Co II Pte. Limited
BREP Asia SBS Holding NQ CO XI Limited (Upto 10 March 2021)
BREP VII SBS Holding NQ CO XI Limited (Upto 10 March 2021)

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

Directors

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

Key management personnel

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

(i) Subsidiaries (SPV)

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

(ii) Joint Venture

Golflinks Software Park Private Limited

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

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

**together known as BREP entities.*

(all amounts in Rs. million unless otherwise stated)

25 Related party disclosures

C Transactions during the period/ year

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Unsecured loans given to						
Quadron Business Park Private Limited	-	90.00	220.00	10.00	270.00	270.00
Embassy Pune TechZone Private Limited *	-	150.00	905.50	450.00	905.50	905.50
Manyata Promoters Private Limited	-	240.00	3,714.00	240.00	7,069.38	8,819.38
Oxygen Business Park Private Limited	-	90.00	-	140.00	3,396.43	3,396.43
Earnest Towers Private Limited	-	-	250.00	400.00	450.00	500.00
Vikhroli Corporate Park Private Limited	10.00	-	-	10.00	161.00	161.00
Umbel Properties Private Limited	-	30.00	-	60.00	-	30.00
Indian Express Newspapers (Mumbai) Private Limited	10.00	10.00	13.00	20.00	13.00	13.00
Embassy Energy Private Limited	-	40.00	100.00	40.00	100.00	225.00
Sarla Infrastructure Private Limited	370.00	2,210.20	1,700.00	2,580.20	1,700.00	1,745.00
Vikas Telecom Private Limited	-	-	-	-	-	24,500.00
Long term loan pursuant to capital reduction (refer note 3 (c))						
Earnest Towers Private Limited	-	1,548.54	-	1,548.54	-	-
Short term construction loan given						
Manyata Promoters Private Limited	40.00	-	1,000.00	4,373.81	1,755.00	1,755.00
Oxygen Business Park Private Limited	100.00	-	-	100.00	-	-
Quadron Business Park Private Limited **	300.00	-	-	300.00	-	-
Embassy Pune TechZone Private Limited *	360.00	50.00	300.00	410.00	550.00	800.00
Sarla Infrastructure Private Limited	-	-	110.00	-	110.00	470.00
Redemption of investment in debentures						
Golflinks Software Park Private Limited	-	-	-	-	724.38	724.38
Unsecured loans repaid by						
Embassy Pune TechZone Private Limited *	19.71	50.24	451.68	204.31	889.02	1,135.96
Manyata Promoters Private Limited	14,940.00	144.18	1,245.44	15,084.18	4,316.41	4,316.41
Qubix Business Park Private Limited	77.51	34.58	65.30	194.80	233.92	277.01
Oxygen Business Park Private Limited	28.83	61.00	-	130.97	-	-
Earnest Towers Private Limited	-	123.51	206.71	337.78	573.13	738.02
Vikhroli Corporate Park Private Limited	-	144.81	192.76	285.60	383.52	487.71
Galaxy Square Private Limited	72.57	106.30	58.92	284.95	221.85	280.11
Indian Express Newspapers (Mumbai) Private Limited	38.60	41.83	172.30	192.95	199.26	244.57
Embassy Energy Private Limited	140.27	127.77	101.93	435.73	127.79	304.90
Sarla Infrastructure Private Limited	168.71	174.39	-	547.65	-	223.33
Vikas Telecom Private Limited	1,149.57	901.85	-	2,782.31	-	1,008.09
Short term construction loan repaid by						
Manyata Promoters Private Limited	-	150.00	-	3,813.81	-	1,700.00
Embassy Pune TechZone Private Limited *	360.00	370.00		730.00		-
Sarla Infrastructure Private Limited	-	-	-	-	-	470.00
Secondment fees						
Embassy Office Parks Management Services Private Limited	0.39	0.39	0.35	1.17	1.06	1.42
Business acquisition of ETV assets from						
Embassy Property Developments Private Limited	-	-	6,870.02	-	6,870.02	6,870.02
BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd	-	-	8,736.46	-	8,736.46	8,736.46
BREP VII SG Indian Holding (NQ) Co I Pte. Ltd	-	-	2,182.64	-	2,182.64	2,182.64
BREP Asia SBS Holding NQ Co IV Ltd. (Cayman)	-	-	41.46	-	41.46	41.46
BREP VII SBS Holding NQ IV Co Ltd (Cayman)	-	-	11.84	-	11.84	11.84

** Refer note 35*
*** Includes conversion of Rs.180 million of long term loan to short term loan*

(all amounts in Rs. million unless otherwise stated)

C **Transactions during the period/ year (continued)**

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Investment in Class A equity share capital of						
Embassy Office Ventures Private Limited	-	-	16,575.71	-	16,575.71	16,575.71
Investment management fees						
Embassy Office Parks Management Services Private Limited	57.27	63.53	44.52	195.18	157.98	212.23
Trademark license fees						
Embassy Shelters Private Limited	0.35	0.36	0.35	1.06	1.06	1.42
Trustee fee expenses						
Axis Trustee Services Limited	0.74	0.74	0.58	2.22	2.21	2.95
Interest received on debentures						
Golflinks Software Park Private Limited	-	-	-	-	14.61	14.61
Dividend received						
Indian Express Newspapers (Mumbai) Private Limited	105.00	115.00	19.10	345.00	351.10	439.00
Oxygen Business Park Private Limited	-	-	1.76	-	292.76	292.76
Embassy Pune TechZone Private Limited *	90.00	40.00	-	130.00	-	-
Earnest Towers Private Limited	150.00	-	-	150.00	-	-
Vikhroli Corporate Park Private Limited	180.00	-	-	180.00	-	-
Manyata Promoters Private Limited	1,910.00	2,300.00	-	6,510.00	-	2,050.00
Interest income						
Quadron Business Park Private Limited	401.47	396.79	390.17	1,188.72	1,154.22	1,538.29
Embassy Pune TechZone Private Limited *	167.83	178.41	172.48	517.98	476.56	642.19
Manyata Promoters Private Limited	573.36	906.07	881.76	2,362.83	2,344.99	3,213.69
Qubix Business Park Private Limited	78.26	79.40	85.39	238.52	263.70	345.25
Oxygen Business Park Private Limited	229.66	226.58	226.19	681.10	487.68	708.95
Earnest Towers Private Limited	52.38	26.49	7.98	80.95	27.15	32.26
Vikhroli Corporate Park Private Limited	122.43	126.91	140.65	378.68	422.62	554.38
Galaxy Square Private Limited	55.79	59.15	66.17	176.32	205.43	268.39
Umbel Properties Private Limited	57.21	56.77	54.37	168.76	162.53	215.75
Indian Express Newspapers (Mumbai) Private Limited	93.20	94.20	104.20	284.05	312.30	409.30
Embassy Energy Private Limited	179.02	181.92	189.00	545.81	565.56	750.33
Sarla Infrastructure Private Limited	113.73	58.61	4.78	218.76	4.76	62.63
Vikas Telecom Private Limited	688.04	716.57	-	2,131.27	-	629.03
Expenses incurred by related party on behalf of the Trust						
Embassy Office Parks Management Services Private Limited	-	-	0.07	-	1.11	1.97
Embassy Pune TechZone Private Limited *	-	-	1.04	-	1.04	1.04
Expenses incurred by the Trust on behalf of related party						
Vikas Telecom Private Limited	6.68	19.10	339.15	25.78	339.15	339.15
Manyata Promoters Private Limited	9.89	28.40	-	38.29	0.82	0.82
Others	10.46	26.17	-	36.63	2.11	2.11
Change in investments pursuant the composite scheme of arrangement (refer						
Embassy Pune TechZone Private Limited *	-	-	-	-	-	12,083.50
Manyata Promoters Private Limited	-	-	-	-	-	50,684.75
Guarantee given by SPV on behalf of REIT						
Indian Express Newspapers (Mumbai) Private Limited and Embassy Pune TechZone Private Limited *	-	-	7,500.00	-	15,000.00	15,000.00
Vikas Telecom Private Limited, Embassy Energy Private Limited and Qubix Business Park Private Limited	-	-	-	-	-	26,000.00
Sarla Infrastructure Private Limited	-	3,000.00	-	3,000.00	-	-
Manyata Promoters Private Limited	31,000.00	-	-	31,000.00	-	-

** Refer note 35*

(all amounts in Rs. million unless otherwise stated)

25 Related party disclosures

D Closing balances

Particulars	As at 31 December 2021	As at 31 March 2021
Unsecured loan receivable (non-current)		
Quadron Business Park Private Limited	14,946.27	14,071.94
Embassy Pune TechZone Private Limited **	4,199.16	3,953.47
Manyata Promoters Private Limited	16,281.49	28,951.41
Qubix Business Park Private Limited	2,408.18	2,602.98
Oxygen Business Park Private Limited	7,188.09	7,182.40
Earnest Towers Private Limited	1,683.41	51.66
Vikhroli Corporate Park Private Limited	3,973.85	4,171.11
Galaxy Square Private Limited	1,699.83	1,984.78
Umbel Properties Private Limited	2,200.30	1,971.55
Indian Express Newspapers (Mumbai) Private Limited	2,929.51	3,102.46
Embassy Energy Private Limited	5,545.84	5,941.57
Sarla Infrastructure Private Limited	3,554.22	1,521.67
Vikas Telecom Private Limited	20,709.61	23,491.92
Short term construction loan		
Manyata Promoters Private Limited	615.00	55.00
Oxygen Business Park Private Limited	100.00	-
Embassy Pune TechZone Private Limited **	1,100.00	1,420.00
Quadron Business Park Private Limited	300.00	-
Other receivables		
Vikas Telecom Private Limited	3.24	-
Embassy Office Ventures Private Limited	0.16	-
Embassy Pune TechZone Private Limited **	0.61	-
Other financial liabilities		
Embassy Office Parks Management Services Private Limited	57.04	50.30
Trade payables		
Embassy Office Parks Management Services Private Limited	-	0.86
Embassy Shelters Private Limited	0.10	-
Investment in equity shares of subsidiaries		
Embassy Pune TechZone Private Limited **	12,083.50	12,083.50
Manyata Promoters Private Limited	99,475.27	99,475.27
Quadron Business Park Private Limited *	10,970.32	11,714.60
Oxygen Business Park Private Limited	12,308.89	12,308.89
Earnest Towers Private Limited	10,590.24	12,138.78
Vikhroli Corporate Park Private Limited	10,710.94	10,710.94
Qubix Business Park Private Limited	5,595.08	5,595.08
Galaxy Square Private Limited	4,662.50	4,662.50
Umbel Properties Private Limited *	1,492.99	1,606.19
Indian Express Newspapers (Mumbai) Private Limited	13,210.96	13,210.96
Embassy Energy Private Limited *	667.36	667.36
Vikas Telecom Private Limited	23,147.33	23,147.33
Embassy Office Ventures Private Limited	27,548.12	27,548.12
Sarla Infrastructure Private Limited	6,870.02	6,870.02
Contingent consideration payable		
Embassy Property Developments Private Limited (refer note 27)	350.00	350.00
Guarantee given to lender's trustee for loan obtained by SPV		
Manyata Promoters Private Limited	-	8,400.00
Guarantee given by SPV on behalf of REIT		
Indian Express Newspapers (Mumbai) Private Limited and Embassy Pune TechZone Private Limited **	15,000.00	15,000.00
Vikas Telecom Private Limited, Embassy Energy Private Limited and Qubix Business Park Private Limited	26,000.00	26,000.00
Sarla Infrastructure Private Limited	3,000.00	-
Manyata Promoters Private Limited	31,000.00	-

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

(all amounts in Rs. million unless otherwise stated)

26 Financial instruments :

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

Particulars	Carrying value	Fair Value	Carrying value	Fair Value
	31 December 2021	31 December 2021	31 March 2021	31 March 2021
Financial assets				
Amortised cost				
Loans	89,434.76	-	100,473.92	-
Cash and cash equivalents	5,752.07	-	7,171.26	-
Other financial assets	4.01	-	-	-
Total assets	**95,190.84**	**-**	**107,645.18**	**-**
Financial liabilities				
Amortised cost				
Borrowings	74,429.56	74,824.45	83,319.10	84,630.97
Other financial liabilities	577.11	-	460.16	-
Trade payables	0.10	-	2.60	-
Total liabilities	**75,006.77**	**74,824.45**	**83,781.86**	**84,630.97**

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

Fair value hierarchy

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

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

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

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

There were no transfers between Level 1, Level 2 or Level 3 during the nine months ended 31 December 2021 and year ended 31 March 2021.

c) Determination of fair values

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

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

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

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

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

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

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

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

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

28 Details of utilisation of proceeds of Institutional placement as on 31 December 2021 are follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 March 2021	Unutilised amount as at 31 March 2021	Actual utilisation upto 31 December 2021	Unutilised amount as at 31 December 2021
Funding of consideration for the acquisition of the ETV SPVs, including subscription to Class A equity shares in EOVPL, payment of consideration to the BREP Entities and the Embassy Sponsor	34,068.14	34,068.14	-	-	-
Debt funding to the ETV SPVs for partial or full repayment or pre-payment of bank/financial institution debt and settlement of certain liabilities	1,550.00	1,550.00	-	-	-
Issue expenses	750.00	750.00	-	-	-
General purposes	483.88	84.93	398.95	43.40	355.55
Total	**36,852.02**	**36,453.07**	**398.95**	**43.40**	**355.55**

29 Details of utilisation of proceeds of issue of Embassy REIT Series IV NCD 2021 as on 31 December 2021 are follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 December 2021	Unutilised amount as at 31 December 2021
Granting shareholder debt including refinance of existing debt, construction and development at underlying SPV's	2,760.00	2,580.20	179.80
General purposes including issue expenses and payment of coupon	240.00	82.80	157.20
Total	**3,000.00**	**2,663.00**	**337.00**

30 Details of utilisation of proceeds of issue of Embassy REIT Series V NCD 2021 as on 31 December 2021 are follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 December 2021	Unutilised amount as at 31 December 2021
Refinancing of the Existing Series I NCD Debt	30,845.00	30,845.00	-
General purposes including issue expenses	155.00	101.21	53.79
Total	**31,000.00**	**30,946.21**	**53.79**

31 Investment management fees

Pursuant to the Investment management agreement dated 12 June 2017, as amended, the Manager is entitled to fees @ 1% of REIT Distributions which shall be payable either in cash or in Units or a combination of both, at the discretion of the Manager. The fees has been determined for undertaking management of the Trust and its investments. Investment management fees accrued for the nine months ended 31 December 2021 amounts to Rs.195.18 million. There are no changes during the nine months ended 31 December 2021 in the methodology for computation of fees paid to the Manager.

32 Secondment fees

Pursuant to the Secondment agreement dated 11 March 2019, the Manager is entitled to fees of Rs. 0.10 million per month in respect certain employees of the Manager being deployed to the Trust in connection with the operation and management of the assets of the Trust. The fees shall be subject to an escalation of 5% (five per cent) every financial year. Secondment fees for the nine months ended 31 December 2021 amounts to Rs.1.17 million. There are no changes during the nine months ended 31 December 2021 in the methodology for computation of secondment fees paid to the Manager.

33 Segment Reporting

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

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

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

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

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

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

36 Distributions

The Board of Directors of the Manager to the Trust, in their meeting held on 28 January 2022, have declared distribution to Unitholders of Rs.5.20 per unit which aggregates to Rs.4,929.05 million for the quarter ended 31 December 2021. The distributions of Rs.5.20 per unit comprises Rs.0.88 per unit in the form of interest payment, Rs.2.55 per unit in the form of dividend and the balance Rs.1.77 per unit in the form of amortization of SPV debt.

Along with distribution of Rs.10,711.20 million/ Rs.11.30 per unit for the half year ended 30 September 2021, the cumulative distribution for the nine months ended 31 December 2021 aggregates to Rs.15,640.25 million/ Rs. 16.50 per unit.

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: 2022.01.28 10:59:07 +05'30'

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 28 January 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: 2022.01.28 10:41:55 +05'30'

Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 28 January 2022

TUHIN ARVIND PARIKH Digitally signed by TUHIN ARVIND PARIKH Date: 2022.01.28 10:32:22 +05'30'

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 28 January 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)
1st Floor, Embassy Point
150, Infantry Road
Bengaluru -560001

Introduction

1. We have reviewed the accompanying unaudited condensed consolidated interim Ind AS financial statements of Embassy Office Parks REIT (the "REIT"), its subsidiaries and a Joint venture (together referred as "the Group"), which comprise the unaudited condensed consolidated balance sheet as at December 31, 2021, the unaudited condensed consolidated statement of profit and loss, including other comprehensive income and unaudited condensed consolidated statement of Cash Flows for the quarter and nine months ended December 31, 2021, and the unaudited condensed consolidated statement of changes in Unitholder's equity for the nine months ended December 31, 2021 and a summary of the significant accounting policies and select explanatory information (together hereinafter referred to as the "Condensed Consolidated Interim Ind AS Financial Statements").

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:

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

Conclusion

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

Emphasis of Matter

6. We draw attention to note 44 (iv) to the Condensed Consolidated Interim Ind AS Financial Statements which refers to the uncertainty in relation to two pending cases, as regards Property tax dues aggregating to Rs.3,418.89 million as at December 31, 2021 payable by MPPL, before judicial forums, basis previously raised demand notices by the local regulatory authority. Based on legal opinions obtained and pending outcome of such legal matter no provision has been made in these Condensed Consolidated Interim Ind AS Financial Statements. Our conclusion is not modified in respect to the above matter.

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

ADARSH RANKA
Digitally signed by ADARSH RANKA
Date: 2022.01.28 10:54:07 +05'30'

per Adarsh Ranka
Partner
Membership No.: 209567

UDIN: 22209567AAAAAT3539

Place: Bengaluru, India
Date: January 28, 2022

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

	Note	As at 31 December 2021 (Unaudited)	As at 31 March 2021 (Audited)
ASSETS			
Non-current assets			
Property, plant and equipment	3	21,566.08	22,067.35
Capital work-in-progress	4	7,322.28	4,739.47
Investment property	5	274,075.04	272,345.76
Investment property under development	8	11,181.46	8,968.79
Goodwill	6	64,045.35	63,946.24
Other intangible assets	7	14,451.22	15,924.64
Equity accounted investee	9	23,663.19	24,118.57
Financial assets			
- Other financial assets	10	3,721.00	4,839.80
Deferred tax assets (net)	23	67.42	48.84
Non-current tax assets (net)	11	1,124.53	1,095.27
Other non-current assets	12	18,336.81	18,383.62
Total non-current assets		**439,554.38**	**436,478.35**
Current assets			
Inventories	13	11.44	10.80
Financial assets			
- Trade receivables	14	446.31	473.16
- Cash and cash equivalents	15A	6,780.41	9,174.78
- Other bank balances	15B	219.89	253.75
- Other financial assets	16	2,878.62	4,057.38
Other current assets	17	577.10	395.34
Total current assets		**10,913.77**	**14,365.21**
Total assets		**450,468.15**	**450,843.56**
EQUITY AND LIABILITIES			
EQUITY			
Unit capital	18	288,262.11	288,262.11
Other equity	19	(27,258.80)	(17,331.44)
Total equity		**261,003.31**	**270,930.67**
LIABILITIES			
Non-current liabilities			
Financial liabilities			
- Borrowings	20	117,614.45	106,023.33
- Lease liabilities		319.26	314.52
- Other financial liabilities	21	3,553.63	4,435.05
Provisions	22	7.07	5.79
Deferred tax liabilities (net)	23	52,413.58	53,296.43
Other non-current liabilities	24	527.13	685.26
Total non-current liabilities		**174,435.12**	**164,760.38**
Current liabilities			
Financial liabilities			
- Borrowings	25	268.91	199.58
- Lease liabilities		20.36	20.35
- Trade payables	26		
- total outstanding dues of micro and small enterprises		48.03	48.27
- total outstanding dues of creditors other than micro and small enterprises		122.23	392.62
- Other financial liabilities	27	13,180.17	12,517.90
Provisions	28	3.37	1.89
Other current liabilities	29	1,244.66	1,872.13
Current tax liabilities (net)	30	141.99	99.77
Total current liabilities		**15,029.72**	**15,152.51**
Total equity and liabilities		**450,468.15**	**450,843.56**
Significant accounting policies	2		

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

As per our report of even date attached

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

ADARSH RANKA Digitally signed by ADARSH RANKA Date: 2022.01.28 10:54:39 +05'30'

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 28 January 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: 2022.01.28 10:43:07 +05'30'

Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 28 January 2022

TUHIN ARVIND PARIKH Digitally signed by TUHIN ARVIND PARIKH Date: 2022.01.28 10:25:09 +05'30'

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 28 January 2022

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

	Note	For the quarter ended 31 December 2021 (Unaudited)	For the quarter ended 30 September 2021 (Unaudited)	For the quarter ended 31 December 2020 (Unaudited)	For the nine months ended 31 December 2021 (Unaudited)	For the nine months ended 31 December 2020 (Unaudited)	For the year ended 31 March 2021 (Audited)
Income and gains							
Revenue from operations	31	7,409.29	7,351.85	5,652.85	22,137.57	16,216.61	23,603.20
Interest	32	230.60	215.71	224.27	683.29	720.27	971.20
Other income	33	57.87	134.04	82.35	245.92	148.71	214.06
Total Income		**7,697.76**	**7,701.60**	**5,959.47**	**23,066.78**	**17,085.59**	**24,788.46**
Expenses							
Cost of materials consumed	34	33.84	20.75	13.47	60.70	19.42	35.55
Employee benefits expense	35	62.96	45.82	56.05	161.93	167.11	225.48
Operating and maintenance expenses	36	171.52	117.61	129.28	436.77	266.45	413.81
Repairs and maintenance	38	610.63	628.71	477.83	1,937.02	1,012.36	1,794.20
Valuation expenses		3.25	0.68	1.37	8.32	5.79	8.45
Audit fees		15.11	15.19	13.33	45.92	35.56	49.26
Insurance expenses		38.79	40.73	20.87	110.27	54.15	81.90
Investment management fees	43	213.49	239.38	170.67	695.21	519.30	748.14
Trustee fees		0.74	0.74	0.62	2.22	2.25	2.95
Legal and professional fees		51.35	141.79	(38.97)	333.61	153.82	291.18
Other expenses	37	387.44	397.63	285.38	1,106.00	782.79	1,444.33
Total Expenses		**1,589.12**	**1,649.03**	**1,129.90**	**4,897.97**	**3,019.00**	**5,095.25**
Earnings before finance costs, depreciation, amortisation, impairment loss and tax		**6,108.64**	**6,052.57**	**4,829.57**	**18,168.81**	**14,066.59**	**19,693.21**
Finance costs (net)	39	2,075.50	2,208.37	1,361.54	6,357.18	4,171.41	6,452.89
Depreciation expense	40	1,496.27	1,500.36	1,162.21	4,463.00	3,454.75	4,940.15
Amortisation expense	40	492.53	493.40	196.97	1,477.39	276.21	766.82
Impairment loss	3,5,6	-	-	-	-	-	988.96
Profit before share of profit of equity accounted investee and tax		**2,044.34**	**1,850.44**	**2,108.85**	**5,871.24**	**6,164.22**	**6,544.39**
Share of profit after tax of equity accounted investee		240.45	211.41	266.31	703.37	757.20	994.48
Profit before tax		**2,284.79**	**2,061.85**	**2,375.16**	**6,574.61**	**6,921.42**	**7,538.87**
Tax expense:							
Current tax	41	493.21	441.84	422.51	1,384.47	1,202.43	1,649.06
Deferred tax charge/ (credit)	41	(290.56)	(340.83)	(195.31)	(901.89)	(797.01)	(1,093.72)
		202.65	**101.01**	**227.20**	**482.58**	**405.42**	**555.34**
Profit for the period/ year		**2,082.14**	**1,960.84**	**2,147.96**	**6,092.03**	**6,516.00**	**6,983.53**
Items of other comprehensive income							
Items that will not be reclassified subsequently to profit or loss							
- Remeasurements of defined benefit liability, net of tax		-	-	-	-	-	0.81
Total comprehensive income attributable to Unitholders for the period/ year		**2,082.14**	**1,960.84**	**2,147.96**	**6,092.03**	**6,516.00**	**6,984.34**
Earnings per Unit							
Basic, attributable to the Unitholders of the Trust	42	2.20	2.07	2.72	6.43	8.38	8.52
Diluted, attributable to the Unitholders of the Trust	42	2.20	2.07	2.72	6.43	8.38	8.52
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
Digitally signed by ADARSH RANKA
Date: 2022.01.28 10:55:03 +05'30'

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 28 January 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: 2022.01.28 10:43:34 +05'30'

Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 28 January 2022

TUHIN ARVIND PARIKH
Digitally signed by TUHIN ARVIND PARIKH
Date: 2022.01.28 10:25:54 +05'30'

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 28 January 2022

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

	For the quarter ended 31 December 2021 (Unaudited)	For the quarter ended 30 September 2021 (Unaudited)	For the quarter ended 31 December 2020 (Unaudited)	For the nine months ended 31 December 2021 (Unaudited)	For the nine months ended 31 December 2020 (Unaudited)	For the year ended 31 March 2021 (Audited)
Cash flow from operating activities						
Profit before share of profit of equity accounted investee and tax	2,044.34	1,850.44	2,108.85	5,871.24	6,164.22	6,544.39
Adjustments for non-cash and other adjustments:						
Depreciation expense	1,496.27	1,500.36	1,162.21	4,463.00	3,454.75	4,940.15
Amortisation expense	492.53	493.40	196.97	1,477.39	276.21	766.82
Assets no longer required, written off	-	-	-	-	-	1.16
Loss on sale of fixed assets	14.83	-	51.13	14.83	61.89	61.89
Allowance for credit loss	(0.13)	-	-	1.67	-	20.83
Liabilities no longer required written back	(2.02)	(97.98)	(0.01)	(104.84)	(4.60)	(4.68)
Profit on sale of mutual funds	(41.00)	(32.28)	(76.66)	(105.32)	(117.68)	(154.11)
Finance costs	2,075.50	2,208.37	1,361.53	6,357.18	4,171.41	6,452.89
Interest income	(230.60)	(215.71)	(186.15)	(683.29)	(649.91)	(871.21)
Fair value loss/(gain) on investment measured at FVTPL	-	-	-	-	3.00	3.00
Impairment loss recognised	-	-	-	-	-	988.96
Operating profit before working capital changes	**5,849.72**	**5,706.60**	**4,617.87**	**17,291.86**	**13,359.29**	**18,750.09**
Working capital adjustments						
- Inventories	(1.86)	0.59	0.53	(0.64)	2.18	2.02
- Trade receivables	(166.08)	109.92	(132.21)	58.93	(104.73)	(167.57)
- Other financial assets (current and non-current)	878.19	688.40	(112.92)	2,496.36	(538.22)	(229.51)
- Other assets (current and non-current)	158.57	(196.93)	(237.91)	(216.76)	(213.44)	134.17
- Trade payables	(57.23)	107.57	(41.86)	(248.74)	(103.40)	177.28
- Other financial liabilities (current and non-current)	1.32	(167.09)	195.30	(350.93)	201.45	(216.60)
- Other liabilities and provisions (current and non-current)	(5.48)	(154.79)	502.77	(782.84)	623.59	811.60
Cash generated from operating activities before taxes	**6,657.15**	**6,094.27**	**4,791.57**	**18,247.24**	**13,226.72**	**19,261.48**
Taxes (paid)/ received (net)	(437.53)	(500.37)	(220.93)	(1,371.05)	(606.60)	(556.54)
Cash generated from operating activities	**6,219.62**	**5,593.90**	**4,570.64**	**16,876.19**	**12,620.12**	**18,704.94**
Cash flow from investing activities						
(Investments)/ redemption of deposits with banks (net)	(41.38)	102.89	(381.61)	(0.57)	(179.53)	552.31
(Investments)/ redemption in mutual funds (net)	41.00	32.28	76.55	105.32	11,663.78	11,700.32
Repayment of investment in debentures	-	-	-	-	724.38	724.38
Payment for purchase of Investment Property, Property, Plant and Equipment and Intangibles including Capital Work-in-progress and Investment Property under Development	(3,605.65)	(3,166.16)	(1,337.78)	(9,719.83)	(3,466.64)	(7,677.69)
Payment for acquisition of ETV business	-	-	(32,404.25)	-	(32,404.25)	(32,804.45)
Payment for acquisition of CAM business in EOPPL and MPPL	-	-	(4,730.21)	-	(4,730.21)	(4,730.21)
Dividend received	375.00	450.00	300.00	1,125.00	565.00	915.00
Interest received	64.71	119.25	224.51	419.81	692.26	907.03
Net cash flow (used in) investing activities	**(3,166.32)**	**(2,461.74)**	**(38,252.78)**	**(8,070.27)**	**(27,135.21)**	**(30,413.31)**

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

	For the quarter ended 31 December 2021 (Unaudited)	For the quarter ended 30 September 2021 (Unaudited)	For the quarter ended 31 December 2020 (Unaudited)	For the nine months ended 31 December 2021 (Unaudited)	For the nine months ended 31 December 2020 (Unaudited)	For the year ended 31 March 2021 (Audited)
Cash flow from financing activities						
Interest paid	(1,872.74)	(1,225.91)	(1,758.03)	(4,279.32)	(2,358.39)	(3,698.75)
Repayment of borrowings	(45,407.00)	(1,139.31)	(7,228.12)	(51,723.72)	(14,086.23)	(40,451.82)
Proceeds from borrowings, (net of issue expenses)	49,241.01	5,009.80	7,345.41	60,860.24	15,541.09	44,303.50
Proceeds from issue of units	-	-	36,852.02	-	36,852.02	36,852.02
Transaction costs related to issue of units	24.34	(42.06)	(245.24)	(17.72)	(245.24)	(834.93)
Cash used in distribution to Unitholders	(5,364.54)	(5,346.20)	(4,243.37)	(16,019.11)	(14,058.40)	(18,370.92)
Payment of lease liabilities	-	(20.66)	-	(20.66)	(27.83)	(28.70)
Security deposits received	-	-	-	-	1.00	1.00
Net cash (used in)/ generated from financing activities	**(3,378.93)**	**(2,764.34)**	**30,722.67**	**(11,200.29)**	**21,618.02**	**17,771.40**
Net increase/ (decrease) in cash and cash equivalents	**(325.63)**	**367.82**	**(2,959.47)**	**(2,394.37)**	**7,102.93**	**6,063.03**
Cash and cash equivalents at the beginning of the period	7,106.04	6,738.22	13,174.15	9,174.78	3,111.75	3,111.75
Cash and cash equivalents at the end of the period	**6,780.41**	**7,106.04**	**10,214.68**	**6,780.41**	**10,214.68**	**9,174.78**
Components of cash and cash equivalents (refer note 15A)						
Cash in hand	0.85	0.71	0.73	0.85	0.73	0.69
Balances with banks						
- in current accounts	6,755.22	7,062.52	9,681.64	6,755.22	9,681.64	9,068.79
- in escrow accounts	11.71	21.45	532.31	11.71	532.31	105.30
- in fixed deposits	12.63	21.36	-	12.63	-	-
	6,780.41	**7,106.04**	**10,214.68**	**6,780.41**	**10,214.68**	**9,174.78**

Significant accounting policies (refer note 2)

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

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

As per our report of even date attached

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

ADARSH RANKA Digitally signed by ADARSH RANKA Date: 2022.01.28 10:55:25 +05'30'

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 28 January 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: 2022.01.28 10:44:00 +05'30'

Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 28 January 2022

TUHIN ARVIND PARIKH Digitally signed by TUHIN ARVIND PARIKH Date: 2022.01.28 10:26:18 +05'30'

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 28 January 2022

Embassy Office Parks REIT
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 2020	**771.67**	**229,120.96**
Units issued during the year (refer note 18)	176.23	59,999.35
Less: Issue expenses (refer note 18)	-	(858.20)
Balance as at 31 March 2021	**947.90**	**288,262.11**
Balance as on 1 April 2021	**947.90**	**288,262.11**
Changes during the period	-	-
Balance as at 31 December 2021	**947.90**	**288,262.11**

B. Other equity

Particulars	Retained Earnings
Balance as on 1 April 2020	**(5,943.12)**
Add: Profit for the year ended 31 March 2021	6,983.53
Add: Other Comprehensive Income for the year ended 31 March 2021	0.81
Less: Distribution to Unitholders during the year ended 31 March 2021*^	(18,372.66)
Balance as at 31 March 2021	**(17,331.44)**
Balance as on 1 April 2021	**(17,331.44)**
Add: Profit for the period ended 31 December 2021	6,092.03
Add: Other Comprehensive Income for the period ended 31 December 2021	-
Less: Distribution to Unitholders during the period ended 31 December 2021*^^	(16,019.40)
Balance as at 31 Decemeber 2021	**(27,258.81)**

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

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

^^ The distribution for period ended 31 December 2021 does not include the distribution relating to the quarter ended 31 December 2021, as the same will be paid subsequently.

As per our report of even date attached

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

ADARSH RANKA Digitally signed by ADARSH RANKA Date: 2022.01.28 10:55:46 +05'30'

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 28 January 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: 2022.01.28 10:44:40 +05'30'

Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 28 January 2022

TUHIN ARVIND PARIKH Digitally signed by TUHIN ARVIND PARIKH Date: 2022.01.28 10:26:43 +05'30'

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 28 January 2022

(all amounts in Rs. million unless otherwise stated)

Additional disclosures as required by Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

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

(i) Embassy Office Parks REIT- Standalone

Sl No	Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the nine months ended 31 December 2021
1	Cash flows received from SPVs/ Holdcos and Investment Entity in the form of:			
	• Interest	1,998.90	1,849.67	5,670.43
	• Dividends (net of applicable taxes)	2,435.00	2,455.00	7,315.00
	• Repayment of Shareholder Debt (to the extent not repaid through debt or equity)	1,695.77	1,910.46	5,541.23
	• 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	45.67	18.24	81.61
5	Less: Any other expense at the Embassy REIT level, and not captured herein (excluding acquisition related costs)	(10.40)	(36.99)	(63.88)
6	Less: Any fees, including but not limited to:			
	• Trustee fees	(0.74)	(0.74)	(2.22)
	• REIT Management fees (to the extent not paid in Units)	(57.27)	(63.53)	(195.18)
	• Valuer fees	(3.25)	(0.67)	(8.32)
	• Legal and professional fees	(0.63)	(23.71)	(53.55)
	• Trademark license fees	(0.35)	(0.36)	(1.06)
	• Secondment fees	(0.39)	(0.38)	(1.17)
7	Less: Debt servicing (including principal, interest, redemption premium, etc.) of external debt at the Embassy REIT level, to the extent not paid through debt or equity (refer note 2 below)	(1,151.65)	(725.71)	(2,595.18)
8	Less: Income tax (net of refund) and other taxes (if applicable) at the standalone Embassy REIT level	(24.08)	(13.13)	(43.34)
	Net Distributable Cash Flows at REIT level	**4,926.58**	**5,368.15**	**15,644.37**

Notes:

1. The Board of Directors of the Manager to the Trust, in their meeting held on 28 January 2022, have declared distribution to Unitholders of Rs.5.20 per unit which aggregates to Rs.4,929.05 million for the quarter ended 31 December 2021. The distribution of Rs.5.20 per unit comprises Rs.0.88 per unit in the form of interest payment, Rs.2.55 per unit in the form of dividend and the balance Rs.1.77 per unit in the form of amortization of SPV debt.

   Along with distribution of Rs.10,711.20 million/ Rs.11.30 per unit for the half year ended 30 September 2021, the cumulative distribution for the nine months ended 31 December 2021 aggregates to Rs.15,640.25 million/ Rs. 16.50 per unit.

2. NDCF for the quarter and nine months ended 31 December 2021 is computed in accordance with the revised NDCF framework. The Manager has made certain clarificatory amendments to the NDCF framework under the Distribution Policy to ensure that there is no ambiguity in computing the NDCF at Embassy REIT and SPV/ Holdco level. The amended framework is approved by a special majority in the Unitholder’s Meeting held on 8 July 2021 and is effective from 1 April 2021.

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

(i) Embassy Office Parks REIT- Standalone

Sl No	Particulars	For the quarter ended 31 December 2020	For the nine months ended 31 December 2020	For the year ended 31 March 2021
1	Cash flows received from SPVs and investment entity in the form of:			
	• Interest	2,016.48	5,225.34	7,077.90
	• Dividends (net of applicable taxes)	20.86	643.86	2,781.76
	• Repayment of Shareholder Debt	2,495.04	7,669.28	9,740.49
	• Proceeds from buy-backs/ capital reduction (net of applicable taxes)	-	-	-
2	Add: Proceeds from sale of investments, assets or sale of shares of SPVs adjusted for the following:			
	• Applicable capital gains and other taxes	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-
	• Directly attributable transaction costs	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of the REIT Regulations	-	-	-
3	Add: Proceeds from sale of investments, assets or sale of shares of SPVs not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-
4	Add: Any other income of the Trust and not captured herein	16.73	66.87	89.70
5	Less: Any other expense accruing at the Trust level and not captured herein	(25.87)	(61.92)	(93.56)
6	Less: Any fees, including but not limited to:			
	• Trustee fees	(0.58)	(2.21)	(2.95)
	• REIT Management fees	(44.52)	(157.98)	(212.23)
	• Valuer fees	(1.37)	(5.80)	(8.45)
	• Legal and professional fees	85.96	(35.97)	(64.53)
	• Trademark license fees	(0.35)	(1.06)	(1.42)
	• Secondment fees	(0.35)	(1.06)	(1.42)
7	Less: Debt servicing	-		
	• Interest on external debt	(242.68)	(276.67)	(914.44)
	• Repayment of external debt	-	-	-
8	Less: Income tax (net of refund) and other taxes paid (as applicable)	(11.57)	(30.83)	(34.65)
	Net Distributable Cash Flows at REIT level	**4,307.79**	**13,031.85**	**18,356.20**

Notes:

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

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

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

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

For the quarter ended 31 December 2021 for distribution

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL	EOVPL	SIPL	Total
1	**Profit/ (loss) after tax as per Statement of Profit and Loss (standalone) (A)**	**78.49**	**1,202.43**	**7.52**	**(84.61)**	**82.91**	**58.94**	**104.51**	**(17.69)**	**(255.62)**	**61.08**	**76.35**	**198.47**	**(290.94)**	**(25.73)**	**1,196.11**
	Adjustment:															
2	Add/ (Less): Non-cash and other adjustments as per the Statement of Profit and Loss, including but not limited to:															
	• Depreciation, amortisation and impairment	125.26	574.84	91.05	57.07	49.24	25.46	58.32	80.58	75.72	15.27	34.75	285.39	230.00	-	1,702.95
	• Assets written off or liabilities written back	(0.49)	(0.15)	-	(0.27)	-	-	-	0.07	13.84	-	-	(0.22)	(0.10)	-	12.68
	• Current tax charge as per Statement of Profit and Loss	13.80	262.08	2.11	-	38.50	20.19	41.30	-	-	12.78	28.00	54.36	-	-	473.12
	• Deferred tax	(0.47)	35.46	2.58	(28.45)	(1.24)	(6.74)	(3.95)	(5.70)	(103.41)	9.30	(7.82)	10.96	-	(10.52)	(110.00)
	• MAT adjustments	(12.87)	-	(2.55)	-	-	-	-	-	-	(12.26)	-	47.49	-	-	19.81
	• Ind AS adjustments (straight lining, effective interest for finance costs, straight lining of security deposits, etc.)	1.46	(5.27)	-	-	4.41	2.32	12.07	7.32	1.20	(6.38)	26.09	27.67	-	(8.55)	62.34
	• Acquisition related costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Interest on Shareholders Debt from Embassy REIT, charged to Statement of Profit and Loss	108.61	504.12	179.02	57.21	52.30	55.79	93.18	210.79	401.53	78.30	122.43	652.64	-	26.86	2,542.78
4	Add/ (Less): Loss/(gain) on sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/ Holdcos or Investment Entity adjusted for the following:															
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Holdcos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/ (Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	(20.13)	(274.08)	45.58	13.22	(9.27)	(2.86)	(29.01)	(13.97)	27.73	10.73	(26.29)	626.53	61.11	284.87	694.16
8	Less: External debt repayment to the extent not repaid through debt or equity	-	(8.14)	-	-	-	-	-	-	(3.58)	-	-	(31.25)	-	-	(42.97)
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)	(16.68)	(223.93)	(6.01)	(0.66)	(35.46)	(24.75)	(39.62)	(2.91)	(2.03)	(13.05)	(29.42)	(34.46)	(0.38)	15.51	(413.85)
	Total Adjustments (B)	**198.49**	**864.93**	**311.78**	**98.12**	**98.48**	**69.41**	**132.29**	**276.18**	**411.00**	**94.69**	**147.74**	**1,639.11**	**290.63**	**308.17**	**4,941.02**
	Net distributable Cash Flows at SPV Level [C = (A+B)]	**276.98**	**2,067.36**	**319.30**	**13.51**	**181.39**	**128.35**	**236.80**	**258.49**	**155.38**	**155.77**	**224.09**	**1,837.58**	**(0.31)**	**282.44**	**6,137.13**

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

For the quarter ended 30 September 2021 for distribution

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

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

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

For the quarter ended 31 December 2020 for distribution

Sl No	Particulars	EOPPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	EPTPL	VTPL	EOVPL	SIPL	Total
1	**Profit/ (loss) after tax as per statement of profit and loss (standalone) (A)**	**235.09**	**814.08**	**16.08**	**(105.80)**	**119.28**	**43.49**	**87.48**	**(12.35)**	**(300.58)**	**59.26**	**122.23**	**-**	**-**	**-**	**-**	**1,078.26**
	Adjustment:																
2	Add/ (Less): Non-cash adjustments and taxes, including but not limited to:																
	• Depreciation, amortisation and impairment	120.85	523.30	87.94	56.92	50.41	22.27	61.25	70.71	75.23	14.36	38.45	-	-	-	-	1,121.69
	• Assets written off or liabilities written back	22.18	-	-	-	-	-	(0.01)	1.06	-	-	-	-	-	-	-	23.23
	• Current tax charge as per statement of profit and loss	73.23	176.66	-	-	45.74	21.33	47.61	(2.12)	-	13.70	44.65	-	-	-	-	420.80
	• Deferred tax	(0.76)	139.96	6.26	(37.21)	(6.22)	0.06	(3.94)	(6.73)	(30.76)	5.65	(11.05)	-	-	-	-	55.26
	• MAT adjustments as per statement of profit and loss	34.52	(130.91)	-	-	-	-	-	2.12	-	(12.08)	-	-	-	-	-	(106.35)
	• Ind AS adjustments not considered in any other item above	1.15	(19.46)	(1.28)	-	10.98	2.46	8.84	(10.90)	2.31	0.06	37.53	-	-	-	-	31.69
3	Add: Interest on shareholders debt charged to statement of profit and loss	126.28	881.78	189.00	54.38	7.91	66.18	104.19	213.77	390.21	85.40	140.72	-	-	-	-	2,259.82
4	Add/ (Less): Loss/ (gain) on sale of investments, assets or shares of SPVs or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/ (Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	14.42	(89.58)	35.73	4.06	10.38	11.95	23.14	(51.04)	(109.36)	(1.23)	(13.87)	(0.02)	-	-	-	(165.42)
8	Less: Maintenance capex not charged in the statement of profit and loss, to the extent not funded by debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: External debt principal repayment *	-	-	(8.88)	-	-	-	-	-	-	-	-	-	-	-	-	(8.88)
10	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above):	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Less: Income tax (net of refund) and other taxes paid (as applicable)	(2.80)	(168.62)	-	(0.25)	(23.78)	(42.66)	22.12	51.02	(4.75)	(14.43)	(25.25)	-	-	-	-	(209.40)
	Total Adjustments (B)	**389.07**	**1,313.13**	**308.77**	**77.90**	**95.42**	**81.59**	**263.20**	**267.89**	**322.88**	**91.43**	**211.18**	**(0.02)**	**-**	**-**	**-**	**3,422.44**
	Net distributable Cash Flows [C = (A+B)]	**624.16**	**2,127.21**	**324.85**	**(27.90)**	**214.70**	**125.08**	**350.68**	**255.54**	**22.30**	**150.69**	**333.41**	**(0.02)**	**-**	**-**	**-**	**4,500.70**

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

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

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

For the nine months ended 31 December 2021 for distribution

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL	EOVPL	SIPL	Total
1	**Profit/ (loss) after tax as per Statement of Profit and Loss (standalone) (A)**	**178.98**	**3,595.29**	**102.51**	**(280.90)**	**288.85**	**159.97**	**322.48**	**(61.70)**	**(771.51)**	**168.03**	**185.28**	**391.55**	**(844.57)**	**(75.66)**	**3,358.60**
	Adjustment:															
2	Add/ (Less): Non-cash and other adjustments as per the Statement of Profit and Loss, including but not limited to:															
	• Depreciation, amortisation and impairment	377.19	1,669.42	273.40	171.26	150.27	76.81	178.97	235.29	242.44	45.05	111.96	862.51	690.00	-	5,084.57
	• Assets written off or liabilities written back	(0.49)	(0.15)	-	(5.12)	(5.09)	(2.32)	(0.25)	(1.35)	10.04	-	(0.96)	0.39	(0.10)	-	(5.40)
	• Current tax charge as per Statement of Profit and Loss	30.13	754.05	26.27	1.10	120.50	66.67	127.44	-	1.47	33.00	75.00	113.39	-	-	1,349.02
	• Deferred tax	(7.49)	(33.60)	42.12	(97.88)	(2.82)	(8.46)	(11.31)	(27.58)	(670.46)	18.73	(19.54)	125.47	-	(17.14)	(709.96)
	• MAT adjustments	(29.20)	-	(26.27)	-	-	-	-	-	304.23	(31.73)	-	-	-	-	217.03
	• Ind AS adjustments (straight lining, effective interest for finance costs, straight lining of security deposits, etc.)	19.02	70.33	-	-	12.48	5.59	32.51	32.76	(0.83)	(8.34)	66.68	64.04	-	(40.58)	253.66
	• Acquisition related costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Interest on Shareholders Debt from Embassy REIT, charged to Statement of Profit and Loss	346.53	2,184.85	545.81	168.76	80.95	176.32	284.05	632.17	1,172.29	238.56	378.71	2,042.42	-	57.93	8,309.35
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.	(8.08)	(754.82)	53.89	10.08	(9.97)	48.83	19.05	12.48	66.86	14.71	67.17	1,552.03	152.82	827.81	2,052.86
8	Less: External debt repayment to the extent not repaid through debt or equity	-	(8.14)	-	-	-	-	-	-	(10.72)	-	-	(68.75)	-	-	(87.61)
9	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above):															
10	Less: Income tax (net of refund) and other taxes paid (as applicable)	(54.06)	(643.12)	(36.17)	(1.49)	(88.27)	(62.15)	(127.77)	(6.66)	(15.46)	(44.69)	(94.34)	(167.26)	(2.10)	15.38	(1,328.16)
	Total Adjustments (B)	**673.55**	**3,238.82**	**879.05**	**246.71**	**258.05**	**301.29**	**502.69**	**877.11**	**1,099.86**	**265.29**	**584.68**	**4,524.24**	**840.62**	**843.40**	**15,135.36**
	Net distributable Cash Flows at SPV Level [C = (A+B)]	**852.53**	**6,834.11**	**981.56**	**(34.19)**	**546.90**	**461.26**	**825.17**	**815.41**	**328.35**	**433.32**	**769.96**	**4,915.79**	**(3.95)**	**767.74**	**18,493.96**

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

For the nine months ended 31 December 2020 for distribution

Sl No	Particulars	EOPPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	EPTPL	VTPL	EOVPL	SIPL	Total
1	**Profit/ (loss) after tax as per statement of profit and loss (standalone) (A)**	**540.16**	**2,812.35**	**(102.79)**	**(320.59)**	**335.19**	**124.66**	**296.03**	**(12.76)**	**(819.53)**	**206.62**	**193.62**	**(1.13)**	**-**	**-**	**-**	**3,251.83**
	Adjustment:																
2	Add/ (Less): Non-cash adjustments and taxes, including but not limited to:																
	• Depreciation, amortisation and impairment	303.33	1,291.98	260.55	169.29	151.16	66.80	185.99	210.07	225.46	43.05	111.57	-	-	-	-	3,019.25
	• Assets written off or liabilities written back	22.18	2.73	-	-	-	-	(4.60)	1.06	-	-	-	-	-	-	-	21.37
	• Current tax charge as per statement of profit and loss	172.67	593.81	-	0.33	134.26	72.62	99.78	-	-	41.79	59.21	-	-	-	-	1,174.47
	• Deferred tax	109.30	262.14	(39.23)	(113.65)	(10.81)	0.48	9.12	1.96	(122.20)	17.28	(17.51)	-	-	-	-	96.88
	• MAT adjustments as per statement of profit and loss	(64.92)	(303.26)	-	-	-	-	-	-	-	(37.96)	-	-	-	-	-	(406.14)
	• Ind AS adjustments not considered in any other item above	4.42	(233.51)	-	-	33.30	9.50	(46.69)	(59.20)	3.56	(14.46)	58.88	-	-	-	-	(244.20)
3	Add: Interest on shareholders debt charged to statement of profit and loss	395.50	2,343.10	565.55	162.53	27.13	205.43	312.28	472.41	1,154.22	263.70	422.61	-	-	-	-	6,324.46
4	Add/ (Less): Loss/ (gain) on sale of investments, assets or shares of SPVs or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/ (Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	(30.00)	202.29	58.12	(27.61)	10.12	39.48	45.25	39.71	(219.71)	19.59	(15.50)	0.28	-	-	-	122.02
8	Less: Maintenance capex not charged in the statement of profit and loss, to the extent not funded by debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: External debt principal repayment *		(24.08)	(60.25)					(21.20)								(105.53)
10	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above):	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Less: Income tax (net of refund) and other taxes paid (as applicable)	(87.61)	(285.54)	5.15	(0.09)	(80.10)	(86.78)	(30.97)	80.47	(40.55)	(42.16)	(7.57)	-	-	-	-	(575.75)
	Total Adjustments (B)	**824.87**	**3,849.66**	**789.89**	**190.80**	**265.06**	**307.53**	**570.16**	**725.28**	**1,000.78**	**290.83**	**611.69**	**0.28**	**-**	**-**	**-**	**9,426.83**
	Net distributable Cash Flows [C = (A+B)]	**1,365.03**	**6,662.01**	**687.10**	**(129.79)**	**600.25**	**432.19**	**866.19**	**712.52**	**181.25**	**497.45**	**805.31**	**(0.85)**	**-**	**-**	**-**	**12,678.66**

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

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

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

For the year ended 31 March 2021 pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016

Sl No	Particulars	EOPPL**	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	EPTPL**	VTPL	EOVPL	SIPL	Total
1	**Profit/ (loss) after tax as per Statement of Profit and Loss (standalone) (A)**	**662.70**	**3,738.25**	**(20.07)**	**(417.47)**	**437.67**	**165.52**	**423.64**	**(64.43)**	**(1,701.99)**	**274.38**	**223.65**	**-**	**(197.66)**	**(285.02)**	**54.63**	**3,293.80**
	Adjustment:																
2	Add/ (Less): Non-cash adjustments and taxes, including but not limited to:																
	• Depreciation, amortisation and impairment	435.89	1,850.58	351.75	226.36	201.49	89.17	247.19	278.10	930.94	57.42	150.30	-	297.52	230.00	-	5,346.71
	• Assets written off or liabilities written back	22.18	(21.88)	-	-	5.83	2.73	(4.34)	3.61	3.10	1.80	1.09	-	(5.30)	-	-	8.82
	• Current tax charge as per Statement of Profit and Loss	209.33	754.85	-	(1.82)	190.95	104.24	130.80	1.37	-	53.07	76.87	-	91.59	-	-	1,611.25
	• Deferred tax	108.98	372.34	3.15	(149.32)	(14.12)	1.03	14.65	(7.11)	(250.70)	29.65	(30.36)	-	198.86	-	(82.90)	194.15
	• MAT adjustments as per Statement of Profit and Loss	(55.73)	(440.29)	-	-	-	-	-	-	-	(53.34)	-	-	(91.59)	-	-	(640.95)
	• Ind AS adjustments not considered in any other item above	19.94	(131.67)	-	-	44.65	11.80	(69.20)	(35.12)	0.78	(17.41)	104.02	-	217.32	-	(23.30)	121.81
3	Add: Interest on shareholders debt charged to Statement of Profit and Loss	520.21	3,211.78	750.33	215.74	32.18	268.39	409.30	681.52	1,538.29	345.24	554.38	-	610.03	-	22.25	9,159.64
4	Add/ (Less): Loss/(gain) on sale of investments, assets or shares of SPVs or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity adjusted for the following																
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of investments, assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/ (Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	(32.98)	(103.95)	19.22	(26.21)	(26.82)	19.30	23.63	94.66	(288.46)	(17.01)	(66.03)	0.01	320.28	69.06	315.02	299.72
8	Less: Maintenance capex not charged in the Statement of Profit and Loss, to the extent not funded by debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: External debt principal repayment *	-	(24.08)	(60.25)	-	-	-	-	(21.20)	-	-	-	-	(27.21)	-	-	(132.74)
10	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above):																
	• Repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds from buy-backs/ capital reduction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Less: Income tax (net of refund) and other taxes paid (as applicable)	(113.16)	(477.92)	4.77	(2.29)	(106.00)	(109.19)	(72.05)	74.09	86.64	(52.01)	26.96	-	221.40	(3.38)	0.24	(521.90)
	Total Adjustments (B)	**1,114.66**	**4,989.76**	**1,068.97**	**262.46**	**328.16**	**387.47**	**679.98**	**1,069.92**	**2,020.59**	**347.41**	**817.23**	**0.01**	**1,832.90**	**295.68**	**231.31**	**15,446.51**
	Net distributable Cash Flows [C = (A+B)]	**1,777.36**	**8,728.01**	**1,048.90**	**(155.01)**	**765.83**	**552.99**	**1,103.62**	**1,005.49**	**318.60**	**621.79**	**1,040.88**	**0.01**	**1,635.24**	**10.66**	**285.94**	**18,740.31**

* Repayment of borrowings at SPV level out of Initial Public Offering and Non-convertible debenture proceeds have not been considered for NDCF computation. Further, repayment of short-term construction debt given to SPVs and interest accrued but not due on borrowings as at the period end are not considered for the purpose of distributions. Repayment of external debt, to the extent it is by way of refinancing, is not considered for the purpose of computation of NDCF.

** EOPPL filed a composite scheme of arrangement (the "Scheme") pursuant to which EOPPL has demerged it's commercial office business to EPTPL and merged the remaining business with MPPL. The effective date for the Scheme is 10 March 2021. For the purpose of NDCF disclosure, management has presented the entire NDCF pertaining to demerged undertaking upto 31 March 2021 under EOPPL (refer note 55).

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

(all amounts in Rs. million unless otherwise stated)

1. Organisation structure

The interim condensed consolidated financial statements (‘Condensed Consolidated Financial Statements’) comprise condensed financial statements of Embassy Office Parks REIT (the ‘Trust’ or the ‘Embassy REIT’ or the 'REIT'), its subsidiaries namely Manyata Promoters Private Limited (‘MPPL'), Umbel Properties Private Limited (‘UPPL'), Embassy Energy Private Limited (‘EEPL’), Galaxy Square Private Limited (‘GSPL'), Quadron Business Park Private Limited (‘QBPL'), Qubix Business Park Private Limited (‘QBPPL'), Oxygen Business Park Private Limited (‘OBPPL'), Earnest Towers Private Limited (‘ETPL'), Vikhroli Corporate Park Private Limited (‘VCPPL'), Indian Express Newspapers (Mumbai) Private Limited (‘IENMPL'), Embassy Pune Techzone Private Limited ('EPTPL'), Vikas Telecom Private Limited ('VTPL'), Embassy Office Ventures Private Limited ('EOVPL') and Sarla Infrastructure Private Limited ('SIPL') (individually referred to as ‘Special Purpose Vehicle’ or ‘SPV’ and together referred to as ‘Embassy Office Parks Group’) and a Joint Venture namely Golflinks Software Park Private Limited ('GLSP') (also referred to as the Investment Entity). The SPVs are Companies domiciled in India.

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

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

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

Details of SPVs/ Subsidiary of REIT is provided below:

Name of the SPV	Activities	Shareholding (in percentage)
MPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Manyata), located at Bangalore along with being an intermediate (HoldCo.) (from 10 March 2021, refer note 55) for the Embassy Office Parks Group.	Embassy Office Parks REIT: 100% from 10 March 2021 EOPPL: Nil from 10 March 2021 (refer note 55)
UPPL	Development, rental and maintenance of serviced residences (Hilton hotel).	Embassy Office Parks REIT: 100%
EEPL	Generation and supply of solar power mainly to the office spaces of Embassy Office Parks Group located in Bangalore.	MPPL: 80% (from 10 March 2021 refer note 55) Embassy Office Parks REIT: 20% EOPPL: Nil (80% upto 10 March 2021 refer note 55)
GSPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Galaxy), located in Noida.	Embassy Office Parks REIT: 100%
QBPL	Development and leasing of office space and related interiors and maintenance of such assets (Quadron Business Park), located in Pune and (Embassy one) located in Bangalore. Development, rental and maintenance of serviced residences (Hotel Four Seasons at Embassy One), located in Bangalore.	Embassy Office Parks REIT: 100%
QBPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Qubix), located in Pune.	Embassy Office Parks REIT: 100%
OBPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Oxygen), located in Noida.	Embassy Office Parks REIT: 100%
ETPL	Development and leasing of office space and related interiors and maintenance of such assets (First International Financial Centre), located in Mumbai.	Embassy Office Parks REIT: 100%
VCPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy 247), located in Mumbai.	Embassy Office Parks REIT: 100%
IENMPL	Development and leasing of office space and related interiors and maintenance of such assets (Express Towers), located in Mumbai.	Embassy Office Parks REIT: 100%
EPTPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Tech Zone), located at Pune (from 10 March 2021) (refer note 55).	Embassy Office Parks REIT: 100% from 10 March 2021 (refer note 55) EOPPL: Nil from 10 March 2021
EOPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Tech Zone), located at Pune along with being an intermediate Embassy Office Parks holding company (HoldCo.) (upto 10 March 2021, refer note 55) for the Embassy Office Parks Group.	Embassy Office Parks REIT: Nil [100% upto 10 March 2021, (refer note 55)]

1. Organisation structure (continued)

Name of the SPV	Activities	Shareholding (in percentage)
EOVPL*	HoldCo of VTPL and Common area maintenance services of ETV, located in Bangalore (refer note 49).	Embassy Office Parks REIT: 100%
VTPL*	Development and leasing of commercial space and related interiors and maintenance of such assets "Embassy TechVillage" (ETV), located in Bangalore (refer note 49).	EOVPL: 60% Embassy Office Parks REIT: 40%
SIPL*	Development and leasing of commercial space and related interiors and maintenance of such assets (ETV Block 9), located in Bangalore (refer note 49).	Embassy Office Parks REIT: 100%

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

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

Name of the SPV	Activities	Shareholding (in percentage)
GLSP	Development and leasing of office space and related interiors (Embassy Golflinks Business Park), located at Bangalore.	MPPL: 50% (from 10 March 2021, refer note 55) Kelachandra Holdings LLP (50%) EOPPL: Nil (50% upto 10 March 2021, refer note 55)

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 31 December 2021, the Consolidated Statement of Profit and Loss, including other comprehensive income, the Consolidated Statement of Cash Flow, the Consolidated Statement of Changes in Unitholders' Equity and a summary of significant accounting policies and other explanatory information for the quarter and nine months ended 31 December 2021. The Condensed Consolidated Financial Statements were approved for issue in accordance with resolution passed by the Board of Directors of the Manager on behalf of the Trust on 28 January 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 read including any guidelines and circulars issued thereunder read with SEBI Circular No. CIR/IMD/DF/146/2016 dated 29 December 2016 ("the REIT regulations"); Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting", as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with REIT regulations. Also, refer Note 18(a) on classification of Unitholders fund.

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

Statement of compliance to Ind-AS

These Condensed Consolidated Financial Statements for the quarter and nine months ended 31 December 2021 are the financial statements of the Embassy Office Parks Group and have been prepared in accordance with Indian Accounting Standards (Ind AS) 34 "Interim Financial Reporting" as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not inconsistent with REIT regulations.

ETV assets were acquired on 24 December 2020 by Embassy REIT. The ETV assets have been consolidated from 31 December 2020, a date close to the acquisition date, as there are no significant transactions or events that have occurred between 24 December 2020 and 31 December 2020 and the effect thereof is not considered to be material to the results for the previous quarter and year ended 31 March 2021.

The Condensed Consolidated Financial Statements have been prepared using uniform accounting policies for like transactions and other events in similar circumstances. The financial statements of all the SPVs and the Trust used for the purpose of consolidation are drawn up to the same reporting date i.e. 31 December 2021.

Basis of Consolidation

(i) Subsidiaries

The Embassy Office Parks Group consolidates entities which it owns or controls. The Condensed Consolidated Financial Statements comprise the financial statements of the Embassy Office Parks REIT and its subsidiary SPVs as disclosed in Note 1. Control exists when the parent has power over the entity, is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns by using its power over the entity. Power is demonstrated through existing rights that give the ability to direct relevant activities, those which significantly affect the entity's returns. Subsidiaries are consolidated from the date control commences until the date control ceases.

The procedure for preparing Condensed Consolidated Financial Statements of the Embassy Office Parks Group are stated below:

a) The Condensed Consolidated Financial Statements have been prepared using the principles of consolidation as per Ind AS 110 – Consolidated Financial Statements, to the extent applicable.

b) Goodwill is recognised in the Condensed Consolidated Financial Statements at the excess of cost of investment over share of fair value of net assets acquired on the date of acquisition.

c) The Condensed Consolidated Financial Statements of the Embassy Office Parks Group are consolidated on a line-by-line basis and intragroup balances and transactions for assets and liabilities, equity, income, expenses and cash flows between entities of the Embassy Office Parks Group are eliminated in full upon consolidation.

d) Non-controlling interests in the net assets (excluding goodwill) of consolidated subsidiaries are identified separately from the equity attributable to shareholders of the Company. The interest of non-controlling shareholders may be initially measured either at fair value or at the non-controlling interests' proportionate share of the fair value of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis.

2. Significant accounting policies

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

Basis of Consolidation (continued)

(ii) Interests in joint arrangements

A joint arrangement is an arrangement of which two or more parties have joint control. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement. The results of joint ventures are incorporated in these Condensed Consolidated Financial Statements using the equity method of accounting as described below:

Under the equity method of accounting, the investments are initially recognised at cost on the date of acquisition and adjusted thereafter to recognize the Embassy Office Parks Group’s share of the post-acquisition profits or losses of the investee in profit and loss, and Embassy Office Parks Group’s share of other comprehensive income of the investee in other comprehensive income.

Goodwill is calculated at excess of cost of investment over share of fair value of net assets acquired on the date of acquisition and is disclosed as an additional information in the Notes to the Condensed Consolidated Financial Statements.

Dividends received or receivable from joint ventures are recognised as a reduction in the carrying amount of the investment.

When Embassy Office Parks Group’s share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, Embassy Office Parks Group does not recognize further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between Embassy Office Parks Group and joint ventures are eliminated to the extent of Embassy Office Parks Group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity accounted investees are consistent with the policies adopted by the Embassy Office Parks Group.

The carrying amount of equity accounted investments are tested for impairment in accordance with the Embassy Office Parks Group’s policy.

Basis of Business Combination

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

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

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

Purchase consideration paid in excess of the fair value of net assets acquired is recognised as goodwill. Where the fair value of identifiable assets and liabilities exceed the cost of acquisition, after reassessing the fair values of the net assets and contingent liabilities, the excess is recognised as capital reserve.

Any contingent consideration to be transferred by the acquirer is recognised at fair value at the acquisition date. Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently remeasured to fair value with changes in fair value recognised in profit or loss, except for changes in fair value which are measurement period adjustments, wherein the change is adjusted with the asset/liability recognised at the acquisition date with corresponding adjustment to goodwill. Contingent consideration that is classified as equity is not re-measured at subsequent reporting dates subsequent its settlement is accounted for within equity.

The interest of non-controlling shareholders is initially measured either at fair value or at the non-controlling interests’ proportionate share of the acquiree’s identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests’ share of subsequent changes in equity of subsidiaries.

Business combinations arising from transfers of interests in entities that are under common control are accounted at historical cost. The difference between any consideration given and the aggregate historical carrying amounts of assets and liabilities of the acquired entity is recorded in Unitholders’ equity.

2.2 Summary of significant accounting policies

a) Functional and presentation currency

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

b) Basis of measurement

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

c) Use of judgments and estimates

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

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

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

i) Business combinations

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

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

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

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

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

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

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

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

vii) Classification of Unitholders' funds - Note 18(a).

2.2 Summary of significant accounting policies (continued)

c) Use of judgments and estimates (continued)

Information about assumptions and estimation uncertainties that have a significant risk resulting in a material adjustment during quarter and period ended 31 December 2021 is included in the following notes:

i) Fair valuation and disclosures and impairment of non-financial assets being investment properties and property plant and equipment - The fair value of investment properties and property, plant and equipment are reviewed regularly by management with reference to independent property valuations and market conditions existing at half yearly basis. The independent valuers are independent appraisers with a recognised and relevant professional qualification and with recent experience in the location and category of the investment property being valued. Judgment is also applied in determining the extent and frequency of independent appraisals.
SEBI Circulars issued under the REIT Regulations require disclosures relating to net assets at fair value and total returns at fair value (Refer Statement of net assets at fair value and Statement of total returns at fair value for details).
Refer note 2.2 (j) as regards estimates and assumptions involved in impairment assessment of non-financial assets being investment properties and property plant and equipment.

ii) Useful lives of Investment Property and Property, Plant and Equipment–Notes 2.2(f) and (g).

iii) Valuation of financial instruments –Note 2.2 (l).

iv) Recognition of deferred tax asset on carried forward losses and recognition of minimum alternate tax credit: availability of future taxable profit against which tax losses carried forward can be used- Note 2.2(v)(ii). Further, significant judgements are involved in determining the provision for income taxes, including recognition of minimum alternate tax credit, in SPVs entitled for tax deduction under Section 80IAB of the Income Tax Act, 1961, wherein the tax deduction is dependent upon necessary details available for exempt and non-exempt income.

v) Uncertainty relating to the global health pandemic on COVID-19: The Group has considered the possible effects that may result from the pandemic relating to COVID-19 on revenue recognition, the carrying amounts of goodwill, investment property (including under development), property, plant and equipment, capital work in progress, equity accounted investee, intangible assets and receivables. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Group, as at the date of approval of these financial statements has used internal and external sources of information including reports from International Property Consultants and related information, economic forecasts and consensus estimates from market sources on the expected future performance of the Group, and have compared the actual performance with the projections estimated during the last valuation and expects the carrying amount of these assets as reflected in the balance sheet as at 31 December 2021 will be recovered. The management has also estimated the future cash flows with the possible effects that may result from the COVID-19 pandemic and does not foresee any adverse impact on realising its assets and in meeting its liabilities as and when they fall due. The impact of COVID-19 on the Group's financial statements may differ from that estimated as at the date of approval of these Condensed Consolidated Financial Statements.

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

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

All other assets are classified as non-current.

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

The Embassy Office Parks Group classifies all other liabilities as non-current.
Deferred tax assets and liabilities are classified as non-current assets and liabilities.

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

2.2 Summary of significant accounting policies (continued)

e) Measurement of fair values

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

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

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

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

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

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

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

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

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

f) Investment property

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

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

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

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

Pro-rata depreciation is provided on properties purchased or sold during the year.
*Upfront premium paid under lease-cum-sale agreements to acquire land where the Embassy Office Parks Group has an option to purchase the land at the end of/ during the lease term are not amortised over the lease period.

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

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

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

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

2.2 Summary of significant accounting policies (continued)

g) Property, plant and equipment and intangible assets

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

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

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

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

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

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

Right to use trademark: The earnings potential of trade name/ trademark can at times be substantial. A trademark is recognized on a reporting company's balance sheet as an intangible asset separate from goodwill because it satisfies either of the following two tests:
- It arises from legal rights (a trademark is essentially a bundle of rights)
- It is capable of being sold, transferred, and licensed separately from other assets of the acquiring company

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

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

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

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

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

CAM service rights are contract-based intangible assets, which represent the value of contractual rights that arise from contractual arrangements. An entity establishes relationships with its customers through certain contracts, these customer relationships arise from contractual rights.
CAM service rights are recognised at their fair value as at the date of acquisition, these are subsequently amortised on a straight-line basis, over their estimated contractual lives.

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

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

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

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

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

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

2.2 Summary of significant accounting policies (continued)

h) Non-current assets held for sale

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

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

i) Inventory

Stores and operating supplies

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

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

j) Impairment of non-financial assets

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

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

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

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

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

k) Foreign currency transactions

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

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

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

l) Financial instruments

i) Recognition and initial measurement

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

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

2.2 Summary of significant accounting policies (continued)

l) Financial instruments (continued)

ii) Classification and subsequent measurement

Financial assets

On initial recognition, a financial asset is classified as measured at
- Amortised cost;
- Fair value through other comprehensive income (FVOCI) – debt instrument;
- Fair value through other comprehensive income (FVOCI) – equity instrument; or
- Fair value through profit or loss (FVTPL)

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

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as FVTPL:
- the asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of the principal and interest on the principal amount outstanding.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as FVTPL:
- the asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of the principal and interest on the principal amount outstanding.

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

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

Financial assets: Business model assessment

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

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

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

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

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

In assessing whether the contractual cash flows are solely payments of principal and interest, the Embassy Office Parks Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Embassy Office Parks Group considers:
- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable interest rate features;
- prepayment and extension features; and
- terms that limit the Embassy Office Parks Group's claim to cash flows from specified assets (e.g. non – recourse features)

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

2.2 Summary of significant accounting policies (continued)

l) Financial instruments (continued)

Financial assets: Subsequent measurement and gains and losses

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

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

iii) Derecognition

Financial assets

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

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

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

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

iv) Offsetting

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

m) Compound financial instruments

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

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

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

n) Rental support

Rental supports that are an integral part of an acquisition transaction is treated as a deduction in the acquisition cost of such investment property. Where, the right to receive the rental support is spread over a period of time, the right to receive the rental support is reduced from the acquisition cost and is recognised as a financial asset at fair value and subsequently measured at amortised cost based on effective interest rate method.

2.2 Summary of significant accounting policies (continued)

o) Impairment of financial assets

Financial assets
The Embassy Office Parks Group recognises loss allowances for expected credit losses on:
- financial assets measured at amortised cost; and
- financial assets measured at FVOCI- debt investments

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

Evidence that a financial asset is credit-impaired includes the following observable data:
- significant financial difficulty of the borrower or issuer; or
- a breach of contract such as a default or being past due for 180 days or more; or
- the restructuring of a loan or advance by the Embassy Office Parks Group on terms that in the material assessment of the Embassy Office Parks Group it would not consider otherwise; or
- it is probable that the borrower will enter bankruptcy or other financial reorganization; or
- the disappearance of an active market for a security because of financial difficulties

The Embassy Office Parks Group measures loss allowances at an amount equal to lifetime expected credit losses, except for the following, which are measured as 12 month expected credit losses:
- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit losses.
Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.
12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).
In all cases, the maximum period considered when estimating expected credit losses is the maximum contractual period over which the Embassy Office Parks Group is exposed to credit risk.

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

The Embassy Office Parks Group assumes that the credit risk on a financial asset has increased significantly if it is more than 180 days past due.

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

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

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

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

Majority of the financial assets of the Embassy Office Parks Group pertain to trade and other receivables. Considering the nature of business, the Embassy Office Parks Group does not foresee any credit risk on its trade and other receivables which may cause an impairment. As per the agreement with tenants, the receivables are covered by clause of payment security mechanism which ensures receipt of all trade receivables. Also, the Embassy Office Parks Group does not have any past history of significant impairment of trade and other receivables.

p) Embedded derivatives

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

2.2 Summary of significant accounting policies (continued)

q) Financial guarantee contracts

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

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

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

r) Leases

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

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

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

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

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

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

Embassy Office Parks Group as a lessor

i. Determining whether an arrangement contains a lease
At inception of an arrangement, it is determined whether the arrangement is or contains a lease. At inception or on reassessment of the arrangement that contains a lease, the payments and other consideration required by such an arrangement are separated into those for other elements on the basis of their relative fair values.

ii. Assets held under leases
Leases in which the Embassy Office Parks Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease term. The lease term is the non-cancellable period together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the Embassy Office Parks Group is reasonably certain that the tenant will exercise that option. Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Embassy Office Parks Group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Embassy Office Parks Group’s net investment in the leases.

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

2.2 Summary of significant accounting policies (continued)

s) Revenue recognition

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

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services.

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

i) Rental income from investment properties

Rental income from property leased under operating lease is recognised in the statement of profit and loss on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income. The lease term is the non-cancellable period together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the Embassy Office Parks Group is reasonably certain that the tenant will exercise that option. Contingent rents are recognised as revenue in the period in which they are earned on a receipt basis.

ii) Income from finance lease

For assets let out under finance lease, the Group recognises a receivable at an amount equal to the net investment in the lease. Rentals received are accounted for as repayment of principal and finance income. Minimum lease payments receivable on finance leases are apportioned between the finance income and the reduction of the outstanding receivable. The finance income allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining net investment in the finance lease. Contingent rents are recorded as income in the periods in which they are earned.

iii) Revenue from Room Rentals

Revenue from room rentals are based on the occupancy charged on the basis of room rates which are contracted (exclusive of applicable taxes).

iv) Revenue from contract with customers

a) Revenue from maintenance services is recognised as and when the services are rendered based on the terms of the contracts with the lessees.

b) Revenue from Food, beverages and banquets
Revenue from food and beverages are recorded as and when food is served. Revenue generated from the banquet services offered are charged on the basis of cover charges per person which is billed (exclusive of applicable taxes) based on guaranteed covers if actual cover is less than contracted.

c) Other operating income
Other operating income, including service charges on rooms and Food & Beverage (F&B) revenues and other hospitality-related operating income is recognised when the services are rendered and the same become chargeable. Revenue from other services is recognised on accrual basis as per the terms of the agreement.

v) Recognition of dividend and interest income

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

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

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

t) Employee benefits

Defined contribution plan
A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. The Embassy Office Parks Group makes specified monthly contributions towards government administered provident fund scheme. Obligations for contributions to defined contribution plans are recognised as an employee benefit expense in profit and loss in the periods during which the related services are rendered by employees. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in future payments is available.

Gratuity
A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The Embassy Office Parks Group's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligation is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Embassy Office Parks Group, the recognised asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan ('the asset ceiling'). In order to calculate the present value of economic benefits, consideration is given to any minimum funding requirements.

2.2 Summary of significant accounting policies (continued)

t) Employee benefits (continued)

Remeasurements of the net defined benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognised in OCI. The Embassy Office Parks Group determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the then-net defined benefit liability (asset), taking into account any changes in the net defined benefit liability (asset) during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognised in profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service ('past service cost' or 'past service gain') or the gain or loss on curtailment is recognised immediately in profit or loss. The Embassy Office Parks Group recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Compensated absences

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid, if the Embassy Office Parks Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the amount of obligation can be estimated reliably.

Assets or liabilities related to employee benefit arrangements acquired on Business Combination are recognised and measured in accordance with Ind AS 19 Employee Benefits.

u) Borrowing costs

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

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

Capitalisation rate used to determine the amount of borrowing costs to be capitalised is the weighted average borrowing costs (WABC). Capitalisation of borrowing costs is suspended during the extended period in which active development is interrupted. Capitalisation of borrowing costs is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

v) Taxation

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

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

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

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

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

-Temporary differences related to investments in subsidiaries, associates, and joint arrangements to the extent that the Embassy Office Parks Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and

- Taxable temporary differences arising on initial recognition of goodwill.

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

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

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

2.2 Summary of significant accounting policies (continued)

v) Taxation (continued)

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

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

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

Minimum Alternative Tax ('MAT') under the provisions of the Income Tax, 1961 is recognised as current tax in the Consolidated Statement of Profit and Loss. The credit available under the Act in respect of MAT paid is recognised as an asset only when and to the extent there is convincing evidence that the Embassy Office Parks Group will pay normal income tax during the period for which MAT credit can be carried forward for set-off against normal tax liability. MAT credit recognised as an asset is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

Deferred tax assets or liabilities acquired on Business Combination are recognised and measured in accordance with Ind AS 12 Income taxes.

w) Provisions and contingencies

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

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

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

x) Operating segments

An operating segment is a component of the Embassy Office Parks Group that engages in business activities from which it may earn revenues and incur expenses. All operating segments' operating results are reviewed regularly by a representative of the Embassy Office Parks Group, the Embassy Office Parks Group's Chief Operating Decision Maker ('CODM'), to make decisions about resources to be allocated to the segment and assess its performance, and for which discrete financial information is available.

Net Operating Income ('NOI') is the key metric reported to the CODM for the purposes of assessment of the segment results. The same is defined as

Commercial Offices segment:

NOI for commercial offices is defined as Revenue from operations (which includes (i) facility rentals, (ii) maintenance services income, (iii) income from finance lease, and (iv) other operating income for Commercial Offices) less Direct operating expenses (which includes (i) Operating and maintenance expenses including common area maintenance expenses (ii) property taxes, (iii) rent, and (iv) insurance).

Hospitality segment:

NOI for hospitality segment is defined as Revenue from operations (which includes (i) room rentals, (ii) sale of food and beverages, (iii) other operating income for hospitality less Direct operating expenses (which includes (i) cost of materials consumed, (ii) employee benefits expenses, (iii) Operating and maintenance expenses excluding property management fees, and (iv) Other expenses).

Other segment:

NOI for other segments is defined as Revenue from operations (which includes income from generation of renewable energy) less Direct operating expenses (which includes (i) Operating and maintenance and (ii) Other expenses).

Certain income (such as interest, dividend and other income) and certain expenses (such as Other expenses excluding Direct operating expenses, depreciation, amortization, impairment and finance cost) are not specifically allocable to segments and accordingly these expenses are adjusted against the total income of the Embassy Office Parks Group.

y) Errors and estimates

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

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

2.2 Summary of significant accounting policies (continued)

z) Cash and cash equivalents

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

aa) Distribution Policy:

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to the Unitholders not less than ninety percent of the net distributable cash flows ('NDCF') of Embassy Office Parks REIT and the current policy of the Manager is to comply with such requirement. The NDCF is calculated in accordance with the REIT Regulations and in the manner provided in the NDCF framework defined by the Manager. The Manager has made certain clarificatory amendments to the NDCF framework under the Distribution Policy to ensure that there is no ambiguity in computing the NDCF at Embassy REIT and SPV/Holdco level. The amended framework is approved by a special majority in the Unitholder's Meeting held on 8 July 2021 and is effective from 1 April 2021.

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

- not less than 90% of the NDCF of the SPVs are required to be distributed to the Embassy Office Parks REIT, in proportion to its shareholding in the SPV, subject to applicable provisions of the Companies Act, 2013.
- 100% of the cash flows received by the Holding Company from the underlying SPVs are required to be distributed to the Embassy Office Parks REIT, and not less than 90% of the NDCF generated by the Holding Company on its own shall be distributed to the Embassy Office Parks REIT, subject to applicable provisions of the Companies Act, 2013.
- The aforesaid net distributable cash flows are made available to Embassy Office Parks REIT in the form of (i) Interest paid on Shareholder Debt provided by Embassy Office Parks REIT to the SPV's/Holding Company, (ii) Principal repayment of Shareholder Debt, (iii) Dividend declared by the SPVs/Holding Company and received by Embassy Office Parks REIT and (iv) Proceeds from sale of any Embassy REIT assets.

Since Embassy Office Parks REIT endeavours to quarterly distributions, any shortfall as regards minimum quarterly distribution by the SPVs and Holding Company to Embassy Office Parks REIT, post interest paid on Shareholder Debt, Interim Dividend payments and Principal repayment of Shareholder Debt, would be done by declaring dividend, to the extent permitted under the Companies Act, 2013. Further, repayment of short-term construction debt given to SPVs, 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.

ab) Cash distribution to Unitholders

The Group recognises a liability to make cash distributions to Unitholders when the distribution is authorised and a legal obligation has been created. As per the REIT Regulations, a distribution is authorised when it is approved by the Board of Directors of the Manager. A corresponding amount is recognised directly in equity.

ac) Consolidated Statement of Cash flows

Consolidated Cash flows are reported using the indirect method, whereby Profit/ (loss) before share of profit of equity accounted investees and tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Embassy Office Parks Group are segregated.

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

ad) Earnings per unit

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

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

ae) Earnings before finance costs, depreciation, amortisation, impairment loss and tax

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

2.2 Summary of significant accounting policies (continued)

af) Recent pronouncements

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

Balance Sheet:

- Lease liabilities should be separately disclosed under the head 'financial liabilities', duly distinguished as current or non-current.
- Certain additional disclosures in the statement of changes in equity such as changes in equity share capital due to prior period errors and restated balances at the beginning of the current reporting period.
- Specified format for disclosure of shareholding of promoters.
- Specified format for ageing schedule of trade receivables, trade payables, capital work-in-progress and intangible asset under development.
- If a company has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of details of where it has been used.
- Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of immovable property not held in name of company, loans and advances to promoters, directors, key managerial personnel (KMP) and related parties, details of benami property held etc.

Statement of profit and loss:

- Additional disclosures relating to Corporate Social Responsibility (CSR), undisclosed income and crypto or virtual currency specified under the head 'additional information' in the notes forming part of consolidated financial statements.

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

(this space is intentionally left blank)

(all amounts in Rs. million unless otherwise stated)

3 Property, plant and equipment

Reconciliation of carrying amounts for the period ended 31 December 2021

Particulars	Land-freehold (refer note i)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Computers	Operating supplies	Vehicles	Total
Gross block (cost or deemed cost)										
As at 1 April 2020	**6,540.07**	**7,067.88**	**7,142.28**	**485.98**	**448.94**	**18.46**	**17.89**	**10.83**	**40.41**	**21,772.74**
Additions due to business combination*	2,110.78	-	-	-	-	0.50	2.37	-	4.90	**2,118.55**
Additions for the year	213.30	-	221.59	0.23	8.96	0.62	0.11	-	-	**444.81**
Reclassifications	(18.15)	-	18.15	-	-	-	-	-	-	-
As at 31 March 2021	**8,846.00**	**7,067.88**	**7,382.02**	**486.21**	**457.90**	**19.58**	**20.37**	**10.83**	**45.31**	**24,336.10**
As at 1 April 2021	**8,846.00**	**7,067.88**	**7,382.02**	**486.21**	**457.90**	**19.58**	**20.37**	**10.83**	**45.31**	**24,336.10**
Additions for the period	5.84	-	-	-	-	16.85	-	1.11	-	**23.80**
Disposals	-	(14.50)	-	-	-	-	-	-	-	**(14.50)**
As at 31 December 2021	**8,851.84**	**7,053.38**	**7,382.02**	**486.21**	**457.90**	**36.43**	**20.37**	**11.94**	**45.31**	**24,345.40**
Accumulated depreciation and impairment										
As at 1 April 2020	**84.00**	**365.24**	**430.82**	**84.47**	**69.73**	**11.33**	**10.97**	**10.83**	**6.42**	**1,073.81**
Charge for the year	-	125.92	436.47	78.32	26.96	1.73	0.85	-	4.64	**674.89**
Impairment loss (refer note 6)	72.94	339.36	59.23	20.55	24.26	2.08	0.46	-	1.17	**520.05**
As at 31 March 2021	**156.94**	**830.52**	**926.52**	**183.34**	**120.95**	**15.14**	**12.28**	**10.83**	**12.23**	**2,268.75**
As at 1 April 2021	**156.94**	**830.52**	**926.52**	**183.34**	**120.95**	**15.14**	**12.28**	**10.83**	**12.23**	**2,268.75**
Charge for the period	-	91.23	325.74	58.03	28.96	1.48	2.09	0.13	3.58	**511.24**
Disposals	-	(0.67)	-	-	-	-	-	-	-	**(0.67)**
As at 31 December 2021	**156.94**	**921.09**	**1,252.26**	**241.37**	**149.91**	**16.62**	**14.37**	**10.96**	**15.81**	**2,779.33**
Carrying amount (net)										
As at 31 March 2021	**8,689.06**	**6,237.36**	**6,455.50**	**302.87**	**336.95**	**4.44**	**8.09**	**-**	**33.08**	**22,067.35**
As at 31 December 2021	**8,694.90**	**6,132.30**	**6,129.76**	**244.84**	**307.99**	**19.81**	**6.00**	**0.98**	**29.50**	**21,566.08**

*Above assets have been acquired as part of business combination. Refer note 2.1 Basis for consolidation and note 48 and 49.

Notes:

i. The solar plant has been constructed on 465.77 acres of land, of which title for 405.73 acres is registered in name of the group and balance 60.04 acres is in the process of registration and is scheduled to be completed by 31 March 2022.

ii. Accumulated Depreciation as at 31 December 2021 includes impairment loss of Rs.886.18 million (31 March 2021: Rs.886.18 million).

4 Capital work-in-progress

Particulars	As at 31 December 2021	As at 31 March 2021
MPPL - Hilton Hotels (Front Parcel)*	7,057.20	4,509.34
VTPL - Hilton Hotels**	265.08	230.13
	7,322.28	**4,739.47**

*forms part of MPPL CGU

**forms part of ETV CGU

Note:

Borrowing cost capitalised

MPPL-Hilton Hotels (Front Parcel) and VTPL-Hilton Hotels are currently under development. The amount of borrowing cost capitalised during the period ended 31 December 2021 is Rs.285.03 million (31 March 2021: Rs.249.34 million). The rate used to determine the amount of borrowing costs eligible for capitalisation is the capitalisation rate which is the SPV specific "Weighted Average Borrowing Cost (WABC)".

(all amounts in Rs. million unless otherwise stated)

5 Investment property

Reconciliation of carrying amounts for the period ended 31 December 2021

Particulars	Land-freehold	Land-leasehold (refer notes)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Vehicle	Computer	Total
Gross block (cost or deemed cost)										
As at 1 April 2020	**75,183.43**	**28,227.18**	**81,683.17**	**9,574.22**	**1,490.56**	**2,270.67**	**43.42**	**5.31**	**10.84**	**198,488.80**
Additions due to business combination*	51,352.70	135.51	25,300.30	3,311.28	259.41	1,115.14	0.64	-	-	**81,474.98**
Additions for the year	33.10	7.95	800.75	230.42	59.74	52.42	19.68	-	1.16	**1,205.22**
Disposals	(21.74)	-	(23.25)	(19.93)	(50.68)	(13.23)	-	-	-	**(128.83)**
As at 31 March 2021	**126,547.49**	**28,370.64**	**107,760.97**	**13,095.99**	**1,759.03**	**3,425.00**	**63.74**	**5.31**	**12.00**	**281,040.17**
As at 1 April 2021	**126,547.49**	**28,370.64**	**107,760.97**	**13,095.99**	**1,759.03**	**3,425.00**	**63.74**	**5.31**	**12.00**	**281,040.17**
Additions for the period	116.49	-	4,247.24	831.99	131.65	354.80	-	-	0.41	**5,682.58**
Disposals	-	-	-	-	(8.87)	(0.53)	-	-	-	**(9.40)**
As at 31 December 2021	**126,663.98**	**28,370.64**	**112,008.21**	**13,927.98**	**1,881.81**	**3,779.27**	**63.74**	**5.31**	**12.41**	**286,713.35**
Accumulated depreciation and impairment										
As at 1 April 2020	**-**	**483.74**	**2,106.20**	**947.20**	**360.10**	**487.10**	**22.82**	**3.48**	**1.68**	**4,412.32**
Charge for the year	-	360.92	2,239.82	1,086.54	240.15	331.07	4.76	0.55	1.45	**4,265.26**
Impairment loss (refer note 6)	12.80	-	15.78	2.83	0.03	0.25	0.01	0.01	-	**31.71**
Disposals	-	-	-	(2.71)	(8.89)	(3.28)	-	-	-	**(14.88)**
As at 31 March 2021	**12.80**	**844.66**	**4,361.80**	**2,033.86**	**591.39**	**815.14**	**27.59**	**4.04**	**3.13**	**8,694.41**
As at 1 April 2021	**12.80**	**844.66**	**4,361.80**	**2,033.86**	**591.39**	**815.14**	**27.59**	**4.04**	**3.13**	**8,694.41**
Charge for the period	-	270.69	2,060.84	1,035.24	229.21	344.71	7.89	0.96	2.22	**3,951.76**
Disposals	-	-	-	-	(7.32)	(0.53)	-	-	-	**(7.85)**
As at 31 December 2021	**12.80**	**1,115.35**	**6,422.64**	**3,069.10**	**813.28**	**1,159.32**	**35.48**	**5.00**	**5.35**	**12,638.32**
Carrying amount (net)										
As at 31 March 2021	**126,534.69**	**27,525.98**	**103,399.17**	**11,062.13**	**1,167.64**	**2,609.86**	**36.15**	**1.27**	**8.87**	**272,345.76**
As at 31 December 2021	**126,651.18**	**27,255.29**	**105,585.57**	**10,858.88**	**1,068.54**	**2,619.95**	**28.26**	**0.31**	**7.06**	**274,075.04**

*Above assets have been acquired as part of business combination. Refer note 2.1 Basis for consolidation and note 48 and 49.

Notes:

i **EPTPL**: The leasehold land for Embassy Techzone is taken from Maharashtra Industrial Development Corporation ('MIDC') on a lease for a period of 95 years. The lease expires in July 2100. Pursuant to the Composite Scheme of Arrangement (the Scheme) approved by National Company Law Tribunal (NCLT), the transfer for lease deeds of the leasehold land to EPTPL is in process (refer note 55).

ii. **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.

iii. **ETPL**: The leasehold land for First International Financial Centre is taken from Mumbai Mahanagar Regional Development Authority ('MMRDA') on a lease for a period of 80 years. The lease expires in June 2088.

iv. **GSPL**: The leasehold land for Embassy Galaxy is taken from NOIDA on a lease for a period of 90 years. The lease expires in June 2095.

v. **QBPL:** The leasehold land for Embassy Quadron is taken from MIDC for a lease term of 95 years. The lease expires in October 2100. As per the lease agreement the Company can renew the lease for a further period of 95 years.

vi. **VTPL:** VTPL had earlier entered into lease-cum sale agreement for the land located in Embassy Tech Village with Karnataka Industrial Area Development Board (KIADB) for a period of 20 years commencing from 16 June 2006. As per the lease agreement KIADB shall sell the land to VTPL at any time during the tenure of the lease or on expiry of the lease period, if VTPL has performed all the conditions contained in the agreement and committed no breach thereof. VTPL had converted the leasehold land measuring 81.385 acres into a freehold land as per the sale deed entered with KIADB on 12 February 2018. Further, 1 acre and 37 guntas leasehold land is yet to be registered and is classified as a leasehold land and no depreciation has been charged on the same.

vii. Investment property comprises of commercial buildings and other assets forming part of the buildings, that is leased to third parties. The license agreement entered into with tenants may or may not contain an initial non-cancellable period. Subsequent renewals of these license agreements are negotiated with the tenants and historically the average renewal period ranges between three and five years.

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

ix. The plant and machinery and furniture and fixtures are physically attached to the buildings and form an integral part thereof, hence they are considered as investment property.

x. Additions to investment property and investment property under development include borrowing cost amounting to Rs.595.65 million (31 March 2021: Rs.184.43 million) at a capitalisation rate which is the SPV specific Weighted Average Borrowing Cost (WABC).

xi. In accordance with Ind AS 116- Leases, investment property includes Right-of-Use (ROU) asset of Rs.301.25 million (31 March 2021: Rs.304.21 million) which is recorded under Land Leasehold. The corresponding lease liability amounting to Rs.331.25 million (31 March 2021: Rs.334.87 million) is recorded under other financial liabilities.

xii. Accumulated Depreciation as at 31 December 2021 includes impairment loss of Rs.31.71 million (31 March 2021: Rs.31.71 million).

(all amounts in Rs. million unless otherwise stated)

6 Goodwill [refer note 2.1(b) and 49]

As at 31 December 2021

SPV	Goodwill as at 1 April 2021	Consideration transferred for business combination during the period	Fair value of net assets of business combination during the period/ adjustments	Goodwill on acquisitions during the period	Impairment loss for the period	Net carrying value as at 31 December 2021
MPPL	11,016.16	-	-	-	-	11,016.16
EPTPL (refer note 55)	11,913.28	-	-	-	-	11,913.28
EEPL	267.84	-	-	-	-	267.84
UPPL	131.89	-	-	-	-	131.89
ETPL	2,899.23	-	-	-	-	2,899.23
GSPL	1,962.11	-	-	-	-	1,962.11
IENMPL	6,071.57	-	-	-	-	6,071.57
OBPPL	6,529.49	-	-	-	-	6,529.49
QBPPL	1,596.82	-	-	-	-	1,596.82
QBPL	3,198.66	-	-	-	-	3,198.66
VCPPL	4,265.12	-	-	-	-	4,265.12
ETV assets (refer note 49)	14,094.07	-	99.11	-	-	14,193.18
	63,946.24	**-**	**99.11**	**-**	**-**	**64,045.35**

As at 31 March 2021

SPV	Goodwill as at 1 April 2020	Consideration transferred for business combination during the year	Fair value of net assets of business combination during the year	Goodwill on acquisitions during the year	Impairment loss for the year	Net carrying value as at 31 March 2021
MPPL	11,016.16	-	-	-	-	11,016.16
EPTPL (refer note 55)	11,913.28	-	-	-	-	11,913.28
EEPL	267.84	-	-	-	-	267.84
UPPL	202.73	-	-	-	70.84	131.89
ETPL	2,899.23	-	-	-	-	2,899.23
GSPL	1,962.11	-	-	-	-	1,962.11
IENMPL	6,071.57	-	-	-	-	6,071.57
OBPPL	6,529.49	-	-	-	-	6,529.49
QBPPL	1,596.82	-	-	-	-	1,596.82
QBPL	3,565.02	-	-	-	366.36	3,198.66
VCPPL	4,265.12	-	-	-	-	4,265.12
ETV assets (refer note 49)	-	57,565.47	43,471.40	14,094.07	-	14,094.07
	50,289.37	**57,565.47**	**43,471.40**	**14,094.07**	**437.20**	**63,946.24**

As a result of the valuation, during the previous year ended 31 March 2021 an impairment loss of Rs.437.20 million was recognized in the Statement of Profit and Loss against Goodwill, an impairment loss of Rs.520.05 million was recognized in the Statement of Profit and Loss against property, plant and equipment and an impairment loss of Rs.31.71 million was recognized in the Statement of Profit and Loss against investment property totalling to Rs.988.96 million as impairment loss. Impairment loss majorly relates to the hospitality segment and more specifically UPPL (Hilton Hotel), and hospitality segment of QBPL (Four Seasons Hotel) as well as Embassy One (Commercial segment) forming part of QBPL. The impairment loss arose in these CGUs due to slower ramp up of room occupancy, slower than anticipated lease-up coupled with the current economic conditions due to Covid-19 pandemic. The annual impairment test performed considers the current economic conditions and revised business plans to determine the higher of the “value in use” and the “fair value less cost to sell” in accordance with Ind AS 36.

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

7 Other intangible assets

Reconciliation of carrying amounts for the period ended 31 December 2021

Particulars	CAM service rights	Power Purchase Agreement	Right to use trade mark	Computer software	Total
As at 1 April 2020	**-**	**3,348.00**	**1,781.88**	**32.72**	**5,162.60**
Additions due to business combination*	9,826.91	-	1,860.00	1.66	**11,688.57**
Additions during the year	-	-	-	1.53	**1.53**
As at 31 March 2021	**9,826.91**	**3,348.00**	**3,641.88**	**35.91**	**16,852.70**
As at 1 April 2021	**9,826.91**	**3,348.00**	**3,641.88**	**35.91**	**16,852.70**
Additions during the period	-	-	-	3.97	**3.97**
As at 31 December 2021	**9,826.91**	**3,348.00**	**3,641.88**	**39.88**	**16,856.67**
Accumulated amortisation					
As at 1 April 2020	**-**	**145.56**	**-**	**15.68**	**161.24**
Amortisation for the year	612.13	145.57	-	9.12	**766.82**
As at 31 March 2021	**612.13**	**291.13**	**-**	**24.80**	**928.06**
As at 1 April 2021	**612.13**	**291.13**	**-**	**24.80**	**928.06**
Amortisation for the period	1,363.37	109.17	-	4.85	**1,477.39**
As at 31 December 2021	**1,975.50**	**400.30**	**-**	**29.65**	**2,405.45**
Carrying amount (net)					
As at 31 March 2021	**9,214.78**	**3,056.87**	**3,641.88**	**11.11**	**15,924.64**
As at 31 December 2021	**7,851.41**	**2,947.70**	**3,641.88**	**10.23**	**14,451.22**

*Refer note 2.1 Basis for consolidation and note 48 and 49.

(all amounts in Rs. million unless otherwise stated)

8 Investment property under development (IPUD)

IPUD mainly comprises upcoming buildings and other infrastructure upgrades in various properties. The details are as follows:

SPV/ Hold Co	Particulars	As at 31 December 2021	As at 31 March 2021
Base build			
SIPL	Block 9	5,796.98	3,794.98
VTPL	Block 8	581.87	429.47
EPTPL	Hudson block and Ganges block	2,481.55	816.34
OBPL	Tower 1	1,147.47	619.44
Infrastructure and Upgrade Projects			
MPPL	Flyover	-	1,311.14
MPPL	Master plan upgrade	560.95	1,091.40
VTPL	Master plan upgrade	-	48.15
EPTPL	Master plan upgrade	523.23	500.46
QBPL	Master plan upgrade	29.81	311.96
Multiple	Various	59.60	45.45
		11,181.46	**8,968.79**

9 Equity accounted investee

Particulars	As at 31 December 2021	As at 31 March 2021
Investment in joint venture		
Golflinks Software Park Private Limited	23,663.19	24,118.57
	23,663.19	**24,118.57**
Goodwill on acquisition included as a part of carrying cost	10,449.36	10,449.36

	As at 31 December 2021	As at 31 March 2021
Percentage ownership interest	50%	50%
Fair value of net assets on Purchase Price Allocation	26,247.74	26,247.74
Embassy Office Parks Group's share of net assets (50%)	13,123.87	13,123.87
Carrying amount of interest (including goodwill)	23,663.19	24,118.57

(this space is intentionally left blank)

(all amounts in Rs. million unless otherwise stated)

10 Other non-current financial assets

Particulars	As at 31 December 2021	As at 31 March 2021
Unsecured, considered good		
Fixed deposits with banks*	847.97	846.16
Unbilled revenue	811.58	832.37
Security deposits		
- related party (refer note 47)	-	4.30
- others	889.28	830.88
Receivable under finance lease	902.17	1,246.09
Receivable for sale of co-developer rights	270.00	1,080.00
	3,721.00	**4,839.80**
* Includes fixed deposits held as lien against debt taken and margin money for bank guarantee	847.97	846.16

11 Non-current tax assets (net)

Particulars	As at 31 December 2021	As at 31 March 2021
Advance tax, net of provision for tax	1,124.53	1,095.27
	1,124.53	**1,095.27**

12 Other non-current assets

Particulars	As at 31 December 2021	As at 31 March 2021
Unsecured, considered good		
Advance paid for co-development of property, including development rights on land (refer note 47 and 54)	15,117.99	13,863.03
Other capital advances		
- related party (refer note 47)	224.91	274.23
- others	2,006.83	3,294.28
Balances with government authorities	189.03	189.97
Paid under protest to government authorities (refer note 44)	727.63	702.44
Prepayments	70.42	59.67
	18,336.81	**18,383.62**

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

Particulars	As at 31 December 2021	As at 31 March 2021
Stock of consumables	11.44	10.80
	11.44	**10.80**

14 Trade receivables

Particulars	As at 31 December 2021	As at 31 March 2021
Unsecured		
Considered good *	446.31	473.16
Credit impaired	41.27	56.21
Less: Allowances for impairment losses	(41.27)	(56.21)
	446.31	**473.16**

*Includes trade receivables from related parties amounting to Rs.357.92 million (31 March 2021: Rs.327.53 million) (refer note 47).

(all amounts in Rs. million unless otherwise stated)

15A Cash and cash equivalents

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Cash on hand	0.85	0.69
Balances with banks		
- in current accounts*	6,755.22	9,068.79
- in escrow accounts		
- Balances with banks for unclaimed distributions	2.28	2.00
- Others^	9.43	103.30
- in deposit accounts with original maturity of less than three months	12.63	-
	6,780.41	**9,174.78**

* Balance in current accounts includes cheques on hand as at 31 December 2021 amounting to Rs.569.66 million (31 March 2021: Rs.763.77 million).

^ Includes unspent Corporate Social Responsibility (CSR) balances amounting to Rs.4.50 million (31 March 2021: Rs.38.56 million) which has been deposited in separate escrow accounts.

15B Other bank balances

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Balances with banks		
- in fixed deposit accounts with original maturity greater than three months and maturity less than twelve months from the reporting date*	219.89	253.75
	219.89	**253.75**
*Deposit for availing letter of credit facilities	219.89	253.75

16 Other current financial assets

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Unsecured, considered good		
Interest accrued but not due		
- on fixed deposits	4.47	0.50
- on statutory deposits	12.57	21.49
- on others	1.51	4.61
Security deposits	0.53	1.03
Unbilled revenue (refer note 47)	382.40	443.03
Unbilled maintenance charges	215.45	224.61
Receivable under finance lease	450.71	427.74
Receivable for rental support from a related party (refer note 47)	284.75	1,108.78
Receivable for sale of co-developer rights	1,097.83	1,632.97
Other receivables		
- related parties (refer note 47)	428.40	185.99
- others	-	6.63
	2,878.62	**4,057.38**

17 Other current assets

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Unsecured, considered good		
Advance for supply of goods and rendering of services		
- to related parties (refer note 47)	0.08	2.67
- to others	35.90	21.68
Balances with government authorities	123.05	237.71
Prepayments	416.52	123.18
Other advances	1.55	10.10
	577.10	**395.34**

18 Unit capital

Unit capital	No in Million	Amount
As at 1 April 2020	**771.67**	**229,120.96**
Units issued during the year	176.23	59,999.35
Less: Issue expenses (refer note below)	-	(858.20)
Closing balance as at 31 March 2021	**947.90**	**288,262.11**
As at 1 April 2021	**947.90**	**288,262.11**
Changes during the period	-	-
Closing balance as at 31 December 2021	**947.90**	**288,262.11**

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

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

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to Unitholders not less than 90% of the net distributable cash flows of Embassy Office Parks REIT for each financial year. Accordingly, a portion of the Unitholders’ funds contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. The Unitholders’ funds could have been classified as compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Circulars (No. CIR/IMD/DF/146/2016 dated 29 December 2016 and No. CIR/IMD/DF/141/2016 dated 26 December 2016) issued under the REIT Regulations, the Unitholders’ funds have been classified as equity in order to comply with the mandatory requirements of Section H of Annexure A to the SEBI Circular dated 26 December 2016 dealing with the minimum disclosures for key financial statements. Consistent with Unitholders’ funds being classified as equity, the distributions to Unitholders is presented in Statement of Changes in Unitholders' Equity and not as finance cost. In line with the above, the dividend payable to Unitholders is recognised as liability when the same is approved by the Manager.

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

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

(c) The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units from the date of incorporation till the balance sheet date. Further, the Trust has issued an aggregate of 613,332,143 Units at Rs.300.00 each for consideration other than cash from the date of incorporation till 31 December 2021.
Further, during the year ended 31 March 2021, the Trust has issued 111,335,400 Units at a price of Rs.331.00 per Unit through an Institutional Placement. The Trust also made Preferential allotment of 64,893,000 Units at Rs.356.70 per Unit to acquire 40% equity interest of VTPL held by third party shareholders.

19 Other Equity*

Particulars	As at 31 December 2021	As at 31 March 2021
Reserves and Surplus		
Retained earnings	(27,258.80)	(17,331.44)
	(27,258.80)	**(17,331.44)**

*Refer Consolidated Statement of Changes in Unitholders' Equity for detailed movement in other equity balances.

Retained earnings
The cumulative gain or loss arising from the operations which is retained by the Embassy Office Parks REIT is recognized and accumulated under the heading of retained earnings. At the end of the period, the profit for the period/ year is transferred from the Statement of Profit and Loss to the retained earnings account.

(all amounts in Rs. million unless otherwise stated)

20 Non-current Borrowings

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Secured		
Non-convertible debentures		
36,500 (31 March 2021: 36,500) Embassy REIT Series I, Non-Convertible debentures (NCD) 2019, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost)		
- Embassy REIT Series I NCD 2019 - Tranche I (refer note i below)	-	35,503.62
- Embassy REIT Series I NCD 2019 - Tranche II (refer note i below)	-	7,276.40
15,000 (31 March 2021: 15,000) Embassy REIT Series II, Non-Convertible debentures (NCD) 2020, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost)		
- Embassy REIT Series II NCD 2020 - Tranche A (refer note ii below)	7,417.30	7,382.15
- Embassy REIT Series II NCD 2020 - Tranche B (refer note ii below)	7,456.15	7,437.51
26,000 (31 March 2021: 26,000) Embassy REIT Series III, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) [refer note (iii) below]	25,783.81	25,719.40
3,000 (31 March 2021: Nil) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each (net of issue expenses, at amortised cost) [refer note (iv) below]	2,974.17	-
31,000 (31 March 2021 : Nil) 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 2020 - Tranche A (refer note (v) below)	19,870.75	-
- Embassy REIT Series V NCD 2020 - Tranche B (refer note (vi) below)	10,927.38	-
Term loans		
- from banks (refer note vii)	43,184.89	22,701.75
- vehicle loans	-	2.50
	117,614.45	**106,023.33**

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

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

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

Security terms

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

1. A sole and exclusive first ranking charge created by MPPL on (a) land measuring 112.475 acres at Bengaluru together with blocks and various commercial buildings; (b) 1.022 acres (Phase 1) and 1.631 (Phase IV) acres of undivided right, title and interest in the commercial complex known as “Mfar Manyata Tech Park”. The above charge excludes L1 - Office block, consisting of 4,77,949 sq.ft of super built up area along with the undivided share of the lands and future development / construction on Blocks designated as F1 and L4 that MPPL may undertake in the Project "Embassy Manyata Business Park" along with the remaining undivided share of such land.

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

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

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

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

Redemption terms:

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

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

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

4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between May 2021 to May 2022) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

5. The Trust had issued a call option notice dated 1 October 2021 and accordingly these debentures were fully redeemed on 2 November 2021 at par as per the terms of debenture trust deed.

20 Non-current Borrowings (continued)

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

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

Security terms

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

1. A sole and exclusive first ranking charge by way of mortgage created by EPTPL on the constructed buildings and related parcels identified as Block 2, Block 3, Food court, Block 6, Block 1, Block 11 and Block 5, having an aggregate leasable area of 200,674 square meters and forming part of the development known as Embassy Tech Zone together with portion of land admeasuring 96,630 square meters on which the aforesaid buildings are constructed out of the aggregate area of land measuring 67.45 acres equivalent to 272,979 sq. mtrs.
2. A sole and exclusive first ranking pledge created by the Embassy REIT over the shareholding in the SPVs namely IENMPL and EPTPL together known as "secured SPVs" along with shareholder loans given to these SPVs.
3. A sole and exclusive first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.
4. A sole and exclusive first ranking charge by way of hypothecation created by EPTPL over identified bank accounts and receivables.
5. A Corporate Guarantee issued by each of EPTPL and IENMPL.

Redemption terms:

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

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

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

Security terms

The NCD's are secured against each of the following in 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 QBPPL 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 on which the aforesaid buildings are constructed.
3. A first ranking pari passu pledge created by the Embassy REIT, MPPL and EOVPL over their shareholding in the SPV's namely VTPL and EEPL together known as "Secured SPVs".
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 QBPPL over identfied receivables.
6. A corporate guarantee issued by each of VTPL, EEPL and QBPPL.

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.

20 Non-current Borrowings (continued)

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

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

Security terms

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

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

Redemption terms:

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

(v) 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.

(all amounts in Rs. million unless otherwise stated)

20 Non-current Borrowings (continued)

(vi) 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.

(vii) (a) Lender 1 [balance as at 31 December 2021: Rs.3,205.69 million (31 March 2021: Rs.1,725.80 million)]

1. First ranking mortgage over leasehold rights of 6.63 acres of Block M3 land and building being constructed thereon situated at Embassy Manyata Bengaluru.
2. First ranking mortgage over 1.77 acres of Block F1 land and any future construction thereon situated at Embassy Manyata Business Park.
3. Debt service reserve account to be maintained equal to three months interest on outstanding loan.
4. Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	**As at 31 December 2021**	**As at 31 March 2021**
Repayable as bullet payment at the end of 36 months from first disbursement i.e., by March 2024. The loan carries an interest rate of 6M MCLR plus spread of 0.90% pa, currently 8.05%	3,205.69	1,725.80

(b) Lender 2 [balance as at 31 December 2021: Rs.3,924.03 million (31 March 2021: Nil)]

1. Exclusive charge on mortgage of undivided share of land and building thereon (Office Tower – 1 and Office Tower -2 at NXT Block) situated at Front Parcel of Embassy Manyata, Bengaluru.
2. Exclusive charge over the entire lease rental receivables from tenants, security deposits payable and current assets pertaining to buildings (Office Tower – 1 and Office Tower -2 at NXT Block) situated at Embassy Manyata, Bengaluru.
3. Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement of the Borrower.
4. Debt service reserve account to be maintained equal to three months debt servicing requirement on the outstanding amount under the Facility.

Repayment and interest terms	**As at 31 December 2021**	**As at 31 March 2021**
Repayable in 144 monthly instalments with Nil moratorium, from the date of drawdown. The loan carries an interest rate of 3M T-Bill rate plus applicable spread, currently 6.50% p.a., effective 31 December 2021	3,924.03	-

(c) Lender 3 [balance as at 31 December 2021: Rs.4,412.56 million (31 March 2021: Nil)]

1. Exclusive charge on mortgage of undivided share of land and building thereon (Hilton Hotel, Hilton Garden Inn and Convention Centre) situated at Front Parcel of Embassy Manyata, Bengaluru.
2. Exclusive charge over current assets and fixed and moveable assets pertaining to buildings (Hilton Hotel, Hilton Garden Inn and Convention Centre) situated at Embassy Manyata, Bengaluru.
3. Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement of the Borrower.
4. Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	**As at 31 December 2021**	**As at 31 March 2021**
Repayable in 120 monthly instalments from the date of drawdown, with moratorium till 30 September 2023. The loan carries an interest rate of 1-Year I-MCLR plus spread of 0.40%, currently 7.70% p.a.	4,412.56	-

(all amounts in Rs. million unless otherwise stated)

20 Non-current Borrowings (continued)

(d) Lender 4 [balance as at 31 December 2021: Nil (31 March 2021: Rs.5,180.28 million)]

1. First ranking exclusive mortgage of undivided share of land admeasuring 8.26 acres (Front Parcel) situated at Embassy Manyata, Bengaluru.
2. First charge over entire cash flows, receivable, book debts, and revenues from the projects to be constructed at the land admeasuring 8.26 acres (Front Parcel) situated at Embassy Manyata, Bengaluru.
3. First charge on the Trust and Retention Account and other accounts established and maintained pursuant to Trust and Retention Account Agreement.
4. A corporate guarantee issued by Embassy Office Parks REIT.

Repayment and interest terms	As at 31 December 2021	As at 31 March 2021
Repayable by way of single bullet repayment in 18 months from date of commercial operations but not later than 30 September 2023. The debt carries interest of MCLR + 1.25%.	-	5,180.28

The loan has been foreclosed in the month of June 2021.

(e) Lender 5 and 6 [balance as at 31 December 2021: Rs.14,840.89 million (31 March 2021: Rs.14,648.63 million)]

1. First pari passu charge on Mortgage of parcel 5 land measuring 14.56 acres and buildings with 2.43 million square feet of office and amenity buildings at Embassy Tech Village, Bengaluru.
2. First charge by way of hypothecation of the receivables of the above Buildings of Embassy TechVillage, Bengaluru.
3. Fixed deposit equal to the amount specified in sanction letter as debt service reserve account to be kept with lien marked in favour of bank during the tenure of the loan.

Name of the lender	Repayment and interest terms	As at 31 December 2021	As at 31 March 2021
Lender 5	Repayable in structured monthly instalments with no moratorium, interest rate of lender's 3M MCLR + Nil, currently 6.45% p.a.	7,421.22	7,198.66
Lender 6	Repayable in structured monthly instalments with no moratorium, interest rate of 3 months T-Bill rate + applicable spread, currently 6.50% p.a.	7,419.67	7,449.97

(f) Lender 7 [balance as at 31 December 2021: Rs.646.09 million (31 March 2021: Rs.94.01 million)]

Exclusive mortgage of undivided share of land of 3.24 acres and building being constructed thereon (Tower 1) situated at Embassy Oxygen, Noida.

Repayment and interest terms	As at 31 December 2021	As at 31 March 2021
Repayable in 4 quarterly instalments after moratorium of 4 quarters from date of drawdown. The debt carries interest of MCLR + Nil, currently 7.3% p.a.	646.09	94.01

(g) Lender 8 [balance as at 31 December 2021: Rs. Nil (31 March 2021: Rs.1,178.21 million)]

1. Exclusive mortgage of land admeasuring 8.00 acres and building constructed thereon situated at Block 9, Embassy TechVillage, Bengaluru.
2. Exclusive charge on the receivables, cash flows, moveable assets of SIPL in relation to the Project.
3. Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement and Current account of SIPL.

Repayment and interest terms	As at 31 December 2021	As at 31 March 2021
Repayable by way of single bullet repayment on 3 February 2023. The debt carries interest of 6M MCLR + 0.55%.	-	1,178.21

The loan has been foreclosed in the month of September 2021.

(h) Lender 9 [balance as at 31 December 2021: Rs.1,467.77 million (31 March 2021: Nil)]

1. Exclusive mortgage of undivided share of land admeasuring approximately 9.83 acres and building being constructed thereon at Hudson & Ganges blocks and MLCP Building at Embassy TechZone, Pune ("Project")
2. Exclusive charge on the entire current assets including receivables of EPTPL in relation to the Project.
3. Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement of EPTPL.

Repayment and interest terms	As at 31 December 2021	As at 31 March 2021
Repayable by way of single bullet repayment on 31 August 2023. The debt carries interest of 1 Year MCLR + 0.35%, currently 7.70% p.a.	1,467.77	-

(i) Lender 10 [balance as at 31 December 2021: Rs.14,950.60 million (31 March 2021: Nil)]

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 31 December 2021	As at 31 March 2021
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 rate + 2.40%, currently 6.35% p.a.	14,950.60	-

(all amounts in Rs. million unless otherwise stated)

21 Other non-current financial liabilities

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Lease deposits (refer note 47)	3,284.82	4,155.40
Capital creditors for purchase of fixed assets	268.81	279.65
	3,553.63	**4,435.05**

22 Provisions

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Provision for employee benefits		
- gratuity	7.07	5.79
	7.07	**5.79**

23 Deferred tax

Deferred tax Assets (net)

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Minimum Alternate Tax credit entitlement	-	5.05
Deferred tax assets (net)	67.42	43.79
	67.42	**48.84**

Deferred tax liabilities (net)

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Minimum Alternate Tax credit entitlement	(4,754.50)	(4,586.33)
Deferred tax liabilities (net)	57,168.08	57,882.76
	52,413.58	**53,296.43**

24 Other non-current liabilities

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Deferred lease rental	508.24	666.38
Advances from customers	18.89	18.88
	527.13	**685.26**

25 Short-term borrowings

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Current maturities of long-term debt		
Secured		
Terms loans		
- from banks and financial institutions	268.91	139.58
Unsecured		
- debentures [refer note (i) below and note 47]	-	60.00
	268.91	**199.58**

(i) In October 2020, pursuant to the Business Transfer Agreement with Embassy Services Private Limited (refer note 48) EPTPL had issued 100,000 unlisted, unrated, unsecured, redeemable and non-convertible debentures to ESPL having face value of Rs.100 each (EPTPL debentures) amounting to Rs.10.00 million with no interest rate attached. Further, MPPL had also issued 500,000 unlisted, unrated, unsecured, redeemable and non-convertible debentures to ESPL having face value of Rs.100 each amounting to Rs.50.00 million with same terms and conditions as EPTPL debentures.

Security terms

The NCD's rank pari passu with all other unsecured and unsubordinated debt of EPTPL and MPPL.

Redemption terms:

These debentures were redeemed on the expiry of the tenure of 13 months in a single instalment for an aggregate redemption amount equal to the face value of all the NCDs (matured in November 2021).

(all amounts in Rs. million unless otherwise stated)

26 Trade payables

Particulars	As at 31 December 2021	As at 31 March 2021
Trade payable		
- total outstanding dues to micro and small enterprises (including related parties - refer note 47)	48.03	48.27
- total outstanding dues of creditors other than micro and small enterprises		
- to related parties (refer note 47)	37.04	139.46
- to others	85.19	253.16
	170.26	**440.89**

27 Other current financial liabilities

Particulars	As at 31 December 2021	As at 31 March 2021
Security deposits		
- related party (refer note 47)	80.00	80.00
Lease deposits (refer note 47)	9,191.77	8,406.20
Capital creditors for purchase of fixed assets		
- to related party (refer note 47)	285.80	60.47
- to others	2,031.97	2,423.50
Unclaimed dividend	2.28	2.00
Contigent consideration (refer note 49 and 47)	350.00	350.00
Other liabilities		
- to related party (refer note 47)	279.14	240.96
- to others	959.21	954.77
	13,180.17	**12,517.90**

28 Provisions

Particulars	As at 31 December 2021	As at 31 March 2021
Provision for employee benefits		
- gratuity	0.40	0.03
- compensated absences	2.97	1.86
	3.37	**1.89**

29 Other current liabilities

Particulars	As at 31 December 2021	As at 31 March 2021
Unearned income	60.80	65.50
Advances received from customers (refer note 47)	365.97	520.53
Advance compensation received from related party (refer note 47)	-	559.19
Statutory dues	282.82	237.95
Deferred lease rentals	502.02	488.96
Other liabilities	33.05	-
	1,244.66	**1,872.13**

30 Current tax liabilities (net)

Particulars	As at 31 December 2021	As at 31 March 2021
Provision for income-tax, net of advance tax	141.99	99.77
	141.99	**99.77**

(all amounts in Rs. million unless otherwise stated)

31 Revenue from operations

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Facility rentals	5,561.84	5,529.15	4,270.96	16,609.89	12,976.77	18,475.61
Income from finance lease	45.84	47.80	-	140.15	0.07	51.33
Room rentals	101.73	64.02	32.23	189.70	59.58	99.08
Revenue from contracts with customers						
Maintenance services	1,076.45	1,079.33	744.84	3,353.03	1,421.16	2,547.77
Sale of food and beverages	113.67	66.01	45.77	198.49	63.64	118.86
Income from generation of renewable energy	312.21	372.24	372.08	1,067.12	1,132.16	1,548.26
Other operating income						
- hospitality	14.08	8.90	3.75	27.35	6.35	13.51
- others (refer note 54)	183.47	184.40	183.22	551.84	556.88	748.78
	7,409.29	**7,351.85**	**5,652.85**	**22,137.57**	**16,216.61**	**23,603.20**

32 Interest income

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
- on debentures (refer note 47)	-	-	-	-	7.29	7.29
- on fixed deposits	36.60	11.16	10.82	59.99	181.34	195.18
- on security deposits	0.50	14.16	0.85	15.77	3.74	4.82
- on other statutory deposits	-	1.42	3.91	6.02	11.54	15.42
- on income-tax refund	0.93	2.15	38.12	11.35	70.36	99.99
- others	192.57	186.82	170.57	590.16	446.00	648.50
	230.60	**215.71**	**224.27**	**683.29**	**720.27**	**971.20**

33 Other income

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Liabilities no longer required written back [refer note 37 (i)]	2.02	97.98	0.01	104.84	4.60	4.68
Profit on sale of mutual funds	41.00	32.28	76.66	105.32	117.68	154.11
Profit on sale of fixed assets	-	-	-	-	-	12.72
Miscellaneous	14.85	3.78	5.68	35.76	26.43	42.55
	57.87	**134.04**	**82.35**	**245.92**	**148.71**	**214.06**

(all amounts in Rs. million unless otherwise stated)

34 Cost of materials consumed

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Purchases	35.70	18.90	12.94	61.34	17.24	37.57
Add: Decrease/(increase) in inventory	(1.86)	1.85	0.53	(0.64)	2.18	(2.02)
	33.84	**20.75**	**13.47**	**60.70**	**19.42**	**35.55**

35 Employee benefits expense *

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Salaries and wages	54.95	41.43	45.17	141.98	142.11	189.07
Contribution to provident and other funds	3.08	1.85	5.74	8.05	9.97	15.07
Staff welfare	4.93	2.54	5.14	11.90	15.03	21.34
	62.96	**45.82**	**56.05**	**161.93**	**167.11**	**225.48**

* majorly refers to employee benefits expense of the hospitality segment.

36 Operating and maintenance expenses

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Power and fuel (net)	159.44	108.50	126.08	414.48	262.14	407.10
Operating consumables	12.08	9.11	3.20	22.29	4.31	6.71
	171.52	**117.61**	**129.28**	**436.77**	**266.45**	**413.81**

37 Other expenses

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Property tax (net)	260.44	256.92	170.91	770.94	526.57	766.67
Rates and taxes [refer note (i) below]	11.04	49.83	13.23	72.82	42.29	306.39
Marketing and advertising expenses	23.05	42.77	22.75	74.25	56.11	84.90
Assets and other balances written off	-	-	-	-	-	1.16
Loss on sale of fixed assets	14.83	-	51.13	14.83	61.89	61.89
Allowances for credit loss	(0.13)	-	-	1.67	-	20.83
Bad debts written off	-	-	-	-	2.73	2.73
Brokerage and commission	8.60	10.46	0.90	19.69	1.48	3.27
Net changes in fair value of financial assets	-	-	-	-	3.00	3.00
Travel and conveyance	2.04	2.03	2.93	6.04	8.39	9.12
Corporate Social Responsibility (CSR) expenses	35.18	8.66	6.14	52.68	18.57	93.72
Miscellaneous expenses	32.39	26.96	17.39	93.08	61.76	90.65
	387.44	**397.63**	**285.38**	**1,106.00**	**782.79**	**1,444.33**

Note:
(i) Year ended 31 March 2021 includes provision for stamp duty amounting to Rs.229.44 million in relation to the composite scheme of arrangement involving MPPL, EOPPL and EPTPL (refer note 55). During the quarter and period ended 30 September 2021, the excess provision made of Rs.82.94 million towards such stamp duty based on the final stamp duty adjudication is reversed which is disclosed under Liabilities no longer required written back (refer note 33).

(all amounts in Rs. million unless otherwise stated)

38 Repairs and maintenance

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Repairs and maintenance						
- common area maintenance (refer note 48)	471.99	450.72	348.74	1,439.82	677.78	1,282.00
- buildings	17.54	22.53	26.80	85.35	55.05	126.56
- machinery	75.72	107.98	71.67	274.09	189.76	282.05
- others	45.38	47.48	30.62	137.76	89.77	103.59
	610.63	**628.71**	**477.83**	**1,937.02**	**1,012.36**	**1,794.20**

39 Finance costs (net of capitalisation)

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Interest expense						
- on borrowings from banks and financial institutions	536.27	359.87	48.60	1,235.31	423.48	1,016.44
- on deferred payment liability	-	-	67.61	-	477.66	477.76
- on lease deposits	135.53	138.10	73.14	409.21	224.71	377.62
- on lease liabilities	8.36	8.66	8.07	25.39	26.32	40.64
- on Non convertible debentures						
- Embassy REIT Series II, Series III, Series IV and Series V NCD	1,204.46	738.91	242.68	2,661.19	276.67	914.43
Accrual of premium on redemption of debentures (Embassy REIT Series I NCD)	190.88	962.83	921.44	2,026.08	2,742.57	3,626.00
	2,075.50	**2,208.37**	**1,361.54**	**6,357.18**	**4,171.41**	**6,452.89**

Gross interest expense is Rs.2,403.94 million and Rs.7,237.85 million and interest capitalised is Rs.328.44 million and Rs.880.67 million for the quarter and nine months ended 31 December 2021 respectively.

40 Depreciation and amortisation

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Depreciation of property, plant and equipment	171.26	171.22	170.41	511.24	505.15	674.89
Depreciation of investment property	1,325.01	1,329.14	991.80	3,951.76	2,949.60	4,265.26
Amortisation of intangible assets	492.53	493.40	196.97	1,477.39	276.21	766.82
	1,988.80	**1,993.76**	**1,359.18**	**5,940.39**	**3,730.96**	**5,706.97**

41 Tax expense

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Current tax	493.21	441.84	422.51	1,384.47	1,202.43	1,649.06
Deferred tax charge/ (credit)	(290.56)	(340.83)	(195.31)	(901.89)	(797.01)	(1,093.72)
	202.65	**101.01**	**227.20**	**482.58**	**405.42**	**555.34**

42 Earnings Per Unit (EPU)

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

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

	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Profit after tax for calculating basic and diluted EPU	2,082.14	1,960.84	2,147.96	6,092.03	6,516.00	6,983.53
Weighted average number of Units (No. in million)*	947.90	947.90	789.41	947.90	777.61	819.60
Earnings Per Unit						
- Basic (Rupees/unit)	2.20	2.07	2.72	6.43	8.38	8.52
- Diluted (Rupees/unit)**	2.20	2.07	2.72	6.43	8.38	8.52

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

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

43 Management Fees

Property Management Fee

Pursuant to the Investment Management Agreement dated 12 June 2017 as amended, Manager is entitled to fees @ 3% of the collection of Facility Rentals per annum of the relevant property in respect to operations, maintenance, administration and management of the Holdco or the SPV, as applicable. The fees has been determined to meet the ongoing costs of the Manager to undertake the services provided to the Embassy REIT and its SPVs. Property Management fees for the quarter and period ended 31 December 2021 amounts to Rs.156.22 million and Rs.500.03 million respectively. There are no changes during the period in the methodology for computation of fees paid to Manager.

REIT Management Fees

Pursuant to the Investment Management Agreement dated 12 June 2017, as amended, Manager is entitled to fees @ 1% of REIT Distributions which shall be payable either in cash or in Units or a combination of both, at the discretion of the Manager. The fees has been determined for undertaking management of the REIT and its investments. REIT Management fees accrued for the quarter and period ended 31 December 2021 amounts to Rs.57.27 million and Rs.195.18 million respectively. There are no changes during the period in the methodology for computation of fees paid to Manager.

Secondment fees

Pursuant to the Secondment Agreement dated 11 March 2019, Manager is entitled to fees of Rs.0.10 million per month in respect 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 and period ended 31 December 2021 amounts to Rs.0.39 million and Rs.1.17 million respectively. There are no changes during the period in the methodology for computation of secondment fees paid to Manager.

(this space is intentionally left blank)

(all amounts in Rs. million unless otherwise stated)

44 Commitments and contingencies

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Capital commitments		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for (refer note i)	13,352.76	11,968.87
Contingent liabilities		
Claims not acknowledged as debt in respect of Income Tax matters (refer note ii)	349.45	440.27
Claims not acknowledged as debt in respect of Indirect Tax matters (refer note iii)	669.71	769.80
Claims not acknowledged as debt in respect of Property Tax matters (refer note iv)	3,418.89	3,418.89
Others (refer notes v and vi)		

Based on management's best estimate and basis expert opinion obtained by the Group, no provisions have been made for above claims as at 31 December 2021. The Group will continue to monitor developments to identify significant uncertainties and change in estimates, if any, in future period.

Notes:

i) Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for

SPV	**As at 31 December 2021**	**As at 31 March 2021**
MPPL	5,990.68	7,194.03
VTPL	4,083.56	1,099.60
OBPPL	1,100.94	848.10
EPTPL	1,487.20	1,391.46
SIPL	491.18	1,256.41
Others	199.20	179.27
	13,352.76	**11,968.87**

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

SPV	**As at 31 December 2021**	**As at 31 March 2021**
MPPL (refer note 55)	308.60	254.66
QBPL	-	77.60
QBPPL	3.76	3.76
OBPPL	-	69.83
IENMPL	9.25	9.25
VTPL	27.84	25.17
	349.45	**440.27**

MPPL: a) The SPV has received Section 153A assessment orders for AY 2009-10 to 2015-16 making additions under section 14A of Income Tax Act read with rule 8D of the Income-tax Rules in computing taxable income under the Income tax Act. The SPV has received demand orders to pay a sum of Rs.8.22 million for the assessment period. Appeals were filed before CIT(A) challenging the assessment orders. The CIT(A) had dismissed the appeals for AY 09-10, 11-12 and 12-13 upholding the assessment additions made. SPV has challenged the CIT(A) orders and filed appeals before Income-tax Appellate Tribunal ['ITAT']. Pursuant to the dispute resolution scheme of settling the pending litigations under the Direct Tax Vivad-Se-Vishwas Act, 2020, the SPV has filed the applications for settling these litigations. The final settlement order from the Designated Authority has been received with the disputed tax demand and claims being settled. The SPV has therefore disclosed Nil (31 March 2021: Rs.8.22 million) as contingent liability.

b) The erstwhile entity EOPPL (refer note 55) was assessed u/s. 143(3) of the Income Tax Act for AY 2016-17 and received assessment order dated 31 December 2018 with additions made u/s.14A of the Income Tax Act with a tax demand of Rs.172.28 million. The SPV has filed an appeal against the assessment order at the CIT (A) and has paid Rs.14.06 million under protest with balance demand stayed. Accordingly, the SPV has disclosed Rs.172.28 million (31 March 2021: Rs.172.28 million) as contingent liability.

c) The erstwhile entity EOPPL (refer note 55) was assessed u/s. 143(3) of the Income Tax Act for AY 2017-18 and received assessment order dated 24 December 2019 with additions made u/s.14A of the Income Tax Act read with rule 8D of the Income-tax Rules and addition to the income based on reconciliation differences between Form 26AS and the books of accounts. Further, order u/s 154 of the Income Tax Act was received dated 26 July 2021 with a disallowance made u/s 115JB of the Act. Aggrieved by such orders the SPV has filed appeals before the CIT(A). Accordingly the SPV has disclosed Rs.109.50 million (31 March 2021: Rs. 74.17 million) as contingent liability.

d) The erstwhile entity EOPPL (refer note 55) 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 with CIT(A). Accordingly, the SPV has disclosed Rs.26.82 million (31 March 2021: Nil) as contingent liability.

(all amounts in Rs. million unless otherwise stated)

44 Commitments and contingencies (continued)

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

QBPL: a) The SPV was assessed under section 143(3) of the Income Tax Act and has received a demand notice of Rs.71.71 million for AY 2010-11, on account of denial of benefit under section 80IAB for certain incomes as claimed by the SPV. The CIT(A) has passed necessary order upholding the stand of the Assessing Officer. The SPV thereafter filed an appeal with ITAT against the said order of CIT(A). The ITAT has disposed the appeal in favour of the SPV. Subsequent to this, Income tax Department has moved to Hon'ble High Court of Mumbai against the ITAT order. Based on the strong merits and favourable ITAT order, the SPV has disclosed Nil (31 March 2021: Rs.71.71 million) as a contingent liability.

b) The SPV was assessed for AY 2014-15 u/s. 143(3) of the Income Tax Act with disallowance of loan processing fees which was accepted by the SPV. No appeal was preferred and as a result a penalty order u/s. 271(1)(c) of the Act with demand of Rs.5.89 million was received. While the said demand has been paid, the SPV has contested this demand and filed an appeal with CIT(A) against the said order. Pursuant to the dispute resolution scheme of settling the pending litigations under the Direct Tax Vivad-Se-Vishwas Act, 2020, the SPV has filed the applications for settling these litigations. The final settlement order from the Designated Authority has been received with the disputed tax demand and claims being settled. The SPV has therefore disclosed Nil (31 March 2021: Rs.5.89 million) as a contingent liability.

QBPPL: The SPV had received an assessment order u/s. 143(3) of the Income Tax Act for AY 2015-16 with 14A disallowance, certain expense disallowances and short grant of TDS credit resulting in demand of Rs.3.76 million. An appeal against the assessment order was filed before CIT(A) and the same is in the process of hearing. Penalty proceedings have been initiated. Accordingly, the SPV has disclosed the above demand of Rs.3.76 million (31 March 2021: Rs.3.76 million) as a contingent liability.

OBPPL: The SPV had received an assessment order u/s. 143(3) of the Income Tax Act for AY 2011-12 and received a tax demand notice of Rs.69.83 million for Assessment Year 2011-12 wherein the Assessing Officer had disallowed the profit earned by the SPV on transfer of the land at a value which was in excess of its fair value and claimed as deduction under Section 80IAB. The SPV contested the said demand and had filed an appeal with the CIT(A) against the said order. The CIT(A) had disposed the appeal in favour of the SPV. Income Tax Department filed an appeal with ITAT against the order of CIT(A) and the same has been disposed in favour of SPV during the quarter ended 30 June 2021 by the ITAT. Accordingly, the SPV has disclosed Nil (31 March 2021: Rs.69.83 million) as a contingent liability.

IENMPL: The SPV received a tax demand notice of Rs.9.25 million for Assessment Year 2014-15 wherein the Assessing Officer had disallowed municipal tax paid claimed against Income from House property and additions made u/s.14A of the Income tax Act read with Rule 8D of the Income Tax Rules. The SPV contested the said demand and has filed an appeal with the CIT(A) against the said order. Accordingly, the SPV has disclosed Rs.9.25 million (31 March 2021: Rs.9.25 million) as contingent liability.

VTPL: (a) The SPV was reassessed u/s. 153C read with 143(3) of the Income Tax Act, 1961 for the AY 2003-04 and 2004-05. Certain additions u/s. 68 were made and tax demand of Rs.25.17 million was raised. The SPV filed an appeal against the demand order before CIT(A) which was upheld in favour of SPV quashing the demand raised. Aggrieved by the CIT(A) order, Income Tax Department filed an appeal before ITAT, Delhi which was dismissed and resultantly the income tax department filed an appeal before Hon'ble High Court of Karnataka which was also dismissed for want of jurisdiction. The Income tax department has now preferred an appeal before the Hon'ble High Court of Delhi. Accordingly, the SPV has disclosed Rs.25.17 million (31 March 2021: Rs.25.17 million) as contingent liability.

(b) The SPV was assessed u/s. 143(3) of the Income Tax Act, 1961 for AY 2018-19 with additions made u/s. 69C and u/s. 14A and a tax demand of Rs.2.67 million. The SPV has preferred an appeal against the assessment order before the CIT(A). Accordingly, the SPV has disclosed Rs.2.67 million (31 March 2021: Nil) as contingent liability.

iii) Claims not acknowledged as debt in respect of Indirect Tax matters

SPV	As at 31 December 2021	As at 31 March 2021
MPPL	553.64	605.50
ETPL	64.73	64.73
GSPL	23.99	23.99
VCPPL	-	40.66
UPPL	23.04	30.61
VTPL	4.31	4.31
	669.71	**769.80**

MPPL: (a) The SPV had received Order-in-original dated 23 December 2015 with a demand to pay a sum of Rs.522.04 million (including interest and penalty) from the Commissioner of Central Excise Bangalore-V Commissionerate towards incorrectly availed Cenvat credit during the period 1 April 2006 to 31 March 2012. Appeal has been filed before CESTAT dated 18 April 2016. The appeal is still pending before CESTAT and the amount of Rs.522.04 million (31 March 2021: Rs.522.04 million) is disclosed as contingent liability.

(b) The SPV had received an order dated 26 May 2011 from Assistant Commissioner of Commercial Taxes for rejecting the refund of Rs.51.86 million towards incorrectly availed VAT input credit during the period 1 April 2009 to 31 March 2010. Appeal was filed before Karnataka Appellate Tribunal (briefly "KAT") which allowed the refund in part. The SPV approached Hon’ble High Court of Karnataka which quashed the order passed by KAT and granted full refund. The State of Karnataka has filed an appeal in the Supreme Court against the High Court order. Based on the strong merits and favourable High Court order, the SPV has disclosed Nil (31 March 2021: Rs.51.86 million) as a contingent liability.

(c) The Customs department issued demand notice to the Oil Suppliers of the SPV with a demand of Rs.31.60 million for the period 1 April 2015 to 15 February 2016 denying duty benefit on the procurement of diesel. The Oil Suppliers have subsequently raised the demand on the SPV. Consequently, SPV preferred an appeal before the SEZ commissioner which was rejected by the Commissioner and aggrieved by the order, SPV filed a Writ Petition before the Hon'ble High Court of Karnataka and obtained an Interim stay order from the Court on 9 February 2017 which is still in force. Accordingly, a sum of Rs.31.60 million (31 March 2021: Rs.31.60 million) has been disclosed as contingent liability.

44 Commitments and contingencies (continued)

iii) Claims not acknowledged as debt in respect of Indirect Tax matters (continued)

ETPL: (a) The SPV has received an Order from Joint Commissioner, Service Tax - I, Kolkata for the period 2012-13 in respect of non-registration and non-payment of service tax under the category of 'Builder's Special Services' and not 'Construction of Immovable Property' service with regard to installation of parking equipment which is taxable as a service leading to ineligibility of abatement of Rs.10.01 million, irregular availment of credit of Rs.6.87 million and non-payment of service tax of Rs.0.96 million (along with penalty of equal amount). Against the aforesaid Order, the SPV has filed an appeal before the Commissioner of Central Excise (Appeals - I), Kolkata which directed the SPV to make a pre-deposit of Rs.1.33 million to stay the recovery of the balance amount. The same has been paid by the SPV under protest and such appeal is currently pending for disposal. Accordingly, the demand along with penalty amount of Rs.35.68 million (31 March 2021: Rs.35.68 million) has been disclosed as a contingent liability.

(b) SPV has received an Order from Joint Commissioner, Service Tax - I, Kolkata in January 2020, demanding Rs.14.52 million in respect of denial of input tax credit during construction period for the financial years 2014-15 to 2016-17 (along with penalty of equal amount). Against the aforesaid Order, the SPV has filed an appeal before the Commissioner of Central Excise (Appeals - I), Kolkata which directed the SPV to make a pre-deposit of Rs.1.09 million to stay the recovery of the balance amount. The same was paid by the SPV under protest. Accordingly, the SPV has disclosed the demand along with penalty amount of Rs.29.05 million (31 March 2021: Rs.29.05 million) as contingent liability.

GSPL: The SPV had received an Order-in-Original passed by the Commissioner, Customs, Central Excise and Service Tax Commissionerate, Noida for the period FY 2007-08 to 2010-11 demanding Rs.11.99 million (along-with penalty of equal amount) in respect of inclusion of notional interest accrued on security deposit in the taxable value. Against the aforesaid Order, the SPV had filed an appeal before the Hon'ble Customs, Excise and Service Tax Appellate Tribunal which directed the SPV to make a pre-deposit of Rs.0.90 million to stay the recovery of the balance amount. The same was paid by the SPV under protest. During the previous year FY 17-18, the SPV had received a favourable order and the said demand was annulled and the pre-deposit has been refunded; however, the Commissioner Excise has filed an appeal against the Order to Hon'ble High Court of Allahabad. Accordingly, the SPV has disclosed the demand along with penalty amount of Rs.23.99 million (31 March 2021: Rs.23.99 million) as contingent liability.

VCPPL: The SPV has received an order issued by the Commissioner, Customs, Central Excise and Service Tax Commissionerate, Bombay demanding Rs 29.91 million along-with penalty of Rs.10.75 million in respect of inclusion of notional interest accrued on security deposit in the taxable value for the period FY 2012-2013 to 2014-2015. Against the aforesaid Order, the SPV had filed an appeal before the Hon'ble Customs, Excise and Service Tax Appellate Tribunal which directed the SPV to make a pre-deposit of Rs.2.24 million to stay the recovery of the balance amount. The same was paid by the SPV under protest. During the current period, the SPV has received a favourable order against the appeal and the matter is disposed. Accordingly, the SPV has disclosed Nil (31 March 2021: Rs.40.66 million) as contingent liability.

UPPL: a) The SPV had received show cause notices dated 3 July 2015 for demand due to irregular cenvat credit availed for Rs 23.04 million relating to period from 1 April 2011 to 31 March 2016. Responses have been filed and is pending before the Commissioner of Service Tax. Accordingly, the aforementioned demand of Rs.23.04 million (31 March 2021: Rs.23.04 million) is disclosed as contingent liability.

b) The SPV had received show cause notices dated 9 April 2019 for demand of Rs.3.78 million relating to period from 1 April 2014 to 30 June 2017 with respect to payment of salary and bonus to certain employees of the SPV which has not been considered as Management fees. The Deputy Commissioner of Service Tax has disposed off the submissions made earlier and passed an order demanding the tax dues along with interest and penalty aggregating to Rs.7.57 million. Aggrieved by the order, the SPV has preferred and appeal before the Commissioner of Appeals with pre-deposit of Rs.0.28 million. During the period ended 31 December 2021, Commissioner of Appeals decided the case in favour of the SPV. Accordingly, the SPV has disclosed Nil (31 March 2021: Rs.7.57 million) as contingent liability.

VTPL: The Customs department issued demand notice to the Oil Suppliers of the SPV with a demand of Rs.4.31 million for the period 1 April 2015 to 15 February 2016 denying duty benefit on the procurement of diesel. The Oil Suppliers have subsequently raised the demand on the SPV. Consequently, SPV preferred an appeal before the SEZ commissioner which was rejected by the Commissioner and aggrieved by the order, SPV filed a Writ Petition before the Hon'ble High Court of Karnataka and obtained an Interim stay order from the Court on 9 February 2017 which is still in force. Accordingly, a sum of Rs.4.31 million (31 March 2021: Rs.4.31 million) has been disclosed as contingent liability.

(this space is intentionally left blank)

(all amounts in Rs. million unless otherwise stated)

44 Commitments and contingencies (continued)

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

SPV	As at 31 December 2021	As at 31 March 2021
MPPL	3,418.89	3,418.89
	3,418.89	**3,418.89**

MPPL: (a) The SPV has received a demand order dated 5 October 2015 to pay a sum of Rs.2,739.49 million (including penalty and interest upto June 2016) towards the difference in property tax payable by the SPV, which difference arose on account of classification of the property under different schedules for the purpose of computing property taxes, for the period 2008-09 to 2015-16. The SPV is contesting that the concerned property being an industrial estate that has been developed as special economic zone must be classified as category XIV as per the notification issued under Karnataka Municipal Corporation Act, 1976 ('the Act') and Bruhat Bengaluru Mahanagar Palike Property Tax Rules, 2009 ('Rules'). Whereas, the Assistant Revenue Officer has been considering the concerned property under category VIII as per the notification issued under the Act and Rules. The SPV filed a writ petition against the demand order which has been dismissed by the Hon'ble High Court of Karnataka. The said court upheld the demand made by BBMP. Against the order passed by single judge for the dismissal of writ petition, MPPL has based on external legal opinion filed an appeal before the aforementioned court and the same has been admitted by the court on 27 June 2016. The Hon'ble High Court restrained BBMP from taking any coercive action against the SPV and also directed BBMP to allow the SPV to make payment of property tax for the assessment year 2016-17. The matter is currently pending 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 2021: Rs.646.69 million) under protest against the above demand.

(b) The SPV has also received demand notices dated 9 October 2017 to pay a sum of Rs.760.07 million including penalty as of that date towards the differential property tax based on the total survey report for certain blocks for the period 2008-09 to 2017-18. An appeal had been filed before the Joint Commissioner, BBMP, Bytarayanapura, Bangalore ("Joint Commissioner") objecting the total survey report and property tax assessment notice arising therefrom. New demand notices dated 17 January 2019 were issued to pay a sum of Rs.860.39 million (including penalty) towards the differential property tax for the period 2008-09 to 2017-18 and interest upto the date of payment as per the demand notices. The SPV submitted a letter to the Joint Commissioner dated 29 March 2019 referring to the appeals preferred by the SPV and had paid a sum of Rs.286.80 million towards property tax demanded under protest. An order was passed by the Joint Commissioner dismissing the appeal preferred by the SPV. Against the order passed by the Joint Commissioner, MPPL has, based on external legal opinion, filed a writ petition before the Hon'ble High Court of Karnataka on 3 August 2020 on various grounds, inter alia, that the rates BBMP has relied on to calculate property tax in the said demand notices dated 9 October 2017 has been already challenged in a writ appeal filed by the SPV and pending before Hon'ble High Court of Karnataka as mentioned in note iv(a) above. Additionally new notices dated 24 July 2019 and 18 March 2021 were issued to pay a sum of Rs.78.56 million (including penalty) and Rs.27.25 million (including penalty) towards the differential property tax for the year 2018-19 and 2019-20 respectively and the SPV has paid Rs.35.26 million towards property tax demanded under protest. However, BBMP vide notice dated 17 June 2021 have returned the demand draft amount of Rs.9.08 million (differential property tax for the year 2019 -20 paid) requesting payment of interest and penalty along with the differential tax amounting to Rs.27.25 million. Accordingly, a net contingent liability of Rs.679.40 million (31 March 2021: Rs.679.40 million) has been disclosed in these financial statements. Pursuant to the return of the demand draft amounting to Rs.9.08 million, the SPV has filed an writ petition before the Hon'ble High Court of Karnataka for (i) staying the operation and execution of the demand notices dated 18 March 2021 and endorsement dated 17 June 2021 and (ii) directing the BBMP to accept the payment of differential property tax.

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

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

During the year ended 31 March 2020, GLSP has received assessment order for AY 2017-18 for disallowance under section 14A of Income Tax Act read with rule 8D of the Income-tax Rules, disallowance of claim under section 80G of the Income Tax Act and addition to the income based on differences between Form 26AS and the books of accounts. GLSP has filed an appeal against the assessment order with CIT(A). Accordingly, GLSP has disclosed Rs.2.83 million (31 March 2021: Rs.2.83 million) as contingent liability.

During the period ended 31 December 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 2021: Nil) as contingent liability.

(b) GLSP (50% equity accounted investee - joint venture) Service Tax matters:

a) GLSP has received show cause notice and order-in-original dated 14 August 2011 and 11 December 2011 to pay a sum of Rs.111.86 million from Office of the Commissioner of Service tax towards wrongly availed Cenvat credit during the period 1 April 2009 to 31 March 2011. Appeal has been filed before CESTAT. As at 31 December 2021 the appeal is pending before CESTAT for hearing and accordingly the same is disclosed as a contingent liability by GLSP.

b) GLSP has received an Order-in-Original dated 31 August 2010 to pay a sum of Rs.90.49 million from Office of the Commissioner of Service tax towards wrongly availed Cenvat credit during the period June 2007 to March 2009. Appeal was filed before CESTAT and a favourable order was received by the entity. Commissioner of Service Tax has filed an appeal before Hon'ble High Court of Karnataka and the matter is taken up for hearing by the Court and accordingly the same is disclosed as contingent liability by GLSP.

44 Commitments and contingencies (continued)

vi) Other matters

(a) VCPPL (Forfeiture of security deposit matters): Orange Business Services India Technology Private Limited, earlier known as Equant Technologies Services (India) Private Limited ("Equant') had filed a summary suit bearing No. 388 of 2012 with the Hon'ble Bombay High Court alleging that the SPV incorrectly terminated the letter of intent dated July 18, 2008 executed between the SPV and Equant for renting premises in Embassy 247 Park pursuant to which Equant paid to the SPV a security deposit of Rs.40.32 million, which was withheld by the SPV on account of breach of agreed terms of the said letter of intent. The matter is currently under adjudication.

(b) EEPL : SPV received a demand notice under the Insolvency and Bankruptcy Code, 2016 (IBC) on 28 February 2019 from a third party subcontractor, engaged by IL&FS Development Company (IEDCL), the parent company of IL&FS Solar Power Limited (‘ISPL’), which was itself engaged by ISPL as a contractor for Embassy Energy. The demand notice alleges that unpaid amounts (categorized as operational debts) aggregating up to Rs.1,008.10 million (including interest up to October 2018) are due to the sub-contractor directly from EEPL for the various works claimed to have been undertaken at the site of Embassy Energy, on the basis of certain correspondence with EEPL. The demand notice requires payment within 10 days of the letter, failing which the subcontractor may initiate a corporate insolvency resolution process against EEPL. EEPL has by its letter dated 1 March 2019, refuted all such claims inter alia on the basis that the payments are due from ISPL (and/ or its parent entity) to the sub-contractor and not from EEPL, and therefore the sub-contractor has no claim against EEPL. By its letters dated 18 March 2019, the subcontractor has responded to the letter from EEPL, denying all statements made by EEPL and reiterating that the unpaid amounts are due from EEPL. The sub-contractor has thereafter filed an application under Section 9 of the Code before the Bangalore bench of National Company Law Tribunal claiming debt of Rs.1,082.50 million (including interest up to September 2019) and interest thereon against EEPL. During the previous year ended 31 March 2020, the third party sub-contractor vide a letter dated 2 January 2020 served the notice of hearing in the captioned matter for initiation of insolvency proceedings under section 9 of the IBC before the NCLT, Bengaluru pursuant to its order dated 16 December 2019. The petitioner has filed a claim as an operational creditor of IEDCL for an amount of Rs.1,082.50 million (including interest up to September 2019) due to him. The matter was heard on 11 November 2021 in respect of admission before the NCLT, Bangalore and the matter has been reserved for orders. SPV based on the external legal opinion obtained on this matter has disclosed the same as a contingent liability.

EEPL : The Karnataka Electricity Regulatory Commission, Bengaluru (KERC) has issued orders in 2005, 2008 and 2014 granting exemption to all solar power generators in Karnataka that achieved commercial operation date between 1 April 2013 and 31 March 2018 from paying certain charges such as payment of wheeling and banking charges, cross subsidy surcharges, transmission losses and wheeling losses for a period of ten years from the date of commissioning. KERC has issued an order dated 14 May 2018 withdrawing the aforementioned exemption available to Karnataka's power generators, including EEPL.

The SPV commissioned the solar plant during the FY 2017-2018 and as per the previous Regulation, the charges did not apply to the SPV for a period of 10 years. The SPV filed a writ petition with the Hon'b1e High Court of Karnataka challenging the KERC Order and obtained an interim Stay Order dated 24 May 2018. BESCOM filed preliminary statement of objections and also filed application seeking recalling of interim order. The application seeking recalling of interim order was rejected. The Hon'ble High Court passed the judgment on 13 March 2019 allowing the Writ Petition and quashed the order dated 14 May 2018 passed by KERC. The SPV has filed Caveat Petition for receiving notifications in case any suit / appeal is filed by any of the parties to the said petition. KERC has filed a common writ appeal against the order dated 13 March 2019 against EEPL and Others. However, Electricity Supply Companies (ESCOMS) have also filed Writ Appeals against some of the petitioners, but no appeal has been filed against EEPL, In the event an adverse order is passed in the said appeal made by ESCOMS, EEPL may also be affected.

(c) MPPL : SPV has filed a writ petition in 2015 against the BBMP and others seeking to inter-alia, quash (i) a circular from 2014 re-fixing the improvement charges under the Karnataka Municipal Corporations Act, 1976, and the Karnataka Municipal Corporations (Recovery of Improvement Expenses) Rules, 2009, and (ii) a notice from 2015 demanding payment of betterment charges of Rs.127.90 million. In 2016, the Hon'ble High Court of Karnataka has granted an interim stay on the impugned circular and notice.

(d) VTPL: SPV has received a demand note dated 14 August 2020 and 29 September 2020 from the Bangalore Water Supply and Sewerage Board for a payment of total charges amounting to Rs.138.64 million in relation to issuance of a no-objection certificate (NOC) for a proposed project commercial building on land parcel. SPV has filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the government order dated 12 February 2016 and the demand note issued against the SPV and seeking to, inter-alia, (i) quash the demand notice dated 14 August 2020 and 29 September 2020; and (ii) issuance of NOC to SPV. SPV has obtained an ad-interim direction from the High Court of Karnataka on 17 November 2020 wherein the court has granted stay of demand notice on 14 August 2020 and 29 September 2020 limited to advance probable prorata charges and beneficiary charges and has further instructed the SPV to pay the prescribed fee for issuance of NOC. Pursuant to the same, SPV has made payments on 29 December 2020 and 30 December 2020 amounting to Rs.17.91 million towards NOC charges and treated water charges and the balance amount of Rs.120.73 million towards advance probable prorata charges and BCC charges which have been stayed by the Hon'ble High Court of Karnataka have been shown as contingent liability (31 March 2021: Rs.120.73 million). Additionally, SPV has received the NOCs dated 30 December 2020 from BWSSB with respect to the above.

(all amounts in Rs. million unless otherwise stated)

45 Financial instruments - Fair values

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

Particulars	**Carrying value 31 December 2021**	**Fair Value 31 December 2021**	**Carrying value 31 March 2021**	**Fair Value 31 March 2021**
Financial assets				
Amortised cost				
Trade receivables	446.31	-	473.16	-
Cash and cash equivalents	6,780.41	-	9,174.78	-
Other bank balances	219.89	-	253.75	-
Other financial assets	6,599.62	-	8,897.18	-
Total assets	**14,046.23**	**-**	**18,798.87**	**-**
Financial liabilities				
Amortised cost				
Borrowings (including current maturities of long-term debt) - floating	43,453.80	-	22,843.83	-
Borrowings (including current maturities of long-term debt) - fixed rates	74,429.56	74,824.45	83,379.08	84,630.97
Lease deposits	12,476.59	-	12,561.60	-
Trade payables	170.26	-	440.89	-
Contingent consideration	350.00	350.00	350.00	350.00
Other financial liabilities	4,246.83	-	4,376.22	-
Total liabilities	**135,127.04**	**75,174.45**	**123,951.62**	**84,980.97**

The fair value of cash and cash equivalents, fixed deposits, trade receivables, borrowings at floating rates, lease deposits, trade payables, loans and other financial assets and liabilities approximate their carrying amounts and hence the same has not been disclosed in the table above.

B. Measurement of fair values

The section explains the judgement and estimates made in determining the fair values of the financial instruments that are:
a) recognised and measured at fair value
b) measured at amortised cost and for which fair values are disclosed in the financial statements.

To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level is mentioned below:

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments, traded bonds and mutual funds that have quoted price. The fair value of all equity instruments (including bonds) which are traded in the stock exchanges is valued using the closing price as at the reporting period. The mutual funds are valued using the closing NAV.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3.

Transfers between Level 1, Level 2 and Level 3

There were no transfers between Level 1, Level 2 or Level 3 during the nine months ended 31 December 2021 and year ended 31 March 2021.

Determination of fair values

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

i) The fair value of mutual funds are based on price quotations at reporting date.
ii) The fair values of other current financial assets and financial liabilities are considered to be equivalent to their carrying values.
iii) The fair values of borrowings at fixed rates are considered to be equivalent to present value of the future contracted cashflows discounted at the current market rate. The fair value has been categorised as Level 3 Fair value.
iv) The fair values of contingent consideration is valued based on the present value of expected payments, discounted using a risk-adjusted discount rate.

(all amounts in Rs. million unless otherwise stated)

46 Operating segments

Ind AS 108 establishes standards for the way that business enterprises report information about operating segments and related disclosures. Based on the 'management approach' as defined in Ind AS 108, the Chief Operating Decision Maker ('CODM') evaluates the Embassy Office Parks' performance and allocates resources based on an analysis of various performance indicators by operating segments. The accounting principles used in the preparation of the Condensed Consolidated Financial Statements are consistently applied to record revenue and expenditure in individual segments and are as set out in the significant accounting policies.

Operating segments of Embassy Office Parks Group are (i) Commercial Offices, (ii) Hospitality and (iii) Other segments. Other segments comprise Generation of Renewable Energy. Revenue and identifiable operating expenses in relation to segments are categorized based on items that are individually identifiable to that segment.

Net Operating Income ('NOI') is the key metric reported to the CODM for the purposes of assessment of the segment results. The same is defined as follows:

a) Commercial Offices segment:

NOI for Commercial Offices is defined as revenue from operations (which includes (i) facility rentals, (ii) maintenance services income, (iii) income from finance lease, and (iv) other operating income for Commercial Offices) less direct operating expenses (which includes (i) operating and maintenance expenses including common area maintenance expenses (ii) property taxes, (iii) rent, and (iv) insurance).

b) Hospitality segment:

NOI for hospitality segment is defined as revenue from operations (which includes (i) room rentals, (ii) sale of food and beverages, (iii) other operating income from hospitality) less direct operating expenses (which includes (i) cost of materials consumed, (ii) employee benefits expenses, (iii) operating and maintenance expenses excluding property management fees, and (iv) other expenses).

c) Other segment:

NOI for other segments is defined as revenue from operations (which includes income from generation of renewable energy) less direct operating expenses (which includes (i) operating and maintenance expenses and (ii) other expenses).

Certain income (such as interest, dividend and other income) and certain expenses (such as other expenses excluding direct operating expenses, depreciation, amortisation, impairment loss and finance cost) are not specifically allocable to segments and accordingly these expenses are adjusted against the total income of the Embassy Office Parks Group.

Further, the information relating to segment assets and segment liabilities are not regularly provided to CODM for review and hence the same is not disclosed.

Particulars	**Total**					
	For the quarter ended 31 December 2021	**For the quarter ended 30 September 2021**	**For the quarter ended 31 December 2020**	**For the nine months ended 31 December 2021**	**For the nine months ended 31 December 2020**	**For the year ended 31 March 2021**
Revenue from operations	7,409.29	7,351.85	5,652.85	22,137.57	16,216.61	23,603.20
Identifiable operating expenses	(1,196.45)	(1,116.14)	(873.21)	(3,476.08)	(2,053.95)	(3,279.73)
Net Operating Income (segment results for the period)	**6,212.84**	**6,235.71**	**4,779.64**	**18,661.49**	**14,162.66**	**20,323.47**
Other operating expenses	(392.67)	(532.89)	(256.69)	(1,421.89)	(965.05)	(1,815.52)
Interest, dividend and other income	288.47	349.75	306.62	929.21	868.98	1,185.26
Earnings before finance costs, depreciation, amortisation, impairment loss and tax	**6,108.64**	**6,052.57**	**4,829.57**	**18,168.81**	**14,066.59**	**19,693.21**
Share of profit after tax of equity accounted investee	240.45	211.41	266.31	703.37	757.20	994.48
Depreciation and amortisation expenses	(1,988.80)	(1,993.76)	(1,359.18)	(5,940.39)	(3,730.96)	(5,706.97)
Impairment loss (refer note 6)	-	-	-	-	-	(988.96)
Finance costs	(2,075.50)	(2,208.37)	(1,361.54)	(6,357.18)	(4,171.41)	(6,452.89)
Profit before tax	**2,284.79**	**2,061.85**	**2,375.16**	**6,574.61**	**6,921.42**	**7,538.87**
Tax expense	(202.65)	(101.01)	(227.20)	(482.58)	(405.42)	(555.34)
Other Comprehensive Income	-	-	-	-	-	0.81
Total comprehensive income for the period	**2,082.14**	**1,960.84**	**2,147.96**	**6,092.03**	**6,516.00**	**6,984.34**

Particulars	**Commercial Offices**					
	For the quarter ended 31 December 2021	**For the quarter ended 30 September 2021**	**For the quarter ended 31 December 2020**	**For the nine months ended 31 December 2021**	**For the nine months ended 31 December 2020**	**For the year ended 31 March 2021**
Revenue from operations	6,867.42	6,840.68	5,199.02	20,654.73	14,954.88	21,823.48
Identifiable operating expenses	(945.52)	(918.58)	(678.84)	(2,864.07)	(1,545.70)	(2,577.83)
Net Operating Income (segment results for the period)	**5,921.90**	**5,922.10**	**4,520.18**	**17,790.66**	**13,409.18**	**19,245.65**

Particulars	**Hospitality**					
	For the quarter ended 31 December 2021	**For the quarter ended 30 September 2021**	**For the quarter ended 31 December 2020**	**For the nine months ended 31 December 2021**	**For the nine months ended 31 December 2020**	**For the year ended 31 March 2021**
Revenue from operations	229.66	138.93	81.75	415.72	129.57	231.46
Identifiable operating expenses	(222.02)	(164.57)	(155.91)	(518.51)	(409.46)	(575.22)
Net Operating Income (segment results for the period)	**7.64**	**(25.64)**	**(74.16)**	**(102.79)**	**(279.89)**	**(343.76)**

Particulars	**Other Segment**					
	For the quarter ended 31 December 2021	**For the quarter ended 30 September 2021**	**For the quarter ended 31 December 2020**	**For the nine months ended 31 December 2021**	**For the nine months ended 31 December 2020**	**For the year ended 31 March 2021**
Revenue from operations	312.21	372.24	372.08	1,067.12	1,132.16	1,548.26
Identifiable operating expenses	(28.91)	(32.99)	(38.46)	(93.50)	(98.79)	(126.68)
Net Operating Income (segment results for the period)	**283.30**	**339.25**	**333.62**	**973.62**	**1,033.37**	**1,421.58**

(all amounts in Rs. million unless otherwise stated)

46 Operating segments (continued)

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

For the quarter ended 31 December 2021

Particulars	REIT	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	ETV	Total
Segment Revenue:														
Commercial Office Segment	-	2,905.34	377.96	-	-	199.06	239.57	365.74	199.60	194.14	327.61	360.77	1,697.62	6,867.41
Hospitality Segment	-	-	-	83.43	-	-	-	-	-	146.23	-	-	-	229.66
Others	-	-	-	-	312.21	-	-	-	-	-	-	-	-	312.21
Total	**-**	**2,905.34**	**377.96**	**83.43**	**312.21**	**199.06**	**239.57**	**365.74**	**199.60**	**340.37**	**327.61**	**360.77**	**1,697.62**	**7,409.29**
Net Operating Income (segment results)														
Commercial Office Segment	-	2,511.69	324.07	-	-	168.61	210.93	299.70	171.17	140.68	289.20	327.59	1,478.26	5,921.90
Hospitality Segment	-	-	-	6.50	-	-	-	-	-	1.14	-	-	-	7.64
Others	-	-	-	-	283.30	-	-	-	-	-	-	-	-	283.30
Total	**-**	**2,511.69**	**324.07**	**6.50**	**283.30**	**168.61**	**210.93**	**299.70**	**171.17**	**141.82**	**289.20**	**327.59**	**1,478.26**	**6,212.84**

For the quarter ended 30 September 2021

Particulars	REIT	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	ETV	Total
Segment Revenue:														
Commercial Office Segment	-	2,904.96	379.52	-	-	200.50	226.12	359.31	191.43	180.08	327.16	363.22	1,708.38	6,840.68
Hospitality Segment	-	-	-	49.40	-	-	-	-	-	89.53	-	-	-	138.93
Others	-	-	-	-	372.24	-	-	-	-	-	-	-	-	372.24
Total	**-**	**2,904.96**	**379.52**	**49.40**	**372.24**	**200.50**	**226.12**	**359.31**	**191.43**	**269.61**	**327.16**	**363.22**	**1,708.38**	**7,351.85**
Net Operating Income (segment results)														
Commercial Office Segment	-	2,497.14	341.87	-	-	172.06	201.47	287.70	158.66	124.75	286.66	330.69	1,521.09	5,922.09
Hospitality Segment	-	-	-	(6.70)	-	-	-	-	-	(18.94)	-	-	-	(25.64)
Others	-	-	-	-	339.25	-	-	-	-	-	-	-	-	339.25
Total	**-**	**2,497.14**	**341.87**	**(6.70)**	**339.25**	**172.06**	**201.47**	**287.70**	**158.66**	**105.81**	**286.66**	**330.69**	**1,521.09**	**6,235.71**

For the quarter ended 31 December 2020

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

(all amounts in Rs. million unless otherwise stated)

46 Operating segments (continued)

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

For the nine months ended 31 December 2021

Particulars	REIT	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	ETV	Total
Segment Revenue:														
Commercial Office Segment	-	8,779.21	1,151.31	-	-	598.36	713.11	1,072.10	593.63	555.46	966.42	1,096.94	5,128.19	20,654.73
Hospitality Segment	-	-	-	153.31	-	-	-	-	-	262.41	-	-	-	415.72
Others	-	-	-	-	1,067.12	-	-	-	-	-	-	-	-	1,067.12
Total	**-**	**8,779.21**	**1,151.31**	**153.31**	**1,067.12**	**598.36**	**713.11**	**1,072.10**	**593.63**	**817.87**	**966.42**	**1,096.94**	**5,128.19**	**22,137.57**
Net Operating Income (segment results)														
Commercial Office Segment	-	7,531.92	1,004.60	-	-	513.99	637.49	871.38	501.00	390.54	850.32	1,001.18	4,488.24	17,790.66
Hospitality Segment	-	-	-	(27.72)	-	-	-	-	-	(75.07)	-	-	-	(102.79)
Others	-	-	-	-	973.62	-	-	-	-	-	-	-	-	973.62
Total	**-**	**7,531.92**	**1,004.60**	**(27.72)**	**973.62**	**513.99**	**637.49**	**871.38**	**501.00**	**315.47**	**850.32**	**1,001.18**	**4,488.24**	**18,661.49**

For the nine months ended 31 December 2020

Particulars	REIT	MPPL	EOPPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	ETV	Total
Segment Revenue:														
Commercial Office Segment	-	7,934.18	1,034.51	-	-	593.05	774.61	1,087.21	657.13	808.88	1,005.15	1,060.16	-	14,954.88
Hospitality Segment	-	-	-	60.43	-	-	-	-	-	69.14	-	-	-	129.57
Others	-	-	-	-	1,132.16	-	-	-	-	-	-	-	-	1,132.16
Total	**-**	**7,934.18**	**1,034.51**	**60.43**	**1,132.16**	**593.05**	**774.61**	**1,087.21**	**657.13**	**878.02**	**1,005.15**	**1,060.16**	**-**	**16,216.61**
Net Operating Income (segment results)														
Commercial Office Segment	-	7,304.98	962.03	-	-	502.74	697.07	860.13	567.49	657.69	896.99	960.06	-	13,409.19
Hospitality Segment	-	-	-	(95.44)	-	-	-	-	-	(184.45)	-	-	-	(279.89)
Others	-	-	-	-	1,033.37	-	-	-	-	-	-	-	-	1,033.37
Total	**-**	**7,304.98**	**962.03**	**(95.44)**	**1,033.37**	**502.74**	**697.07**	**860.13**	**567.49**	**473.24**	**896.99**	**960.06**	**-**	**14,162.67**

For the year ended 31 March 2021

Particulars	REIT	MPPL	EOPPL**	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	ETV	Total
Segment Revenue:														
Commercial Office Segment	-	10,802.17	1,407.91	-	-	803.26	1,025.77	1,435.74	873.31	1,006.97	1,321.66	1,438.41	1,708.28	21,823.48
Hospitality Segment	-	-	-	99.75	-	-	-	-	-	131.71	-	-	-	231.46
Others	-	-	-	-	1,548.26	-	-	-	-	-	-	-	-	1,548.26
Total	**-**	**10,802.17**	**1,407.91**	**99.75**	**1,548.26**	**803.26**	**1,025.77**	**1,435.74**	**873.31**	**1,138.68**	**1,321.66**	**1,438.41**	**1,708.28**	**23,603.20**
Net Operating Income (segment results)														
Commercial Office Segment	-	9,719.10	1,271.12	-	-	679.97	936.78	1,139.71	751.09	794.49	1,169.44	1,309.70	1,474.25	19,245.65
Hospitality Segment	-	-	-	(114.56)	-	-	-	-	-	(229.20)	-	-	-	(343.76)
Others	-	-	-	-	1,421.58	-	-	-	-	-	-	-	-	1,421.58
Total	**-**	**9,719.10**	**1,271.12**	**(114.56)**	**1,421.58**	**679.97**	**936.78**	**1,139.71**	**751.09**	**565.29**	**1,169.44**	**1,309.70**	**1,474.25**	**20,323.47**

** Refer note 55.

47 Related party disclosures

I. List of related parties

A. Parties to Embassy Office Parks REIT

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

BRE/ Mauritius Investments - Co-Sponsor

SG Indian Holding (NQ) Co. I Pte. Limited
SG Indian Holding (NQ) Co. II Pte. Limited (Upto 10 March 2021)
SG Indian Holding (NQ) Co. III Pte. Limited (Upto 10 March 2021)
BRE/Mauritius Investments II
BREP NTPL Holding (NQ) Pte Limited
BREP VII NTPL Holding (NQ) Pte Limited
BREP Asia SBS NTPL Holding (NQ) Limited (Upto 10 March 2021)
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 VII SBS NTPL Holding (NQ) Limited (Upto 10 March 2021)
BREP Asia SBS Oxygen Holding (NQ) Limited (Upto 10 March 2021)
BREP VII SBS Oxygen Holding (NQ) Limited (Upto 10 March 2021)
BREP VII SBS Holding-NQ CO XI Limited (Upto 10 March 2021)
BREP Asia SBS GML Holding (NQ) Limited (Upto 10 March 2021)
BREP VII SBS GML Holding (NQ) Limited (Upto 10 March 2021)
BREP Asia SBS HCC Holding (NQ) Limited (Upto 10 March 2021)
BREP Asia SG Indian Holding (NQ) Co II Pte. Limited
BREP VII SBS HCC Holding (NQ) Limited (Upto 10 March 2021)
India Alternate Property Limited
BREP Asia SBS Holding-NQ CO XI Limited (Upto 10 March 2021)

Directors & KMPs of the Manager (Embassy Office Parks Management Services Private Limited)

Directors

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

KMPs

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

B. Joint Venture

Golflink Software Parks Private Limited

C. Other related parties with whom the transactions have taken place during the period

Dynasty Properties Private Limited
Snap Offices Private Limited
Embassy Industrial Parks Private Limited
Golflinks Embassy Management Services LLP
Wework India Management Private Limited
Embassy Shelters Private Limited
FIFC Condominium
Paledium Security Services LLP
Technique Control Facility Management Private Limited
HVS Anarock Hotel ADV Services Private Limited
Mac Charles (India) Limited
Lounge Hospitality LLP
Embassy Projects Private Limited
Anarock Retail Advisors Private Limited
BREP VII SBS Holding-NQ IV Co Ltd (Cayman)*
BREP Asia SBS Holding-NQ Co IV Ltd (Cayman)*
BREP Asia SG India Holding (NQ) Co I Pte Ltd*
BREP VII SG India Holding (NQ) Co I Pte Ltd*
Embassy Services Private Limited
Embassy One Developers Private Limited
Embassy Real Estate and Development Services Private Limited
JV Holding Private Limited
VTV Infrastructure Management Private Limited
Golflinks Embassy Business Park Management Services LLP
Babbler Marketing Private Limited
Sarla Infrastructure Private Limited (upto 24 December 2020)
Vikas Telecom Private Limited (upto 24 December 2020)
G V Properties Private Limited

*together known as BREP entities.

(all amounts in Rs. million unless otherwise stated)

47 Related party disclosures (continued)

II Related party transactions during the period/ year

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Acquisition of Common Area Maintenance services business from						
Embassy Services Private Limited	-	-	4,730.21	-	4,730.21	4,730.21
Business acquisition of ETV assets from						
Embassy Property Developments Private Limited	-	-	6,870.02	-	6,870.02	6,870.02
BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd	-	-	8,736.46	-	8,736.46	8,736.46
BREP VII SG Indian Holding (NQ) Co I Pte. Ltd	-	-	2,182.64	-	2,182.64	2,182.64
BREP Asia SBS Holding-NQ Co IV Ltd. (Cayman)	-	-	41.46	-	41.46	41.46
BREP VII SBS Holding-NQ IV Co Ltd (Cayman)	-	-	11.84	-	11.84	11.84
Non-Convertible Debentures issued/ (redeemed) to						
Embassy Services Private Limited	(60.00)	-	60.00	(60.00)	60.00	60.00
Property Management fees						
Embassy Office Parks Management Services Private Limited	156.22	175.85	126.15	500.03	361.32	535.92
REIT Management fees						
Embassy Office Parks Management Services Private Limited	57.27	63.53	44.52	195.18	157.98	212.23
Secondment fees						
Embassy Office Parks Management Services Private Limited	0.39	0.39	0.35	1.17	1.06	1.42
Trustee fees						
Axis Trustee Services Limited	0.74	0.74	0.74	2.22	2.21	2.96
Purchase of Investment Property						
Babbler Marketing Private Limited	20.29	46.97	4.05	121.09	4.05	77.11
Brokerage paid (capitalised)						
Anarock Retail Advisors Private Limited	-	-	-	-	8.00	8.00
Business consultancy services - capitalised						
Embassy Property Developments Private Limited	101.98	103.23	24.39	343.01	50.94	128.05
Embassy Services Private Limited	2.20	5.43	3.05	14.08	9.77	24.20
Capital advances paid/ (refunded)						
Embassy Property Developments Private Limited	470.40	417.48	(684.97)	1,254.96	(479.63)	(135.24)
FIFC Condominium	5.72	-	1.39	5.72	4.19	8.37
Babbler Marketing Private Limited	-	-	29.67	25.77	62.53	124.11
Common area maintenance						
Embassy Services Private Limited	151.56	139.73	145.58	448.56	387.46	532.45
Golflinks Embassy Business Park Management Services LLP	1.60	4.21	4.75	11.62	14.23	18.97
FIFC Condominium	15.70	17.19	17.15	47.89	51.42	59.43
Paledium Security Services LLP	32.60	31.95	21.82	85.16	21.82	39.13
G V Properties Private Limited	5.81	-	-	5.81	-	-
Lounge Hospitality LLP	0.22	-	-	0.22	-	-
Technique Control Facility Management Private Limited	175.32	169.34	61.84	508.35	63.50	219.07

(all amounts in Rs. million unless otherwise stated)

47 Related party disclosures (continued)

II Related party transactions during the period/ year

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Repairs and maintenance- building						
Embassy Services Private Limited	-	-	-	-	-	23.83
Technique Control Facility Management Private Limited	-	-	-	0.28	-	-
Paledium Security Services LLP	-	-	-	-	-	0.83
Lounge Hospitality LLP	0.58	-	-	0.58	-	-
Repairs and maintenance - plant and machinery						
Embassy Services Private Limited	0.01	0.03	0.30	0.05	0.30	0.41
Paledium Security Services LLP	-	0.01	-	-	-	1.72
Technique Control Facility Management Private Limited	0.53	3.59	0.09	1.60	0.09	11.04
Repairs and maintenance - others						
Embassy Services Private Limited	-	-	-	0.05	-	-
Technique Control Facility Management Private Limited	1.79	1.09	-	3.00	-	-
Power and fuel expenses						
Embassy Services Private Limited	24.29	20.57	19.70	56.94	50.06	68.89
Legal and professional charges						
Embassy Services Private Limited	4.95	6.16	5.67	16.85	16.24	22.70
Embassy One Developers Private Limited	0.81	0.99	-	1.80	-	-
Technique Control Facility Management Private Limited	1.06	0.07	-	1.13	-	-
HVS Anarock Hotel ADV Services Private Limited	-	-	-	-	-	0.70
Embassy Office Parks Management Services Private Limited	-	-	-	-	-	-
Security charges						
Embassy Services Private Limited	3.02	3.64	4.78	12.68	14.34	16.23
Trademark and license fees						
Embassy Shelters Private Limited	0.35	0.36	0.35	1.06	1.06	1.42
Reimbursement of tenant improvements						
Wework India Management Private Limited	-	-	-	-	65.72	65.72
Rental and maintenance income						
Wework India Management Private Limited	160.34	160.03	30.26	474.76	83.73	234.21
FIFC Condominium	1.26	1.25	-	3.77	-	5.03
Embassy Services Private Limited	1.66	1.66	-	4.98	-	-
Snap Offices Private Limited	12.15	11.95	9.30	34.93	27.73	41.03

Embassy Office Parks REIT
Condensed Consolidated Financial Statements
Notes to Accounts
(all amounts in Rs. million unless otherwise stated)

47 Related party disclosures (continued)

II Related party transactions during the period/ year

Particulars	For the quarter ended 31 December 2021	For the quarter ended 30 September 2021	For the quarter ended 31 December 2020	For the nine months ended 31 December 2021	For the nine months ended 31 December 2020	For the year ended 31 March 2021
Income from generation of renewable energy from the tenants of						
Vikas Telecom Private Limited	-	-	65.15	-	198.49	198.49
Embassy Property Developments Private Limited	-	-	-	-	6.72	6.72
Dynasty Properties Private Limited	-	-	-	-	1.79	1.79
Golflinks Software Park Private Limited	56.26	59.74	59.00	178.90	167.04	233.68
Revenue - Room rentals, sale of food and beverages						
Jitendra Virwani	0.61	0.54	0.30	2.86	1.14	1.71
Embassy Property Developments Private Limited	3.74	0.30	0.34	4.61	0.36	0.87
Embassy Services Private Limited	-	10.96	-	12.67	-	-
Others	6.42	0.72	0.92	8.73	0.99	3.67
Other operating income						
Embassy Property Developments Private Limited	171.60	171.60	171.60	514.80	514.80	686.40
Golflinks Software Park Private Limited	11.25	11.25	11.25	33.75	33.75	45.00
Interest income						
Golflinks Software Park Private Limited	-	-	-	-	7.29	7.29
Sarla Infrastructure Private Limited	-	-	4.76	-	4.76	4.76
Embassy Property Developments Private Limited	156.83	182.37	165.81	519.58	433.41	611.82
Security deposits received						
Wework India Management Private Limited	-	-	-	-	105.44	105.44
Advance compensation received from related party						
Embassy Property Development Private Limited	-	-	559.19	-	559.19	559.19
Redemption of investment in debentures						
Golflinks Software Parks Private Limited	-	-	-	-	724.38	724.38
Reimbursement of expenses (received)/ paid						
Embassy Services Private Limited	-	-	(1.87)	-	(0.90)	20.50
FIFC Condominium	(3.09)	-	-	(3.09)	-	5.70
Embassy One Developers Private Limited	(7.46)	5.21	(12.94)	(4.12)	(13.86)	(12.60)
Embassy Office Parks Management Services Private Limited	11.41	17.07	(0.11)	29.55	0.59	1.63
Miscellaneous expenses						
Embassy Services Private Limited	0.99	0.53	-	1.52	-	-
Technique Control Facility Management Private Limited	(0.64)	0.66	-	0.02	-	-
Embassy Office Parks Management Services Private Limited	1.26	-	-	1.26	-	-
Paledium Security Services LLP	0.13	-	-	0.13	-	-
Lounge Hospitality LLP	2.51	2.50	-	7.51	-	-

(all amounts in Rs. million unless otherwise stated)

47 Related party disclosures (continued)

III. Related party balances

Particulars	**As at 31 December 2021**	**As at 31 March 2021**
Other non-current assets - capital advance		
Embassy Shelters Private Limited	206.35	206.35
Embassy Property Developments Private Limited	18.56	20.76
FIFC Condominium	-	18.08
Babbler Marketing Private Limited	-	29.04
Other non-current assets - advance paid for co-development of property, including development rights on land		
Embassy Property Developments Private Limited (refer note 54)	15,117.99	13,863.03
Other non-current financial assets - security deposits		
VTV Infrastructure Management Private Limited	-	4.30
Receivable for rental support from a related party*		
Embassy Property Developments Private Limited	284.75	1,108.78
Trade receivables		
Embassy Property Developments Private Limited	346.91	171.90
VTV Infrastructure Management Private Limited	5.78	88.05
Golflinks Embassy Business Park Management Services LLP	1.76	1.71
Golflinks Software Parks Private Limited	0.04	-
Wework India Management Private Limited	-	64.43
Others	3.43	1.44
Unbilled revenue		
Golflinks Software Parks Private Limited	21.07	24.38
Other current financial assets - other receivables from related party		
Embassy Property Developments Private Limited	419.95	178.39
Embassy One Developers Private Limited	5.36	1.22
FIFC Condominium	3.09	6.38
Other current assets - Advance for supply of goods and rendering of services		
FIFC Condominium	-	2.67
Embassy Services Private Limited	0.08	-
Short-term borrowings		
Embassy Services Private Limited	-	60.00
Trade payables		
Embassy Services Private Limited	9.13	106.68
VTV Infrastructure Management Private Limited	5.30	13.03
Technique Control Facility Management Private Limited	18.58	28.95
Embassy Office Parks Management Services Private Limited	6.85	14.02
Others	15.76	5.73
Current liabilities - Capital creditors for purchase of fixed assets		
Embassy Property Developments Private Limited	261.82	41.23
Embassy Services Private Limited	2.08	11.43
Babbler Marketing Private Limited	20.83	-
FIFC Condominium	1.07	-
Others	-	7.81

*Represents rental support provided by Embassy Sponsor to SIPL as part of ETV Asset acquisition starting quarter ended 31 March 2021 until the quarter ending 31 March 2022.

(all amounts in Rs. million unless otherwise stated)

47 Related party disclosures (continued)

III. Related party balances

Particulars	As at 31 December 2021	As at 31 March 2021
Other current financial liabilities		
Embassy Services Private Limited	48.80	79.81
Technique Control Facility Management Private Limited	134.96	78.44
Embassy Office Parks Management Services Private Limited	64.02	52.87
Paledium Security Services LLP	20.29	10.23
Embassy One Developers Private Limited	1.10	-
Lounge Hospitality LLP	7.72	-
FIFC Condominium	0.72	0.61
VTV Infrastructure Management Private Limited	1.53	19.00
Other current financial liabilities - Security deposits		
Golflinks Software Parks Private Limited	80.00	80.00
Contingent consideration payable		
Embassy Property Developments Private Limited	350.00	350.00
Advance from customers		
Wework India Management Private Limited	1.09	139.12
Other current liabilities-Advance compensation received		
Embassy Property Developments Private Limited	-	559.19
Lease deposits		
Wework India Management Private Limited**	112.64	112.64
Snap Offices Private Limited	4.82	4.82

**MPPL has provided a guarantee to a tenant (sub-lessee) of Wework India Management Private Limited (Wework), for the security deposits paid by the sub-lessee to Wework. This guarantee has been provided based on the specific request of the sub-lessee and is backed by an independent bank guarantee received by MPPL for a similar amount and duration on behalf of Wework.

(this space is intentionally left blank)

(all amounts in Rs. million unless otherwise stated)

48 Business Transfer Agreement (BTA) between MPPL, EOPPL and ESPL

On 22 October 2020, MPPL and EOPPL had entered into Business Transfer Agreement (BTA) with ESPL for acquisition of the Common Area Maintenance (CAM) services for Embassy Manyata and Embassy TechZone for a total consideration of Rs.4,730.21 million.

The acquisition cost of Rs.4,730.21 million was funded through coupon bearing debt obtained by Embassy Office Parks Group. The consideration for the aforesaid acquisition, is paid in the form of assumption and repayment of identified liabilities of ESPL and issuance of unlisted, unsecured, redeemable non-convertible debentures of MPPL and EOPPL to ESPL. The acquisition was completed on 28 October 2020. Details of assets acquired and liabilities assumed have been provided below:

Particulars	CAM services operations		Total
	MPPL	EOPPL	
Assets acquired			
Intangible assets acquired [CAM service rights]	3,808.59	925.72	4,734.31
Fair value of other assets acquired	94.07	6.35	100.42
Total			**4,834.73**
Liabilities assumed			
Other current liabilities	94.02	10.50	104.52
Total			**104.52**
Fair value of net assets acquired			**4,730.21**
Less: Consideration	3,808.64	921.57	4,730.21
Goodwill/ Capital reserve on acquisition			-

Embassy office parks group has obtained two independent valuation reports as required by the REIT regulations for the above acquisition and the average of the two valuations amounts to Rs.5,179 million. Acquisition consideration is at 8.5% discount to average of two independent valuation reports. No fees or commission is payable to any associate of the related party in relation to the transaction. All the material conditions and obligations for the transaction have been complied.

49 Business Combination

During the previous year ended 31 March 2021, the Trust acquired Embassy Tech Village by acquiring all of the equity interest in VTPL, EOVPL and SIPL (ETV Assets) held by the Embassy Sponsor, BREP entities and certain other third party shareholders. The acquisition of equity interest in EOVPL (which in turn holds 60% equity interest in VTPL) and SIPL has been completed with issue proceeds received of Rs.36,852.02 million, by issue of 111,335,400 Units at a price of Rs.331.00 per Unit through the Institutional Placement.
The acquisition of balance 40% equity interest in VTPL is completed through Preferential issue of 64,893,000 Units at a price of Rs.356.70 per unit to the third party shareholders aggregating to Rs.23,147.33 million.

The accounting for the business combination has been done in accordance with Ind AS-103 "Business Combination". Refer Note 2.1 "Basis of Business Combination" for more details.

Entity	Fair value of investment property, investment property under development, property, plant and equipment and capital work-in-progress acquired	Fair value of other assets acquired	Fair value of liabilities assumed	Deferred tax liability on fair valuation of assets acquired and liabilities assumed	Fair value of net assets taken over	Purchase consideration	Goodwill on consolidation
ETV Assets	93,906.90	11,509.99	47,521.41	14,424.08	43,471.40	57,565.47	14,094.07

Notes:-

1. The Purchase consideration for SIPL includes a contingent consideration of Rs.350.00 million which shall be payable to the Embassy Sponsor in cash subject to certain conditions and timeline agreed between the parties.

2. Embassy Office Parks Group has obtained two independent valuation reports as required by the REIT regulations for the ETV assets and the average of the two valuations for the enterprise value amounts to Rs.102,555 million. Acquisition consideration is at 4.6% discount to average of two independent valuation reports. No fees or commission is payable to any associate of the related party in relation to the transaction. All the material conditions and obligations for the transaction have been complied.

3. The Goodwill of Rs.14,094.07 million mainly arises on account of requirement to value individual assets and liabilities acquired on business combination at fair values as well as the requirement to recognise deferred tax liability of Rs.14,424.08 million, calculated as a difference between the tax effect of the fair value of the acquired assets and liabilities and their tax bases. Goodwill is attributable due to the acquisition price being dependent on the overall property valuation assuming a discounted cash flow method computed using future cashflows and other relevant assumptions as compared with the individual assets recorded at their fair values computed basis comparable approach or depreciated replacement cost basis. Goodwill is allocated entirely to the ETV assets CGU. Goodwill is not deductible for tax purposes.

4. During the nine months ended 31 December 2021, the fair value of other assets acquired has been revised by Rs.99.11 million based on the new information obtained about facts and circumstances that existed as at the acquisition date. Accordingly, the above amount has been adjusted with Goodwill in the nine months ended 31 December 2021 with a corresponding impact in the fair value of the asset taken over.

5. The valuation techniques used for measuring the fair value of material assets acquired and liabilities assumed are as follows:

Particulars	Valuation methodology
Property, plant and equipment and Investment property	Fair values have been determined by independent external property valuers, having appropriately recognised professional qualification and recent experience in the location and category of the properties being valued. The valuers have followed "Direct comparison approach" for land, "Depreciated replacement cost approach" for the built up component, plant and machinery, capital work-in-progress and other assets. Direct comparison approach involves comparing to similar properties that have actually been sold in an arms length transaction or are offered for sale. Depreciated replacement cost approach considers the current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimisation. The methodology begins with a set of assumptions as to the projected income and expenses of the property. This methodology use market derived assumptions, including discount rates, obtained from analysed transactions.
Right-to -use trademark	The fair value of the acquired right to use trademark was established using "Relief from royalty" method. It is a methodology that assumes that if a corporation owns a trademark, then it is relieved from paying a royalty, so a hypothetical royalty payment can be estimated.
CAM service rights	The fair value of the CAM service rights was established using the "Multi-period excess earnings method (MEEM)". In MEEM method, value is estimated as the present value of the benefits anticipated from ownership of the asset in excess of the returns required on the investment in the contributory assets necessary to realize those benefits.
Assets other than those mentioned above	Book values as on the date of acquisition corresponds to the fair values which have been considered to be fully recoverable.
Contingent consideration	Contingent consideration payable are estimated based on the terms of the sale contract, the entity's knowledge of the business and how the current economic environment is likely to impact it. The fair value of contingent consideration is valued based on the present value of expected payments, discounted using a risk adjusted discount rate. In relation to SIPL it is probable that the consideration of Rs.350 million will be paid in future to the Embassy Sponsor in cash and hence the entire payable of Rs.350 million has been considered as contingent consideration.
Liabilities	Liabilities includes loans and borrowings, trade payables and provision for employee benefits. Book values as on the date of acquisition corresponds to the fair values.

(all amounts in Rs. million unless otherwise stated)

50 Details of utilisation of proceeds of Institutional placement are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 March 2021	Unutilised amount as at 31 March 2021	Actual utilisation upto 31 December 2021	Unutilised amount as at 31 December 2021
Funding of consideration for the acquisition of the ETV SPVs, including subscription to Class A equity shares in EOVPL, payment of consideration to the BREP Entities and the Embassy Sponsor	34,068.14	34,068.14	-	-	-
Debt funding to the ETV SPVs for partial or full repayment or pre-payment of bank/financial institution debt and settlement of certain liabilities	1,550.00	1,550.00	-	-	-
Issue expenses	750.00	750.00	-	-	-
General purposes	483.88	84.93	398.95	43.40	355.55
Total	**36,852.02**	**36,453.07**	**398.95**	**43.40**	**355.55**

51 Details of utilisation of proceeds of issue of Embassy REIT Series IV NCD 2021 are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 December 2021	Unutilised amount as at 31 December 2021
Granting shareholder debt including refinance of existing debt, construction and development at underlying SPVs	2,760.00	2,580.20	179.80
General purposes including issue expenses and payment of coupon	240.00	82.80	157.20
Total	**3,000.00**	**2,663.00**	**337.00**

52 Details of utilisation of proceeds of issue of Embassy REIT Series V NCD 2021 are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 December 2021	Unutilised amount as at 31 December 2021
Refinancing of the Existing Series I NCD Debt	30,845.00	30,845.00	-
General purposes including issue expenses	155.00	101.21	53.79
Total	**31,000.00**	**30,946.21**	**53.79**

53 Distributions

The Board of Directors of the Manager to the Trust, in their meeting held on 28 January 2022, have declared distribution to Unitholders of Rs.5.20 per unit which aggregates to Rs.4,929.05 million for the quarter ended 31 December 2021. The distribution of Rs.5.20 per unit comprises Rs.0.88 per unit in the form of interest payment, Rs.2.55 per unit in the form of dividend and the balance Rs.1.77 per unit in the form of amortization of SPV debt.

Along with distribution of Rs.10,711.20 million/ Rs.11.30 per unit for the half year ended 30 September 2021, the cumulative distribution for the nine months ended 31 December 2021 aggregates to Rs.15,640.25 million/ Rs. 16.50 per unit.

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.7,184.86 million has already been paid as of 31 December 2021 and balance is to be disbursed linked to achievement of construction milestones. EPDPL was originally obligated to obtain Occupancy Certificate (OC) for the buildings by December 2019. In case of any delay in obtaining the OC beyond the agreed delivery date, EPDPL is obligated to pay a rental compensation of Rs.57 million per month of delay to MPPL. As of date, the bare shell building is under development and the estimated date of completion and obtaining occupancy certificate is now December 2022.

The carrying cost in the consolidated financial statements of the above advance is Rs.10,658.26 million as at 31 December 2021 which includes one-time fair valuation gain on purchase price allocation on acquisition by the REIT.

As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be trued up/down accordingly upon project completion. As at 31 December 2021, MPPL has a net receivable of Rs.343.20 million from EPDPL towards receipt of compensation for Block A.

Block B

During the financial year ended 31 March 2020, to consolidate the M3 land parcel within Embassy Manyata campus, MPPL and EPDPL entered into another co-development agreement whereby EPDPL shall develop 0.6 msf M3 Block B warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of Rs.7,367 million, of which Rs.4,459.73 million has already been paid as of 31 December 2021 (31 March 2021: Rs.4,255.85 million) and balance is to be disbursed linked to achievement of development milestones. Furthermore, as per the co-development agreement, during the period of construction, EPDPL is obligated to pay interest to MPPL on the amount of the Development Consideration disbursed by MPPL to EPDPL. As of date, the acquisition of necessary statutory development rights and building approvals are yet to be received, delayed in part due to the pandemic, 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.

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 31 December 2021, MPPL has a net receivable of Rs.419.95 million from EPDPL towards receipt of interest for Block B.

55 During the previous year ended 31 March 2021, the Board of Directors of the Manager in their meeting held on 19 May 2020 approved the composite scheme of arrangement (the "Scheme") involving MPPL, EOPPL and EPTPL. The Scheme provides for:
a) The demerger, transfer and vesting of the Techzone business of EOPPL comprising Embassy TechZone Business Park (more specifically defined as the 'TechZone Undertaking' in the Scheme) into EPTPL on a going concern basis, in consideration for which the Embassy Office Parks REIT (as shareholder of EOPPL) will be issued shares in EPTPL; followed by
b) Amalgamation of EOPPL into MPPL, on a going concern basis.

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

The consideration paid by EPTPL and MPPL to give effect to the above consideration to Embassy REIT is as follows:-
- EPTPL has issued and allotted 1 fully paid equity share of face value of Rs.10 each for every 1 equity share of face value of Rs.10 each fully paid-up held in EOPPL by Embassy REIT.
- MPPL has issued and allotted 1 fully paid equity share of face value of Rs.100 each for every 11.85 equity share of face value of Rs.10 each fully paid-up held in EOPPL by Embassy REIT.

There is no impact to consolidated financial statements of the Group due to the above scheme of merger.
Further, for the purpose of all disclosures in the condensed consolidated financial statements, all numbers for the quarter and year ended 31 March 2021 are shown under EOPPL instead of EPTPL to facilitate comparison and ease for users of the financial statements.

56 The Board of Directors of the Manager through a resolution by circulation dated 23 January 2021 approved the Scheme of Arrangement ("the Scheme") involving EOVPL and VTPL. The Scheme provides for the merger/amalgamation of EOVPL into VTPL (on a going concern basis). Upon the Scheme becoming effective, with effect from the Appointed Date (as defined in the Scheme), VTPL will be a 100% directly-held SPV of Embassy Office Parks REIT, holding Embassy Tech Village. This would result in a simplified holding and management structure for Embassy REIT assets and create value for Embassy REIT and its Unitholders. The Scheme has been filed with National Company Law Tribunal (NCLT), Bengaluru Bench on 10 February 2021 and is subject to receipt of necessary statutory and regulatory approvals under applicable laws, including the approval of the NCLT.

As per our report of even date attached

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

ADARSH RANKA
Digitally signed by ADARSH RANKA
Date: 2022.01.28 10:56:22 +05'30'

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: 28 January 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: 2022.01.28 10:45:17 +05'30'

Jitendra Virwani
Director
DIN: 00027674
Place: Dubai
Date: 28 January 2022

TUHIN ARVIND PARIKH
Digitally signed by TUHIN ARVIND PARIKH
Date: 2022.01.28 10:29:34 +05'30'

Tuhin Parikh
Director
DIN: 00544890
Place: Mumbai
Date: 28 January 2022