



April 28, 2022

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

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

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

Dear Sir/ Madam,

**Subject: Outcome of the Board Meeting for the quarter and year ended March 31, 2022 held on April 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 Thursday, April 28, 2022 through Audio-Visual Electronic Communication has *inter-alia* adopted the Audited Standalone Financial Statements and Audited Consolidated Financial Statements of Embassy REIT for the quarter and year ended March 31, 2022 along with the report of the Statutory Auditors thereon.

While the outcome of the board meeting has already been uploaded on the websites of the designated stock exchanges, we were unable to upload the Audited Standalone Financial Results and Audited Consolidated Financial Results of Embassy REIT for the quarter and year ended March 31, 2022 along with the report of the Statutory Auditors thereon and the Supplemental Operating and Financial Databook for quarter and year ended March 31, 2022 comprising of the Business and Financial Results of Embassy REIT which are enclosed with this letter as **Appendix I, II and III** respectively.

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

The meeting commenced at 10.00 Hrs IST and concluded at 14.30 Hrs IST.

Thanking you,

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

  
Deepika Srivastava

**Company Secretary and Compliance Officer  
A23654**

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

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India T: +91 80 4179 99991 F: +91 80 2228 6912

**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

**INDEPENDENT AUDITOR'S REPORT**

To the Unitholders' of Embassy Office Parks REIT

**Report on the Audit of the Standalone Ind AS Financial Statements****Opinion**

We have audited the accompanying standalone Ind AS financial statements of Embassy Office Parks REIT (the "REIT"), which comprise the Balance Sheet as at March 31, 2022, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Statement of Cash Flows and the Statement of Changes in Unitholders' equity for the year then ended and the Statement of Net Assets at fair value as at March 31, 2022 and the Statement of Total Returns at fair value and the Statement of Net Distributable Cash Flows of the REIT for the year then ended and notes to the standalone Ind AS financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "standalone Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with SEBI Circular No. CIR/IMD/DF/146/2016 dated December 29, 2016 (the "REIT regulations") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, to the extent not inconsistent with REIT regulations, of the state of affairs of the REIT as at March 31, 2022, its profit including other comprehensive income, its cash flows, its statement of changes in Unitholders' equity for the year ended on that date, its net assets at fair value as at March 31, 2022, its total returns at fair value and the net distributable cash flows of the REIT for the year ended on that date.

**Basis for Opinion**

We conducted our audit of the standalone Ind AS financial statements in accordance with the Standards on Auditing (SAs), issued by the Institute of Chartered Accountants of India. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Standalone Ind AS Financial Statements' section of our report. We are independent of the REIT in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India and we have fulfilled our other ethical responsibilities in accordance with the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone Ind AS financial statements.

**Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone Ind AS financial statements for the financial year ended March 31, 2022. These matters were addressed in the context of our audit of the standalone Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor’s responsibilities for the audit of the standalone Ind AS financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the standalone Ind AS financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying standalone Ind AS financial statements.

Key audit matters	How our audit addressed the key audit matter
<p><b>Assessing impairment of Investments and loans made by the REIT in subsidiaries and joint venture entity</b> (as described in note 3, 4 and 7 of the standalone Ind AS financial statements)</p>	
<p>As at March 31, 2022, the carrying values of REIT’s investment in subsidiaries and joint venture entity amounted to Rs. 239,333.52 million. Further the REIT has granted loans to its subsidiaries amounting to Rs. 88,490.72 million.</p> <p>Management reviews regularly whether there are any indicators of impairment of such investments/ loans by reference to the requirements under Ind AS. Management performs its impairment assessment by comparing the carrying value of these investments/ loans made to their recoverable amount to determine whether an impairment needs to be recognized.</p> <p>For the purpose of the above impairment testing, value in use has been determined by forecasting and discounting future cash flows. Significant judgements are required to determine the key assumptions used in determination of value in use.</p> <p>Considering the impairment assessment involves significant assumptions and judgement, we regard this as a key audit matter.</p>	<p>Our audit procedures included, among others, the following:</p> <ul style="list-style-type: none"> <li>- We assessed the REIT’s valuation methodology applied in determining the recoverable amount.</li> <li>- We involved valuation specialists to: <ul style="list-style-type: none"> <li>(a) Assess the valuation reports issued by the independent valuer engaged by the management and compared key property related data used as input with actual data.</li> <li>(b) Assess the key assumptions included in the cash flow forecasts by management and independent valuer, including considerations due to current economic and market conditions including effects of COVID-19 pandemic.</li> <li>(c) Discussed changes in key drivers as compared to actual performance with management in order to evaluate whether the inputs and assumptions used in the valuation models by management and independent valuer were reasonable, including considerations due to current economic and market conditions including effects of COVID-19 pandemic.</li> </ul> </li> <li>- We compared the recoverable amount of the investment to the carrying value in books as at March 31, 2022.</li> <li>- As regards loans granted, we obtained and considered management evaluation of recoverability of loans and advances granted to its subsidiaries and joint venture entity.</li> <li>- We read/assessed the disclosures in the standalone Ind AS financial statements for compliance with the relevant accounting standards requirements.</li> </ul>

<b>Key audit matters</b>	<b>How our audit addressed the key audit matter</b>
<b>Classification of Unitholders' funds as equity</b> (as described in note 10(a) of the standalone Ind AS financial statements)	
<p>The REIT is required to distribute to its Unitholders not less than ninety percent of its net distributable cash flows for each financial year. Accordingly, a portion of the Unitholders' funds contains a contractual obligation of the REIT to pay cash distributions to its Unitholders. The Unitholders' funds could have been classified as compound financial instrument which contains both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Circulars No. CIR/IMD/DF/141/2016 dated December 26, 2016 and No. CIR/IMD/DF/146/2016 dated December 29, 2016 ("SEBI Circulars") 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 December 26, 2016 dealing with the minimum disclosures for key financial statements.</p> <p>Based on the above, the classification of Unitholders' funds as equity involved considerable management judgement. Accordingly, it is considered as a key audit matter.</p>	<p>Our audit procedures included evaluating the requirements for classification of financial liability and equity under Ind AS 32 and evaluating the provisions of SEBI Circulars for classification/ presentation of Unitholders' funds in the standalone Ind AS financial statements of the REIT.</p> <p>We assessed the disclosures in the standalone Ind AS financial statements for compliance with the relevant requirements of REIT regulations.</p>

Key audit matters	How our audit addressed the key audit matter
<p><b>Computation and disclosures of Net Assets and Total Returns at Fair Value</b> (as described in note 2.2(c) and in Statement of Net assets at fair value and Statement of total returns at fair value of the standalone Ind AS financial statements)</p>	
<p>As per the provisions of REIT Regulations, the REIT is required to disclose Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value which requires fair valuation of assets. For this purpose, fair value is determined by forecasting and discounting future cash flows. The determination of fair value involves judgement due to inherent uncertainty in the underlying assumptions and it is highly sensitive to changes in some of the inputs used e.g. the discounting rate (WACC), capitalization rates, rental growth rates etc.,</p> <p>Accordingly, the aforementioned computation and disclosures are determined to be a key audit matter in our audit of the standalone Ind AS financial statements.</p>	<p>Our audit procedures include the following-</p> <ul style="list-style-type: none"> <li>- Read the requirements of SEBI REIT regulations for disclosures relating to Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value.</li> <li>- Assessed the appropriateness of independent valuer's and management's valuation methodology applied in determining the fair values.</li> <li>- Tested controls implemented by management to determine inputs for fair valuation as well as assumptions used in the fair valuation.</li> <li>- We involved valuation specialists to:               <ul style="list-style-type: none"> <li>(a) Assess the valuation reports issued by the independent valuer engaged by the management and compared key property related data used as input with actual data.</li> <li>(b) Assess the key assumptions included in the cash flow forecasts by management and independent valuer, including considerations due to current economic and market conditions including effects of COVID-19 pandemic.</li> <li>(c) Discussed changes in key drivers as compared to actual performance with management in order to evaluate whether the inputs and assumptions used in the valuation models by management and independent valuer were reasonable, including considerations due to current economic and market conditions including effects of COVID-19 pandemic.</li> </ul> </li> <li>- Tested the arithmetical accuracy of computation in the Statement of Net Assets and Total Returns at Fair Value.</li> <li>- Read/Assessed the disclosures in the standalone Ind AS financial statements for compliance with the relevant requirements of REIT Regulations.</li> </ul>

Key audit matters	How our audit addressed the key audit matter
<p><b>Related party transactions and disclosures</b> (as described in note 25 of the standalone Ind AS financial statements)</p>	
<p>The REIT has undertaken transactions with its related parties in the normal course of business. These include making new or additional investments; lending of loans to SPVs, interest and dividend income on such loans/ investments, fees for services provided by related parties to REIT, etc as disclosed in Note 25 of the standalone Ind AS financial statements.</p> <p>We identified the recording of all possible related party transactions and its disclosure as set out in respective notes to the standalone Ind AS financial statements as a key audit matter due to the significance of transactions with related parties during the year ended March 31, 2022 and regulatory compliance thereon.</p>	<p>Our audit procedures, included the following:</p> <ul style="list-style-type: none"> <li>- Obtained, read and assessed the REIT’s policies, processes and procedures in respect of identifying related parties, evaluation of arm’s length, obtaining necessary approvals, recording and disclosure of related party transactions, including compliance of transactions and disclosures in accordance with REIT regulations.</li> <li>- We tested, on a sample basis, related party transactions with the underlying contracts and other supporting documents for appropriate authorization and approval for such transactions.</li> <li>- We read minutes of Unitholder meetings, Board and its relevant committee meetings and minutes of meetings of those charged with governance of the Manager in connection with transactions with related parties effected during the year and REIT’s assessment of related party transactions being in the ordinary course of business at arm’s length and in accordance with the REIT regulations.</li> <li>- Assessed and tested the disclosures made in accordance with the requirements of Ind AS and REIT regulations.</li> </ul>

**Other Information**

The Management of Embassy Office Parks Management Services Private Limited (“the Manager”), acting in its capacity as the manager of Embassy Office Parks REIT is responsible for the other information. The other information comprises the information included in the Annual report, but does not include the standalone Ind AS financial statements and our auditor’s report thereon.

Our opinion on the standalone Ind AS financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the standalone Ind AS financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### **Responsibilities of Management for the Standalone Ind AS Financial Statements**

The Management of the Manager ('the Management') is responsible for the preparation and presentation of these standalone Ind AS financial statements that give a true and fair view of the financial position as at March 31, 2022, financial performance including other comprehensive income, cash flows, the movement of the unit holders' equity for the year ended March 31, 2022, its net assets at fair value as at March 31, 2022, its total returns at fair value and the net distributable cash flows of the REIT for the year ended March 31, 2022, in accordance with the requirements of the REIT regulations; Indian Accounting Standards as defined 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. This responsibility also includes the design, implementation and maintenance of adequate controls for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone Ind AS financial statements, the Management is responsible for assessing the ability of the REIT to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Management either intends to liquidate the REIT or to cease operations, or has no realistic alternative but to do so.

The Management is also responsible for overseeing the financial reporting process of the REIT.

### **Auditor's Responsibilities for the Audit of the Standalone Ind AS Financial Statements**

Our objectives are to obtain reasonable assurance about whether the standalone Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone Ind AS financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the REIT to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the REIT to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone Ind AS financial statements, including the disclosures, and whether the standalone Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone Ind AS financial statements for the financial year ended March 31, 2022 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### **Report on Other Legal and Regulatory Requirements**

Based on our audit, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief, were necessary for the purposes of our audit;
- (b) The Balance Sheet and the Statement of Profit and Loss including the Statement of Other Comprehensive Income dealt with by this Report are in agreement with the books of account of the REIT; and

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

Chartered Accountants

- (c) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not inconsistent with REIT regulations.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

**ADARSH** Digitally signed by  
ADARSH RANKA  
**RANKA** Date: 2022.04.28  
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per Adarsh Ranka

Partner

Membership Number: 209567

UDIN: 22209567AHYPOF1310

Place: Bengaluru, India

Date: April 28, 2022

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



	Note	As at 31 March 2022	As at 31 March 2021
<b>ASSETS</b>			
<b>Non-current assets</b>			
Financial assets			
- Investments	3	239,333.52	241,739.54
- Loans	4	86,410.72	98,998.92
Other non-current assets	5	1.47	-
<b>Total non-current assets</b>		<b>325,745.71</b>	<b>340,738.46</b>
<b>Current assets</b>			
Financial assets			
- Cash and cash equivalents	6	5,200.47	7,171.26
- Loans	7	2,080.00	1,475.00
- Other financial assets	8	6.51	-
Other current assets	9	50.95	6.66
<b>Total current assets</b>		<b>7,337.93</b>	<b>8,652.92</b>
<b>Total assets</b>		<b>333,083.64</b>	<b>349,391.38</b>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
Unit capital	10	288,262.11	288,262.11
Other equity	11	(30,233.92)	(22,682.89)
<b>Total equity</b>		<b>258,028.19</b>	<b>265,579.22</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Financial liabilities			
- Borrowings	12	74,491.33	83,319.10
<b>Total non-current liabilities</b>		<b>74,491.33</b>	<b>83,319.10</b>
<b>Current liabilities</b>			
Financial liabilities			
- Trade payables	13		
- total outstanding dues of micro and small enterprises		0.59	1.65
- total outstanding dues of creditors other than micro and small enterprises		8.22	0.95
- Other financial liabilities	14	463.90	460.16
Other current liabilities	15	88.61	26.60
Liabilities for current tax (net)	16	2.80	3.70
<b>Total current liabilities</b>		<b>564.12</b>	<b>493.06</b>
<b>Total equity and liabilities</b>		<b>333,083.64</b>	<b>349,391.38</b>
<b>Significant accounting policies</b>	2		

The accompanying notes referred to above are an integral part of 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: 2022.04.28  
11:57:15 +05'30'

per **Adarsh Ranka**  
Partner  
Membership number: 209567  
Place: Bengaluru  
Date: 28 April 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 S VIRWANI** Digitally signed by  
JITENDRA MOHANDAS VIRWANI  
Date: 2022.04.28  
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**Jitendra Virwani**  
Director  
DIN: 00027674  
Place: Bengaluru  
Date: 28 April 2022

**TUHIN ARVIND PARIKH** Digitally signed by  
TUHIN ARVIND PARIKH  
Date: 2022.04.28  
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**Tuhin Parikh**  
Director  
DIN: 00544890  
Place: Mumbai  
Date: 28 April 2022

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



	Note	For the year ended 31 March 2022	For the year ended 31 March 2021
<b>Income and gains</b>			
Dividend		9,475.00	2,781.76
Interest	17	11,579.53	9,427.24
Other income	18	81.52	47.51
<b>Total Income</b>		<b>21,136.05</b>	<b>12,256.51</b>
<b>Expenses</b>			
Valuation expenses		11.56	8.45
Audit fees	22	4.85	8.39
Investment management fees	37	254.46	212.23
Trustee fees		2.95	2.95
Legal and professional fees		57.11	58.97
Other expenses	19	42.57	66.56
<b>Total Expenses</b>		<b>373.50</b>	<b>357.55</b>
<b>Earnings before finance costs, impairment loss and tax</b>		<b>20,762.55</b>	<b>11,898.96</b>
Finance costs	20	6,462.30	4,698.65
Impairment loss	3	857.48	2,688.11
<b>Profit before tax</b>		<b>13,442.77</b>	<b>4,512.20</b>
<b>Tax expense:</b>	21		
Current tax		45.35	37.78
		<b>45.35</b>	<b>37.78</b>
<b>Profit for the year</b>		<b>13,397.42</b>	<b>4,474.42</b>
<b>Items of other comprehensive income</b>			
Items that will not be reclassified subsequently to profit or loss			
- Gain/(loss) on remeasurement of defined benefit liability, net of tax		-	-
<b>Total comprehensive income for the year</b>		<b>13,397.42</b>	<b>4,474.42</b>
<b>Earning per unit</b>	23		
Basic		14.13	5.46
Diluted		14.13	5.46
<b>Significant accounting policies</b>	2		

The accompanying notes referred to above are an integral part of these Standalone financial statements.

As per our report of even date attached

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

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

**ADARSH RANKA** Digitally signed by  
ADARSH RANKA  
Date: 2022.04.28  
11:57:47 +05'30'

per **Adarsh Ranka**  
Partner  
Membership number: 209567  
Place: Bengaluru  
Date: 28 April 2022

**JITENDRA MOHANDAS VIRWANI** Digitally signed  
by JITENDRA  
MOHANDAS  
VIRWANI  
Date: 2022.04.28  
11:23:08 +05'30'

**Jitendra Virwani**  
Director  
DIN: 00027674  
Place: Bengaluru  
Date: 28 April 2022

**TUHIN ARVIND PARIKH** Digitally signed  
by TUHIN  
ARVIND PARIKH  
Date:  
2022.04.28  
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**Tuhin Parikh**  
Director  
DIN: 00544890  
Place: Mumbai  
Date: 28 April 2022

Note	For the year ended 31 March 2022	For the year ended 31 March 2021
<b>Cash flow from operating activities</b>		
<b>Profit before tax</b>	13,442.77	4,512.20
<i>Adjustments to reconcile profit before tax to net cash flows:</i>		
Interest income	(11,579.53)	(9,427.24)
Dividend	(9,475.00)	(2,781.76)
Profit on sale of investments	(75.97)	(47.51)
Impairment loss	857.48	2,688.11
Liabilities no longer required written back	(5.55)	-
Finance costs	6,462.30	4,698.65
<b>Operating cash flow before working capital changes</b>	<b>(373.50)</b>	<b>(357.55)</b>
Changes in:		
Other current assets and non-current assets	(45.76)	40.76
Other current and non-current liabilities and provisions	62.01	22.23
Other current financial liabilities	2.51	(3.30)
Other financial assets	(6.51)	3.15
Trade payables	6.21	(4.08)
<b>Cash used in operations</b>	<b>(355.05)</b>	<b>(298.79)</b>
Income taxes paid, net	(46.25)	(34.65)
<b>Net cash used in operating activities</b>	<b>(401.30)</b>	<b>(333.44)</b>
<b>Cash flow from investing activities</b>		
Loans given to subsidiaries	(10,232.51)	(43,590.31)
Loans repaid by subsidiaries	27,743.31	11,186.11
Investment in subsidiary	-	(34,068.14)
Redemption of debentures issued by joint venture	-	724.38
Interest received	7,600.48	7,120.09
Dividend received	9,475.00	2,781.76
Redemption / (Investments) in mutual funds, (net)	75.97	3,256.58
<b>Net cash generated from / (used in) from investing activities</b>	<b>34,662.25</b>	<b>(52,589.53)</b>
<b>Cash flow from financing activities</b>		
Proceeds from issue of units	-	36,852.02
Expenses incurred towards issue of units	(17.72)	(834.93)
Proceeds from Issue of Non-convertible debentures (net of issue expenses)	33,771.77	40,459.37
Redemption of Non-convertible debentures (including redemption premium)	(45,302.84)	-
Distribution to unitholders	(20,947.51)	(18,370.92)
Security deposits repaid	-	1.00
Interest paid	(3,735.44)	(857.76)
<b>Net cash (used in)/generated from financing activities</b>	<b>(36,231.74)</b>	<b>57,248.78</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(1,970.79)</b>	<b>4,325.81</b>
Cash and cash equivalents at the beginning of the year	7,171.26	2,845.45
<b>Cash and cash equivalents at the end of the year</b>	<b>5,200.47</b>	<b>7,171.26</b>
<b>Cash and cash equivalents comprise:</b>		
Balances with banks		
- in current accounts	5,197.53	7,169.26
- in escrow accounts	2.94	2.00
<b>Cash and Cash equivalents at the end of the Year</b>	<b>5,200.47</b>	<b>7,171.26</b>

Note: The Trust had 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**

2

The accompanying notes referred to above are an integral part of these 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: 2022.04.28  
11:58:09 +05'30'

per **Adarsh Ranka**  
Partner  
Membership number: 209567  
Place: Bengaluru  
Date: 28 April 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 S VIRWANI** Digitally signed by  
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Date: 2022.04.28  
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**Jitendra Virwani**  
Director  
DIN: 00027674  
Place: Bengaluru  
Date: 28 April 2022

**TUHIN ARVIND PARIKH** Digitally signed by  
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Date: 2022.04.28  
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**Tuhin Parikh**  
Director  
DIN: 00544890  
Place: Mumbai  
Date: 28 April 2022

**Embassy Office Parks REIT**

RN: IN/REIT/17-18/0001

**Standalone Statement of changes in Unitholder's Equity**

(all amounts in Rs. million unless otherwise stated)

**A. Unit Capital**

Particulars	Units (No in million)	Amount
<b>Balance as at 1 April 2020</b>	<b>771.67</b>	<b>229,120.96</b>
Units issued during the year (refer note 10)	176.23	59,999.35
Less: Issue expenses (refer note 10)	-	(858.20)
<b>Balance as at 31 March 2021</b>	<b>947.90</b>	<b>288,262.11</b>
<b>Balance as at 1 April 2021</b>	<b>947.90</b>	<b>288,262.11</b>
Changes during the year	-	-
<b>Balance as at 31 March 2022</b>	<b>947.90</b>	<b>288,262.11</b>

**B. Other equity**

Particulars	Reserves and Surplus Retained Earnings
<b>Balance as at 1 April 2020</b>	<b>(8,784.65)</b>
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)
<b>Balance as at 31 March 2021</b>	<b>(22,682.89)</b>
<b>Balance as at 1 April 2021</b>	<b>(22,682.89)</b>
Add : Total comprehensive income for the year ended 31 March 2022	13,397.42
Less: Distribution to Unitholders during the year ended 31 March 2022 * ^^	(20,948.45)
<b>Balance as at 31 March 2022</b>	<b>(30,233.92)</b>

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

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: 2022.04.28  
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per **Adarsh Ranka**

Partner

Membership number: 209567

Place: Bengaluru

Date: 28 April 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  
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Date: 2022.04.28  
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**Jitendra Virwani**

Director

DIN: 00027674

Place: Bengaluru

Date: 28 April 2022

**TUHIN ARVIND PARIKH** Digitally signed by  
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Date: 2022.04.28  
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**Tuhin Parikh**

Director

DIN: 00544890

Place: Mumbai

Date: 28 April 2022

**A) Statement of Net Assets at fair value**

S.No	Particulars	Unit of measurement	As at 31 March 2022		As at 31 March 2021	
			Book value	Fair value	Book value	Fair value
A	Assets	Rs in million	333,083.64	435,060.15	349,391.38	438,653.91
B	Liabilities	Rs in million	75,055.45	75,055.45	83,812.16	83,812.16
C	Net Assets (A-B)	Rs in million	<b>258,028.19</b>	<b>360,004.70</b>	<b>265,579.22</b>	<b>354,841.75</b>
D	No. of units	Numbers	947,893,743	947,893,743	947,893,743	947,893,743
E	NAV (C/D)	Rs	<b>272.21</b>	<b>379.79</b>	<b>280.18</b>	<b>374.35</b>

**Notes**

**1) Measurement of fair values**

The fair value of investments in SPVs are computed basis the fair value of the underlying investment properties, investment properties under development, property, plant and equipment and capital work-in-progress as at 31 March 2022 and as at 31 March 2021 along with book values of other assets and liabilities accounted in the respective SPV financial statements as at 31 March 2022 and as at 31 March 2021. The fair value of the properties has been determined by independent registered 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.

**Valuation technique**

The fair value measurement for all the investment properties, investment properties under development, property plant and equipment and capital work-in-progress has been categorized as a Level 3 fair value based on the inputs to the valuation technique used.

The valuers have followed a Discounted Cash Flow method. The valuation model considers the present value of net cash flows to be generated from the respective properties, taking into account the expected rental growth rate, vacancy period, occupancy rate, average room rent, lease incentive costs and blended tariff rates. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (primary vs secondary), tenant credit quality and lease terms.

Given the COVID-19 related uncertainties, the independent valuers have, as a precautionary measure, referenced material valuation uncertainty in arriving at their valuation as at 31 March 2022 and as at 31 March 2021.

**2) Break up of Net asset value**

Particulars	As at	
	31 March 2022	31 March 2021
Fair value of investments in SPVs	429,800.75	431,475.99
Add: Other assets	5,259.40	7,177.92
Less : Liabilities	(75,055.45)	(83,812.16)
<b>Net Assets</b>	<b>360,004.70</b>	<b>354,841.75</b>

3) The Trust holds investment in SPVs which in turn hold the properties. Hence, the breakup of property wise fair values has been disclosed in the Consolidated financial Statements.

**B) Statement of Total Returns at fair value**

S.No	Particulars	For the year ended	
		31 March 2022	31 March 2021
A	Total comprehensive income	13,397.42	4,474.42
B	Add : Income of SPV's and changes in fair value not recognised in total comprehensive income of Standalone financial statements	7,265.24	17,478.77
<b>C (A+B)</b>	<b>Total Return</b>	<b>20,662.66</b>	<b>21,953.19</b>

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: 2022.04.28  
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per **Adarsh Ranka**

Partner

Membership number: 209567

Place: Bengaluru

Date: 28 April 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: 2022.04.28  
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**Jitendra Virwani**

Director

DIN: 00027674

Place: Bengaluru

Date: 28 April 2022

**TUHIN ARVIND PARIKH** Digitally signed by  
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Date: 2022.04.28  
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**Tuhin Parikh**

Director

DIN: 00544890

Place: Mumbai

Date: 28 April 2022



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

SI No	Particulars	For the year ended 31 March 2022
1	Cash flows received from SPVs/Holdcos and Investment Entity in the form of:	
	• Interest	7,577.28
	• Dividends (net of applicable taxes)	9,475.00
	• Repayment of Shareholder Debt (to the extent not repaid through debt or equity)	7,761.35
	• Proceeds from buy-backs/ capital reduction (net of applicable taxes)	-
2	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/Holdcos/ Investment Entity adjusted for the following:	-
	• Applicable capital gains and other taxes	-
	• Related debts settled or due to be settled from sale proceeds	-
	• Directly attributable transaction costs	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-
3	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs /Holdcos/ Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-
4	Add: Any other income at the Trust level not captured herein	99.17
5	Less: Any other expense at the Trust level, and not captured herein (excluding acquisition related costs)	(77.14)
6	Less: Any fees, including but not limited to:	
	• Trustee fees	(2.95)
	• REIT Management Fees (to the extent not paid in Units)	(254.46)
	• Valuer fees	(11.56)
	• Legal and professional fees	(58.98)
	• Trademark license fees	(1.42)
	• Secondment fees	(1.56)
7	Less: Debt servicing (including principal, interest, redemption premium etc.) of external debt at the Trust level, to the extent not paid through debt or equity (refer note 2 below)	(3,820.29)
8	Less: Income tax (net of refund) and other taxes (if applicable) at the Trust level	(46.25)
	<b>Net Distributable Cash Flows</b>	<b>20,638.19</b>

**Notes:**

- The Board of Directors of the Manager to the Trust, in their meeting held on 28 April 2022, have declared distribution to Unitholders of Rs.5.26 per unit which aggregates to Rs.4,985.92 million for the quarter ended 31 March 2022. The distribution of Rs.5.26 per unit comprises Rs.0.70 per unit in the form of interest payment, Rs.2.25 per unit in the form of dividend and the balance Rs.2.31 per unit in the form of amortization of SPV debt.  
Along with distribution of Rs.15,640.25 million/ Rs.16.55 per unit for the nine months ended 31 December 2021, the cumulative distribution for the year ended 31 March 2022 aggregates to Rs.20,626.17 million/ Rs.21.76 per unit.
- NDCF for the year ended 31 March 2022 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.

As per our report of even date attached.

**for S R Batliboi & Associates LLP**

Chartered Accountants

Firm's registration number: 101049W/E300004

**ADARSH RANKA**  
Digitally signed by  
ADARSH RANKA  
Date: 2022.04.28  
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per **Adarsh Ranka**  
Partner

Membership number: 209567

Place: Bengaluru

Date: 28 April 2022

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

**JITENDRA MOHANDAS VIRWANI**  
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JITENDRA MOHANDAS VIRWANI  
Date: 2022.04.28  
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**Jitendra Virwani**  
Director

DIN: 00027674

Place: Bengaluru

Date: 28 April 2022

**TUHIN ARVIND PARIKH**  
Digitally signed by  
TUHIN ARVIND PARIKH  
Date: 2022.04.28  
10:31:32 +05'30'

**Tuhin Parikh**  
Director

DIN: 00544890

Place: Mumbai

Date: 28 April 2022

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

SI No	Particulars	For the year ended 31 March 2021
1	Cash flows received from SPVs and investment entity in the form of :	
	• Interest	7,077.90
	• Dividends (net of applicable taxes)	2,781.76
	• Repayment of Shareholder Debt	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	89.70
5	Less: Any other expense accruing at the Trust level, and not captured herein	(93.56)
6	Less: Any fees, including but not limited to:	
	• Trustee fees	(2.95)
	• REIT Management Fees	(212.23)
	• Valuer fees	(8.45)
	• Legal and professional fees	(64.53)
	• Trademark license fees	(1.42)
	• Secondment fees	(1.42)
7	Less: Debt servicing	
	• Interest on external debt	(914.44)
	• Repayment of external debt	-
8	Less: Income tax (net of refund) and other taxes paid (as applicable)	(34.65)
	<b>Net Distributable Cash Flows</b>	<b>18,356.20</b>

**Notes:**

- 1 Repayment of short-term construction debt given to SPVs and interest accrued but not due on borrowings as at the 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.

As per our report of even date attached

**for S R Batliboi & Associates LLP**

*Chartered Accountants*

Firm's registration number: 101049W/E300004

**ADARSH RANKA** Digitally signed by  
ADARSH RANKA  
Date: 2022.04.28  
11:59:52 +05'30'

*per Adarsh Ranka*

*Partner*

Membership number: 209567

Place: Bengaluru

Date: 28 April 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  
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VIRWANI  
Date: 2022.04.28  
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**Jitendra Virwani**

*Director*

DIN: 00027674

Place: Bengaluru

Date: 28 April 2022

**TUHIN ARVIND PARIKH** Digitally signed  
by TUHIN  
ARVIND PARIKH  
Date: 2022.04.28  
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**Tuhin Parikh**

*Director*

DIN: 00544890

Place: Mumbai

Date: 28 April 2022

**Embassy Office Parks REIT**

RN: IN/REIT/17-18/0001

**Notes to the Standalone financial statements**

(all amounts in Rs. million unless otherwise stated)

**I. Trust Information**

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

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

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

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

Name of the SPV/Subsidiary	Activities	Shareholding (in percentage)
Manyata Promoters Private Limited ('MPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Manyata), located at Bengaluru along with being an intermediate (HoldCo.) (from 10 March 2021, refer note 39) for the Trust.	Embassy Office Parks REIT : 100%, (64.23% upto 10 March 2021), refer note 39), 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 39) Embassy Office Parks REIT : 20%, EOPPL: Nil (80% upto 10 March 2021 refer note 39)
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	Embassy Office Parks REIT : 100%
Qubix Business Park Private Limited ('QBPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Qubix), located in Pune.	Embassy Office Parks REIT : 100%
Oxygen Business Park Private Limited ('OBPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Oxygen), located in Noida.	Embassy Office Parks REIT : 100%
Vikhroli Corporate Park Private Limited ('VCPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy 247), located in Mumbai.	Embassy Office Parks REIT : 100%
Indian Express Newspapers (Mumbai) Private Limited ('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 39)
Vikas Telecom Private Limited ('VTPL') *	Development and leasing of office space and related interiors and maintenance of such assets "Embassy TechVillage" (ETV), located in Bengaluru.	Embassy Office Parks REIT : 100%, (40% upto 1 April 2021, refer note 40) EOVPL : Nil (60% upto 1 April 2021, refer note 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 : Nil, (100% upto 01 April 2021, refer note 40)
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 holding company (HoldCo.) (upto 10 March 2021, refer note 39) for the Trust.	Embassy Office Parks REIT : Nil, (100% upto 10 March 2021, refer note 39)

\* 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 39), EOPPL: 50% (upto 10 March 2021, refer note 39)

## 2. Significant accounting policies

### 2.1 Basis of preparation of Standalone financial statements

The Standalone financial statements of the Trust comprises the Standalone Balance Sheet and Statement of Net Assets at fair value as at 31 March 2022, the Standalone Statement of Profit and Loss, including other comprehensive income, the Standalone Statement of Cash Flow, the Statement of Net Distributable Cashflows, the Standalone Statement of Changes in Unitholder's Equity, Statement of Total Returns at fair value and a summary of significant accounting policies and other explanatory information for the year ended 31 March 2022. The 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 April 2022.

The 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 thereunder read with SEBI Circular No. CIR/IMD/DF/146/2016 dated December 29, 2016 (the "REIT regulations"); Indian Accounting Standards as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations. Also refer Note 10(a) (i) on classification of Unitholders fund. The Standalone financial statements are presented in Indian Rupees in Millions, except when otherwise indicated.

On March 24, 2021, the Ministry of Corporate Affairs (MCA) through a notification, amended Schedule III of the Companies Act, 2013 and the amendments are applicable for financial periods commencing from 1 April 2021. The preparation of Standalone financial statements is after taking into consideration the effect of the amended Schedule III, to the extent relevant to the presentation requirements of Division II of Schedule III. The Trust has also reclassified the previous year figures in accordance with the requirements applicable in the current year.

#### Statement of compliance to Ind-AS

These Standalone financial statements for the year ended 31 March 2021 are the separate financial statements of the Embassy Office Parks REIT and have been prepared in accordance with Indian Accounting Standards as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 as amended, to the extent not inconsistent with REIT regulations.

#### Changes in accounting policies and disclosures

##### New and amended standards

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year, except for items disclosed below. There were several new and amendments to standards and interpretations which are applicable for the first time for the year ended 31 March 2022, but either not relevant or do not have an impact on the Standalone financial statements of the Trust. The Trust has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

##### Ind AS 103: Business combination

The amendment states that to qualify for recognition as part of applying the acquisition method, the identifiable assets acquired and liabilities assumed must meet the definitions of assets and liabilities in the Framework for the Preparation and Presentation of Financial Statements in accordance with Indian Accounting Standards issued by the Institute of Chartered Accountants of India at the acquisition date. For example, costs the acquirer expects but is not obliged to incur in the future to effect its plan to exit an activity of an acquiree or to terminate the employment of or relocate an acquiree's employees are not liabilities at the acquisition date. Therefore, the acquirer does not recognise those costs as part of applying the acquisition method. Instead, the acquirer recognises those costs in its post-combination financial statements in accordance with other Ind AS.

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

##### Amendment to Ind AS 105, Ind AS 16 and Ind AS 28

The definition of "Recoverable amount" is amended such that the words "the higher of an asset's fair value less costs to sell and its value in use" are replaced with "higher of an asset's fair value less costs of disposal and its value in use". The consequential amendments are made in Ind AS 105, Ind AS 16 and Ind AS 28. These amendments had no impact on the Standalone financial statements of the Trust.

Several other amendments apply for the first time for the year ending 31 March 2022, but does not have an impact on the Standalone financial statements of the Trust.

### 2.2. Summary of significant accounting policies

#### a) Functional and presentation currency

The Standalone financial statements are presented in Indian Rupees, which is the Embassy Office Parks REIT 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 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 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 Standalone financial statements is included in the following notes:

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

ii) Classification of Unitholders' funds – Note 10 (a) (i)

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

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

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

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

The Trust has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of its investments in SPVs including loans and other receivables. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Trust, as at the date of approval of these financial statements has used internal and external sources of information including reports from International Property Consultants and related information, economic forecasts and consensus estimates from market sources on the expected future performance of the Trust. The Trust has performed sensitivity analysis on the assumptions used and based on current estimates expects the carrying amount of these assets as reflected in the balance sheet as at 31 March 2022 will be recovered. The impact of COVID-19 on the Trust's Standalone financial statements may differ from that estimated as at the date of approval of these Standalone financial statements.

## Embassy Office Parks REIT

RN: IN/REIT/17-18/0001

### Notes to the Standalone financial statements

(all amounts in Rs. million unless otherwise stated)



## 2. Significant accounting policies (continued)

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

#### 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.

#### v) Fair valuation and disclosures

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).

### d) Current versus non-current classification

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

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

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

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

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

### e) Measurement of fair values

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

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

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

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

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

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

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

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

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

### f) Impairment of non-financial assets

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

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

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

## 2. Significant accounting policies (continued)

### f) Impairment of non-financial assets (continued)

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

### g) Foreign currency transactions

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

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

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

### h) Financial instruments

#### i) Recognition and initial measurement

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

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

#### ii) Classification and subsequent measurement

##### *Financial assets*

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

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

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

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

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

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

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

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

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

##### *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.

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## 2. Significant accounting policies (continued)

### h) Financial instruments (continued)

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

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

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

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

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

*Financial assets: Subsequent measurement and gains and losses*

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

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

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

### iii) Derecognition

*Financial assets*

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

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

*Financial liabilities*

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

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

### iv) Offsetting

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

### i) Compound financial instruments

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

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

Interest related to the financial liability is recognised in profit or loss (unless it qualifies for inclusion in cost of asset). In case of conversion at maturity, the financial liability is reclassified to equity and no gain or loss is recognised.

## Embassy Office Parks REIT

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### Notes to the Standalone financial statements

(all amounts in Rs. million unless otherwise stated)



## 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 pertain 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 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

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.

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## 2. Significant accounting policies (continued)

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

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

#### Embassy Office Parks REIT as a lessor

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

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

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

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

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

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

### n) Revenue recognition

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

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

#### Recognition of dividend income, interest income

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

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

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

### o) Investments in subsidiaries and joint ventures

The Trust accounts for its investments in subsidiaries and joint ventures at cost less accumulated impairment losses (if any) in its 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.

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## 2. Significant accounting policies (continued)

### q) Taxation

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

#### (i) Current tax:

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

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

#### (ii) Deferred tax:

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits. Deferred tax is not recognised for:

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

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

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

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

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

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

### r) Provisions and contingencies

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

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

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

### s) Operating segments

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

The Board of Directors of the Investment 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 Embassy Office Parks REIT operates only in India, no separate geographical segment is disclosed.

### t) Cash and cash equivalents

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

### u) Cash distributions to unitholders

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

### v) Statement of Cash flows

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

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.

## Embassy Office Parks REIT

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### Notes to the Standalone financial statements

(all amounts in Rs. million unless otherwise stated)



## 2. Significant accounting policies (continued)

### w) Earnings per unit

The basic earnings per unit is computed by dividing the net profit/ (loss) attributable to the unitholders of the REIT by the weighted average number of units outstanding during the reporting year. 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 unit are included.

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

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

### y) Distribution Policy

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to the Unitholders not less than ninety percent of the net distributable 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.

### z) Statement of net assets at fair value

The disclosure of Statement of Net Assets at Fair value comprises of the fair values of the properties held by Asset SPVs and the HoldCo as well as book values of the total liabilities and other assets of the Trust. The fair value of the property held by Asset SPVs and HoldCo are reviewed semi-annually by the independent property valuer taking into consideration market conditions existing at the reporting date, and other generally accepted market practices. The independent valuer is leading independent appraiser with a recognised and relevant professional qualification and experience.

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### 3 Non-current investments

Particulars	As at 31 March 2022	As at 31 March 2021
<b>Trade, unquoted investments in subsidiaries (at cost) (refer note below and note 25)</b>		
- 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)
	<b>13,130.67</b>	<b>13,988.15</b>
- 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 39)	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 39)	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
- 65,15,036 (31 March 2021: 2,637,348) Class A equity shares of Vikas Telecom Private Limited of Rs.10 each, fully paid up (refer note 40)	50,695.45	23,147.33
- Nil (31 March 2021: 4,847,584) Ordinary equity shares of Embassy Office Ventures Private Limited of Rs.10 each, fully paid up (refer note 40)	-	10,972.41
- Nil (31 March 2021: 8,682,000) Class A equity shares of Embassy Office Ventures Private Limited of Rs.10 each, fully paid up (refer note 40)	-	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
	<b>226,202.85</b>	<b>227,751.39</b>
	<b>239,333.52</b>	<b>241,739.54</b>
<b>Aggregate amount of impairment recognised</b>	<b>4,133.05</b>	<b>3,275.57</b>

a) The recoverable amounts of the investments in subsidiaries have been computed based on value in use calculation of the underlying properties, computed semi-annually in March and September of each financial year. The value in use calculation is determined by iVAS Partners, independent external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by CBRE South Asia Private Limited based on discounted cash flow method. As at 31 March 2022, 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 31 March 2022. This includes impairment loss of Rs.857.48 million for the year ended 31 March 2022 for Umbel Properties Private Limited and Quadron Business Park Private Limited. The impairment charge arose in these entities mainly due to slower ramp up of hotel room occupancy, slower than anticipated lease up, coupled with the current economic conditions due to Covid-19 pandemic for the year ended 31 March 2022. In determining the value in use, the cash flows were discounted at the rate of 12.38% (31 March 2021: 12.38%) for investment in Hospitality operations (UPPL and QBPL) and 11.70% (31 March 2021: 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 was approved by National Company Law Tribunal (NCLT), Mumbai bench with an effective date of 10 March 2021. Upon completion of the scheme, MPPL became 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 became a 100% directly-held SPV of the Trust, holding Embassy TechZone, an existing asset of the Trust. Due to the above, the shares of EOPPL held by the Trust were cancelled. Further, MPPL and EPTPL issued 734,451 equity shares and 8,703,248 equity shares respectively to the Trust, in accordance with the Scheme.

Since Trust continued 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 was split into investment in EPTPL and MPPL based on relative fair values of such business/investments.

**Embassy Office Parks REIT**

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**Notes to the Standalone financial statements**

(all amounts in Rs. million unless otherwise stated)

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

(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
<b>Total consideration payable to Trust on capital reduction (in Rs. million)</b>	<b>1,548.54</b>

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.

(d) The Board of Directors of the Manager through a resolution by circulation dated 23 January 2021 approved the Scheme of Arrangement ("the Scheme") involving EOVP and VTPL. The Scheme provides for the merger/amalgamation of EOVP into VTPL (on a going concern basis). The Scheme has been approved by Bengaluru Bench of National Company Law Tribunal (NCLT) on 17 February 2022, The Company has filed the necessary forms with Registrar of Companies (RoC). Upon the Scheme becoming effective, VTPL has become a 100% directly-held SPV of Embassy Office Parks REIT, holding Embassy Tech Village. Since the Trust continues to hold the same economic interest through equity shareholding both before and after the composite scheme of arrangement, the Trust's investments in EOVP are derecognised and the carrying amount of such investments is recognised as cost of shares issued by VTPL to the Trust upon such merger during the year ended 31 March 2022.

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

Name of Subsidiary	As at	As at
	31 March 2022	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 and 40)	100.00%	40.00%
Embassy Office Ventures Private Limited (refer note iii below and 40)	-	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 39).

(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 39).

(iii) 60% of ownership interest in Vikas Telecom Private Limited was held by Embassy Office Ventures Private Limited till 1 April 2021. Pursuant to the merger/amalgamation of EOVP and VTPL through an order from the NCLT Bengaluru, the shareholding of VTPL by EOVP was cancelled and the Trust directly owns 100% interest in Vikas Telecom Private Limited effective 1 April 2021. (refer note 40)

**4 Non-current loans**

Particulars	As at	As at
	31 March 2022	31 March 2021
<b>Unsecured, considered good</b>		
Loan to subsidiaries (refer note 25)	86,410.72	98,998.92
	<b>86,410.72</b>	<b>98,998.92</b>

**Terms attached to loan to subsidiaries**

**Security:** Unsecured

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

**Repayment:**

(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 Other non-current assets**

Particulars	As at	As at
	31 March 2022	31 March 2021
Prepayments	1.47	-
	<b>1.47</b>	<b>-</b>



**6 Cash and cash equivalents**

Particulars	As at	As at
	31 March 2022	31 March 2021
Balances with banks		
- in current accounts *	5,197.53	7,169.26
- in escrow accounts		
- Balances with banks for unclaimed distributions	2.94	2.00
	<b>5,200.47</b>	<b>7,171.26</b>

\* Balance in current accounts includes cheques on hand received from SPV's in respect of interest/principal repayments of loans as at 31 March 2022 amounting to Rs. 536.97 million (31 March 2021 : Rs.763.77 million).

**7 Current loans**

Particulars	As at	As at
	31 March 2022	31 March 2021
<i>Unsecured, considered good</i>		
Loan to subsidiaries (refer note 25)	2,080.00	1,475.00
	<b>2,080.00</b>	<b>1,475.00</b>

**Terms attached to loan to subsidiaries**

**Security:** Unsecured

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

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

**8 Other financial assets**

Particulars	As at	As at
	31 March 2022	31 March 2021
Other receivables		
- from related party (refer note 25)	6.51	-
	<b>6.51</b>	<b>-</b>

**9 Other current assets**

Particulars	As at	As at
	31 March 2021	31 March 2021
<i>Unsecured, considered good</i>		
Advance for supply of goods and rendering of services	-	0.72
Balances with government authorities	19.05	0.33
Prepayments	31.90	5.61
	<b>50.95</b>	<b>6.66</b>

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**10 Unit capital**

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

\* 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 March 2022		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 March 2022. 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.

**(d) Unit holding of sponsor group :**

Name of Sponsors	Units held by sponsor group				% Change during the year ended 31 March 2022
	No. of units as at 31 March 2022	% of total units as at 31 March 2022	No. of units as at 1 April 2021	% of total units as at 1 April 2021	
	Embassy Property Developments Private Limited	115,484,802	12.18%	115,484,802	
BRE Mauritius Investments (Co sponsor including co-sponsor group) (refer note 25)	300,597,191	31.71%	357,597,188	37.73%	(6.02%)

**11 Other equity**

Particulars	As at 31 March 2022	As at 31 March 2021
Retained earnings *	(30,233.92)	(22,682.89)
	<b>(30,233.92)</b>	<b>(22,682.89)</b>

\*Refer Standalone Statement of changes in Unitholder's 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 year, the profit after tax is transferred from the statement of profit and loss to the retained earnings account.

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12 Borrowings

Particulars	As at 31 March 2022	As at 31 March 2021
<b>Secured</b>		
Non-convertible debentures		
Nil (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	7,428.80	7,382.15
- Embassy REIT Series II NCD 2020 - Tranche B	7,462.25	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)	25,808.89	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)	2,975.64	-
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	19,883.54	-
- Embassy REIT Series V NCD 2021 - Series B	10,932.21	-
	<b>74,491.33</b>	<b>83,319.10</b>

Note:

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

**A. Nil (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 QBPL, 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

**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 a coupon rate of 7.25% p.a. payable quarterly. In October 2020, the Trust further issued 7,500 such debentures (Tranche B), with an coupon rate of 6.70% p.a. payable quarterly and with same terms and conditions as Tranche A.

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

**Security terms:**

The 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.



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

### Redemption terms:

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

### 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.

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**12 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.

**Security term**

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.

**G. Disclosure required under SEBI circular SEBI/HO/DDHS/DDHS/CIR/P/2018/71 dated 13 April 2018**

5. Details of non-convertible debentures are as follows:-

Particulars	Secured/ Unsecured	Previous due date		Next due date	
		Principal	Interest	Principal	Interest
Embassy REIT Series II NCD 2020 (Tranche A and B)	Secured	-	31 March 2022	09 October 2023	30 June 2022
Embassy REIT Series III NCD 2021	Secured	-	31 March 2022	15 February 2024	30 June 2022
Embassy REIT Series IV NCD 2021	Secured	-	31 March 2022	07 September 2026	30 June 2022
Embassy REIT Series V NCD 2021 (Series A)	Secured	-	31 March 2022	18 October 2024	30 June 2022
Embassy REIT Series V NCD 2021 (Series B)	Secured	-	31 March 2022	18 October 2026	30 June 2022

6. Rating agency CRISIL has assigned a rating of “CRISIL AAA/Stable” to Embassy REIT Series I NCD 2019, Embassy REIT Series II NCD 2020, Embassy REIT Series III NCD 2021, Embassy REIT Series IV NCD 2021 and Embassy REIT Series V NCD 2021.



12 Borrowings (continued)

H. Other requirements as per Guidelines for issuance of debt securities by Real Estate Investment Trusts (REITs)

Particulars	As at 31 March 2022	As at 31 March 2021
Asset cover ratio (refer a below) **	15.09%	17.88%
Debt-equity ratio (refer b below)	0.29	0.31
Debt-service coverage ratio (refer c below)	3.21	2.53
Interest-service coverage ratio (refer d below)	3.21	2.53
Net worth (refer e below)	258,028.19	265,579.22

Formulae for computation of ratios are as follows basis Standalone Financial Statements:-

a) Asset cover ratio \*= Total borrowings of the Trust/ Gross asset value of the Subsidiaries and Joint venture of the Trust as computed by independent valuers

b) Debt equity ratio \* = Total borrowings of the Trust/ Unitholders' Equity

c) Debt Service Coverage Ratio = Earnings before Depreciation, Finance costs, Impairment loss and Tax/ (Finance costs + Principal Repayments made during the year (excluding loan refinanced))

c) Debt Service Coverage Ratio = Earnings before Finance costs, Depreciation, Amortisation, Impairment Loss and Tax / [Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability) + Principal repayments made during the year to the extent not repaid through debt or equity]

e) Net worth = Unit capital + Other equity

\* Total borrowings of the Trust = Long-term borrowings + Short-term borrowings

Unitholder's Equity = Unit Capital + Other equity

\*\*Also in line with regulation 54 of SEBI Listing and Disclosure Regulations (LODR), 2015 as amended.

13 Trade payables

Particulars	As at 31 March 2022	As at 31 March 2021
Trade payable		
- Total outstanding dues to micro and small enterprises (refer note (ii) below)	0.59	1.65
- Total outstanding dues other than micro and small enterprises		
- to related party (refer note 25)	-	0.86
- to others	8.22	0.09
	<b>8.81</b>	<b>2.60</b>

Notes :

(i) All the trade payables are current in nature. The Trust's exposure to currency and liquidity risks related to trade payables and trade payables ageing are disclosed in note 26.

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

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

14 Other financial liabilities

Particulars	As at 31 March 2022	As at 31 March 2021
Unclaimed distribution	2.94	2.00
Contingent consideration (refer note 25 and 28)	350.00	350.00
Other liabilities		
- to related party (refer note 25)	56.73	50.30
- to others	54.23	57.86
	<b>463.90</b>	<b>460.16</b>

15 Other current liabilities

Particulars	As at 31 March 2022	As at 31 March 2021
Statutory dues	23.63	26.60
Other liabilities	64.98	-
	<b>88.61</b>	<b>26.60</b>

16 Liabilities for current tax (net)

Particulars	As at 31 March 2022	As at 31 March 2021
Provision for income-tax, net of advance tax	2.80	3.70
	<b>2.80</b>	<b>3.70</b>



<b>17 Interest income</b>		
<b>Particulars</b>	<b>For the year ended 31 March 2022</b>	<b>For the year ended 31 March 2021</b>
Interest income		
- on fixed deposits	23.20	42.19
- on debentures (refer note 25)	-	14.61
- on loan to subsidiaries (refer note 25)	11,556.33	9,370.44
	<b>11,579.53</b>	<b>9,427.24</b>
<b>18 Other income</b>		
<b>Particulars</b>	<b>For the year ended 31 March 2022</b>	<b>For the year ended 31 March 2021</b>
Profit on sale of investments	75.97	47.51
Liabilities no longer required written back	5.55	-
	<b>81.52</b>	<b>47.51</b>
<b>19 Other expenses</b>		
<b>Particulars</b>	<b>For the year ended 31 March 2022</b>	<b>For the year ended 31 March 2021</b>
Bank charges	0.33	0.15
Rates and taxes	27.63	21.17
Marketing and advertisement expenses	12.39	41.12
Insurance expenses	0.56	0.32
Miscellaneous expenses	1.66	3.80
	<b>42.57</b>	<b>66.56</b>
<b>20 Finance costs</b>		
<b>Particulars</b>	<b>For the year ended 31 March 2022</b>	<b>For the year ended 31 March 2021</b>
Interest expense on Non-Convertible debentures		
- Embassy REIT Series II, Series III, Series IV and Series V NCD	3,937.95	914.44
Accrual of premium on redemption of debentures (Embassy REIT Series I NCD)	2,523.94	3,784.21
Other borrowing costs (refer note 25)	0.41	-
	<b>6,462.30</b>	<b>4,698.65</b>
<b>21 Tax expense</b>		
<b>Particulars</b>	<b>For the year ended 31 March 2022</b>	<b>For the year ended 31 March 2021</b>
Current tax	45.35	37.78
	<b>45.35</b>	<b>37.78</b>
<b>Reconciliation of tax expense</b>		
<b>Particulars</b>	<b>For the year ended 31 March 2022</b>	<b>For the year ended 31 March 2021</b>
Profit before tax	13,442.77	4,512.20
Domestic tax rate	42.74%	42.74%
Tax using the Trust's domestic tax rate	5,745.98	1,928.69
Effect of exempt incomes	(8,989.63)	(5,200.58)
Effect of non-deductible expenses	3,288.42	3,310.23
Others	0.59	(0.56)
<b>Tax expense</b>	<b>45.35</b>	<b>37.78</b>
<b>22 Auditor's remuneration *</b>		
<b>Particulars</b>	<b>For the year ended 31 March 2022</b>	<b>For the year ended 31 March 2021</b>
As auditor		
- statutory audit	2.50	3.10
- limited review	1.50	4.10
Reimbursement of expenses (including goods and services tax)	0.85	1.19
	<b>4.85</b>	<b>8.39</b>

\* Excludes payments to auditor of Nil (31 March 2021 Rs.51.55 million) (excluding applicable taxes) relating to issue expenses reduced from Unitholders capital.



### 23 Earnings Per Unit (EPU)

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

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

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
Profit after tax for calculating basic and diluted EPU (Rs. in million)	13,397.42	4,474.42
Weighted average number of Units (No. in million)*	947.90	819.59
Earnings Per Unit		
- Basic (Rupees/unit)	14.13	5.46
- Diluted (Rupees/unit) **	14.13	5.46

\* The weighted average number of units 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 potential instruments.

### 24 Commitments and contingencies

#### a. Contingent liabilities

Particulars	As at 31 March 2022	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 March 2022, accordingly the guarantee is cancelled.

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

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

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25 **Related party disclosures**

I. **List of related parties as at 31 March 2022**

A. **Parties to Embassy Office Parks REIT**

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

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

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

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

**Directors**

Jitendra Virwani  
Tuhin Parikh  
Vivek Mehra  
Ranjan 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 39)  
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 upto 01 April 2021) (refer note 40)  
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 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) \*

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\*together known as BREP entities.

**25 Related party disclosures**

**C Transactions during the year**

<b>Particulars</b>	<b>For the year ended 31 March 2022</b>	<b>For the year ended 31 March 2021</b>
<b>Unsecured loans given to</b>		
Quadron Business Park Private Limited	55.00	270.00
Embassy Pune Techzone Private Limited *	450.00	905.50
Manyata Promoters Private Limited	390.00	8,819.38
Qubix Business Park Private Limited	45.00	-
Oxygen Business Park Private Limited	165.00	3,396.43
Earnest Towers Private Limited	400.00	500.00
Vikhroli Corporate Park Private Limited	20.00	161.00
Galaxy Square Private Limited	20.00	-
Umbel Properties Private Limited	63.50	30.00
Indian Express Newspapers (Mumbai) Private Limited	40.00	13.00
Embassy Energy Private Limited	40.00	225.00
Sarla Infrastructure Private Limited	3,000.20	1,745.00
Vikas Telecom Private Limited	-	24,500.00
<b>Long term loan pursuant to capital reduction (refer note 3 (c))</b>		
Earnest Towers Private Limited	1,548.54	-
<b>Short term construction loan given</b>		
Manyata Promoters Private Limited	4,538.81	1,755.00
Oxygen Business Park Private Limited	100.00	-
Quadron Business Park Private Limited **	300.00	-
Vikas Telecom Private Limited	95.00	-
Embassy Pune Techzone Private Limited *	510.00	800.00
Sarla Infrastructure Private Limited	-	470.00
<b>Redemption of investment in debentures</b>		
Golflinks Software Park Private Limited	-	724.38
<b>Unsecured loans repaid by</b>		
Embassy Pune Techzone Private Limited *	283.64	1,135.96
Manyata Promoters Private Limited	15,084.18	4,316.41
Qubix Business Park Private Limited	252.24	277.01
Oxygen Business Park Private Limited	218.27	-
Earnest Towers Private Limited	337.78	738.02
Vikhroli Corporate Park Private Limited	285.60	487.71
Galaxy Square Private Limited	345.61	280.11
Indian Express Newspapers (Mumbai) Private Limited	201.26	244.57
Embassy Energy Private Limited	609.63	304.90
Sarla Infrastructure Private Limited	716.68	223.33
Vikas Telecom Private Limited	4,366.46	1,008.09
<b>Short term construction loan repaid by</b>		
Manyata Promoters Private Limited	3,813.81	1,700.00
Embassy Pune Techzone Private Limited *	1,030.00	-
Vikas Telecom Private Limited #	198.15	-
Sarla Infrastructure Private Limited	-	470.00
<b>Secondment fees</b>		
Embassy Office Parks Management Services Private Limited	1.56	1.42
<b>Business acquisition of ETV assets from</b>		
Embassy Property Developments Private Limited	-	6,870.02
BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd	-	8,736.46
BREP VII SG Indian Holding (NQ) Co I Pte. Ltd	-	2,182.64
BREP Asia SBS Holding NQ Co IV Ltd. (Cayman)	-	41.46
BREP VII SBS Holding NQ IV Co Ltd (Cayman)	-	11.84
<b>Investment in Class A equity share capital of</b>		
Embassy Office Ventures Private Limited	-	16,575.71
<b>Investment management fees</b>		
Embassy Office Parks Management Services Private Limited	254.46	212.23
<b>Trademark license fees</b>		
Embassy Shelters Private Limited	1.42	1.42

\* refer note 39

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

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

25 Related party disclosures

C Transactions during the year

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
<b>Trustee fee expenses</b>		
Axis Trustee Services Limited	2.95	2.95
<b>Interest received on debentures</b>		
Golflinks Software Park Private Limited	-	14.61
<b>Interest income</b>		
Quadron Business Park Private Limited	1,583.53	1,538.29
Embassy Pune Techzone Private Limited *	682.04	642.19
Manyata Promoters Private Limited	2,794.28	3,213.69
Qubix Business Park Private Limited	313.91	345.25
Oxygen Business Park Private Limited	906.38	708.95
Earnest Towers Private Limited	132.19	32.26
Vikhroli Corporate Park Private Limited	498.76	554.38
Galaxy Square Private Limited	229.21	268.39
Umbel Properties Private Limited	224.72	215.75
Indian Express Newspapers (Mumbai) Private Limited	374.37	409.30
Embassy Energy Private Limited	716.61	750.33
Sarla Infrastructure Private Limited	332.36	62.63
Vikas Telecom Private Limited	2,767.97	629.03
<b>Dividend Received</b>		
Indian Express Newspapers (Mumbai) Private Limited	450.00	439.00
Oxygen Business Park Private Limited	-	292.76
Manyata Promoters Private Limited	8,190.00	2,050.00
Embassy Pune Techzone Private Limited *	175.00	-
Earnest Towers Private Limited	330.00	-
Vikhroli Corporate Park Private Limited	330.00	-
<b>Expenses incurred by related party on behalf of the Trust</b>		
Embassy Office Parks Management Services Private Limited	3.50	1.97
Embassy Pune Techzone Private Limited *	-	1.04
<b>Expenses incurred by the Trust on behalf of related party</b>		
Vikas Telecom Private Limited	36.70	339.15
Manyata Promoters Private Limited	53.26	0.82
Others	54.13	2.11
<b>Other borrowing costs (Guarantee fees)</b>		
Qubix Business Park Private Limited	0.06	-
Manyata Promoters Private Limited	0.06	-
Sarla Infrastructure Private Limited	0.06	-
Vikas Telecom Private Limited	0.06	-
Embassy Energy Private Limited	0.06	-
Indian Express Newspapers (Mumbai) Private Limited	0.06	-
Embassy Pune Techzone Private Limited *	0.06	-
<b>Change in investments pursuant the composite scheme of arrangement (refer note 39)</b>		
Embassy Pune Techzone Private Limited *	-	12,083.50
Manyata Promoters Private Limited	-	50,684.75
<b>Guarantee given by SPV on behalf of REIT</b>		
Indian Express Newspapers (Mumbai) Private Limited and Embassy Pune TechZone Private Limited *	-	15,000.00
Vikas Telecom Private Limited, Embassy Energy Private Limited and Qubix Business Park Private Limited	-	26,000.00
Sarla Infrastructure Private Limited	3,000.00	-
Manyata Promoters Private Limited	31,000.00	-

\* refer note 39

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25 Related party disclosures

D Closing balances

Particulars	As at	
	31 March 2022	31 March 2021
<b>Unsecured loan receivable (non-current)</b>		
Quadron Business Park Private Limited	15,232.22	14,071.94
Embassy Pune Techzone Private Limited **	4,119.83	3,953.47
Manyata Promoters Private Limited	16,847.37	28,951.41
Qubix Business Park Private Limited	2,395.75	2,602.98
Oxygen Business Park Private Limited	7,125.78	7,182.40
Earnest Towers Private Limited	1,679.04	51.66
Vikhroli Corporate Park Private Limited	3,973.46	4,171.11
Galaxy Square Private Limited	1,659.17	1,984.78
Umbel Properties Private Limited	2,237.46	1,971.55
Indian Express Newspapers (Mumbai) Private Limited	2,941.20	3,102.46
Embassy Energy Private Limited	5,371.94	5,941.57
Sarla Infrastructure Private Limited	3,805.19	1,521.67
Vikas Telecom Private Limited	19,022.31	23,491.92
<b>Short term construction loan</b>		
Manyata Promoters Private Limited	780.00	55.00
Oxygen Business Park Private Limited	100.00	-
Embassy Pune Techzone Private Limited **	900.00	1,420.00
Quadron Business Park Private Limited	300.00	-
<b>Other receivables</b>		
Vikas Telecom Private Limited	1.77	-
Embassy Pune TechZone Private Limited **	2.13	-
Manyata Promoters Private Limited	2.61	-
<b>Other financial liabilities</b>		
Embassy Office Parks Management Services Private Limited	56.73	50.30
<b>Trade Payables</b>		
Embassy Office Parks Management Services Private Limited	-	0.86
<b>Investment in equity shares of subsidiaries</b>		
Embassy Pune Techzone Private Limited **	12,083.50	12,083.50
Manyata Promoters Private Limited	99,475.27	99,475.27
Quadron Business Park Private Limited *	10,970.32	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	50,695.45	23,147.33
Embassy Office Ventures Private Limited ***	-	27,548.12
Sarla Infrastructure Private Limited	6,870.02	6,870.02
<b>Contingent consideration payable</b>		
Embassy Property Developments Private Limited (refer note 28)	350.00	350.00
<b>Guarantee given to lender's trustee for loan obtained by SPV</b>		
Manyata Promoters Private Limited	-	8,400.00
<b>Guarantee given by SPV on behalf of REIT</b>		
Indian Express Newspapers (Mumbai) Private Limited and Embassy Pune Techzone Private Limited **	15,000.00	15,000.00
Vikas Telecom Private Limited, Embassy Energy Private Limited and Qubix Business Park Private Limited	26,000.00	26,000.00
Sarla Infrastructure Private Limited	3,000.00	-
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 39

\*\*\* refer note 40

**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 March 2022	31 March 2022	31 March 2021	31 March 2021
<b>Financial assets</b>				
<b>Amortised cost</b>				
Loans	88,490.72	-	100,473.92	-
Cash and cash equivalents	5,200.47	-	7,171.26	-
Other financial assets	6.51	-	-	-
<b>Total assets</b>	<b>93,697.70</b>	<b>-</b>	<b>107,645.18</b>	<b>-</b>
<b>Financial liabilities</b>				
<b>Amortised cost</b>				
Borrowings	74,491.33	78,186.53	83,319.10	84,630.97
Other financial liabilities	463.90	-	460.16	-
Trade payables	8.81	-	2.60	-
<b>Total liabilities</b>	<b>74,964.04</b>	<b>78,186.53</b>	<b>83,781.86</b>	<b>84,630.97</b>

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

**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 Standalone financial statements.

To provide an indication about the reliability of the inputs used in determining fair value, the trust 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 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 year ended 31 March 2022 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.

**c) Financial risk management**

The Trust has exposure to following risks arising from financial instruments:

- Credit risk (refer note (b) below)
- Liquidity risk (refer note (c) below)
- Market risk (refer note (d) below)

**a. Risk management framework**

The Board of Directors of the Manager of the Trust has overall responsibility for the establishment and oversight of the Trust's risk management framework. The Trust's risk management policies are established to identify and analyse the risks faced by the Trust, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Trust's activities.

The Board of Directors of the Manager of the Trust, monitors compliance with the Trust's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Trust. The Audit Committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

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## 26 Financial instruments (continued)

### b. Credit risk

Credit risk is the risk of financial loss to the Trust if a counterparty to a financial instrument fails to meet its contractual obligations and arises principally from the Trust's receivables from loans given to its SPV's and cash and cash equivalents. The carrying amount of financial assets represents the maximum credit

The Trust establishes an allowance account for impairment that represents its estimate of losses in respect of its financial assets. The main component of this allowance is estimated losses that relate to specific tenants or counterparties. The allowance account is used to provide for impairment losses. Subsequently when the Trust is satisfied that no recovery of such losses is possible, the financial asset is considered irrecoverable and the amount charged to the allowance account is then written off against the carrying amount of the impaired financial asset.

Cash at bank and fixed deposits are placed with financial institutions which are regulated and have low risk.

As at the reporting date, there is no significant concentrations of credit risk. The maximum exposure to credit risk is represented by the carrying value of each financial asset on the Standalone Balance Sheet.

### c. Liquidity Risk

Liquidity risk is the risk that the trust will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The trust's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the trust's reputation.

Management monitors rolling forecasts of the trust's liquidity position and cash and cash equivalents on the basis of expected cash flows. This is generally carried out by the Management of the trust in accordance with practice and limits set by the trust. In addition, the trust's liquidity management policy involves projecting cash flows and considering the level of liquid assets necessary to meet those, monitoring balance sheet liquidity ratios and maintaining debt refinancing plans.

### Maturities of financial liabilities

The following are the Trust's remaining contractual maturities of financial liabilities as the reporting date. The contractual cash flows reflect the undiscounted cash flows of financial liabilities based on the earliest date on which the Trust may be required to pay and includes contractual interest payments and excludes the impact of netting agreements. The Trust believes that the working capital is sufficient to meet its current requirements, accordingly no liquidity risk is perceived.

Particulars	Carrying value	Contractual cash flows				Total
		Within 1 year	1-3 years	3-5 years	More than 5 years	
<b>31 March 2022</b>						
Borrowings	74,491.33	4,939.75	45,247.99	22,643.88	14,516.48	87,348.10
Trade payables	8.81	8.81	-	-	-	8.81
Other financial liabilities - current	463.90	463.90	-	-	-	463.90
<b>Total</b>	<b>74,964.04</b>	<b>5,412.46</b>	<b>45,247.99</b>	<b>22,643.88</b>	<b>14,516.48</b>	<b>87,820.81</b>
<b>31 March 2021</b>						
Borrowings	83,319.10	2,710.25	50,407.95	43,013.76	-	96,131.96
Trade payables	2.60	2.60	-	-	-	2.60
Other financial liabilities - current	460.16	460.16	-	-	-	460.16
<b>Total</b>	<b>83,781.86</b>	<b>3,173.01</b>	<b>50,407.95</b>	<b>43,013.76</b>	<b>-</b>	<b>96,594.72</b>

Following table provides detailed ageing for trade payables:

As at 31 March 2022

Particulars	Unbilled dues	Not due	Outstanding for the following periods from due date of payments				Total
			Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) Micro, Small and Medium Enterprises	-	-	0.59	-	-	-	0.59
(ii) Others	-	-	8.22	-	-	-	8.22
(iii) Disputed dues - Micro, Small and Medium Enterprises	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>8.81</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8.81</b>

As at 31 March 2021

Particulars	Unbilled dues	Not due	Outstanding for the following periods from due date of payments				Total
			Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) Micro, Small and Medium Enterprises	-	-	1.65	-	-	-	1.65
(ii) Others	-	-	0.95	-	-	-	0.95
(iii) Disputed dues - Micro, Small and Medium Enterprises	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>2.60</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2.60</b>

**26 Financial instruments (continued)****d. Market risk**

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices which will affect the Trust's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters while optimising the return.

**i. Currency risk**

The Trust operates only in India and hence does not have any exposure to currency risk.

**ii. Interest rate risk**

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Trust is not exposed to any interest rate risk since all its debts are at fixed interest rates.

**iii. Price risk**

Price risk is the risk of fluctuations in the value of assets and liabilities as a result of changes in market prices of investments. The Trust has no material exposure to equity securities price risk and is not exposed to commodity risk. The Trust's exposure to price risk arises from investments held by the Trust in mutual funds and classified in the balance sheet as fair value through statement of profit or loss. The fair value of these investments is marked to an active market which factors the uncertainties arising out of COVID-19. The financial assets carried at fair value by the Trust are mainly investments in liquid and overnight debt mutual funds and accordingly no material volatility is expected.

**27 Capital management**

The Trust's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Trust's capital structure mainly constitutes equity in the form of unit capital and debt. The projects of SPV's are initially funded through construction financing arrangements. On completion, these loans are restructured into lease-rental discounting arrangements or debentures. The Trust's capital structure is influenced by the changes in regulatory framework, government policies, available options of financing and the impact of the same on the liquidity position.

The Trust monitors Capital using ratio of 'Net debt' to 'Gross asset value(GAV)' of all SPV's. For this purpose, Net debt is defined as Long-term borrowings + Short-term borrowings + current maturities of long-term borrowings. The Trust's adjusted Net debt to GAV ratio as at 31 March 2022 and 31 March 2021 are as follows:

Particulars	31 March 2022	31 March 2021
Net debt	74,491.33	83,319.10
GAV	493,673.00	466,051.25
<b>Net debt to GAV</b>	<b>15.09%</b>	<b>17.88%</b>

- 28** During year ended 31 March 2021, the Trust acquired VTPL, EOVP 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 EOVP (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, EOVP 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
EOVP	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.

**29 Details of utilisation of proceeds of Institutional placement as on 31 March 2022 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 March 2022	Unutilised amount as at 31 March 2022
Funding of consideration for the acquisition of the ETV SPVs, including subscription to Class A equity shares in EOVP, 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	48.95	350.00
<b>Total</b>	<b>36,852.02</b>	<b>36,453.07</b>	<b>398.95</b>	<b>48.95</b>	<b>350.00</b>

**30 Details of utilisation of proceeds of issue of Embassy REIT Series III NCD 2021 as on 31 March 2021 are as follows :**

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 March 2022	Unutilised amount as at 31 March 2022
Granting shareholder debt including refinance of existing debt, construction and development at underlying SPV's	24,500.00	24,500.00	-
General purposes including issue expenses	1,500.00	1,500.00	-
<b>Total</b>	<b>26,000.00</b>	<b>26,000.00</b>	<b>-</b>

**31 Details of utilisation of proceeds of issue of Embassy REIT Series IV NCD 2021 as at 31 March 2022 are as follows :**

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 March 2022	Unutilised amount as at 31 March 2022
Granting shareholder debt including refinance of existing debt, construction and development at underlying SPV's	2,760.00	2,760.00	-
General purposes including issue expenses and payment of coupon	240.00	240.00	-
<b>Total</b>	<b>3,000.00</b>	<b>3,000.00</b>	<b>-</b>

**32 Details of utilisation of proceeds of issue of Embassy REIT Series V NCD 2021 as at 31 March 2022 are as follows :**

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

**33 Reconciliation of movements of financial liabilities to cash flows arising from financing activities**

Particulars	For year ended 31 March 2022	For year ended 31 March 2021
Opening balance	83,319.10	39,018.84
<b>Changes from financing cash flows</b>		
Proceeds from Issue of Non-convertible debentures (Net of issue expenses)	33,771.77	40,459.37
Redemption of Non-convertible debentures (including redemption premium)	(45,302.84)	-
Interest paid	(3,735.44)	(857.76)
<b>Other changes</b>		
Accrual of interest on debentures	6,462.30	4,698.65
Unpaid issue expenses	(23.56)	-
<b>Closing balance</b>	<b>74,491.33</b>	<b>83,319.10</b>

**34 Segment Reporting**

The Trust does not have any Operating segments as at 31 March 2022 and 31 March 2021 and hence, disclosure under Ind AS 108, Operating segments has not been provided in the Standalone financial statements.

**35** The Trust does not have any unhedged foreign currency exposure as at 31 March 2022.

**36** 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.

**37 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 year ended 31 March 2022 amounts to Rs.254.46 million (31 March 2021 Rs.212.23 million). There are no changes during the year ended 31 March 2022 in the methodology for computation of fees paid to the Manager.

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**38 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 year ended 31 March 2022 amounts to Rs.1.56 million. There are no changes during the nine months ended 31 March 2022 in the methodology for computation of secondment fees paid to the Manager.

**39** 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 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 Trust (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 March 18, 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.

**40** The Board of Directors of the Manager through a resolution by circulation dated 23 January 2021 approved the Scheme of Arrangement ("the Scheme") involving EOVP and VTPL. The Scheme provides for the merger/amalgamation of EOVP into VTPL (on a going concern basis). The Scheme has been approved by Bengaluru Bench of National Company Law Tribunal (NCLT) on 17 February 2022, The Company has filed the necessary forms with Registrar of Companies (RoC). Upon the Scheme becoming effective, VTPL has become a 100% directly-held SPV of Embassy Office Parks REIT, holding Embassy Tech Village.

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

- VTPL has issued and allotted 1 fully paid-up ordinary share of face value of Rs.10 each for every 3.72 class A equity shares of face value of Rs.10 each, fully paid-up held in EOVP.
- VTPL has issued and allotted 1 fully paid-up ordinary share of face value of Rs.10 each for every 3.14 ordinary equity shares of face value of Rs.10 each, fully paid-up held in EOVP.

**41 Distributions**

The Board of Directors of the Manager to the Trust, in their meeting held on 28 April 2022, have declared distribution to Unitholders of Rs.5.26 per unit which aggregates to Rs.4,985.92 million for the quarter ended 31 March 2022. The distribution of Rs.5.26 per unit comprises Rs.0.70 per unit in the form of interest payment, Rs.2.25 per unit in the form of dividend and the balance Rs.2.31 per unit in the form of amortization of SPV debt.

Along with distribution of Rs.15,640.25 million/ Rs.16.55 per unit for the nine months ended 31 December 2021, the cumulative distribution for the year ended 31 March 2022 aggregates to Rs.20,626.17 million/ Rs.21.76 per unit.

The accompanying notes referred to above are an integral part of 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: 2022.04.28  
12:00:52 +05'30'

per **Adarsh Ranka**

Partner

Membership number: 209567

Place: Bengaluru

Date: 28 April 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: 2022.04.28  
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**Jitendra Virwani**

Director

DIN: 00027674

Place: Bengaluru

Date: 28 April 2022

**TUHIN ARVIND PARIKH**  
Digitally signed  
by TUHIN  
ARVIND PARIKH  
Date: 2022.04.28  
10:39:07 +05'30'

**Tuhin Parikh**

Director

DIN: 00544890

Place: Mumbai

Date: 28 April 2022

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

Chartered Accountants

12th Floor  
 "UB City" Canberra Block  
 No. 24, Vittal Mallya Road  
 Bengaluru – 560 001, India  
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**INDEPENDENT AUDITOR'S REPORT**

To the Unitholders' of Embassy Office Parks REIT

**Report on the Audit of the Consolidated Ind AS Financial Statements****Opinion**

We have audited the accompanying consolidated Ind AS financial statements of Embassy Office Parks REIT (hereinafter referred to as "the REIT"), its subsidiaries and a joint venture (together referred to as "the Group") comprising of the consolidated Balance sheet as at March 31, 2022, the consolidated Statement of Profit and Loss, including other comprehensive income, the consolidated Cash Flow Statement and the consolidated Statement of Changes in Unitholders' Equity for the year then ended and the consolidated Statement of Net Assets at fair value as at March 31, 2022 and the consolidated Statement of Total Returns at fair value and the Statement of Net Distributable Cash Flows ('NDCFs') of the REIT and each of its subsidiaries for the year then ended and notes to the consolidated Ind AS financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated Ind AS financial statements give the information required by the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with SEBI Circular No. CIR/IMD/DF/146/2016 dated December 29, 2016 (the "REIT regulations") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, to the extent not inconsistent with REIT regulations, of the consolidated state of affairs of the Group as at March 31, 2022, its consolidated profit including other comprehensive income, its consolidated cash flows, the consolidated statement of changes in Unitholders' equity for the year ended on that date, its consolidated net assets at fair value as at March 31, 2022, its consolidated total returns at fair value and the NDCFs of the REIT and each of its subsidiaries for the year ended March 31, 2022.

**Basis for Opinion**

We conducted our audit of the consolidated Ind AS financial statements in accordance with the Standards on Auditing (SAs), issued by the Institute of Chartered Accountants of India. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Consolidated Ind AS Financial Statements' section of our report. We are independent of the Group in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the consolidated Ind AS financial statements under the provisions of the REIT Regulations, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated Ind AS financial statements.

**Emphasis of Matter**

- 1) We draw attention to note 45(iv) to the consolidated 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 March 31, 2022, payable by Manyata Promoters Private Limited, 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 consolidated Ind AS financial statements.

- 2) We draw attention to note 60 to the consolidated Ind AS financial statements, regarding advance aggregating to Rs.4,519.66 million as at March 31, 2022, paid for co-development of M3 Block B property as detailed in note 60, totalling 0.6 msf. As explained by the Group, basis the representation obtained from Embassy Property Development Private Limited, the Group is confident of delivery of the property under development after acquisition of necessary transferable development rights and building approvals.

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

### **Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated Ind AS financial statements for the financial year ended March 31, 2022. These matters were addressed in the context of our audit of the consolidated Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the consolidated Ind AS financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated Ind AS financial statements. The results of audit procedures performed by us, including those procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated Ind AS financial statements.

Key audit matters	How our audit addressed the key audit matter
<p><b>Assessing impairment of Goodwill, Intangible assets with indefinite useful life, Investment property and Property, plant and equipment</b> (as described in note 2.2 (c), 6 and 7 of the consolidated Ind AS financial statements)</p>	
<p>Goodwill and other Intangible assets with indefinite useful life, acquired in a business combination, are significant items on the balance sheet and management performs impairment testing for such goodwill and intangible assets, annually.</p> <p>Further, the Group's carrying value of Investment properties is Rs.287,302.21 million (including properties under construction –Rs.6,779.98 million) and carrying value of Property, plant and equipment is Rs.30,559.91 million (including capital work in progress – Rs.324.80 million) as at March 31, 2022, which is also subject to impairment testing.</p> <p>In performing such impairment assessments, management compared the carrying value of each of the identifiable cash generating units (“CGUs”) to which goodwill and other Intangible assets with indefinite useful life 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.</p> <p>Similarly, for ensuring that its investment properties and property, plant and equipment are carried at no more than their recoverable amount, the recoverable amount, i.e. value in use, is determined by forecasting and discounting future cash flows.</p> <p>Considering the impairment assessment involves significant assumptions and judgement, we regard this as a key audit matter.</p>	<p>Our audit procedures included the following:</p> <ul style="list-style-type: none"> <li>- Assessed the management’s valuation methodology in determining the recoverable amounts.</li> <li>- Evaluated management’s identification of CGU’s, the carrying value of each CGU and the methodology followed by management for the impairment assessment in compliance with the applicable accounting standards.</li> <li>- We involved valuation specialists to:                             <ul style="list-style-type: none"> <li>(a) Assess the valuation reports issued by the independent valuer engaged by the management and compared key property related data used as input with actual data.</li> <li>(b) Assess the key assumptions included in the cash flow forecasts by management and independent valuer, including considerations due to current economic and market conditions including effects of COVID-19 pandemic.</li> <li>(c) Discussed changes in key drivers as compared to actual performance with management in order to evaluate whether the inputs and assumptions used in the valuation models by management and independent valuer were reasonable, including considerations due to current economic and market conditions including effects of COVID-19 pandemic.</li> </ul> </li> <li>- We read/assessed the disclosures in the consolidated Ind AS financial statements for compliance with the relevant accounting standards requirements.</li> </ul>

<b>Key audit matters</b>	<b>How our audit addressed the key audit matter</b>
<b>Classification of Unitholders' funds as equity</b> (as described in note 19(a) of the consolidated Ind AS financial statements)	
<p>The REIT is required to distribute to its Unitholders not less than ninety percent of its net distributable cash flows for each financial year. Accordingly, a portion of the unitholders' funds contains a contractual obligation of the REIT to pay cash distributions to its Unitholders. The Unitholders' funds could have been classified as compound financial instrument which contains both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI Circulars No. CIR/IMD/DF/141/2016 dated December 26, 2016 and No. CIR/IMD/DF/146/2016 dated December 29, 2016 ("SEBI Circulars") 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 December 26, 2016 dealing with the minimum disclosures for key financial statements.</p> <p>Based on the above, the classification of Unitholders' funds as equity involved considerable management judgement. Accordingly, it is considered as a key audit matter.</p>	<p>Our audit procedures included evaluating the requirements for classification of financial liability and equity under Ind AS 32 and evaluating the provisions of SEBI Circulars for classification/presentation of Unitholders' funds in the consolidated Ind AS financial statements of the REIT.</p> <p>We assessed the disclosures in the consolidated Ind AS financial statements for compliance with the relevant requirements of REIT regulations.</p>

<b>Key audit matters</b>	<b>How our audit addressed the key audit matter</b>
<p><b>Computation and disclosures of Net Assets and Total Returns at Fair Value</b> (as described in note 2.2(c) and in Statement of Net assets at fair value and Statement of total returns at fair value of the consolidated Ind AS financial statements)</p> <p>As per the provisions of REIT Regulations, the REIT is required to disclose Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value which requires fair valuation of assets. For this purpose, fair value is determined by forecasting and discounting future cash flows. The determination of fair value involves judgement due to inherent uncertainty in the underlying assumptions and it is highly sensitive to changes in some of the inputs used e.g. the discounting rate (WACC), capitalization rates, rental growth rates etc.,</p> <p>Accordingly, the aforementioned computation and disclosures are determined to be a key audit matter in our audit of the consolidated Ind AS financial statements.</p>	<p>Our audit procedures include the following:</p> <ul style="list-style-type: none"> <li>- Read the requirements of SEBI REIT regulations for disclosures relating to Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value.</li> <li>- Assessed the appropriateness of independent valuer's and management's valuation methodology applied in determining the fair values.</li> <li>- Tested controls implemented by management to determine inputs for fair valuation as well as assumptions used in the fair valuation.</li> <li>- We involved valuation specialists to: <ul style="list-style-type: none"> <li>(a) Assess the valuation reports issued by the independent valuer engaged by the management and compared key property related data used as input with actual data.</li> <li>(b) Assess the key assumptions included in the cash flow forecasts by management and independent valuer, including considerations due to current economic and market conditions including effects of COVID-19 pandemic.</li> <li>(c) Discussed changes in key drivers as compared to actual performance with management in order to evaluate whether the inputs and assumptions used in the valuation models by management and independent valuer were reasonable, including considerations due to current economic and market conditions including effects of COVID-19 pandemic.</li> </ul> </li> <li>- Tested the arithmetical accuracy of computation in the Statement of Net Assets and Total Returns at Fair Value.</li> <li>- Read/Assessed the disclosures in the consolidated financial statements for compliance with the relevant requirements of REIT Regulations.</li> </ul>

<b>Key audit matters</b>	<b>How our audit addressed the key audit matter</b>
<b>Related party transactions and disclosures</b> (as described in note 49 of the consolidated Ind AS financial statements)	
<p>The Group has undertaken transactions with its related parties in the normal course of business. These include making acquisition of property, business acquisitions, capital advances, fees for certain services provided by related parties to Group; fees for certain services provided by Group to related parties, etc.as disclosed in Note 49 of the consolidated Ind AS financial statements.</p> <p>We identified the recording of all possible related party transactions and its disclosure as set out in respective notes to the consolidated Ind AS financial statements as a key audit matter due to the significance of transactions with related parties during the year ended March 31, 2022 and regulatory compliance thereon.</p>	<p>Our audit procedures included the following:</p> <ul style="list-style-type: none"> <li>- Obtained, read and assessed the Group’s policies, processes and procedures in respect of identifying related parties, evaluation of arm’s length, obtaining necessary approvals, recording and disclosure of related party transactions, including compliance of transactions and disclosures in accordance with REIT regulations.</li> <li>- We tested, on a sample basis, related party transactions with the underlying contracts and other supporting documents for appropriate authorization and approval for such transactions.</li> <li>- We read minutes of Unitholder meetings, Board and its relevant committee meetings and minutes of meetings of those charged with governance of the Manager and SPVs in connection with transactions with related parties effected during the year and Group’s assessment of related party transactions being in the ordinary course of business at arm’s length and in accordance with REIT regulations.</li> <li>- Assessed and tested the disclosures made in accordance with the requirements of Ind AS and REIT regulations.</li> </ul>

**Other Information**

The Management of Embassy Office Parks Management Services Private Limited (“the Manager”), acting in its capacity as the manager of Embassy Office Parks REIT is responsible for the other information. The other information comprises the information included in the Annual report, but does not include the consolidated Ind AS financial statements and our auditor’s report thereon.

Our opinion on the consolidated Ind AS financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the consolidated Ind AS financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

**Responsibilities of Management for the Consolidated Ind AS Financial Statements**

The Management of the Manager ('the Management') is responsible for the preparation and presentation of these consolidated Ind AS financial statements that give a true and fair view of the consolidated financial position as at March 31, 2022, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in Unitholders' equity for the year ended March 31, 2022, its consolidated net assets at fair value as at March 31, 2022, its consolidated total returns at fair value of the REIT and the net distributable cash flows of the REIT and each of its subsidiaries for the year ended March 31, 2022 in accordance with the requirements of the REIT regulations; Indian Accounting Standards as defined 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. The respective Board of Directors of the Companies included in the Group are responsible for maintenance of adequate accounting records for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated Ind AS financial statements by the Management, as aforesaid.

In preparing the consolidated Ind AS financial statements, the Board of Directors of the Manager and the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Management and respective Board of Directors of the Companies included in the Group are also responsible for overseeing the financial reporting process of the Group.

**Auditor's Responsibilities for the Audit of the Consolidated Ind AS Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated Ind AS financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated Ind AS financial statements, including the disclosures, and whether the consolidated Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group of which we are the independent auditors, to express an opinion on the consolidated Ind AS financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated Ind AS financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the REIT and such other entities included in the consolidated Ind AS financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated Ind AS financial statements for the financial year ended March 31, 2022 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

**Report on Other Legal and Regulatory Requirements**

Based on our audit, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
- (b) The Consolidated Balance Sheet and the Consolidated Statement of Profit and Loss including the Statement of Other Comprehensive Income dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the consolidated Ind AS financial statements; and
- (c) In our opinion, the aforesaid consolidated Ind AS financial statements comply with the Indian Accounting Standards as defined in Rule 2(1)(a) of Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not inconsistent with REIT regulations.

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm Registration Number: 101049W/E300004

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**RANKA** Date: 2022.04.28  
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per Adarsh Ranka

Partner

Membership Number: 209567

UDIN: 22209567AHYPOX1654

Place: Bengaluru, India

Date: April 28, 2022

	Note	As at 31 March 2022	As at 31 March 2021
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	3	30,235.11	22,067.35
Capital work-in-progress	4	324.80	4,739.47
Investment properties	5	280,522.23	272,345.76
Investment properties under development	8	6,779.98	8,968.79
Goodwill	6	64,045.35	63,946.24
Other intangible assets	7	13,978.00	15,924.64
Equity accounted investee	9	23,634.69	24,118.57
Financial assets			
- Other financial assets	10	2,781.36	4,839.80
Deferred tax assets (net)	24	89.30	48.84
Non-current tax assets (net)	11	814.99	1,095.27
Other non-current assets	12	19,001.37	18,383.62
<b>Total non-current assets</b>		<b>442,207.18</b>	<b>436,478.35</b>
<b>Current assets</b>			
Inventories	13	11.09	10.80
Financial assets			
- Trade receivables	14	605.81	473.16
- Cash and cash equivalents	15A	5,884.49	9,174.78
- Other bank balances	15B	231.50	253.75
- Other financial assets	16	2,240.81	4,057.38
Current tax assets	17	307.19	-
Other current assets	18	470.72	395.34
<b>Total current assets</b>		<b>9,751.61</b>	<b>14,365.21</b>
<b>Total assets</b>		<b>451,958.79</b>	<b>450,843.56</b>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
Unit capital	19	288,262.11	288,262.11
Other equity	20	(29,395.21)	(17,331.44)
<b>Total equity</b>		<b>258,866.90</b>	<b>270,930.67</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Financial liabilities			
- Borrowings	21	120,739.79	106,023.33
- Lease liabilities	52	347.98	314.52
- Other financial liabilities	22	3,494.61	4,435.05
Provisions	23	7.64	5.79
Deferred tax liabilities (net)	24	51,745.44	53,296.43
Other non-current liabilities	25	560.81	685.26
<b>Total non-current liabilities</b>		<b>176,896.27</b>	<b>164,760.38</b>
<b>Current liabilities</b>			
Financial liabilities			
- Borrowings	26	273.73	199.58
- Lease liabilities	52	-	20.35
- Trade payables	27		
- total outstanding dues of micro and small enterprises		112.73	48.27
- total outstanding dues of creditors other than micro and small enterprises		204.38	392.62
- Other financial liabilities	28	14,163.26	12,517.90
Provisions	29	6.24	1.89
Other current liabilities	30	1,355.16	1,872.13
Liabilities for current tax (net)	31	80.12	99.77
<b>Total current liabilities</b>		<b>16,195.62</b>	<b>15,152.51</b>
<b>Total equity and liabilities</b>		<b>451,958.79</b>	<b>450,843.56</b>
<b>Significant accounting policies</b>	2		

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

As per our report of even date attached

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

**ADARSH RANKA**  
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ADARSH RANKA  
Date: 2022.04.28  
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per **Adarsh Ranka**  
Partner  
Membership number: 209567  
Place: Bengaluru  
Date: 28 April 2022

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

**JITENDRA MOHANDAS VIRWANI**  
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JITENDRA  
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VIRWANI  
Date: 2022.04.28  
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**Jitendra Virwani**  
Director  
DIN: 00027674  
Place: Bengaluru  
Date: 28 April 2022

**TUHIN ARVIND PARIKH**  
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Date: 2022.04.28  
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**Tuhin Parikh**  
Director  
DIN: 00544890  
Place: Mumbai  
Date: 28 April 2022

	Note	For the year ended 31 March 2022	For the year ended 31 March 2021
<b>Income and gains</b>			
Revenue from operations	32	29,626.05	23,603.20
Interest	33	899.81	971.20
Other income	34	369.46	214.06
<b>Total Income</b>		<b>30,895.32</b>	<b>24,788.46</b>
<b>Expenses</b>			
Cost of materials consumed	35	84.53	35.55
Employee benefits expense	36	228.59	225.48
Operating and maintenance expenses	37	585.64	413.81
Repairs and maintenance	39	2,657.67	1,794.20
Valuation expenses		11.56	8.45
Audit fees		53.81	49.26
Insurance expenses		149.49	81.90
Investment management fees	44	924.63	748.14
Trustee fees		2.95	2.95
Legal and professional fees		408.46	291.18
Other expenses	38	1,537.82	1,444.33
<b>Total Expenses</b>		<b>6,645.15</b>	<b>5,095.25</b>
<b>Earnings before finance costs, depreciation, amortisation, impairment loss and tax</b>		<b>24,250.17</b>	<b>19,693.21</b>
Finance costs (net)	40	8,285.28	6,452.89
Depreciation expense	41	5,996.08	4,940.15
Amortisation expense	41	1,968.55	766.82
Impairment loss	3,5,6	-	988.96
<b>Profit before share of profit of equity accounted investee and tax</b>		<b>8,000.26</b>	<b>6,544.39</b>
Share of profit after tax of equity accounted investee	54	962.14	994.48
<b>Profit before tax</b>		<b>8,962.40</b>	<b>7,538.87</b>
<b>Tax expense:</b>			
Current tax	42	1,669.30	1,649.06
Deferred tax charge/ (credit)	42	(1,590.75)	(1,093.72)
		<b>78.55</b>	<b>555.34</b>
<b>Profit for the year</b>		<b>8,883.85</b>	<b>6,983.53</b>
<b>Items of other comprehensive income</b>			
Items that will not be reclassified subsequently to profit or loss			
- Gain/ (loss) on remeasurement of defined benefit liability, net of tax		0.83	0.81
<b>Total comprehensive income attributable to Unitholders for the year</b>		<b>8,884.68</b>	<b>6,984.34</b>
<b>Earnings per Unit</b>			
Basic, attributable to the Unitholders of the Trust	43	9.37	8.52
Diluted, attributable to the Unitholders of the Trust	43	9.37	8.52

**Significant accounting policies**

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

As per our report of even date attached

for **S R Batliboi & Associates LLP**

Chartered Accountants

ICAI Firms registration number: 101049W/E300004

**ADARSH RANKA**  
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ADARSH RANKA  
Date: 2022.04.28  
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per **Adarsh Ranka**

Partner

Membership number: 209567

Place: Bengaluru

Date: 28 April 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: 2022.04.28  
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**Jitendra Virwani**

Director

DIN: 00027674

Place: Bengaluru

Date: 28 April 2022

**TUHIN ARVIND PARIKH**  
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TUHIN ARVIND PARIKH  
Date: 2022.04.28  
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**Tuhin Parikh**

Director

DIN: 00544890

Place: Mumbai

Date: 28 April 2022

	For the year ended 31 March 2022	For the year ended 31 March 2021
<b>Cash flow from operating activities</b>		
Profit before share of profit of equity accounted investee and tax	8,000.26	6,544.39
<b>Adjustments to reconcile profit before tax to net cash flows:</b>		
Depreciation expense	5,996.08	4,940.15
Amortisation expense	1,968.55	766.82
Assets no longer required, written off	6.11	1.16
Loss on sale of fixed assets	15.71	61.89
Allowance for credit loss	2.56	20.83
Liabilities no longer required written back	(128.84)	(4.68)
Profit on sale of mutual funds	(140.82)	(154.11)
Finance costs	8,285.28	6,452.89
Interest income	(899.81)	(871.21)
Fair value loss/(gain) on investment measured at FVTPL	-	3.00
Impairment loss recognised	-	988.96
<b>Operating profit before working capital changes</b>	<b>23,105.08</b>	<b>18,750.09</b>
<b>Working capital adjustments</b>		
- Inventories	(0.29)	2.02
- Trade receivables	(96.32)	(167.57)
- Other financial assets (current and non-current)	4,049.37	(229.51)
- Other assets (current and non-current)	(100.61)	134.17
- Trade payables	(77.89)	177.28
- Other financial liabilities (current and non-current)	(857.82)	(216.60)
- Other liabilities and provisions (current and non-current)	(635.22)	811.60
<b>Cash generated from operating activities before taxes</b>	<b>25,386.30</b>	<b>19,261.48</b>
Taxes (paid)/refund received (net)	(1,716.56)	(556.54)
<b>Cash generated from operating activities</b>	<b>23,669.74</b>	<b>18,704.94</b>
<b>Cash flow from investing activities</b>		
(Investments)/ redemption of deposits with banks (net)	518.97	552.31
(Investments)/ redemption in mutual funds (net)	140.82	11,700.32
Repayment of investment in debentures	-	724.38
Payment for purchase of Investment Properties, Property, Plant and Equipment and Intangibles including Capital Work-in-progress and Investment Properties under Development	(14,009.65)	(7,677.69)
Payment for acquisition of ETV business	-	(32,804.45)
Payment for acquisition of CAM business in EOPPL and MPPL	-	(4,730.21)
Dividend received	1,400.00	915.00
Interest received	129.62	907.03
<b>Net cash flow (used in) investing activities</b>	<b>(11,820.24)</b>	<b>(30,413.31)</b>
<b>Cash flow from financing activities</b>		
Interest paid	(6,420.61)	(3,698.75)
Repayment of borrowings	(51,770.13)	(40,451.82)
Proceeds from borrowings (net of issue expenses)	64,036.80	44,303.50
Proceeds from issue of units	-	36,852.02
Transaction costs related to issue of units	(17.72)	(834.93)
Cash used in distribution to Unitholders	(20,947.47)	(18,370.92)
Payment of lease liabilities	(20.66)	(28.70)
Security deposits received	-	1.00
<b>Net cash (used in)/ generated from financing activities</b>	<b>(15,139.79)</b>	<b>17,771.40</b>
<b>Net increase/ (decrease) in cash and cash equivalents</b>	<b>(3,290.29)</b>	<b>6,063.03</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>9,174.78</b>	<b>3,111.75</b>
<b>Cash and cash equivalents at the end of the year</b>	<b>5,884.49</b>	<b>9,174.78</b>
Components of cash and cash equivalents (refer note 15A)		
Cash in hand	0.74	0.69
Balances with banks		
- in current accounts	5,821.18	9,068.79
- in escrow accounts	54.00	105.30
- in fixed deposits	8.57	-
	<b>5,884.49</b>	<b>9,174.78</b>

**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 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: 2022.04.28 12:35:34 +05'30'

per **Adarsh Ranka**  
Partner  
Membership number: 209567  
Place: Bengaluru  
Date: 28 April 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: 2022.04.28 12:04:56 +05'30'

**Jitendra Virwani**  
Director  
DIN: 00027674  
Place: Bengaluru  
Date: 28 April 2022

**TUHIN ARVIND PARIKH**  
Digitally signed by TUHIN ARVIND PARIKH  
Date: 2022.04.28 10:47:16 +05'30'

**Tuhin Parikh**  
Director  
DIN: 00544890  
Place: Mumbai  
Date: 28 April 2022

Embassy Office Parks REIT  
RN: IN/REIT/17-18/0001  
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
<b>Balance as on 1 April 2020</b>	<b>771.67</b>	<b>229,120.96</b>
Units issued during the year (refer note 19)	176.23	59,999.35
Less: Issue expenses (refer note 19)	-	(858.20)
<b>Balance as at 31 March 2021</b>	<b>947.90</b>	<b>288,262.11</b>
<b>Balance as on 1 April 2021</b>	<b>947.90</b>	<b>288,262.11</b>
Changes during the year	-	-
<b>Balance as at 31 March 2022</b>	<b>947.90</b>	<b>288,262.11</b>

B. Other equity

Particulars	Reserves and Surplus
	Retained Earnings
<b>Balance as on 1 April 2020</b>	<b>(5,943.12)</b>
Add: Profit for the year ended 31 March 2021	6,983.53
Add: Other Comprehensive Income for the year ended 31 March 2021 <sup>#</sup>	0.81
Less: Distribution to Unitholders during the year ended 31 March 2021 <sup>*^</sup>	(18,372.66)
<b>Balance as at 31 March 2021</b>	<b>(17,331.44)</b>
<b>Balance as on 1 April 2021</b>	<b>(17,331.44)</b>
Add: Profit for the year ended 31 March 2022	8,883.85
Add: Other Comprehensive Income for the year ended 31 March 2022 <sup>#</sup>	0.83
Less: Distribution to Unitholders during the year ended 31 March 2022 <sup>*^^</sup>	(20,948.45)
<b>Balance as at 31 March 2022</b>	<b>(29,395.21)</b>

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

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

# Other comprehensive income comprises of remeasurements of defined benefit liability (net) of Rs.0.83 million for the year ended 31 March 2022 (31 March 2021: Rs.0.81 million).

As per our report of even date attached

for **S R Batliboi & Associates LLP**

Chartered Accountants

ICAI Firms registration number: 101049W/E300004

**ADARSH  
RANKA**

Digitally signed by  
ADARSH RANKA  
Date: 2022.04.28  
12:35:58 +05'30'

per **Adarsh Ranka**

Partner

Membership number: 209567

Place: Bengaluru

Date: 28 April 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  
AS  
VIRWANI**

Digitally signed  
by JITENDRA  
MOHANDAS  
VIRWANI  
Date: 2022.04.28  
12:05:36 +05'30'

**Jitendra Virwani**

Director

DIN: 00027674

Place: Bengaluru

Date: 28 April 2022

**TUHIN  
ARVIND  
PARIKH**

Digitally signed by  
TUHIN ARVIND PARIKH  
Date: 2022.04.28  
10:47:59 +05'30'

**Tuhin Parikh**

Director

DIN: 00544890

Place: Mumbai

Date: 28 April 2022

**A) Statement of Net Assets at fair value**

S.No	Particulars	Unit of measurement	As at 31 March 2022		As at 31 March 2021	
			Book Value	Fair value	Book Value	Fair value
A	Assets	Rs in millions	451,958.79	567,192.96	450,843.56	547,870.38
B	Liabilities	Rs in millions	193,091.89	193,819.45	179,912.89	180,520.80
C	Net Assets (A-B)	Rs in millions	<b>258,866.90</b>	<b>373,373.51</b>	<b>270,930.67</b>	<b>367,349.58</b>
D	No. of units	Numbers	947,893,743	947,893,743	947,893,743	947,893,743
E	NAV (C/D)	Rs	<b>273.10</b>	<b>393.90</b>	<b>285.82</b>	<b>387.54</b>

**Notes:**

**1) Measurement of fair values:**

The fair value of investment property, investment property under development (including capital advances); property, plant and equipment (relating to the hotel property in UPPL, MPPL and QBPL, and the solar power plant in EEPL); capital work-in-progress (relating to the proposed hotel to be developed in ETV); intangibles and the investment in GLSP as at 31 March 2022 and 31 March 2021 has been determined by iVAS Partners, independent external registered 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.

*Valuation technique*

The fair value measurement for all the investment property, investment property under development, property plant and equipment, intangibles and capital work-in-progress has been categorized as a Level 3 fair value based on the inputs to the valuation technique used.

The valuers have followed a Discounted Cash Flow method. The valuation model considers the present value of net cash flows to be generated from the respective properties, taking into account the expected rental growth rate, vacancy period, occupancy rate, average room rent, lease incentive costs and blended tariff rates. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality, lease terms, seasonality in sustaining a stable average room rent and occupancy for the hotels.

Given the COVID-19 related uncertainties, the independent valuers have, as a precautionary measure, referenced material valuation uncertainty in arriving at their valuation as at 31 March 2022 and 31 March 2021.

**2) Property wise break up of Fair value of Assets as at 31 March 2022 is as follows:**

Particulars	Fair value of investment property, investment property under development, property, plant and equipment, capital work-in-progress and intangibles*	Other assets at book value (***) (Note i)	Total assets	Total liabilities to be considered (Note ii)	Asset wise NAV	Book value of assets
<b>100% owned assets</b>						
MPPL	190,524.00	2,916.34	193,440.34	38,246.87	155,193.47	134,444.03
EPTPL	22,441.00	692.70	23,133.70	3,714.43	19,419.27	22,581.47
UPPL	4,280.00	91.05	4,371.05	407.38	3,963.67	4,241.15
EEPL	8,965.00	58.40	9,023.40	197.72	8,825.68	8,843.39
GSPL	9,276.00	80.76	9,356.76	422.07	8,934.69	5,846.95
ETPL	14,045.00	27.30	14,072.30	449.42	13,622.88	9,807.28
OBPPL	24,648.00	231.03	24,879.03	2,298.76	22,580.27	15,884.51
QBPPL	9,999.00	157.03	10,156.03	217.97	9,938.06	8,894.53
QBPL	25,470.00	1,863.56	27,333.56	556.84	26,776.72	21,776.69
VCPL	17,939.00	128.57	18,067.57	638.23	17,429.34	12,712.56
IENMPL	17,987.00	136.83	18,123.83	899.71	17,224.12	14,294.69
ETV Assets	116,539.00	1,458.91	117,997.91	20,068.40	97,929.51	99,722.44
Trust	-	69,274.41	69,274.41	125,701.65	(56,427.24)	69,274.41
<b>Total</b>	<b>462,113.00</b>	<b>77,116.89</b>	<b>539,229.89</b>	<b>193,819.45</b>	<b>345,410.44</b>	<b>428,324.10</b>
Investment in GLSP **	27,963.07	-	27,963.07	-	27,963.07	23,634.69
	<b>490,076.07</b>	<b>77,116.89</b>	<b>567,192.96</b>	<b>193,819.45</b>	<b>373,373.51</b>	<b>451,958.79</b>

A) Statement of Net Assets at fair value (continued)

3) Property wise break up of Fair value of Assets as at 31 March 2021 is as follows:

Particulars	Fair value of investment property, investment property under development, property, plant and equipment, capital work-in-progress and intangibles*	Other assets at book value (***) (Note i)	Total assets	Total liabilities to be considered (Note ii)	Asset wise NAV	Book value of assets
<b>100% owned assets</b>						
MPPL	177,919.67	2,603.26	180,522.93	17,834.79	162,688.14	127,895.25
EPTPL (Refer note 60)	22,826.71	683.03	23,509.74	1,558.85	21,950.89	20,945.88
UPPL	3,995.09	95.81	4,090.90	511.71	3,579.19	4,373.13
EEPL	9,302.43	209.30	9,511.73	233.26	9,278.47	9,497.45
GSPL	9,028.07	93.46	9,121.53	407.84	8,713.69	5,991.18
ETPL	13,889.21	747.96	14,637.17	445.50	14,191.67	10,691.63
OBPPL	23,693.70	278.31	23,972.01	1,490.32	22,481.69	15,173.26
QBPL	10,413.56	210.21	10,623.77	230.24	10,393.53	8,952.98
QBPL	24,540.65	1,820.61	26,361.26	574.77	25,786.49	22,001.73
VCPL	16,913.95	157.30	17,071.25	621.69	16,449.56	12,961.31
IENMPL	18,402.62	137.83	18,540.45	959.47	17,580.98	14,418.34
ETV Assets	107,073.00	5,316.67	112,389.67	20,466.09	91,923.58	102,762.99
Trust	-	71,059.86	71,059.86	135,186.27	(64,126.41)	71,059.86
<b>Total</b>	<b>437,998.66</b>	<b>83,413.61</b>	<b>521,412.27</b>	<b>180,520.80</b>	<b>340,891.47</b>	<b>426,724.99</b>
Investment in GLSP **	26,458.11	-	26,458.11	-	26,458.11	24,118.57
	<b>464,456.77</b>	<b>83,413.61</b>	<b>547,870.38</b>	<b>180,520.80</b>	<b>367,349.58</b>	<b>450,843.56</b>

\* Fair values of investment property, investment property under development, property, plant and equipment, intangibles, capital work in progress and investment in GLSP as at 31 March 2022 and 31 March 2021 as disclosed above are solely based on the fair valuation report of iVAS Partners, independent external registered 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.

For the purpose of fair valuation of assets, the Embassy Office Parks Group has fair valued its investment property, investment property under development (including capital advances), property, plant and equipment (relating to the hotel property in UPPL, MPPL and QBPL and the solar power plant in EEPL); capital work-in-progress (relating to the proposed hotel to be developed in ETV assets); intangibles and the investment in GLSP.

\*\* Fair value of equity investments in GLSP has been done based on equity valuation method proportionate to stake held in GLSP.

\*\*\* Other assets at book value include Goodwill of Rs.64,045.35 million on book value basis (net off impairment loss, refer note 6). The Goodwill of Rs.64,045.35 million (31 March 2021: Rs.63,946.24 million) mainly arises on account of requirement to value individual assets and liabilities acquired on business combination at fair values using an approach as more fully described in note 50 as well as the requirement to recognise deferred tax liability of Rs.53,207.28 million (31 March 2021: Rs.53,207.28 million), calculated as a difference between the tax effect of the fair value of the acquired assets and liabilities and their tax bases.

**Notes:**

- (i) Other assets includes cash and cash equivalents and other working capital balances which are not factored in the discounted cashflow method used in determining the fair value of investment property, investment property under development, property, plant and equipment, capital work-in-progress and intangibles.
- (ii) Total liabilities includes all liabilities except lease liability.

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: 2022.04.28  
12:36:28 +05'30'

per **Adarsh Ranka**  
Partner  
Membership number: 209567  
Place: Bengaluru  
Date: 28 April 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: 2022.04.28  
12:06:17 +05'30'

**Jitendra Virwani**  
Director  
DIN: 00027674  
Place: Bengaluru  
Date: 28 April 2022

**TUHIN ARVIND PARIKH**  
Digitally signed by TUHIN ARVIND PARIKH  
Date: 2022.04.28  
10:48:18 +05'30'

**Tuhin Parikh**  
Director  
DIN: 00544890  
Place: Mumbai  
Date: 28 April 2022

**B) Statement of Total Returns at Fair value**

S.No	Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
A	Total comprehensive income	8,884.68	6,984.34
B	Add : Changes in fair value not recognised in total comprehensive income (refer notes below)	11,777.97	14,968.85
<b>C (A+B)</b>	<b>Total Return</b>	<b>20,662.65</b>	<b>21,953.19</b>

**Notes:**

- In the above statement, changes in fair value for the year ended 31 March 2022 and 31 March 2021 has been computed based on the difference in fair values of investment property, investment property under development, property, plant and equipment (relating to the hotel property in UPPL, MPPL and QBPL and the solar power plant in EEPL); capital work-in-progress (relating to the proposed hotel to be developed in ETV assets); intangibles and investment in GLSP as at 31 March 2022 and 31 March 2021 as compared with the values as at 31 March 2021 and 31 March 2020 respectively, net of cash spent on construction during the year. The fair values of the afore-mentioned assets as at 31 March 2022 and 31 March 2021 are solely based on the valuation report of iVAS Partners, independent external registered 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.
- ETV assets were acquired on 24 December 2020 and accordingly the statement of total returns at fair value does not include any difference in fair values of Investment Property, Investment property under development, Property, Plant and Equipment, Capital Work-in-progress and intangibles for ETV assets for the year ended 31 March 2021.

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: 2022.04.28  
12:37:06 +05'30'

per **Adarsh Ranka**  
Partner

Membership number: 209567  
Place: Bengaluru  
Date: 28 April 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: 2022.04.28  
12:07:01 +05'30'

**Jitendra Virwani**  
Director

DIN: 00027674  
Place: Bengaluru  
Date: 28 April 2022

**TUHIN ARVIND PARIKH**  
Digitally signed by  
TUHIN ARVIND PARIKH  
Date: 2022.04.28 10:48:39 +05'30'

**Tuhin Parikh**  
Director

DIN: 00544890  
Place: Mumbai  
Date: 28 April 2022

**Embassy Office Parks REIT**

RN: IN/REIT/17-18/0001

**Consolidated Financial Statements**

Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016

(all amounts in Rs. million unless otherwise stated)

**Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016****(i) Embassy Office Parks REIT- Standalone**

Sl No	Particulars	For the year ended 31 March 2022
1	Cash flows received from SPVs/ Holdcos and Investment Entity in the form of:	
	• Interest	7,577.28
	• Dividends (net of applicable taxes)	9,475.00
	• Repayment of Shareholder Debt (to the extent not repaid through debt or equity)	7,761.35
	• Proceeds from buy-backs/ capital reduction (net of applicable taxes)	-
2	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Holdcos/ Investment Entity adjusted for the following:	
	• Applicable capital gains and other taxes	-
	• Related debts settled or due to be settled from sale proceeds	-
	• Directly attributable transaction costs	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-
3	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Holdcos/ Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-
4	Add: Any other income at the Embassy REIT level not captured herein	99.17
5	Less: Any other expense at the Embassy REIT level, and not captured herein (excluding acquisition related costs)	(77.14)
6	Less: Any fees, including but not limited to:	
	• Trustee fees	(2.95)
	• REIT Management fees (to the extent not paid in Units)	(254.46)
	• Valuer fees	(11.56)
	• Legal and professional fees	(58.98)
	• Trademark license fees	(1.42)
	• Secondment fees	(1.56)
7	Less: Debt servicing (including principal, interest, redemption premium, etc.) of external debt at the Embassy REIT level, to the extent not paid through debt or equity (refer note 2 below)	(3,820.29)
8	Less: Income tax (net of refund) and other taxes (if applicable) at the standalone Embassy REIT level	(46.25)
<b>Net Distributable Cash Flows at REIT level</b>		<b>20,638.19</b>

**Notes:**

1. The Board of Directors of the Manager to the Trust, in their meeting held on 28 April 2022, have declared distribution to Unitholders of Rs.5.26 per unit which aggregates to Rs.4,985.92 million for the quarter ended 31 March 2022. The distribution of Rs.5.26 per unit comprises Rs.0.70 per unit in the form of interest payment, Rs.2.25 per unit in the form of dividend and the balance Rs.2.31 per unit in the form of amortization of SPV debt.

Along with distribution of Rs.15,640.25 million/ Rs.16.50 per unit for the nine months ended 31 December 2021, the cumulative distribution for the year ended 31 March 2022 aggregates to Rs.20,626.17 million/ Rs.21.76 per unit.

2. NDCF for the year ended 31 March 2022 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.

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: 2022.04.28  
12:37:34 +05'30'

per **Adarsh Ranka**

Partner

Membership number: 209567

Place: Bengaluru

Date: 28 April 2022

for and on behalf of the Board of Directors of

**Embassy Office Parks Management Services Private Limited**

(as Manager to Embassy Office Parks REIT)

**JITENDRA  
MOHANDAS  
S VIRWANI**

Digitally signed by  
JITENDRA  
MOHANDAS  
VIRWANI  
Date: 2022.04.28  
12:07:57 +05'30'

**Jitendra Virwani**

Director

DIN: 00027674

Place: Bengaluru

Date: 28 April 2022

**TUHIN  
ARVIND  
PARIKH**

Digitally signed by  
TUHIN ARVIND PARIKH  
Date: 2022.04.28  
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**Tuhin Parikh**

Director

DIN: 00544890

Place: Mumbai

Date: 28 April 2022

**Embassy Office Parks REIT**

RN: IN/REIT/17-18/0001

**Consolidated Financial Statements**

Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016

(all amounts in Rs. million unless otherwise stated)

**Net Distributable Cash Flows (NDCF) pursuant to guidance under Paragraph 6 to SEBI circular No. CIR/IMD/DF/146/2016****(i) Embassy Office Parks REIT- Standalone**

SI No	Particulars	For the year ended 31 March 2021
1	Cash flows received from SPVs and investment entity in the form of:	
	• Interest	7,077.90
	• Dividends (net of applicable taxes)	2,781.76
	• Repayment of Shareholder Debt	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	89.70
5	Less: Any other expense accruing at the Trust level and not captured herein	(93.56)
6	Less: Any fees, including but not limited to:	
	• Trustee fees	(2.95)
	• REIT Management fees	(212.23)
	• Valuer fees	(8.45)
	• Legal and professional fees	(64.53)
	• Trademark license fees	(1.42)
	• Secondment fees	(1.42)
7	Less: Debt servicing	
	• Interest on external debt	(914.44)
	• Repayment of external debt	-
8	Less: Income tax (net of refund) and other taxes paid (as applicable)	(34.65)
<b>Net Distributable Cash Flows at REIT level</b>		<b>18,356.20</b>

**Notes:**

1. Repayment of short-term construction debt given to SPVs and interest accrued but not due on borrowings as at the 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.

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: 2022.04.28  
12:38:08 +05'30'

per **Adarsh Ranka**

Partner

Membership number: 209567

Place: Bengaluru

Date: 28 April 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: 2022.04.28  
12:09:15 +05'30'

**Jitendra Virwani**

Director

DIN: 00027674

Place: Bengaluru

Date: 28 April 2022

**TUHIN ARVIND PARIKH**  
Digitally signed by  
TUHIN ARVIND PARIKH  
Date: 2022.04.28  
10:49:39 +05'30'

**Tuhin Parikh**

Director

DIN: 00544890

Place: Mumbai

Date: 28 April 2022



Embassy Office Parks REIT  
RN: IN/REIT/17-18/0001  
Consolidated Financial Statements

Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016

(all amounts in Rs. million unless otherwise stated)

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

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

Sl No	Particulars	EPTPL	MPPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPPL	VTPL*	EOVPL*	SIPL	Total	
1	Profit/(Loss) after tax as per Statement of Profit and Loss (standalone) (A)	277.07	4,772.68	228.30	(372.19)	398.82	236.01	427.62	(73.63)	(1,378.00)	239.00	285.87	832.95	(844.57)	(132.06)	4,897.87	
2	Adjustment: limited to: • Depreciation, amortisation and impairment • Assets written off or liabilities written back • Current tax charge as per Statement of Profit and Loss • Deferred tax • MAT adjustments • Ind AS adjustments (straight lining, effective interest for finance costs, straight lining of security deposits etc) • Acquisition related costs Add: Interest on Shareholders Debt from Embassy REIT, charged to Statement of Profit and Loss 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 Less: External debt repayment to the extent not repaid through debt or equity 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 • Income tax (net of refund) and other taxes paid (as applicable) 10 Total Adjustments (B) Net distributable Cash Flows at SPV Level C = (A+B) * VTPIL filed a scheme of arrangement (the Scheme) pursuant to which EOVPIL is merged with VTPIL. The appointed date for the scheme is 1 April 2021. For the purpose of NDCF disclosure, management has computed and presented the NDCF of EOVPIL upto 31 December 2021 in EOVPIL. NDCF for the period 1 January 2022 to 31 March 2022 of EOVPIL is computed and presented in VTPIL (refer note 62). - Distribution of up to 90% of the above NDCF is required as per the REIT Regulations subject to compliance with the requirements of Companies Act, 2013.	504.38 (0.21) 54.57 (3.16) (109.81) 19.02	2,314.45 (11.22) 974.99 (1,673.30) (56.31) 106.62	364.78 0.75 56.31 93.99 (56.31) -	228.36 (4.82) 1.10 (128.42) -	198.58 (5.00) 152.91 (3.33) -	102.52 (2.32) 50.35 (8.89) -	238.23 (0.29) 170.42 (13.96) -	313.15 (2.18) (0.20) (37.82) -	324.48 10.04 1.47 (788.30) 645.87 (1.81)	60.81 (3.06) 47.90 28.51 (48.28) (19.27)	145.30 (0.96) 102.21 (22.24) -	1,377.06 (6.51) 11.92 (159.25) -	690.00 (0.10) -	- -	- -	6,862.10 (25.88) 1,623.95 (1,208.86) 431.47 353.31
3	Acquisition related costs	457.84	2,578.13	716.61	224.72	132.19	228.77	374.37	855.58	1,565.98	312.80	498.77	2,649.90	-	82.71	10,678.37	
4	Interest on Shareholders Debt from Embassy REIT, charged to Statement of Profit and Loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5	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	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	Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	(2.36)	(1,141.97)	(30.84)	19.63	33.40	39.41	(40.72)	(7.28)	92.04	7.50	96.23	2,625.43	152.82	1,133.48	2,976.77	
8	External debt repayment to the extent not repaid through debt or equity	-	(13.38)	-	-	-	-	-	-	(14.39)	-	-	(106.25)	-	-	(134.02)	
9	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 • Income tax (net of refund) and other taxes paid (as applicable)	(56.04)	(879.03)	(47.33)	5.90	(137.20)	(78.95)	(166.77)	38.62	24.83	(59.78)	(129.41)	(197.73)	(2.10)	15.38	(1,669.61)	
10	Total Adjustments (B)	864.23	3,761.29	1,097.96	346.47	386.07	338.81	601.95	1,201.63	1,860.21	327.13	768.68	6,303.69	840.62	1,188.86	19,887.60	
	Net distributable Cash Flows at SPV Level C = (A+B)	1,141.30	8,533.97	1,326.26	(25.72)	784.89	574.82	1,029.57	1,128.00	489.21	566.13	1,054.55	7,136.64	(3.95)	1,056.80	24,785.47	

NDCF for the period 1 January 2022 to 31 March 2022 of EOVPIL is computed and presented in VTPIL (refer note 62).

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

for, S R Batliboi & Associates LLP

Chartered Accountants

ICAI Firms registration number: 101049W/E300004

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ADARSH RANKA

Date: 2022.04.28

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per, Adarsh Ranka

Partner

Membership number: 209567

Place: Bengaluru

Date: 28 April 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)

Digitally signed by

TUHIN ARVIND

Date: 2022.04.28

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Jitendra Virwani

Director

DIN: 00027674

Place: Bengaluru

Date: 28 April 2022

Digitally signed by

TUHIN ARVIND

Date: 2022.04.28

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Jitendra Virwani

Director

DIN: 00544890

Place: Mumbai

Date: 28 April 2022



Embassy Office Parks REIT  
RN: INV/REIT/17-18/0001  
Consolidated Financial Statements

Disclosure pursuant to SEBI circular No. CIR/IMD/DF/146/2016

(all amounts in Rs. million unless otherwise stated)

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

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

Sl No	Particulars	EOPLL**	MPPPL	EEPLL	UPPLL	ETPLL	GSPPL	IENNPPL	OBPPLL	QBPL	QBPPPL	VCPPPL	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
2	Adjustment:																
	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	(4.34)	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	(35.12)	(0.78)	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 shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debits 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 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	(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
7	Add/ (Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	• Proceeds from buy-backs/ capital reduction	(113.16)	(477.92)	4.77	(2.29)	(106.00)	(109.19)	(72.05)	74.09	86.64	(52.01)	26.96	-	22.40	(3.38)	0.24	(521.90)
	• Income tax (net of refund) and other taxes paid (as applicable)	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
	<b>Total Adjustments (B)</b>	<b>1,777.36</b>	<b>8,728.01</b>	<b>1,048.90</b>	<b>(155.01)</b>	<b>765.83</b>	<b>552.99</b>	<b>1,103.62</b>	<b>1,005.49</b>	<b>318.60</b>	<b>621.79</b>	<b>1,040.88</b>	<b>0.01</b>	<b>1,635.24</b>	<b>10.66</b>	<b>285.94</b>	<b>18,740.31</b>

\* 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 year 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.

\*\* EOPLL filed a composite scheme of arrangement (the "Scheme") pursuant to which EOPLL has demerged its commercial office business to EPTPL and merged the remaining business with MPPPL. 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 EOPLL (refer note 61).

- 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.

for S R Batliboi & Associates LLP  
Chartered Accountants  
ICAI Firms registration number: 101049W/ES000004

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ADARSH RANKA  
Date: 2022.04.28  
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per Adarsh Ranka  
Partner  
Membership number: 209567  
Place: Bengaluru  
Date: 28 April 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)

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TUHIN ARVIND  
Date: 2022.04.28  
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TUHIN ARVIND  
PARIKH  
Tuhin Parikh  
Director  
DIN: 00544890  
Place: Mumbai  
Date: 28 April 2022

(all amounts in Rs. million unless otherwise stated)

#### 1. Organisation structure

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

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

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

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

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 61) for the Embassy Office Parks Group.	Embassy Office Parks REIT: 100% from 10 March 2021 EOPPL: Nil from 10 March 2021 (refer note 61)
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 61) Embassy Office Parks REIT: 20% EOPPL: Nil (80% upto 10 March 2021 refer note 61)
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 61).	Embassy Office Parks REIT: 100% from 10 March 2021 (refer note 61) 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 61) for the Embassy Office Parks Group.	Embassy Office Parks REIT: Nil [100% upto 10 March 2021, (refer note 61)]

(all amounts in Rs. million unless otherwise stated)

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 50). w.e.f. 1 April 2021, the entity is merged with VTPL (refer note 62).	Embassy Office Parks REIT: Nil [100% (upto 31 March 2021), (refer note 62)]
VTPL*	Development and leasing of commercial space and related interiors and maintenance of such assets "Embassy TechVillage" (ETV), located in Bangalore (refer note 50). w.e.f. 1 April 2021, EOVP is merged with VTPL (refer note 61).	EOVPL: 60% (upto 1 April 2021) Embassy Office Parks REIT: 100% [40% upto 1 April 2021, (refer note 62)]
SIPL*	Development and leasing of commercial space and related interiors and maintenance of such assets (ETV Block 9), located in Bangalore (refer note 50).	Embassy Office Parks REIT: 100%

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

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

Name of the SPV	Activities	Shareholding (in percentage)
GLSP	Development and leasing of office space and related interiors (Embassy Golfinks Business Park), located at Bangalore.	MPPL: 50% (from 10 March 2021, refer note 61) Kelachandra Holdings LLP (50%) EOPPL: Nil ( 50% upto 10 March 2021, refer note 61)

2. **Significant accounting policies**

2.1 **Basis of preparation of Consolidated Financial Statements**

The Consolidated Financial Information of the Embassy Office Parks Group comprises the Consolidated Balance Sheet and the Consolidated Statement of Net Assets at fair value as at 31 March 2022, the Consolidated Statement of Profit and Loss including other comprehensive income, the Consolidated Statement of Cash Flow, the Consolidated Statement of Changes in Unitholders' Equity, the Statement of Net Distributable Cashflows of Embassy REIT and each of the SPVs, the Consolidated Statement of Total Returns at fair value and a summary of significant accounting policies and other explanatory information for the year ended 31 March 2022. The 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 April 2022. The 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 as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 prescribed under Section 133 of the Companies Act, 2013 ('Ind AS'), read with relevant rules issued thereunder and other accounting principles generally accepted in India, to the extent not inconsistent with REIT Regulations.

On March 24, 2021, the Ministry of Corporate Affairs (MCA) through a notification, amended Schedule III of the Companies Act, 2013 and the amendments are applicable for financial periods commencing from 1 April 2021. The preparation of consolidated financial statements is after taking into consideration the effect of the amended Schedule III, to the extent relevant to the presentation requirements of Division II of Schedule III. The Group has also reclassified the previous year figures in accordance with the requirements applicable in the current year.

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

**Statement of compliance to Ind AS**

These Consolidated Financial Statements for the year ended 31 March 2022 are the financial statements of the Embassy Office Parks Group and have been prepared in accordance with Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 prescribed under Section 133 of the Companies Act, 2013 ('Ind AS'), 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 year ended 31 March 2021.

The 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 for the year ended 31 March 2022.

**Basis of Consolidation**

(i) **Subsidiaries**

The Embassy Office Parks Group consolidates entities which it owns or controls. The 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 Consolidated Financial Statements of the Embassy Office Parks Group are stated below:

- The Consolidated Financial Statements have been prepared using the principles of consolidation as per Ind AS 110 – Consolidated Financial Statements, to the extent applicable.
- Goodwill is recognised in the Consolidated Financial Statements at the excess of cost of investment over share of fair value of net assets acquired on the date of acquisition.
- The 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.
- 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

### 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 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 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 consolidated statement of profit and loss as incurred. The acquiree's identifiable assets, liabilities and contingent liabilities that meet the condition for recognition are recognised at their fair values at the acquisition date.

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

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

When the acquisition of subsidiaries represent a business combination, purchase consideration paid in excess of the fair value of net assets acquired is recognised as goodwill. Where the fair value of identifiable assets and liabilities exceed the cost of acquisition, after reassessing the fair values of the net assets and contingent liabilities, the excess is recognised as capital reserve.

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

### b) Basis of measurement

The 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 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 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 Consolidated Financial Statements - Note 2.1.

#### vii) Classification of Unitholders' funds - Note 19(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 the year ended 31 March 2022 is included in the following notes:

- i) Fair valuation and disclosures and impairment of non-financial assets being investment properties and property plant and equipment - The fair value of investment properties and property, plant and equipment are reviewed regularly by management with reference to independent property valuations and market conditions existing at half yearly basis. The independent valuers are independent appraisers with a recognised and relevant professional qualification and with recent experience in the location and category of the investment property being valued. Judgment is also applied in determining the extent and frequency of independent appraisals. 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 and expects the carrying amount of these assets as reflected in the balance sheet as at 31 March 2022 will be recovered. The management has also estimated the future cash flows with the possible effects that may result from the COVID-19 pandemic and does not foresee any adverse impact on realising its assets and in meeting its liabilities as and when they fall due. The impact of COVID-19 on the Group's financial statements may differ from that estimated as at the date of approval of these Consolidated Financial Statements.

### d) Current versus non-current classification

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

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

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

All other assets are classified as non-current.

**A liability is current when:**

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

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

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

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

## 2.2 Summary of significant accounting policies (continued)

### e) Measurement of fair values

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

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

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

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

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

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

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

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

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

### f) Investment properties

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

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

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

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

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

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

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

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

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

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

## 2.2 Summary of significant accounting policies (continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 2.2 Summary of significant accounting policies (continued)

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

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

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

### i) Inventory

#### *Stores and operating supplies*

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

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

### j) Impairment of non-financial assets

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

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

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

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

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

### k) Foreign currency transactions

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

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

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

### l) Financial instruments

#### i) Recognition and initial measurement

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

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

(all amounts in Rs. million unless otherwise stated)

## 2.2 Summary of significant accounting policies (continued)

### I) 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 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 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 follows:

#### *Commercial Offices segment:*

NOI for commercial offices is defined as Revenue from operations (which includes (i) facility rentals, (ii) maintenance services income, (iii) income from finance lease, and (iv) other operating income for Commercial Offices) less Direct operating expenses (which includes (i) Operating and maintenance expenses including common area maintenance expenses (ii) property taxes, (iii) rent, and (iv) insurance).

#### *Hospitality segment:*

NOI for hospitality segment is defined as Revenue from operations (which includes (i) room rentals, (ii) sale of food and beverages, (iii) other operating income for hospitality less Direct operating expenses (which includes (i) cost of materials consumed, (ii) employee benefits expenses, (iii) Operating and maintenance expenses excluding property management fees, and (iv) Other expenses).

#### *Other segment:*

NOI for other segments is defined as Revenue from operations (which includes income from generation of renewable energy) less Direct operating expenses (which includes (i) Operating and maintenance and (ii) Other expenses).

Certain income (such as interest, dividend and other income) and certain expenses (such as Other expenses excluding Direct operating expenses, depreciation, amortization, impairment and finance cost) are not specifically allocable to segments and accordingly these expenses are adjusted against the total income of the Embassy Office Parks Group.

## 2.2 Summary of significant accounting policies (continued)

### y) Cash and cash equivalents

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

### z) Distribution Policy:

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to the Unitholders not less than ninety percent of the net distributable cash flows ('NDCF') of Embassy Office Parks REIT and the current policy of the Manager is to comply with such requirement. The NDCF is calculated in accordance with the REIT Regulations and in the manner provided in the NDCF framework defined by the Manager. The Manager has made certain clarificatory amendments to the NDCF framework under the Distribution Policy to ensure that there is no ambiguity in computing the NDCF at Embassy REIT and SPV/Holdco level. The amended framework is approved by a special majority in the Unitholder's Meeting held on 8 July 2021 and is effective from 1 April 2021.

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

- not less than 90% of the NDCF of the SPVs are required to be distributed to the Embassy Office Parks REIT, in proportion to its shareholding in the SPV, subject to applicable provisions of the Companies Act, 2013.

- 100% of the cash flows received by the Holding Company from the underlying SPVs are required to be distributed to the Embassy Office Parks REIT, and not less than 90% of the NDCF generated by the Holding Company on its own shall be distributed to the Embassy Office Parks REIT, subject to applicable provisions of the Companies Act, 2013.

- The aforesaid net distributable cash flows are made available to Embassy Office Parks REIT in the form of (i) Interest paid on Shareholder Debt provided by Embassy Office Parks REIT to the SPV's/Holding Company, (ii) Principal repayment of Shareholder Debt, (iii) Dividend declared by the SPVs/Holding Company and received by Embassy Office Parks REIT and (iv) Proceeds from sale of any Embassy REIT assets.

Since Embassy Office Parks REIT endeavours to quarterly distributions, any shortfall as regards minimum quarterly distribution by the SPVs and Holding Company to Embassy Office Parks REIT, post interest paid on Shareholder Debt, Interim Dividend payments and Principal repayment of Shareholder Debt, would be done by declaring dividend, to the extent permitted under the Companies Act, 2013. Further, repayment of short-term construction debt given to SPVs, debt repayment of Series I NCD (including redemption premium) which was refinanced through debt, and interest on external debt paid and capitalised to development work in progress to the extent funded by debt, are not considered for NDCF computation.

### aa) Cash distribution to Unitholders

The Group recognises a liability to make cash distributions to Unitholders when the distribution is authorised and a legal obligation has been created. As per the REIT Regulations, a distribution is authorised when it is approved by the Board of Directors of the Manager. A corresponding amount is recognised directly in equity.

### ab) Consolidated Statement of Cash flows

Consolidated Cash flows are reported using the indirect method, whereby Profit/ (loss) before share of profit of equity accounted investees and tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments. The cash flows from operating, investing and financing activities of the Embassy Office Parks Group are segregated.

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

### ac) Earnings per unit

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

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

### ad) Earnings before finance costs, depreciation, amortisation, impairment loss and tax

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

### ae) Statement of net assets at fair value

The disclosure of Statement of Net Assets at Fair value comprises of the fair values of the properties held by Asset SPVs and the HoldCo as well as book values of the total liabilities and other assets of all SPVs consolidated. The fair value of the property held by Asset SPVs and HoldCo are reviewed semi-annually by the independent property valuer taking into consideration market conditions existing at the reporting date, and other generally accepted market practices. The independent valuer is leading independent appraiser with a recognised and relevant professional qualification and experience.

**af) Recent pronouncements**

*New and amended standards*

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

There were several amendments to standards and interpretations which are applicable for the first time for the year ended 31 March 2022, but either the same are not relevant or do not have an impact on the consolidated financial statements of the Group. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

*Amendment to Ind AS 103*

The amendment states that to qualify for recognition as part of applying the acquisition method, the identifiable assets acquired and liabilities assumed must meet the definitions of assets and liabilities in the Framework for the Preparation and Presentation of Financial Statements in accordance with Indian Accounting Standards issued by the Institute of Chartered Accountants of India at the acquisition date. Therefore, the acquirer does not recognise those costs as part of applying the acquisition method. Instead, the acquirer recognises those costs in its post-combination financial statements in accordance with other Ind AS.

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

*Amendment to Ind AS 105, Ind AS 16 and Ind AS 28*

The definition of "Recoverable amount" is amended such that the words "the higher of an asset's fair value less costs to sell and its value in use" are replaced with "higher of an asset's fair value less costs of disposal and its value in use". The consequential amendments are made in Ind AS 105, Ind AS 16 and Ind AS 28.

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

Several other amendments apply for the first time for the year ended 31 March 2022, but they do not have an impact on the consolidated financial statements of the Group.

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3 Property, plant and equipment

Reconciliation of carrying amounts for the year ended 31 March 2022

Particulars	Land-freehold (refer note i)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Computers	Operating supplies	Vehicles	Total
<b>Gross block</b>										
As at 1 April 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 year	5.84	5,854.05	602.32	801.89	1,313.53	24.96	17.18	255.78	17.40	8,892.95
Disposals	-	(14.50)	(0.56)	-	-	(0.10)	(0.10)	-	-	(15.26)
As at 31 March 2022	8,851.84	12,907.43	7,983.78	1,288.10	1,771.43	44.44	37.45	266.61	62.71	33,213.79
<b>Accumulated depreciation and impairment</b>										
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 year	-	129.82	430.99	88.31	53.42	1.86	2.83	0.22	4.63	712.08
Disposals	-	(1.69)	(0.29)	-	-	(0.07)	(0.10)	-	-	(2.15)
As at 31 March 2022	156.94	958.65	1,357.22	271.65	174.37	16.93	15.01	11.05	16.86	2,978.68
<b>Carrying amount (net)</b>										
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 March 2022	8,694.90	11,948.78	6,626.56	1,016.45	1,597.06	27.51	22.44	255.56	45.85	30,235.11

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

Notes:

- The solar plant has been constructed on 465.77 acres of land, of which title for 424.50 acres is registered in name of the group and balance 41.24 acres is in the process of registration.
- Accumulated Depreciation as at 31 March 2022 includes impairment loss of Rs. 886.18 million (31 March 2021: Rs. 886.18 million).
- Refer Note 6 for disclosure on impairment.
- Refer Note 21 for information on charge created by the group on its property, plant and equipment.
- Refer Note 45 for disclosure of contractual commitments for the acquisition of property, plant and equipment.
- The amount of borrowing cost capitalised during the year is Rs. 433.05 million (31 March 2021: Rs. 249.34 million) at a capitalisation rate which is the SPV specific Weighted Average Borrowing Cost (WABC).

4 Capital work-in-progress

Particulars	As at 31 March 2022	As at 31 March 2021
MPPPL - Hilton Hotels*	-	4,509.34
UPPL	18.27	-
VTPPL - Hilton Hotels**	306.53	230.13
<b>Total</b>	<b>324.80</b>	<b>4,739.47</b>

\*forms part of MPPPL CGU

\*\*forms part of ETV assets CGU

i Capital work-in-progress ageing schedule:

Status as at 31 March 2022	Amount in CWIP for a period of			Total
	Less than 1 year	1 - 2 years	2 - 3 years	
Projects in progress	93.94	71.29	115.89	324.80
Projects temporarily suspended	-	-	-	-
<b>Status as at 31 March 2021</b>	<b>Less than 1 year</b>	<b>1 - 2 years</b>	<b>2 - 3 years</b>	<b>Total</b>
Projects in progress	2,311.87	1,124.64	1,168.37	4,739.47
Projects temporarily suspended	-	-	-	-

- As on 31 March 2022 and 31 March 2021, there are no capital work-in-progress projects whose completion is overdue or has exceeded the cost, based on original approved plan.

5 Investment property  
Reconciliation of carrying amounts for the year ended 31 March 2022

Particulars	Land-freehold	Land-leasehold (refer notes)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Vehicle	Computer	Total
<b>Gross block</b>										
As at 1 April 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 year	5.49	238.91	9,872.06	2,307.64	225.57	818.20	2.00	-	0.04	13,469.91
Disposals	-	-	(1.20)	(0.20)	(13.99)	(0.48)	-	-	-	(15.87)
As at 31 March 2022	126,552.98	28,609.55	117,631.83	15,403.43	1,970.61	4,242.72	65.74	5.31	12.04	294,494.21
<b>Accumulated depreciation and impairment</b>										
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 year	-	361.02	2,771.66	1,387.45	288.36	461.72	11.44	1.27	1.08	5,284.00
Disposals	-	-	-	(0.20)	(6.08)	(0.15)	-	-	-	(6.43)
As at 31 March 2022	12.80	1,205.68	7,133.46	3,421.11	873.67	1,276.71	39.03	5.31	4.21	13,971.98
<b>Carrying amount (net)</b>										
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 March 2022	126,540.18	27,403.87	110,498.37	11,982.32	1,096.94	2,966.01	26.71	-	7.83	280,522.23

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

Notes:

- 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 61).
- OBPPL:** The leasehold land for Embassy Oxygen is taken from New Okhla Industrial Development Authority (NOIDA) on a lease for a period of 90 years. The lease expires in September 2097.
- ETPL:** The leasehold land for First International Financial Centre is taken from Mumbai Mahanagar Regional Development Authority (MMRDA) on a lease for a period of 80 years. The lease expires in June 2088.
- 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.
- QBPL:** The leasehold land for Embassy Quadron is taken from MIDC for a lease term of 95 years. The lease expires in October 2100. As per the lease agreement the Company can renew the lease for a further period of 95 years.
- VTPL:** VTPL had earlier entered into lease-cum sale agreement for the land located in Embassy Tech Village with Karnataka Industrial Area Development Board (KIADB) for a period of 20 years commencing from 16 June 2006. As per the lease agreement KIADB shall sell the land to VTPL at any time during the tenure of the lease or on expiry of the lease period, if VTPL has performed all the conditions contained in the agreement and committed no breach thereof. VTPL had converted the leasehold land measuring 81.39 acres into a freehold land as per the sale deed entered with KIADB on 12 February 2018. Further, 1 acre and 37 guntas leasehold land is yet to be registered and is classified as a leasehold land and no depreciation has been charged on the same.
- Investment property comprises of commercial buildings and other assets forming part of the buildings, that is leased to third parties. The license agreement entered into with tenants may or may not contain an initial non-cancellable period. Subsequent renewals of these license agreements are negotiated with the tenants and historically the average renewal period ranges between three and five years.
- The investment property have been leased out to lessees / held for lease on operating lease basis.
- The plant and machinery and furniture and fixtures are physically attached to the buildings and form an integral part thereof, hence they are considered as investment property.
- The amount of borrowing cost capitalised during the year is Rs.806.23 million (31 March 2021: Rs.184.43 million) at a capitalisation rate which is the SPV specific Weighted Average Borrowing Cost (WABC).
- In accordance with Ind AS 116- Leases, investment property includes Right-of-Use (ROU) asset of Rs.300.26 million (31 March 2021: Rs.304.21 million) which is recorded under Land Leasehold. The corresponding lease liability amounting to Rs.347.99 million (31 March 2021: Rs.334.87 million) is recorded as a financial liability.

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**5 Investment property (continued)**

- xii. Accumulated Depreciation as at 31 March 2022 includes impairment loss of Rs.31.71 million (31 March 2021: Rs.31.71 million).  
xiii. Refer Note 6 for disclosure on impairment.  
xiv. Amount recognised in statement of profit and loss for investment properties:

Particulars	For the year ended	
	31 March 2022	31 March 2021
Rental income	27,512.07	21,823.48
Less: Direct operating expenses arising from investment property that generated rental income during the year	(2,760.78)	(1,760.36)
Less: Direct operating expenses arising from investment property that did not generate rental income during the year	(1,100.69)	(817.47)
Less: Depreciation and amortisation expense	(7,101.26)	(4,877.39)
<b>Profit arising from investment properties before indirect expenses</b>	<b>16,549.34</b>	<b>14,368.26</b>

- xv. Refer Note 21 for information on charge created by the group on its investment property.  
xvi. Refer Note 45 for disclosure of contractual commitments for the acquisition of property, plant and equipment.  
xvii. Refer Note 52 for disclosure of assets acquired under lease.  
xviii. **Fair value disclosures:**

Particulars	Amount
Fair value as at 31 March 2022	387,160.00
Fair value as at 31 March 2021	352,882.01

The fair value of investment property as at 31 March 2022 and 31 March 2021 has been determined by iVAS Partners, independent external registered 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.

The fair value measurement for all of the investment property has been categorized as a Level 3 fair value based on the inputs to the valuation technique used. The valuers have followed a Discounted Cash Flow method. The valuation model considers the present value of net cash flows to be generated from the respective properties, taking into account the expected rental growth rate, vacancy period, occupancy rate, average room rent, lease incentive costs and blended tariff rates. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality and lease terms, seasonality in sustaining a stable average room rent and occupancy for the hotels.

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**6 Goodwill [refer note 2.1(b) and 50 B]  
As at 31 March 2022**

SPV	Goodwill as at 1 April 2021	Consideration transferred for business combination during the year	Fair value of net assets of business combination during the year/ adjustments	Goodwill on acquisitions during the year	Impairment loss for the year	Net carrying value as at 31 March 2022
MPPL	21,466.58	-	-	-	-	21,466.58
EPTPL	1,027.18	-	-	-	-	1,027.18
EEPL	703.52	-	-	-	-	703.52
UPPL	131.89	-	-	-	-	131.89
ETPL	2,899.23	-	-	-	-	2,899.23
GSPL	1,962.11	-	-	-	-	1,962.11
IENMPL	6,071.57	-	-	-	-	6,071.57
OBPPL	6,529.49	-	-	-	-	6,529.49
QBPPL	1,596.82	-	-	-	-	1,596.82
QBPL	3,198.66	-	-	-	-	3,198.66
VCPPPL	4,265.12	-	-	-	-	4,265.12
ETV assets (refer note 50B)	14,094.07	-	99.11	-	-	14,193.18
	<b>63,946.24</b>	<b>-</b>	<b>99.11</b>	<b>-</b>	<b>-</b>	<b>64,045.35</b>

**As at 31 March 2021**

SPV	Goodwill as at 1 April 2020	Consideration transferred for business combination	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 (refer note 61)	21,466.58	-	-	-	-	21,466.58
EPTPL (refer note 61)	1,027.18	-	-	-	-	1,027.18
EEPL (refer note 61)	703.52	-	-	-	-	703.52
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
VCPPPL	4,265.12	-	-	-	-	4,265.12
ETV assets (refer note 50B)	-	57,565.47	43,471.40	14,094.07	-	14,094.07
	<b>50,289.37</b>	<b>57,565.47</b>	<b>43,471.40</b>	<b>14,094.07</b>	<b>437.20</b>	<b>63,946.24</b>

**Impairment testing for goodwill**

Goodwill acquired through business combinations has been allocated to the Cash Generating Units ('CGU') as below for impairment testing: (Each SPV has been considered to be an independent CGU except QBPL and MPPL). Goodwill pertaining to QBPL has been further allocated to commercial CGU forming part of commercial segment and hotel CGU forming part of hospitality segment. Similarly, goodwill pertaining to MPPL has been further allocated to commercial CGU forming part of commercial segment and hotel CGU forming part of hospitality segment. Goodwill pertaining to ETV assets has been considered as a single CGU as all the ETV assets have a similar risk and return profile).

CGU	As at 31 March 2022			As at 31 March 2021		
	Carrying amount of the CGU prior to impairment *	Recoverable amount	Impairment Loss	Carrying amount of the CGU prior to impairment *	Recoverable amount	Impairment Loss
<b>Commercial</b>						
MPPL	110,281.07	174,899.02	-	131,978.44	189,313.22	-
EPTPL (refer note 61)	16,998.45	19,419.27	-	17,475.97	21,950.89	-
ETPL	12,363.55	13,622.88	-	13,214.69	14,191.67	-
GSPL	6,584.40	8,934.69	-	6,703.68	8,713.69	-
IENMPL	16,574.27	17,224.12	-	16,626.87	17,580.98	-
OBPPL	18,935.96	22,580.27	-	19,034.16	22,481.69	-
QBPPL	8,565.55	9,938.06	-	8,589.42	10,393.53	-
QBPL - Embassy Quadron	11,245.89	14,161.22	-	12,425.62	14,090.00	-
QBPL - Embassy One	4,402.09	4,678.00	-	4,698.33	4,331.97	366.36
VCPPPL	15,270.40	17,429.34	-	15,482.80	16,449.56	-
ETV assets (refer note 50)	79,594.54	97,929.51	-	81,935.45	91,923.58	-
<b>Hospitality</b>						
QBPL - Hotel	7,193.94	7,937.50	-	7,294.64	7,364.53	-
MPPL - Hotel	7,863.36	8,257.52	-	-	-	-
UPPL	3,534.28	3,963.67	-	3,644.40	3,573.56	70.84
<b>Others</b>						
EEPL	8,496.28	8,825.68	-	9,077.50	9,278.47	-
	<b>327,904.04</b>	<b>429,800.75</b>	<b>-</b>	<b>348,181.97</b>	<b>431,637.34</b>	<b>437.20</b>

\* The carrying amount also includes carrying value of intangibles with indefinite useful life amounting to Rs.3,641.88 million as at 31 March 2022 (31 March 2021: Rs.3,641.88 million). Accordingly, the disclosures given in this note also covers the impairment testing relating to intangibles with indefinite useful lives.

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(all amounts in Rs. million unless otherwise stated)

6 Goodwill (continued)

During the year, management has estimated the recoverable amount of the CGUs based on a valuation determined by iVAS Partners, independent external registered 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. The fair value measurement is a level 3 measurement on the fair value hierarchy. The valuation was done in accordance with discounted cash flow method.

As a result of the annual fair valuation, an impairment loss of Rs.Nil (31 March 2021: Rs.437.20 million) is recognized in the Statement of Profit and Loss against Goodwill, an impairment loss of Rs.Nil (31 March 2021: Rs.520.05 million) is recognized in the Statement of Profit and Loss against property, plant and equipment and an impairment loss of Rs.Nil (31 March 2021: Rs.31.71 million) is recognized in the Statement of Profit and Loss against investment property totalling to Rs.Nil (31 March 2021: Rs.988.96 million) as impairment loss. During the previous year, impairment loss majorly related 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 in the previous year arose in these CGUs due to slower ramp up of room occupancy, slower than anticipated lease-up coupled with the economic conditions due to Covid-19 pandemic. The annual impairment test performed considers the 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.

The recoverable amount was based on value in use calculation and was determined at the level of the CGUs. These calculations use cash flow projections over a defined period. Discount rate is based on the Weighted Average Cost of Capital (WACC) of the entity. In determining value in use for the CGUs, the key assumptions used are as follows:

CGU	As at 31 March 2022			As at 31 March 2021		
	Discount rate - completed projects	Discount rate - under construction projects	Capitalization rate	Discount rate - completed projects	Discount rate - under construction projects	Capitalization rate
<b>Commercial</b>						
MPPL	11.70%	13.00%	8.00%	11.70%	13.00%	8.00%
EPTPL (refer note 61)	11.70%	13.00%	8.25%	11.70%	13.00%	8.25%
ETPL	11.70%	NA	7.75%	11.70%	NA	7.75%
GSPL	11.70%	NA	8.25%	11.70%	NA	8.25%
IENMPL	11.70%	NA	7.50%	11.70%	NA	7.50%
OBPPL	11.70%	13.00%	8.25%	11.70%	13.00%	8.25%
QBPL	11.70%	NA	8.25%	11.70%	NA	8.25%
QBPL - Embassy Quadron	11.70%	NA	8.25%	11.70%	NA	8.25%
QBPL - Embassy One	11.70%	NA	7.50%	11.70%	NA	7.50%
VCPPL	11.70%	NA	8.00%	11.70%	NA	8.00%
ETV assets (refer note 50B)	11.70%	13.00%	8.00%	11.70%	13.00%	8.00%
<b>Hospitality</b>						
UPPL	12.38%	NA	14.0x of EBITDA	12.38%	NA	14.0x of EBITDA
QBPL - Hotel	12.38%	NA	14.0x of EBITDA	12.38%	NA	14.0x of EBITDA
MPPL - Hotel	12.38%	NA	14.0x of EBITDA	NA	13.60%	14.0x of EBITDA
ETV - Hotel	NA	13.60%	14.0x of EBITDA	NA	13.60%	14.0x of EBITDA
<b>Others</b>						
EEPL	11.70%	NA	NA	13.50%	NA	NA

The recoverable amount of the CGUs exceeds the carrying amount of the CGUs by Rs.101,896.71 million (31 March 2021: Rs.83,892.57 million). Following change in discount rate and capitalization rate (taken individually, assuming all other assumptions remain the same) would cause the recoverable amount of the identified CGUs to be equal to the carrying amount of the CGU.

CGU	As at 31 March 2022			As at 31 March 2021		
	Discount rate - completed projects	Discount rate - under construction projects	Capitalization rate	Discount rate - completed projects	Discount rate - under construction projects	Capitalization rate
<b>Commercial</b>						
MPPL	15.85%	17.90%	14.45%	14.39%	16.20%	13.75%
EPTPL (refer note 61)	14.62%	15.99%	9.59%	12.63%	14.15%	9.95%
ETPL	12.55%	NA	8.50%	12.61%	NA	8.00%
GSPL	15.06%	NA	10.00%	14.97%	NA	9.75%
IENMPL	12.29%	NA	8.10%	12.06%	NA	8.00%
OBPPL	13.20%	15.20%	9.00%	13.51%	15.20%	8.75%
QBPL	13.22%	NA	9.50%	13.65%	NA	9.75%
QBPL - Embassy Quadron	14.83%	NA	9.70%	13.45%	NA	8.75%
QBPL - Embassy One **	12.00%	NA	8.00%	NA	NA	NA
VCPPL	12.93%	NA	9.00%	11.93%	NA	8.75%
ETV assets (refer note 50B)	13.32%	14.50%	9.10%	12.26%	13.60%	9.00%
<b>Hospitality</b>						
UPPL **	13.87%	NA	11.52x of EBITDA	NA	NA	NA
QBPL - Hotel **	13.78%	NA	11.68x of EBITDA	NA	NA	NA
MPPL - Hotel	12.93%	NA	13.08x of EBITDA	NA	15.91%	NA
ETV - Hotel	NA	13.68%	NA	NA	13.22%	NA
<b>Others</b>						
EEPL	12.44%	NA	NA	14.71%	NA	NA

\*\* Sensitivity analysis for the previous year is not disclosed since the carrying value and the recoverable amount are equal.

**7 Other intangible assets**

**Reconciliation of carrying amounts for the year ended 31 March 2022**

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 year	-	-	-	21.91	21.91
As at 31 March 2022	9,826.91	3,348.00	3,641.88	57.82	16,874.61
<b>Accumulated amortisation</b>					
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 year	1,817.26	145.57	-	5.72	1,968.55
As at 31 March 2022	2,429.39	436.70	-	30.52	2,896.61
<b>Carrying amount (net)</b>					
As at 31 March 2021	9,214.78	3,056.87	3,641.88	11.11	15,924.64
As at 31 March 2022	7,397.52	2,911.30	3,641.88	27.30	13,978.00

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

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(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 March 2022	As at 31 March 2021
<b>Base build</b>			
S IPL	Block 9	-	3,794.98
VTPL	Block 8	933.51	429.47
EPTPL	Hudson block and Ganges block	2,878.05	816.34
OBPL	Tower 1	1,513.82	619.44
<b>Infrastructure and Upgrade Projects</b>			
MPPL	Flyover	-	1,311.14
MPPL	Master plan upgrade	681.36	1,091.40
EPTPL	Master plan upgrade	646.08	500.46
QBPL	Master plan upgrade	46.55	311.96
Multiple	Various	80.61	93.60
		<b>6,779.98</b>	<b>8,968.79</b>

#### Notes:

#### i. Investment property under development ageing schedule:

Status as at 31 March 2022	Amount in IPUD for a period of				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Projects in progress	5,074.91	1,087.18	402.82	215.07	6,779.98
Projects temporarily suspended	-	-	-	-	-

#### Investment property under development ageing schedule:

Status as at 31 March 2021	Amount in IPUD for a period of				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Projects in progress	5,754.70	2,532.96	435.69	245.44	8,968.79
Projects temporarily suspended	-	-	-	-	-

ii. As on 31 March 2022 and 31 March 2021, there are no IPUD projects whose completion is overdue or has exceeded the cost, based on original approved plan.

### 9 Equity accounted investee

Particulars	As at 31 March 2022	As at 31 March 2021
<b>Investment in joint venture</b>		
Golflinks Software Park Private Limited	23,634.69	24,118.57
10,000 (31 March 2021: 10,000) equity share of Rs 10 each, fully paid up		
	<b>23,634.69</b>	<b>24,118.57</b>
Goodwill on acquisition included as a part of carrying cost	10,449.36	10,449.36
	<b>As at 31 March 2022</b>	<b>As at 31 March 2021</b>
Percentage ownership interest	50%	50%
Fair value of net assets on Purchase Price Allocation	26,247.74	26,247.74
Embassy Office Parks Group's share of net assets (50%)	13,123.87	13,123.87
Carrying amount of interest (including goodwill)	23,634.69	24,118.57

#### 10 Other non-current financial assets

Particulars	As at	As at
	31 March 2022	31 March 2021
<b>Unsecured, considered good</b>		
Bank deposits with more than 12 months maturity*	310.39	846.16
Unbilled revenue	784.82	832.37
Security deposits		
- related party (refer note 49)	-	4.30
- others	889.49	830.88
Receivable under finance lease	796.66	1,246.09
Receivable for sale of co-developer rights	-	1,080.00
	<b>2,781.36</b>	<b>4,839.80</b>
* Includes fixed deposits held as lien against debt taken and margin money for bank guarantee	310.39	846.16

#### 11 Non-current tax assets (net)

Particulars	As at	As at
	31 March 2022	31 March 2021
Advance tax, net of provision for tax	814.99	1,095.27
	<b>814.99</b>	<b>1,095.27</b>

#### 12 Other non-current assets

Particulars	As at	As at
	31 March 2022	31 March 2021
<b>Unsecured, considered good</b>		
Advance paid for co-development of property, including development rights on land (refer note 49 and 60)	15,777.90	13,863.03
Other capital advances		
- related party (refer note 49)	223.73	274.23
- others	2,022.43	3,294.28
Balances with government authorities	193.78	189.97
Paid under protest to government authorities (refer note 45)	716.30	702.44
Prepayments	67.23	59.67
	<b>19,001.37</b>	<b>18,383.62</b>

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

Particulars	As at	As at
	31 March 2022	31 March 2021
Stock of consumables	11.09	10.80
	<b>11.09</b>	<b>10.80</b>

#### 14 Trade receivables ^

Particulars	As at	As at
	31 March 2022	31 March 2021
<b>Unsecured</b>		
Considered good *	605.81	473.16
Credit impaired	6.60	56.21
<b>Less: Allowances for impairment losses</b>	<b>(6.60)</b>	<b>(56.21)</b>
	<b>605.81</b>	<b>473.16</b>

\*Includes trade receivables from related parties amounting to Rs.523.36 million (31 March 2021: Rs.327.53 million) (refer note 49).

^ refer note 46 for ageing schedule based on requirements of Schedule III.

#### 15A Cash and cash equivalents

Particulars	As at	
	31 March 2022	31 March 2021
Cash on hand	0.74	0.69
Balances with banks		
- in current accounts*	5,821.18	9,068.79
- in escrow accounts		
- Balances with banks for unclaimed distributions	2.94	2.00
- Others^	51.06	103.30
- in deposit accounts with original maturity of less than three months	8.57	-
	<b>5,884.49</b>	<b>9,174.78</b>

\* Balance in current accounts includes cheques on hand as at 31 March 2022 amounting to Rs.539.98 million (31 March 2021: Rs.763.77 million).

^ Includes unspent Corporate Social Responsibility (CSR) balances amounting to Rs.30.82 million (31 March 2021: Rs.38.56 million) which has been deposited in separate escrow accounts.

#### 15B Other bank balances

Particulars	As at	
	31 March 2022	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*	231.50	253.75
	<b>231.50</b>	<b>253.75</b>
*Deposit for availing letter of credit facilities	231.50	253.75

#### 16 Other current financial assets

Particulars	As at	
	31 March 2022	31 March 2021
<i>Unsecured, considered good</i>		
Interest accrued but not due		
- on fixed deposits	0.88	0.50
- on statutory deposits	16.10	21.49
- on others	2.01	4.61
Security deposits	0.53	1.03
Unbilled revenue (refer note 49)	431.78	443.03
Unbilled maintenance charges	238.28	224.61
Receivable under finance lease	446.94	427.74
Receivable for rental support from a related party (refer note 49)	-	1,108.78
Receivable for sale of co-developer rights	482.92	1,632.97
Other receivables		
- related parties (refer note 49)	620.97	185.99
- others	0.40	6.63
	<b>2,240.81</b>	<b>4,057.38</b>

#### 17 Current tax assets (net)

Particulars	As at	
	31 March 2022	31 March 2021
Advance tax, net of provision for tax	307.19	-
	<b>307.19</b>	<b>-</b>

#### 18 Other current assets

Particulars	As at	
	31 March 2022	31 March 2021
<i>Unsecured, considered good</i>		
Advance for supply of goods and rendering of services		
- to related parties (refer note 49)	74.43	2.67
- to others	22.37	21.68
Balances with government authorities	180.51	237.71
Prepayments	189.63	123.18
Other advances	3.78	10.10
	<b>470.72</b>	<b>395.34</b>

(all amounts in Rs. million unless otherwise stated)

#### 19 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)
<b>Closing balance as at 31 March 2021</b>	<b>947.90</b>	<b>288,262.11</b>
As at 1 April 2021	947.90	288,262.11
Changes during the year	-	-
<b>Closing balance as at 31 March 2022</b>	<b>947.90</b>	<b>288,262.11</b>

#### Note:

During the previous year ended 31 March 2021 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 March 2022		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 March 2022.

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.

#### (d) Unitholding of sponsor group:

Sponsor	Units held by sponsor group				% Change during the year ended 31 March 2022
	No. of units as at 31 March 2022	% of total shares as at 31 March 2022	No. of units as at 1 April 2021	% of total shares as at 1 April 2021	
Embassy Property Developments Private Limited	115,484,802	12.18%	115,484,802	12.18%	-
BRE Mauritius Investments (Co-sponsor including co-sponsor group) (refer note 49)	300,597,191	31.71%	357,597,188	37.73%	(6.02%)

#### 20 Other Equity\*

Particulars	As at	As at
	31 March 2022	31 March 2021
<b>Reserves and Surplus</b>		
Retained earnings	(29,395.21)	(17,331.44)
	<b>(29,395.21)</b>	<b>(17,331.44)</b>

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

#### Retained earnings

The cumulative gain or loss arising from the operations which is retained by the Embassy Office Parks REIT is recognized and accumulated under the heading of retained earnings. At the end of the year, the profit for the year including other comprehensive income is transferred from the Statement of Profit and Loss to the retained earnings account.

21 **Non-current Borrowings**

Particulars	As at 31 March 2022	As at 31 March 2021
<b>Secured</b>		
<b>Non-convertible debentures</b>		
Nil (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)	7,428.80	7,382.15
- Embassy REIT Series II NCD 2020 - Tranche B (refer note ii below)	7,462.25	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]		
	25,808.89	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]		
	2,975.64	-
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 2021 - Series A (refer note (v) below)	19,883.54	-
- Embassy REIT Series V NCD 2021 - Series B (refer note (vi) below)	10,932.21	-
<b>Term loans</b>		
- from banks (refer note viii)	45,751.36	22,701.75
- vehicle loans	-	2.50
<b>Unsecured</b>		
<b>Term loans</b>		
- from banks (refer note viii)	497.10	-
	<b>120,739.79</b>	<b>106,023.33</b>

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

(i) **Nil (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 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 I) 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.

(all amounts in Rs. million unless otherwise stated)

**21 Non-current Borrowings (continued)**

**(ii) 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 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) 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 EOVPPL 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.

## 21 Non-current Borrowings (continued)

### (iv) 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.

### (v) 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 (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.

### (vi) 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 (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.

**21 Non-current Borrowings (continued)****(vi) Redemption terms**

- Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
- These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on 18 October 2026.
- In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
- The issuer shall have the option of redeeming all or part of the Series 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) Disclosure required under SEBI circular SEBI/HO/DDHS/DDHS/CIR/P/2018/71 dated 13 April 2018**

- Details of non-convertible debentures are as follows:-

Particulars	Secured/ Unsecured	Previous due date		Next due date	
		Principal	Interest	Principal	Interest
Embassy REIT Series II NCD 2020	Secured	-	31 March 2022	9 October 2023	30 June 2022
Embassy REIT Series III NCD 2021	Secured	-	31 March 2022	15 February 2024	30 June 2022
Embassy REIT Series IV NCD 2021	Secured	-	31 March 2022	7 September 2026	30 June 2022
Embassy REIT Series V NCD 2021 (Series A)	Secured	-	31 March 2022	18 October 2024	30 June 2022
Embassy REIT Series V NCD 2021 (Series B)	Secured	-	31 March 2022	18 October 2026	30 June 2022

- Rating agency CRISIL has assigned a rating of "CRISIL AAA/Stable" to all the above NCDs.
- Other requirements as per Guidelines for issuance of debt securities by Real Estate Investment Trusts (REITs)

Particulars	As at 31 March 2022	As at 31 March 2021
Asset cover ratio (refer a below)**	24.51%	22.79%
Debt - equity ratio (refer b below)	0.47	0.39
Debt - service coverage ratio (refer c below)	3.09	3.19
Interest-service coverage ratio (refer d below)	3.15	3.26
Net worth (refer e below)	258,866.90	270,930.67

Formulae for computation of ratios are as follows basis consolidated financial statements:-

- Asset cover ratio = Total borrowings\*/ Gross asset value as computed by independent valuers
- Debt equity ratio = Total borrowings\*/ Unitholders' Equity\*
- Debt Service Coverage Ratio = Earnings before Finance costs, Depreciation, Amortisation, Impairment Loss and Tax / [Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability) + Principal repayments made during the year to the extent not refinanced]
- Interest Service Coverage Ratio = Earnings before Finance costs, Depreciation, Amortisation, Impairment Loss and Tax / Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability)
- Net worth = Unit capital + Other equity

\* Total borrowings = Long-term borrowings + Short-term borrowings

Unitholder's Equity = Unit Capital + Other equity

\*\*Also in line with regulation 54 of SEBI Listing and Disclosure Regulations (LODR), 2015 as amended.

**(viii) (a) Lender 1 [balance as at 31 March 2022: Rs.3,724.44 million (31 March 2021: Rs.1,725.80 million)]**

- First ranking mortgage over leasehold rights of 6.63 acres of Block M3 land and building being constructed thereon situated at Embassy Manyata Bengaluru.
- First ranking mortgage over 1.77 acres of Block F1 land and any future construction thereon situated at Embassy Manyata Business Park.
- Debt service reserve account to be maintained equal to three months interest on outstanding loan.
- Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	As at 31 March 2022	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 7.95% p.a.	3,726.20	1,725.80

**(b) Lender 2 [balance as at 31 March 2022: Rs.4,669.52 million (31 March 2021: Nil)]**

- Exclusive charge on mortgage of undivided share of land and building thereon (Office Tower – 1 and Office Tower -2 at NXT Block) situated at Front Parcel of Embassy Manyata, Bengaluru.
- Exclusive charge over the entire lease rental receivables from tenants, security deposits payable and current assets pertaining to buildings (Office Tower – 1 and Office Tower -2 at NXT Block) situated at Embassy Manyata, Bengaluru.
- Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement of the Borrower.
- Debt service reserve account to be maintained equal to three months debt servicing requirement on the outstanding amount under the Facility.

Repayment and interest terms	As at 31 March 2022	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.	4,669.52	-

**21 Non-current Borrowings (continued)**

**(c) Lender 3 [balance as at 31 March 2022: Rs.4,913.42 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 March 2022	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.	4,913.42	-

**(d) Lender 4 [balance as at 31 March 2022: 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 March 2022	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% p.a. The loan has been foreclosed in the month of June 2021.	-	5,180.28

**(e) Lender 5 and 6 [balance as at 31 March 2022: Rs.14,948.42 million (31 March 2021: Rs.14,648.63 million)]**

1. First pari passu charge on mortgage on the underlying parcel 5 land and buildings and blocks thereon measuring to 2.43 million square feet at Embassy Tech Village, Bengaluru.
2. First charge by way of hypothecation of the receivables of the above Buildings of Embassy Tech Village, Bengaluru.
3. A debt service reserve account with 1 months equivalent of ensuing repayment obligations in form of interest bearing deposit

Name of the lender	Repayment and interest terms	As at 31 March 2022	As at 31 March 2021
Lender 5	Repayable in structured monthly instalments with no moratorium, interest rate of lender's 3M T-Bill rate + applicable spread, currently 6.45% p.a.  Repayable as bullet payment on 29 October 2025. The loan carries an interest rate of lender's 3M T-Bill rate + applicable spread, currently 6.45% p.a.	7,404.34  145.12	7,198.66  -
Lender 6	Repayable in structured monthly instalments with no moratorium, interest rate of 3 months T-Bill rate + applicable spread, currently 6.63% p.a.	7,398.97	7,449.97

**(f) Lender 7 [balance as at 31 March 2022: Rs.946.92 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 March 2022	As at 31 March 2021
Repayable in 4 quarterly instalments after moratorium of 4 quarters from date of drawdown. The debt carries interest of 1 Year MCLR + spread of NIL, currently 7.25% p.a.	946.92	94.01

**(g) Lender 8 [balance as at 31 March 2022: 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 Tech Village, 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 March 2022	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% p.a. The loan has been foreclosed in the month of September 2021.	-	1,178.21

(all amounts in Rs. million unless otherwise stated)

**21 Non-current Borrowings (continued)**

**(h) Lender 9 [balance as at 31 March 2022: Rs.1,866.69 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 March 2022	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.	1,866.69	-

**(i) Lender 10 [balance as at 31 March 2022: Rs.14,953.18 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 March 2022	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 + applicable spread, currently 6.90% p.a.	14,951.41	-

**(j) Lender 11 [balance as at 31 March 2022: Rs.497.10 million (31 March 2021: Nil)]**

1. Unsecured loan

Repayment and interest terms	As at 31 March 2022	As at 31 March 2021
Repayable by way of a single bullet repayment at the end of 48th month from date of first disbursement i.e. 24 March 2026. The debt carries interest of 3 months T- Bill rate + applicable spread, currently 5.95% p.a.	300.39	-
Repayable by way of a single bullet repayment at the end of 48th month from date of first disbursement i.e. 9 February 2026. The debt carries interest of 3 months T- Bill rate + applicable spread, currently 5.95% p.a.	196.71	-

- (ix) Subsequent to the year ended 31 March 2022, the Trust issued 10,000 rupee denominated, listed, rated, secured, redeemable, transferrable, non-convertible debentures of face value Rs. 1 million per debenture, aggregating to Rs. 10,000 million on a private placement basis (NCD's). The tenure of the NCDs is 60 months from the deemed date of allotment of the NCDs, with its coupon rate at 7.35 % p.a. payable on a quarterly basis to the debenture holders

**(x) Changes in liabilities arising from financing activities**

Repayment and interest terms	As at 31 March 2022	As at 31 March 2021
<b>Opening financial liability</b>	<b>106,557.78</b>	<b>57,783.76</b>
<b>Cashflows:</b>		
Add: Acquired on business combination	-	42,140.75
Add: Proceeds from borrowings (net off issue expenses)	64,036.80	44,303.50
Less: Repayments of borrowings	(51,770.13)	(40,451.82)
Less: Interest paid	(6,420.61)	(3,698.75)
Less: Lease payments	(20.66)	(28.70)
<b>Non-cash adjustments:</b>		
Add: Finance cost (including capitalised interest)	8,978.32	6,509.04
<b>Closing financial liability</b>	<b>121,361.50</b>	<b>106,557.78</b>

- (x) There were no requirements of filing quarterly returns or statements of current assets with banks in respect of any loan.

<b>22</b>	<b>Other non-current financial liabilities</b>		
	<b>Particulars</b>	<b>As at 31 March 2022</b>	<b>As at 31 March 2021</b>
	Lease deposits (refer note 49)	3,126.11	4,155.40
	Capital creditors	368.50	279.65
		<b>3,494.61</b>	<b>4,435.05</b>
<b>23</b>	<b>Non-Current Provisions</b>		
	<b>Particulars</b>	<b>As at 31 March 2022</b>	<b>As at 31 March 2021</b>
	<b>Provision for employee benefits *</b>		
	gratuity	7.64	5.79
		<b>7.64</b>	<b>5.79</b>
	* refer note 51.		
<b>24</b>	<b>Deferred tax</b>		
	<b>Deferred tax Assets (net)</b>		
	<b>Particulars</b>	<b>As at 31 March 2022</b>	<b>As at 31 March 2021</b>
	Minimum Alternate Tax credit entitlement	-	5.05
	Deferred tax assets (net) (refer note 53)	89.30	43.79
		<b>89.30</b>	<b>48.84</b>
	<b>Deferred tax liabilities (net)</b>		
	<b>Particulars</b>	<b>As at 31 March 2022</b>	<b>As at 31 March 2021</b>
	Minimum Alternate Tax credit entitlement	(4,648.90)	(4,586.33)
	Deferred tax liabilities (net) (refer note 53)	56,394.34	57,882.76
		<b>51,745.44</b>	<b>53,296.43</b>
<b>25</b>	<b>Other non-current liabilities</b>		
	<b>Particulars</b>	<b>As at 31 March 2022</b>	<b>As at 31 March 2021</b>
	Deferred lease rental	541.92	666.38
	Advances from customers	18.89	18.88
		<b>560.81</b>	<b>685.26</b>
<b>26</b>	<b>Short-term borrowings</b>		
	<b>Particulars</b>	<b>As at 31 March 2022</b>	<b>As at 31 March 2021</b>
	<b>Current maturities of long-term debt</b>		
	<b>Secured</b>		
	Terms loans		
	- from banks and financial institutions (refer note 21)	273.73	139.58
	<b>Unsecured</b>		
	- debentures [refer note (i) below and note 49]	-	60.00
		<b>273.73</b>	<b>199.58</b>

- (i) In October 2020, pursuant to the Business Transfer Agreement with Embassy Services Private Limited (refer note 50) 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).

27	<b>Trade payables ^</b>		
		As at	As at
<b>Particulars</b>		<b>31 March 2022</b>	<b>31 March 2021</b>
	Trade payable		
	- total outstanding dues to micro and small enterprises (including related parties - refer note 49)	112.73	48.27
	- total outstanding dues of creditors other than micro and small enterprises		
	- to related parties (refer note 49)	68.81	139.46
	- to others	135.57	253.16
		<b>317.11</b>	<b>440.89</b>

^ refer Note 46 for ageing schedule based on requirements of Schedule III.

28	<b>Other current financial liabilities</b>		
		As at	As at
<b>Particulars</b>		<b>31 March 2022</b>	<b>31 March 2021</b>
	Security deposits		
	- related party (refer note 49)	80.00	80.00
	Lease deposits (refer note 49)	9,292.41	8,406.20
	Capital creditors		
	- to related party (refer note 49)	410.24	60.47
	- to others	3,101.11	2,423.50
	Unclaimed dividend	2.94	2.00
	Contingent consideration (refer note 49 and 50)	350.00	350.00
	Other liabilities		
	- to related party (refer note 49)	178.07	240.96
	- to others	748.49	954.77
		<b>14,163.26</b>	<b>12,517.90</b>

29	<b>Current provisions</b>		
		As at	As at
<b>Particulars</b>		<b>31 March 2022</b>	<b>31 March 2021</b>
	<b>Provision for employee benefits *</b>		
	- gratuity	0.27	0.03
	- compensated absences	5.97	1.86
		<b>6.24</b>	<b>1.89</b>

\* refer note 51.

30	<b>Other current liabilities</b>		
		As at	As at
<b>Particulars</b>		<b>31 March 2022</b>	<b>31 March 2021</b>
	Unearned income	21.52	65.50
	Advances received from customers (refer note 49)	480.06	520.53
	Advance compensation received from related party (refer note 49)	-	559.19
	Statutory dues	260.70	237.95
	Deferred lease rentals	410.28	488.96
	Other liabilities	182.60	-
		<b>1,355.16</b>	<b>1,872.13</b>

31	<b>Current tax liabilities (net)</b>		
		As at	As at
<b>Particulars</b>		<b>31 March 2022</b>	<b>31 March 2021</b>
	Provision for income-tax, net of advance tax	80.12	99.77
		<b>80.12</b>	<b>99.77</b>

(all amounts in Rs. million unless otherwise stated)

**32 Revenue from operations**

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
Facility rentals	22,162.32	18,475.61
Income from finance lease	183.83	51.33
Room rentals	288.37	99.08
Revenue from contracts with customers		
Maintenance services	4,429.19	2,547.77
Sale of food and beverages	281.99	118.86
Income from generation of renewable energy	1,504.98	1,548.26
Other operating income		
- hospitality	38.34	13.51
- others (refer note 60)	737.03	748.78
	<b>29,626.05</b>	<b>23,603.20</b>

**Note:**

**Contract balances**

Particulars	As at 31 March 2022	As at 31 March 2021
Trade receivables	605.81	473.16
Unbilled maintenance	238.28	224.61

Revenue recognised over a period of time	For the year ended 31 March 2022	For the year ended 31 March 2021
Maintenance services	4,429.19	2,547.77

**33 Interest income**

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
- on debentures (refer note 49)	-	7.29
- on fixed deposits	61.58	195.18
- on security deposits	16.81	4.82
- on other statutory deposits	10.15	15.42
- on income-tax refund	19.22	99.99
- others	792.05	648.50
	<b>899.81</b>	<b>971.20</b>

**34 Other income**

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
Liabilities no longer required written back [refer note 37 (i)]	128.84	4.68
Profit on sale of mutual funds	140.82	154.11
Net gain on disposal of Property, Plant and Equipment/ Investment Properties	-	12.72
Miscellaneous	99.80	42.55
	<b>369.46</b>	<b>214.06</b>

**35 Cost of materials consumed**

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
Purchases	84.82	37.57
Add: Decrease/(increase) in inventory	(0.29)	(2.02)
	<b>84.53</b>	<b>35.55</b>

**36 Employee benefits expense \***

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
Salaries and wages	199.32	189.07
Contribution to provident and other funds	12.64	15.07
Staff welfare	16.63	21.34
	<b>228.59</b>	<b>225.48</b>

\* majorly refers to employee benefits expense of the hospitality segment.

(all amounts in Rs. million unless otherwise stated)

<b>37 Operating and maintenance expenses</b>		
<b>Particulars</b>	<b>For the year ended 31 March 2022</b>	<b>For the year ended 31 March 2021</b>
Power and fuel (net)	554.44	407.10
Operating consumables	31.20	6.71
	<b>585.64</b>	<b>413.81</b>
<b>38 Other expenses</b>		
<b>Particulars</b>	<b>For the year ended 31 March 2022</b>	<b>For the year ended 31 March 2021</b>
Property tax (net)	1,025.21	766.67
Rates and taxes [refer note (i) below]	92.94	306.39
Marketing and advertising expenses	111.04	84.90
Assets and other balances written off	6.11	1.16
Loss on sale of Property, Plant and Equipment/ Investment Properties (net)	15.71	61.89
Allowances for credit loss	1.76	20.83
Bad debts written off	0.80	2.73
Brokerage and commission	28.98	3.27
Net changes in fair value of financial assets	-	3.00
Travelling and conveyance	11.14	9.12
Corporate Social Responsibility (CSR) expenditure	111.52	93.72
Miscellaneous expenses	132.61	90.65
	<b>1,537.82</b>	<b>1,444.33</b>
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 61). During the year ended 31 March 2022, 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 34).		
<b>39 Repairs and maintenance</b>		
<b>Particulars</b>	<b>For the year ended 31 March 2022</b>	<b>For the year ended 31 March 2021</b>
Repairs and maintenance		
- common area maintenance (refer note 50)	1,921.34	1,282.00
- buildings	148.14	126.56
- machinery	391.22	282.05
- others	196.97	103.59
	<b>2,657.67</b>	<b>1,794.20</b>
<b>40 Finance costs (net of capitalisation)</b>		
<b>Particulars</b>	<b>For the year ended 31 March 2022</b>	<b>For the year ended 31 March 2021</b>
Interest expense		
- on borrowings from banks and financial institutions	1,847.98	1,016.44
- on deferred payment liability	-	477.76
- on lease deposits	546.24	377.62
- on lease liabilities	33.77	40.64
- on Non convertible debentures		
- Embassy REIT Series II, Series III, Series IV and Series V NCD	3,831.21	914.43
Premium on redemption of debentures (Embassy REIT Series I NCD)	2,026.08	3,626.00
	<b>8,285.28</b>	<b>6,452.89</b>
Gross interest expense is Rs.9,524.56 million (31 March 2021: Rs.6,886.66 million) and interest capitalised is Rs.1,239.28 million (31 March 2021: Rs.433.77 million) for the year ended 31 March 2022.		
<b>41 Depreciation and amortisation</b>		
<b>Particulars</b>	<b>For the year ended 31 March 2022</b>	<b>For the year ended 31 March 2021</b>
Depreciation of property, plant and equipment	712.08	674.89
Depreciation on investment properties	5,284.00	4,265.26
Amortisation of intangible assets	1,968.55	766.82
	<b>7,964.63</b>	<b>5,706.97</b>
<b>42 Tax expense*</b>		
<b>Particulars</b>	<b>For the year ended 31 March 2022</b>	<b>For the year ended 31 March 2021</b>
Current tax	1,669.30	1,649.06
Deferred tax charge/ (credit)		
Deferred tax charge/ (credit) for the year	(2,022.22)	(452.77)
Minimum Alternate Tax credit entitlement (MAT)	431.47	(640.95)
	<b>78.55</b>	<b>555.34</b>

\* refer note 53.

(all amounts in Rs. million unless otherwise stated)

#### 43 Earnings Per Unit (EPU)

Basic EPU amounts are calculated by dividing the profit for the year attributable to Unitholders by the weighted average number of units outstanding during the year. Diluted EPU amounts are calculated by dividing the profit attributable to Unitholders by the weighted average number of units outstanding during the 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.

	For the year ended 31 March 2022	For the year ended 31 March 2021
Profit after tax for calculating basic and diluted EPU	8,883.85	6,983.53
Weighted average number of Units (No. in million)*	947.90	819.60
Earnings Per Unit		
- Basic (Rupees/unit)	9.37	8.52
- Diluted (Rupees/unit)**	9.37	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 potential instruments.

#### 44 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 year ended 31 March 2022 amounts to Rs.670.17 million (31 March 2021: Rs.535.92 million). There are no changes during the year 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 year ended 31 March 2022 amounts to Rs.254.46 million (31 March 2021: Rs.212.23 million). There are no changes during the year 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 year ended 31 March 2022 amounts to Rs.1.56 million (31 March 2021: Rs.1.42 million). There are no changes during the year in the methodology for computation of secondment fees paid to Manager.

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(all amounts in Rs. million unless otherwise stated)

#### 45 Commitments and contingencies

Particulars	As at	As at
	31 March 2022	31 March 2021
<b>Capital commitments</b>		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for (refer note i)	11,070.17	11,968.87
<b>Contingent liabilities</b>		
Claims not acknowledged as debt in respect of Income Tax matters (refer note ii)	351.31	440.27
Claims not acknowledged as debt in respect of Indirect Tax matters (refer note iii)	772.09	769.80
Claims not acknowledged as debt in respect of Property Tax matters (refer note iv)	3,418.89	3,418.89
<b>Others (refer notes v and vi)</b>		

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 March 2022. The Group will continue to monitor developments to identify significant uncertainties and change in estimates, if any, in future period.

#### Notes:

##### i) Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for

SPV	As at	As at
	31 March 2022	31 March 2021
MPPL	4,693.92	7,194.03
VTPL	4,077.96	1,099.60
OBPPL	946.42	848.10
EPTPL	1,154.13	1,391.46
SIPL	-	1,256.41
Others	197.74	179.27
	<b>11,070.17</b>	<b>11,968.87</b>

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

SPV	As at	As at
	31 March 2022	31 March 2021
MPPL (refer note 61)	308.60	254.66
QBPL	-	77.60
QBPPL	3.76	3.76
OBPPL	-	69.83
IENMPL	9.25	9.25
VTPL	29.70	25.17
	<b>351.31</b>	<b>440.27</b>

#### 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 61) 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 61) 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 61) was assessed u/s. 143(3) of the Income Tax Act for AY 2018-19 and received assessment order dated 13 September 2021 with additions made u/s.14A of the Income Tax Act read with rule 8D of the Income-tax Rules and short grant of TDS credit. The SPV has filed an appeal against the assessment order at the CIT(A). Accordingly, the SPV has disclosed Rs.26.82 million (31 March 2021: Nil) as contingent liability.

(all amounts in Rs. million unless otherwise stated)

#### 45 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.

**QBPL:** 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 current year by the ITAT, Further the department has filed an appeal before the High Court during the current year. Based on the strong merits and favourable ITAT order, 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 was raised. The SPV has preferred an appeal against the assessment order before the CIT(A). The SPV has therefore disclosed Rs.2.67 million (31 March 2021: Nil) as contingent liability.

(c) The SPV was assessed u/s. 201 of the Income Tax Act, 1961 for AY 2020-21 for short deduction of taxes and interest thereon and interest on late deduction with a tax demand of Rs.1.87 million. The SPV has filed an appeal against the assessment order before the CIT(A). The SPV has therefore disclosed Rs.1.87 million (31 March 2021: Nil) as contingent liability.

##### iii) Claims not acknowledged as debt in respect of Indirect Tax matters

SPV	As at 31 March 2022	As at 31 March 2021
MPPL	656.02	605.50
ETPL	64.73	64.73
G SPL	23.99	23.99
VC PPL	-	40.66
UPPL	23.04	30.61
VTPL	4.31	4.31
	<b>772.09</b>	<b>769.80</b>

###### MPPL:

(a) The SPV had received Order-in-original dated 23 December 2015 with a demand to pay a sum of Rs.522.04 million (including interest and penalty) from the Commissioner of Central Excise Bangalore-V Commissionerate towards incorrectly availed Cenvat credit during the period 1 April 2006 to 31 March 2012. Appeal has been filed before CESTAT dated 18 April 2016. The appeal is pending before CESTAT and the amount of Rs.522.04 million (31 March 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 ("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.

(all amounts in Rs. million unless otherwise stated)

#### 45 Commitments and contingencies (continued)

##### iii) Claims not acknowledged as debt in respect of Indirect Tax matters (continued)

###### MPPL:

(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.

(d) The Principal Commissioner of Service Tax issued a final adjudication order dated 20 January 2022 with a demand of Rs.102.38 million including penalty on various issues including irregular availment of input credit, turnover reconciliation etc. Post 31 March 2022 the SPV has filed an appeal with CESTAT against the order received from commissioner of service tax. Accordingly, a sum of Rs.102.38 million (31 March 2021: Nil) has been disclosed as contingent liability.

###### ETPL:

(a) The SPV has received an Order from Joint Commissioner, Service Tax - I, Kolkata for the period 2012-13 in respect of non-registration and non-payment of service tax under the category of 'Builder's Special Services' and not 'Construction of Immovable Property' service with regard to installation of parking equipment which is taxable as a service leading to ineligibility of abatement of Rs.10.01 million, irregular availment of credit of Rs.6.87 million and non-payment of service tax of Rs.0.96 million (along with penalty of equal amount). Against the aforesaid Order, the SPV has filed an appeal before the Commissioner of Central Excise (Appeals - I), Kolkata which directed the SPV to make a pre-deposit of Rs.1.33 million to stay the recovery of the balance amount. The same has been paid by the SPV under protest and such appeal is currently pending for disposal. Accordingly, the 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.

**VCPL:** 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 an appeal before the Commissioner of Appeals with pre-deposit of Rs.0.28 million. During the year, 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.

(all amounts in Rs. million unless otherwise stated)

#### 45 Commitments and contingencies (continued)

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

SPV	As at	
	31 March 2022	31 March 2021
MPPL	3,418.89	3,418.89
	<b>3,418.89</b>	<b>3,418.89</b>

##### MPPL:

(a) The SPV has received a demand order dated 5 October 2015 to pay a sum of Rs.2,739.49 million (including penalty and interest upto June 2016) towards the difference in property tax payable by the SPV, which difference arose on account of classification of the property under different schedules for the purpose of computing property taxes, for the period 2008-09 to 2015-16. The SPV is contesting that the concerned property being an industrial estate that has been developed as special economic zone must be classified as category XIV as per the notification issued under Karnataka Municipal Corporation Act, 1976 ('the Act') and Bruhat Bengaluru Mahanagar Palike Property Tax Rules, 2009 ('Rules'). Whereas, the Assistant Revenue Officer has been considering the concerned property under category VIII as per the notification issued under the Act and Rules. The SPV filed a writ petition against the demand order which has been dismissed by the Hon'ble High Court of Karnataka. The said court upheld the demand made by BBMP. Against the order passed by single judge for the dismissal of writ petition, MPPL has based on external legal opinion filed an appeal before the aforementioned court and the same has been admitted by the court on 27 June 2016. The Hon'ble High Court restrained BBMP from taking any coercive action against the SPV and also directed BBMP to allow the SPV to make payment of property tax for the assessment year 2016-17. The matter is currently pending as at the date of these financial statements. Accordingly, this has been disclosed as a contingent liability. The SPV paid Rs.646.69 million (31 March 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. The BBMP has issued distress warrant on 1 February 2022 in relation to the above said matter with a notice to pay Rs. 727.09 million against which MPPL has obtained an interim stay on 16 February 2022 from the Hon'ble High Court of Karnataka till the next date of hearing. Accordingly, a net contingent liability of Rs.679.40 million (31 March 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 year ended 31 March 2022, 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.2.14 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 March 2022 the appeal is pending before CESTAT for hearing and accordingly the same is disclosed as a contingent liability by GLSP.

b) GLSP has received an Order-in-Original dated 31 August 2010 to pay a sum of Rs.90.49 million from Office of the Commissioner of Service tax towards wrongly availed Cenvat credit during the period June 2007 to March 2009. Appeal was filed before CESTAT and a favourable order was received by the entity. Commissioner of Service Tax has filed an appeal before Hon'ble High Court of Karnataka and the matter is taken up for hearing by the Court and accordingly the same is disclosed as contingent liability by GLSP.

(all amounts in Rs. million unless otherwise stated)

#### 45 Commitments and contingencies (continued)

##### vi) Other matters

(a) **VCPL (Forfeiture of security deposit matters):** Orange Business Services India Technology Private Limited, earlier known as Equant Technologies Services (India) Private Limited ("Equant") had filed a summary suit bearing No. 388 of 2012 with the Hon'ble Bombay High Court alleging that the SPV incorrectly terminated the letter of intent dated July 18, 2008 executed between the SPV and Equant for renting premises in Embassy 247 Park pursuant to which Equant paid to the SPV a security deposit of Rs.40.32 million, which was withheld by the SPV on account of breach of agreed terms of the said letter of intent. The matter is currently under adjudication.

##### (b) **EEPL :**

i) SPV received a demand notice under the Insolvency and Bankruptcy Code, 2016 (IBC) on 28 February 2019 from a third party subcontractor, engaged by IL&FS Development Company (IEDCL), the parent company of IL&FS Solar Power Limited ("ISPL"), which was itself engaged by ISPL as a contractor for Embassy Energy. The demand notice alleges that unpaid amounts (categorized as operational debts) aggregating up to Rs.1,008.10 million (including interest up to October 2018) are due to the sub-contractor directly from EEPL for the various works claimed to have been undertaken at the site of Embassy Energy, on the basis of certain correspondence with EEPL. The demand notice requires payment within 10 days of the letter, failing which the subcontractor may initiate a corporate insolvency resolution process against EEPL. EEPL has by its letter dated 1 March 2019, refuted all such claims inter alia on the basis that the payments are due from ISPL (and/ or its parent entity) to the sub-contractor and not from EEPL, and therefore the sub-contractor has no claim against EEPL. By its letters dated 18 March 2019, the subcontractor has responded to the letter from EEPL, denying all statements made by EEPL and reiterating that the unpaid amounts are due from EEPL. The sub-contractor has thereafter filed an application under Section 9 of the Code before the Bangalore bench of National Company Law Tribunal claiming debt of Rs.1,082.50 million (including interest up to September 2019) and interest thereon against EEPL. During the previous year ended 31 March 2020, the third party sub-contractor vide a letter dated 2 January 2020 served the notice of hearing in the captioned matter for initiation of insolvency proceedings under section 9 of the IBC before the NCLT, Bengaluru pursuant to its order dated 16 December 2019. The petitioner has filed a claim as an operational creditor of IEDCL for an amount of Rs.1,082.50 million (including interest up to September 2019) due to him. The National Company Law Tribunal vide its order dated 8 March 2022 has dismissed the petition filed by the third party sub-contractor and issued order in favour of the SPV. Subsequent to 31 March 2022 the third-party contractor filed an appeal before the National Company Law Appellate Tribunal, Chennai. The hearing date is currently awaited.

ii) The Karnataka Electricity Regulatory Commission, Bengaluru (KERC) has issued orders in 2005, 2008 and 2014 granting exemption to all solar power generators in Karnataka that achieved commercial operation date between 1 April 2013 and 31 March 2018 from paying certain charges such as payment of wheeling and banking charges, cross subsidy surcharges, transmission losses and wheeling losses for a period of ten years from the date of commissioning. KERC has issued an order dated 14 May 2018 withdrawing the aforementioned exemption available to Karnataka's power generators, including EEPL.

The SPV commissioned the solar plant during the FY 2017-2018 and as per the previous Regulation, the charges did not apply to the SPV for a period of 10 years. The SPV filed a writ petition with the Hon'ble High Court of Karnataka challenging the KERC Order and obtained an interim Stay Order dated 24 May 2018. BESCOM filed preliminary statement of objections and also filed application seeking recalling of interim order. The application seeking recalling of interim order was rejected. The Hon'ble High Court passed the judgment on 13 March 2019 allowing the Writ Petition and quashed the order dated 14 May 2018 passed by KERC. The SPV has filed Caveat Petition for receiving notifications in case any suit / appeal is filed by any of the parties to the said petition. KERC has filed a common writ appeal against the order dated 13 March 2019 against EEPL and Others. However, Electricity Supply Companies (ESCOMS) have also filed Writ Appeals against some of the petitioners, but no appeal has been filed against EEPL. In the event an adverse order is passed in the said appeal made by ESCOMS, EEPL may also be affected.

(c) **MPPL :** SPV has filed a writ petition in 2015 against the BBMP and others seeking to inter-alia, quash (i) a circular from 2014 re-fixing the improvement charges under the Karnataka Municipal Corporations Act, 1976, and the Karnataka Municipal Corporations (Recovery of Improvement Expenses) Rules, 2009, and (ii) a notice from 2015 demanding payment of betterment charges of Rs.127.90 million. In 2016, the Hon'ble High Court of Karnataka has granted an interim stay on the impugned circular and notice. Further, MPPL has received a new demand notice dated March 29, 2022 issued by the BBMP for payment of the betterment charges amounting to Rs. 127.91 million along with interest amounting to INR 184.19 million. MPPL has paid the betterment charges of Rs. 127.91 million under protest vide letter dated 30 March 2022 to BBMP.

(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)

#### 46 Financial instruments - Fair values

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

Particulars	Carrying value	Fair Value	Carrying value	Fair Value
	31 March 2022	31 March 2022	31 March 2021	31 March 2021
<b>Financial assets</b>				
<b>Amortised cost</b>				
Trade receivables	605.81	-	473.16	-
Cash and cash equivalents	5,884.49	-	9,174.78	-
Other bank balances	231.50	-	253.75	-
Other financial assets	5,022.17	-	8,897.18	-
<b>Total assets</b>	<b>11,743.97</b>	<b>-</b>	<b>18,798.87</b>	<b>-</b>
<b>Financial liabilities</b>				
<b>Amortised cost</b>				
Borrowings (including current maturities of long-term debt) - floating rates	46,025.09	-	22,843.83	-
Borrowings (including current maturities of long-term debt) - fixed rates	74,988.43	78,186.53	83,379.08	84,630.97
Lease deposits	12,418.52	-	12,561.60	-
Trade payables	317.11	-	440.89	-
Contingent consideration	350.00	350.00	350.00	350.00
Other financial liabilities	5,237.33	-	4,376.22	-
<b>Total liabilities</b>	<b>139,336.48</b>	<b>78,536.53</b>	<b>123,951.62</b>	<b>84,980.97</b>

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:

- recognised and measured at fair value
- measured at amortised cost and for which fair values are disclosed in the financial statements.

To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments into the three levels prescribed under the accounting standard. An explanation of each level is mentioned below:

**Level 1:** Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments, traded bonds and mutual funds that have quoted price. The fair value of all equity instruments (including bonds) which are traded in the stock exchanges is valued using the closing price as at the reporting period. The mutual funds are valued using the closing NAV.

**Level 2:** The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

**Level 3:** If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3.

#### Transfers between Level 1, Level 2 and Level 3

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

- The fair values of other current financial assets and financial liabilities are considered to be equivalent to their carrying values.
- The fair values of borrowings at fixed rates are considered to be equivalent to present value of the future contracted cashflows discounted at the current market rate. The fair value has been categorised as Level 3 Fair value.
- The fair values of contingent consideration is valued based on the present value of expected payments, discounted using a risk-adjusted discount rate.

#### C. Financial Risk Management

The Group has exposure to following risks arising from financial instruments:

- market risk
- credit risk
- liquidity risk

#### Risk management framework

The Board of Directors of the Manager of Embassy Office Parks Group has overall responsibility for the establishment and oversight of the Embassy Office Parks Group's risk management framework. The Embassy Office Parks Group's risk management policies are established to identify and analyse the risks faced by the group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the group's activities.

The Board of Directors of the Managers of Embassy Office Parks Group oversees how management monitors compliance with the group's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the group. The Audit Committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

(all amounts in Rs. million unless otherwise stated)

#### 46 Financial instruments (continued)

##### a. Market risk

Market risk is the risk that changes in market prices, such as interest rates and foreign exchange rates, will affect the Group's income and its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters.

##### i. Currency risk

The Group does not have a material exposure to currency risk.

##### ii. Interest rate risk

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk of changes in market interest rates relates primarily to its long-term debt obligations with floating interest rates.

##### Exposure to interest rate risk:

The exposure of the Group's borrowing to interest rate changes at the end of the reporting period are as follows :

Particulars	As at	
	31 March 2022	31 March 2021
<b>Variable-rate instruments:</b>		
<b>Financial liabilities</b>		
Borrowings (Non-current and current)	46,025.09	22,843.83
<b>Variable rate instruments exposed to interest rate risks</b>	<b>46,025.09</b>	<b>22,843.83</b>

##### Cash flow sensitivity analysis for variable-rate instruments

A reasonably possible change of 1% (100 basis points) in interest rates at the reporting date would have increased / (decreased) profit or loss by the amounts shown below. This analysis assumes that all other variables remain constant.

Particulars	For the year ended 31 March 2022		For the year ended 31 March 2021	
	+ 1%	- 1%	+ 1%	- 1%
Impact on the statement of profit and loss	(299.96)	299.96	(76.36)	76.36

##### Fair value sensitivity analysis for fixed-rate instruments

The Group does not account for any fixed-rate financial assets or financial liabilities at fair value through profit or loss. Hence, there is no exposure as at the reporting date to the statement of profit or loss.

##### b. Credit risk

Credit risk is the potential financial loss resulting from the failure of tenants or counterparties of the Group to settle its financial and contractual obligations, as and when they fall due.

The Group has an established process to evaluate the creditworthiness of its tenants and prospective tenants to minimise potential credit risk. Credit evaluations are performed by the Group before lease agreements are entered into with prospective tenants. Security in the form of bankers' guarantees or cash security deposits are obtained upon the commencement of the lease.

The Group establishes an allowance account for impairment that represents its estimate of losses in respect of trade and other receivables. The main component of this allowance is estimated losses that relate to specific tenants or counterparties.

The allowance account is used to provide for impairment losses. Subsequently when the Group is satisfied that no recovery of such losses is possible, the financial asset is considered irrecoverable and the amount charged to the allowance account is then written off against the carrying amount of the impaired financial asset.

Cash at bank and fixed deposits are placed with banks and financial institutions which are regulated and have low or no risk.

As at the reporting date, there is no significant concentrations of credit risk. The maximum exposure to credit risk is represented by the carrying value of each financial asset on the Balance Sheet.

##### i. Expected credit loss (ECL) assessment for customers/ tenants as at 31 March 2022 and 31 March 2021

The Group allocates each exposure to a credit risk grade based on a variety of data that is determined to be predictive of the risk of loss (including but not limited to past payment history, security by way of deposits, external ratings, audited financial statements, management accounts and cash flow projections and available press information about customers) and applying experienced credit judgement.

The Group uses an allowance matrix to measure the expected credit loss of trade receivables from individual customers.

Based on the industry practices and the business environment in which the entity operates, management considers that the trade receivables are credit impaired if the payments are more than 180 days past due.

The following table provides ageing of trade receivables alongwith information about the exposure to credit risk and expected credit loss for trade receivables:

Particulars	Outstanding for the following periods from due date of payments						Total
	Not due	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good	20.30	291.93	291.71	0.11	-	1.76	605.81
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	6.60	6.60
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables – considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
<b>Gross receivables</b>	<b>20.30</b>	<b>291.93</b>	<b>291.71</b>	<b>0.11</b>	<b>-</b>	<b>8.36</b>	<b>612.40</b>
Provision amount	-	-	-	-	-	(6.60)	(6.60)
<b>Net carrying amount</b>	<b>20.30</b>	<b>291.93</b>	<b>291.71</b>	<b>0.11</b>	<b>-</b>	<b>1.76</b>	<b>605.81</b>

46 Financial instruments (continued)

b. Credit risk (continued)

As at 31 March 2021

Particulars	Outstanding for the following periods from due date of payments						Total
	Not due	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good	-	453.80	11.84	2.27	5.18	0.07	473.16
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	0.92	13.83	15.52	-	6.60	36.87
(iii) Undisputed Trade Receivables – credit impaired	-	2.57	0.90	17.28	1.68	1.34	23.77
(iv) Disputed Trade Receivables – considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
<b>Gross receivables</b>	-	<b>457.29</b>	<b>26.57</b>	<b>35.07</b>	<b>6.86</b>	<b>8.01</b>	<b>533.80</b>
Provision amount	-	(3.49)	(14.73)	(32.80)	(1.68)	(7.94)	(60.64)
<b>Net carrying amount</b>	-	<b>453.80</b>	<b>11.84</b>	<b>2.27</b>	<b>5.18</b>	<b>0.07</b>	<b>473.16</b>

The movement in the allowance for impairment in respect of trade receivables is as follows:-

	As at 31 March 2022	As at 31 March 2021
<b>Amount as at 1 April</b>	<b>56.21</b>	<b>16.02</b>
Amount written off during the year	-	-
Acquired as part of business combination	-	19.36
Amount reversed during the year	(51.28)	-
Allowances for credit loss during the year	1.76	20.83
<b>Balance as at 31 March</b>	<b>6.69</b>	<b>56.21</b>

ii. Other financial assets: Security deposits

Risk assessment	Year ended	Estimated gross carrying amount	Expected probability of default	ECL	Carrying amount, net of provision
Loss at 12 months ECL	Risk same since initial recognition	890.02	-	-	890.02
		836.21	-	-	836.21

iii. Cash and bank balances

The Group holds cash and cash equivalents of Rs.5,884.49 million (31 March 2021: Rs.9,174.78 million) and fixed deposits with bank of Rs.541.89 million (31 March 2021: Rs.1,099.91 million). The cash and cash equivalents and fixed deposits with bank are mainly held with scheduled banks which are highly regulated. The Group considers that its cash and cash equivalents and fixed deposits with bank have low credit risk based on the external credit ratings of counterparties.

iv. Other Financial Assets

The Group considers that its other financial assets which mainly represents unbilled revenue with its tenants have low credit risk based on its nature and other security available.

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(all amounts in Rs. million unless otherwise stated)

#### 46 Financial instruments (continued)

##### c. Liquidity Risk

Liquidity risk is the risk that the group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The Group monitors rolling forecasts of its liquidity position and cash and cash equivalents on the basis of expected cash flows. This is generally carried out in accordance with practice and limits set by CODM. In addition, the Group's liquidity management policy involves projecting cash flows and considering the level of liquid assets necessary to meet these, monitoring balance sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

##### Exposure to liquidity risk

The table below details the Group's remaining contractual maturity for its non-derivative financial liabilities. The contractual cash flows reflect the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay.

Particulars	Carrying value as at 31 March 2022	Contractual cash flows				
		Within 1 year	1-3 years	3-5 years	More than 5 years	Total
Borrowings	121,013.52	10,526.12	57,780.78	60,432.06	35,355.32	164,094.28
Trade payables	317.11	317.09	-	-	-	317.09
Lease deposits - Current and non-current	12,418.52	9,310.90	2,643.32	1,342.47	162.09	13,458.78
Lease Liability	347.98	20.36	40.72	40.72	10,578.11	10,679.91
Other financial liabilities - non current	368.50	-	367.87	-	-	367.87
Other financial liabilities - current	4,870.85	4,870.27	0.63	-	-	4,870.90
	<b>139,336.48</b>	<b>25,044.74</b>	<b>60,833.32</b>	<b>61,815.25</b>	<b>46,095.52</b>	<b>193,788.83</b>

Particulars	Carrying value as at 31 March 2021	Contractual cash flows				
		Within 1 year	1-3 years	3-5 years	More than 5 years	Total
Borrowings	106,222.91	4,603.23	105,200.15	15,764.89	-	125,568.27
Trade payables	440.89	440.89	-	-	-	440.89
Lease deposits - Current and non-current	12,561.60	8,322.53	3,462.16	1,843.17	106.35	13,734.21
Lease Liability	334.87	20.36	40.72	40.72	10,598.46	10,700.26
Other financial liabilities - non current	279.65	-	279.65	-	-	279.65
Other financial liabilities - current	4,111.70	4,111.70	-	-	-	4,111.70
	<b>123,951.62</b>	<b>17,498.71</b>	<b>108,982.68</b>	<b>17,648.78</b>	<b>10,704.81</b>	<b>154,834.98</b>

Following table provides detailed ageing for trade payables:

As at 31 March 2022

Particulars	Outstanding for the following periods from due date of payments					Total
	Not due	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) MSME	10.29	101.86	0.24	-	-	112.39
(ii) Others	13.08	190.92	0.72	-	-	204.72
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
<b>Total</b>	<b>23.37</b>	<b>292.78</b>	<b>0.96</b>	<b>-</b>	<b>-</b>	<b>317.11</b>

As at 31 March 2021

Particulars	Outstanding for the following periods from due date of payments					Total
	Not due	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) MSME	1.34	20.47	0.02	-	-	21.83
(ii) Others	40.19	290.14	87.37	1.37	-	419.07
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
<b>Total</b>	<b>41.53</b>	<b>310.61</b>	<b>87.39</b>	<b>1.37</b>	<b>-</b>	<b>440.90</b>

##### Financing Arrangements

The Group has access to the following undrawn borrowing facilities as at end of the reporting period:

Particulars	As at	As at
	31 March 2022	31 March 2021
<b>Floating rate</b>		
Construction finance and term loans	11,427.39	11,381.00

The above facilities may be drawn at any time.

#### 47 Capital management

The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Group's capital structure mainly constitutes equity in the form of unit capital and debt. The projects are initially funded through construction financing arrangements. On completion, these borrowings are restructured into lease-rental discounting arrangements or debentures. The Group's capital structure is influenced by the changes in regulatory framework, government policies, available options of financing and the impact of the same on the liquidity position.

The Group monitors capital using a ratio of 'Net debt' to 'Gross asset value (GAV)' of all SPVs' including fair value of its 50% investment in Golflinks Software Park Private Limited. For this purpose, Net debt is defined as Long-term borrowings + Short-term borrowings - Cash and cash equivalents (net of NDCF to be distributed for the recent quarter).

The Group's adjusted Net debt to GAV ratio as at 31 March 2022 and 31 March 2021 are as follows:

Particulars	As at	As at
	31 March 2022	31 March 2021
Net debt	120,114.95	102,102.58
GAV	493,673.00	466,051.25
<b>Net debt to GAV</b>	<b>24.33%</b>	<b>21.91%</b>

#### 48 Operating segments

Ind AS 108 establishes standards for the way that business enterprises report information about operating segments and related disclosures. Based on the 'management approach' as defined in Ind AS 108, the Chief Operating Decision Maker ('CODM') evaluates the Embassy Office Parks' performance and allocates resources based on an analysis of various performance indicators by operating segments. The accounting principles used in the preparation of the Condensed Consolidated Financial Statements are consistently applied to record revenue and expenditure in individual segments and are as set out in the significant accounting policies. Operating segments of Embassy Office Parks Group are (i) Commercial Offices, (ii) Hospitality and (iii) Other segments. Other segments comprise Generation of Renewable Energy. Revenue and identifiable operating expenses in relation to segments are categorized based on items that are individually identifiable to that segment.

Net Operating Income ('NOI') is the key metric reported to the CODM for the purposes of assessment of the segment results. The same is defined as follows:

**a) Commercial Offices segment:**

NOI for Commercial Offices is defined as revenue from operations (which includes (i) facility rentals, (ii) maintenance services income, (iii) income from finance lease, and (iv) other operating income for Commercial Offices) less direct operating expenses (which includes (i) operating and maintenance expenses including common area maintenance expenses (ii) property taxes, (iii) rent and (iv) insurance).

**b) Hospitality segment:**

NOI for hospitality segment is defined as revenue from operations (which includes (i) room rentals, (ii) sale of food and beverages, (iii) other operating income from hospitality) less direct operating expenses (which includes (i) cost of materials consumed, (ii) employee benefits expenses, (iii) operating and maintenance expenses excluding property management fees and (iv) other expenses).

**c) Other segment:**

NOI for other segments is defined as revenue from operations (which includes income from generation of renewable energy) less direct operating expenses (which includes (i) operating and maintenance expenses and (ii) other expenses). Certain income (such as interest, dividend and other income) and certain expenses (such as other expenses excluding direct operating expenses, depreciation, 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	Commercial Offices		Hospitality		Other Segment		Total	
	For the year ended 31 March 2022	For the year ended 31 March 2021	For the year ended 31 March 2022	For the year ended 31 March 2021	For the year ended 31 March 2022	For the year ended 31 March 2021	For the year ended 31 March 2022	For the year ended 31 March 2021
Revenue from operations	27,512.07	21,823.48	609.00	231.46	1,504.98	1,548.26	29,626.05	23,603.20
Identifiable operating expenses	(3,861.47)	(2,577.83)	(744.47)	(575.22)	(108.77)	(126.68)	(4,714.71)	(3,279.73)
Net Operating Income (segment results for the year)	23,650.60	19,245.65	(135.47)	(343.76)	1,396.21	1,421.58	24,911.34	20,323.47
Other operating expenses							(1,930.44)	(1,815.52)
Interest, dividend and other income							1,269.27	1,185.26
Earnings before finance costs, depreciation, amortisation, impairment loss and tax							24,250.17	19,693.21
Share of profit after tax of equity accounted investee							962.14	994.48
Depreciation and amortisation expenses							(7,964.63)	(5,706.97)
Impairment loss (refer note 6)							-	(988.96)
Finance costs							(8,285.28)	(6,452.89)
Profit before tax							8,962.40	7,538.87
Tax expense							(78.55)	(555.34)
Other Comprehensive Income							0.83	0.81
Total comprehensive income for the year							8,884.68	6,984.34

**48 Operating segments (continued)**

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

**For the year ended 31 March 2022**

Particulars	Trust	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPL	QBPL	VCPL	IENMPL	ETV	Total
<b>Segment Revenue:</b>														
Commercial Office Segment	-	11,637.01	1,534.56	-	-	782.43	938.99	1,454.00	804.97	761.50	1,315.65	1,449.80	6,813.16	27,512.07
Hospitality Segment	-	17.53	-	226.58	-	-	-	-	-	364.89	-	-	-	609.00
Others	-	-	-	-	1,504.98	-	-	-	-	-	-	-	-	1,504.98
<b>Total</b>	-	<b>11,654.54</b>	<b>1,534.56</b>	<b>226.58</b>	<b>1,504.98</b>	<b>782.43</b>	<b>938.99</b>	<b>1,454.00</b>	<b>804.97</b>	<b>1,126.39</b>	<b>1,315.65</b>	<b>1,449.80</b>	<b>6,813.16</b>	<b>29,626.05</b>
<b>Net Operating Income (segment results)</b>														
Commercial Office Segment	-	9,962.33	1,312.62	-	-	661.71	866.26	1,177.82	684.02	533.22	1,162.36	1,323.71	5,966.55	23,650.60
Hospitality Segment	-	0.22	-	(33.87)	-	-	-	-	(101.82)	-	-	-	-	(135.47)
Others	-	-	-	-	1,396.21	-	-	-	-	-	-	-	-	1,396.21
<b>Total</b>	-	<b>9,962.55</b>	<b>1,312.62</b>	<b>(33.87)</b>	<b>1,396.21</b>	<b>661.71</b>	<b>866.26</b>	<b>1,177.82</b>	<b>684.02</b>	<b>431.40</b>	<b>1,162.36</b>	<b>1,323.71</b>	<b>5,966.55</b>	<b>24,911.34</b>

**For the year ended 31 March 2021**

Particulars	Trust	MPPL	EOPPL**	UPPL	EEPL	GSPL	ETPL	OBPL	QBPL	QBPL	VCPL	IENMPL	ETV	Total
<b>Segment Revenue:</b>														
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
<b>Total</b>	-	<b>10,802.17</b>	<b>1,407.91</b>	<b>99.75</b>	<b>1,548.26</b>	<b>803.26</b>	<b>1,025.77</b>	<b>1,435.74</b>	<b>873.31</b>	<b>1,138.68</b>	<b>1,321.66</b>	<b>1,438.41</b>	<b>1,708.28</b>	<b>23,603.20</b>
<b>Net Operating Income (segment results)</b>														
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
<b>Total</b>	-	<b>9,719.10</b>	<b>1,271.12</b>	<b>(114.56)</b>	<b>1,421.58</b>	<b>679.97</b>	<b>936.78</b>	<b>1,139.71</b>	<b>751.09</b>	<b>565.29</b>	<b>1,169.44</b>	<b>1,309.70</b>	<b>1,474.25</b>	<b>20,323.47</b>

\*\* Refer note 61.

**Information about major customers**

Revenue from operations from customers amounting to 10% or more of the segment revenue is as follows (at SPV level):

**For the year ended 31 March 2022**

Segment	Commercial Offices										Hospitality		Other Segments					
	MPPL	EPTPL	GSPL	ETPL	UPPL	OBPL	QBPL	QBPL	VCPL	VCPL	VCPL	VCPL	VCPL	VCPL	VCPL	VCPL	VCPL	VCPL
<b>Number of customers</b>	2	2	3	3	3	5	2	2	4	2	2	2	2	2	2	2	2	3
<b>Amount</b>	3,379.11	516.17	684.72	685.42	1,389.26	355.40	642.88	602.91	511.39	1,589.36	-	-	-	-	-	-	-	1,500.75

**For the year ended 31 March 2021**

Segment	Commercial Offices										Hospitality		Other Segments					
	MPPL	EOPPL**	GSPL	ETPL	UPPL	OBPL	QBPL	QBPL	VCPL	VCPL	VCPL	VCPL	VCPL	VCPL	VCPL	VCPL	VCPL	VCPL
<b>Number of customers</b>	2	2	3	3	4	1	3	2	2	2	2	2	2	2	2	2	2	3
<b>Amount</b>	3,347.76	483.35	714.33	893.29	1,066.24	237.11	928.77	328.89	533.62	383.10	-	-	-	-	-	-	-	1,521.52

\*\* Refer note 61.

49 Related party disclosures

I. List of related parties

A. Parties to Embassy Office Parks REIT

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

Co-Sponsor Group

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 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)

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)

Directors & KMPs of the Manager (Embassy Office Parks Management Services Private Limited)

Directors

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

KMPs

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

B. Joint Venture

Gofflinks Software Park 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  
Gofflinks 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  
HYS Anarock Hotel ADV Services Private Limited

Embassy Real Estate and Development Services Private Limited  
JV Holding Private Limited  
VTV Infrastructure Management Private Limited  
Gofflinks Embassy Business Park Management Services LLP  
Babbler Marketing Private Limited  
Saria Infrastructure Private Limited (upto 24 December 2020)  
Vikas Telecom Private Limited (upto 24 December 2020)  
G V Properties Private Limited

Mac Charles (India) Limited  
Lounge Hospitality LLP  
Embassy Projects Private Limited  
Anarock Retail Advisors Private Limited  
BREP VII SBS Holdings-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

\*together known as BREP entities.

**49 Related party disclosures (continued)**

**II Related party transactions during the year**

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
<b>Acquisition of Common Area Maintenance services business from</b>		
Embassy Services Private Limited	-	4,730.21
<b>Business acquisition of ETV assets from</b>		
Embassy Property Developments Private Limited	-	6,870.02
BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd	-	8,736.46
BREP VII SG Indian Holding (NQ) Co I Pte. Ltd	-	2,182.64
BREP Asia SBS Holding-NQ Co IV Ltd (Cayman)	-	41.46
BREP VII SBS Holding-NQ IV Co Ltd (Cayman)	-	11.84
	-	
<b>Non-Convertible Debentures issued/ (redeemed) to</b>		
Embassy Services Private Limited	(60.00)	60.00
<b>Property Management fees</b>		
Embassy Office Parks Management Services Private Limited	670.17	535.92
<b>REIT Management fees</b>		
Embassy Office Parks Management Services Private Limited	254.46	212.23
<b>Secondment fees</b>		
Embassy Office Parks Management Services Private Limited	1.56	1.42
<b>Trustee fees</b>		
Axis Trustee Services Limited	2.95	2.96
<b>Purchase of Investment Property</b>		
Babbler Marketing Private Limited	129.58	77.11
<b>Brokerage paid (capitalised)</b>		
Anarock Retail Advisors Private Limited	-	8.00
<b>Project cost- capitalised</b>		
Embassy Property Developments Private Limited	513.00	128.05
Embassy Services Private Limited	59.12	24.20
Technique Control Facility Management Private Limited	1.66	-
<b>Capital advances paid/ (refunded)</b>		
Embassy Property Developments Private Limited	1,914.87	(135.24)
FIFC Condominium	5.72	8.37
Babbler Marketing Private Limited	25.77	124.11
<b>Common area maintenance</b>		
Embassy Services Private Limited	601.20	532.45
Golflinks Embassy Business Park Management Services LLP	11.69	18.97
FIFC Condominium	44.57	59.43
Paledium Security Services LLP	111.53	39.13
G V Properties Private Limited	8.35	-
Lounge Hospitality LLP	0.22	-
Technique Control Facility Management Private Limited	681.55	219.07

(all amounts in Rs. million unless otherwise stated)

**49 Related party disclosures (continued)**

**II Related party transactions during the year**

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
<b>Repairs and maintenance- building</b>		
Embassy Services Private Limited	22.81	23.83
Technique Control Facility Management Private Limited	0.28	-
Paledium Security Services LLP	-	0.83
Lounge Hospitality LLP	0.58	-
<b>Repairs and maintenance - plant and machinery</b>		
Embassy Services Private Limited	0.07	0.41
Paledium Security Services LLP	-	1.72
Technique Control Facility Management Private Limited	3.06	11.04
<b>Repairs and maintenance - others</b>		
Embassy Services Private Limited	0.05	-
Technique Control Facility Management Private Limited	3.94	-
Embassy Office Parks Management Services Private Limited	1.68	-
<b>Power and fuel expenses</b>		
Embassy Services Private Limited	78.67	68.89
<b>Legal and professional charges</b>		
Embassy Services Private Limited	23.38	22.70
Embassy One Developers Private Limited	2.39	-
Technique Control Facility Management Private Limited	1.29	-
HVS Anarock Hotel ADV Services Private Limited	-	0.70
<b>Security charges</b>		
Embassy Services Private Limited	9.45	16.23
<b>Trademark and license fees</b>		
Embassy Shelters Private Limited	1.42	1.42
<b>Reimbursement of tenant improvements</b>		
Wework India Management Private Limited	-	65.72
<b>Rental and maintenance income</b>		
Wework India Management Private Limited	617.53	234.21
FIFC Condominium	5.03	5.03
Embassy Services Private Limited	5.54	-
Snap Offices Private Limited	44.25	41.03

**49 Related party disclosures (continued)**

**II Related party transactions during the year**

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
<b>Income from generation of renewable energy from the tenants of</b>		
Vikas Telecom Private Limited	-	198.49
Embassy Property Developments Private Limited	-	6.72
Dynasty Properties Private Limited	-	1.79
Golflinks Software Park Private Limited	265.42	233.68
<b>Revenue - Room rentals, sale of food and beverages</b>		
Jitendra Virwani	3.03	1.71
Embassy Property Developments Private Limited	5.35	0.87
Embassy Services Private Limited	12.69	-
Others	11.90	3.67
<b>Other operating income</b>		
Embassy Property Developments Private Limited	686.40	686.40
Golflinks Software Park Private Limited	45.00	45.00
<b>Interest income</b>		
Golflinks Software Park Private Limited	-	7.29
Sarla Infrastructure Private Limited	-	4.76
Embassy Property Developments Private Limited	718.03	611.82
<b>Security deposits received</b>		
Wework India Management Private Limited	-	105.44
<b>Advance compensation received from related party</b>		
Embassy Property Development Private Limited	-	559.19
<b>Redemption of investment in debentures</b>		
Golflinks Software Parks Private Limited	-	724.38
<b>Reimbursement of expenses (received)/ paid</b>		
Embassy Services Private Limited	0.71	20.50
FIFC Condominium	(3.09)	5.70
Embassy One Developers Private Limited	(5.71)	(12.60)
Embassy Office Parks Management Services Private Limited	29.87	1.63
<b>Miscellaneous expenses</b>		
Embassy Services Private Limited	1.52	-
Technique Control Facility Management Private Limited	0.69	-
Embassy Office Parks Management Services Private Limited	1.26	-
Paledium Security Services LLP	0.13	-
Lounge Hospitality LLP	10.00	-

Notes to Accounts

(all amounts in Rs. million unless otherwise stated)

49 Related party disclosures (continued)

III. Related party balances

Particulars	As at 31 March 2022	As at 31 March 2021
<b>Other non-current assets - capital advance</b>		
Embassy Shelters Private Limited	206.35	206.35
Embassy Property Developments Private Limited	17.38	20.76
FIFC Condominium	-	18.08
Babbler Marketing Private Limited	-	29.04
<b>Other non-current assets - advance paid for co-development of property, including development rights on land</b>		
Embassy Property Developments Private Limited (refer note 60)	15,777.90	13,863.03
<b>Other non-current financial assets - security deposits</b>		
VTV Infrastructure Management Private Limited	-	4.30
<b>Receivable for rental support from a related party*</b>		
Embassy Property Developments Private Limited	-	1,108.78
<b>Trade receivables</b>		
Embassy Property Developments Private Limited**	518.80	171.90
VTV Infrastructure Management Private Limited	-	88.05
Golflinks Embassy Business Park Management Services LLP	1.76	1.71
Wework India Management Private Limited	-	64.43
Embassy Office Parks Management Service Private Limited	1.14	-
Others	1.66	1.44
<b>Unbilled revenue</b>		
Golflinks Software Park Private Limited	35.10	24.38
<b>Other current financial assets - other receivables from related party</b>		
Embassy Property Developments Private Limited**	618.40	178.39
Embassy One Developers Private Limited	2.57	1.22
FIFC Condominium	-	6.38
<b>Other current assets - Advance for supply of goods and rendering of services</b>		
FIFC Condominium	0.68	2.67
Embassy Services Private Limited	73.75	-
<b>Short-term borrowings</b>		
Embassy Services Private Limited	-	60.00
<b>Trade payables</b>		
Embassy Services Private Limited	33.21	106.68
VTV Infrastructure Management Private Limited	-	13.03
Technique Control Facility Management Private Limited	29.82	28.95
Embassy Office Parks Management Services Private Limited	-	14.02
Embassy Real Estate and Development Services Private Limited	5.30	0.11
Others	37.80	5.62
<b>Current liabilities - Capital creditors for purchase of fixed assets</b>		
Embassy Property Developments Private Limited	331.44	41.23
Embassy Services Private Limited	39.56	11.43
Babbler Marketing Private Limited	34.17	-
FIFC Condominium	3.44	-
Others	1.63	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.

\*\* Received post balance sheet date on 21 April 2022

(all amounts in Rs. million unless otherwise stated)

49 Related party disclosures (continued)

III. Related party balances

Particulars	As at 31 March 2022	As at 31 March 2021
<b>Other current financial liabilities</b>		
Embassy Services Private Limited	20.75	79.81
Technique Control Facility Management Private Limited	74.22	78.44
Embassy Office Parks Management Services Private Limited	61.59	52.87
Paledium Security Services LLP	18.91	10.23
Embassy One Developers Private Limited	0.25	-
FIFC Condominium	0.74	0.61
VTV Infrastructure Management Private Limited	1.61	19.00
<b>Other current financial liabilities - Security deposits</b>		
Golflinks Software Park Private Limited	80.00	80.00
<b>Contingent consideration payable</b>		
Embassy Property Developments Private Limited	350.00	350.00
<b>Advance from customers</b>		
Wework India Management Private Limited	-	139.12
<b>Other current liabilities-Advance compensation received</b>		
Embassy Property Developments Private Limited	-	559.19
<b>Lease deposits</b>		
Wework India Management Private Limited**	112.64	112.64
Snap Offices Private Limited	4.82	4.82

\*\*MPPL has provided a guarantee to a tenant (sub-lessee) of Wework India Management Private Limited (Wework), for the security deposits paid by the sub-lessee to Wework. This guarantee has been provided based on the specific request of the sub-lessee and is backed by an independent bank guarantee received by MPPL for a similar amount and duration on behalf of Wework.

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(all amounts in Rs. million unless otherwise stated)

## 50 Business combinations

### A 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
	Embassy Manyata	Embassy TechZone	
<b>Assets acquired</b>			
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
<b>Total</b>			<b>4,834.73</b>
<b>Liabilities assumed</b>			
Other current liabilities	94.02	10.50	104.52
<b>Total</b>			<b>104.52</b>
<b>Fair value of net assets acquired</b>			<b>4,730.21</b>
Less: Consideration	3,808.64	921.57	4,730.21
<b>Goodwill/ Capital reserve on acquisition</b>			<b>-</b>

#### Notes:

- The total Purchase consideration mentioned above was settled through cash and issue of Non convertible debentures [refer note 26(i)].
- 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.
- The above transaction enables full integration and overall alignment of property maintenance for two of existing REIT assets and helps further enhance service delivery to the occupants of Embassy Manyata, Bengaluru and Embassy TechZone, Pune especially important given the heightened focus on health and safety by occupiers.

#### Measurement of fair values:

The valuation techniques used for measuring the fair value of material assets acquired and liabilities assumed are as follows :

Particulars	Valuation methodology
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.
Liabilities	Liabilities includes trade payables and other liabilities. Book values as on the date of acquisition corresponds to the fair values.

### B Acquisition of ETV Assets

During the previous year ended 31 March 2021, the Trust acquired Embassy Tech Village by acquiring all of the equity interest in VTPL, EOVL and SIPL (ETV Assets) held by the Embassy Sponsor, BREP entities and certain other third party shareholders. The acquisition of equity interest in EOVL (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.

#### Details of assets acquired and liabilities assumed:

Particulars	Amount
<b>Fair value of assets acquired</b>	
Fair value of Land (including lease hold land)	53,598.99
Fair value of Buildings	25,300.30
Fair value of other investment property, property, plant and equipment acquired	12,107.48
Fair value of other investment property under development acquired	2,681.82
Fair value of other capital work-in-progress acquired	218.31
Fair value of other assets acquired*	11,509.99
<b>Fair value of liabilities assumed</b>	
Fair value of borrowings assumed	41,006.43
Fair value of other liabilities assumed	6,514.98
Deferred tax liability on fair valuation of assets acquired and liabilities assumed	14,424.08
<b>Fair value of net assets taken over</b>	<b>43,471.40</b>
Total Purchase consideration	57,565.47
<b>Goodwill on consolidation</b>	<b>14,094.07</b>

\* Other assets include trade receivables of Rs. 40.33 million. Gross contractual value of trade receivables acquired is Rs. 59.69 million along with allowances for impairment losses estimated at Rs. 19.36 million.

(all amounts in Rs. million unless otherwise stated)

#### 50 Business combinations (continued)

##### Notes:-

1. The total 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.

The purchase consideration was settled through:

- the acquisition of equity interest in EOVP (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 remaining consideration has been settled in cash.

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. The above transaction enhances Embassy REIT's commercial office portfolio, facilitates the REIT's entry into Bengaluru's best-performing sub-market and further diversifies the REIT's occupier base. Based on the Management's evaluation and the accounting policy followed by the Embassy Office Parks Group, the acquisition is accounted as a business combination.

5. During the year ended 31 March 2022, the fair value of other assets acquired has been revised by Rs.99.11 million based on the new information obtained about facts and circumstances that existed as at the acquisition date. Accordingly, the above amount has been adjusted with Goodwill in the year ended 31 March 2022 with a corresponding impact in the fair value of the asset taken over.

##### Measurement of fair values

The valuation techniques used for measuring the fair value of material assets acquired and liabilities assumed are as follows:

Particulars	Valuation methodology
Property, plant and equipment and Investment properties	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.

#### C Additional disclosure regarding revenue and net profit of acquired assets (Pursuant to acquisition of CAM service operations and ETV assets)

Particulars	Revenue	Net profit/ (loss)
Amounts included in the consolidated financial statements for the year ended 31 March 2021 on account of the above business combination.	2,585.87	(217.51)
Revenue and net profit/(loss) if the above acquisitions had taken place on 1 April 2020 (refer note below).	9,567.30	(466.71)

Note: The revenue and net profit numbers disclosed above is without giving effect to Embassy REIT's capital raise pursuant to acquisition i.e. institutional placement/ preferential allotment or debt refinanced.

**51 Employee benefits**

**I Defined contribution plan**

The Group has employees majorly pertaining to its Hospitality segment. The Group has defined contribution plans. Contributions are made to provident fund in India for employees at the rate of 12% of basic salary as per regulations. The contributions are made to registered provident fund administered by the government. The obligation of the Group is limited to the amount contributed and it has no further contractual nor any constructive obligation. The expense recognised during the period towards defined contribution plan is as under:

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
Employer's contribution to Provident Fund	10.34	10.63
Employer's contribution to Employee State Insurance Corporation	0.82	1.94
<b>Expense recognised during the year</b>	<b>11.16</b>	<b>12.57</b>

**II Defined benefit plan**

**A Gratuity:**

In accordance with applicable Indian laws, the Group provides for gratuity, a defined benefit retirement plan (Gratuity Plan). The Gratuity Plan provides a lump sum payment to vested employees, at retirement or termination of employment, an amount based on the respective employee's last drawn salary and the number of years of employment with the Group.

**a. Reconciliation of the net defined benefit obligations**

**(i) Change in projected benefit obligation:**

Particulars	As at 31 March 2022	As at 31 March 2021
Obligations at beginning of the year	5.85	5.34
Current service cost	3.71	1.90
Interest on defined benefit obligation	0.54	0.35
Benefits paid	(1.33)	(0.93)
Actuarial (gains)/ losses on obligations - due to change in assumptions	(0.83)	(0.81)
<b>Obligations at the end of year</b>	<b>7.94</b>	<b>5.85</b>

**(ii) Change in plan assets:**

Particulars	As at 31 March 2022	As at 31 March 2021
<b>Plan assets at year beginning, at fair value</b>	<b>0.03</b>	<b>0.06</b>
Expected return on plan assets (estimated)	-	-
Actuarial gain / (loss)	-	-
Interest on plan assets	-	-
Contributions	-	-
Benefits paid	-	(0.03)
Plan assets acquired as part of business combination	-	-
<b>Plan assets at end of the year, at fair value</b>	<b>0.03</b>	<b>0.03</b>

**(iii) Net defined benefit obligations recognised in balance sheet:**

Closing obligations	7.94	5.85
Closing fair value of plan assets	(0.03)	(0.03)
	<b>7.91</b>	<b>5.82</b>

**Liability recognized in the balance sheet**

<b>Net liability:</b>	<b>7.91</b>	<b>5.82</b>
Non-current	7.64	5.79
Current	0.27	0.03

**51 Employee benefits (continued)**

**b. (i) Expense recognized in statement of profit and loss:**

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
Service cost	3.71	1.90
Interest cost	0.54	0.35
Past service cost	-	-
<b>Net gratuity cost</b>	<b>4.25</b>	<b>2.25</b>

**(ii) Remeasurements recognized in other comprehensive income:**

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
Actuarial (gains)/ losses on obligations - due to change in assumptions	(0.83)	(0.81)
	<b>(0.83)</b>	<b>(0.81)</b>

**c. Other disclosures**

**(i) Actuarial assumptions**

Principal actuarial assumptions at the reporting date:

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
Discount rate	5.30% to 7.25%	5.30% to 6.80%
Salary increase	5.00% to 8.00%	5.00%
Attrition rate	2% to 5%	2% to 5%
Retirement age	58 years to 60 years	58 years to 60 years

**(ii) Sensitivity analysis**

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below.

Particulars	For the year ended 31 March 2022	
	Increase	Decrease
Discount rate (50 basis points movement)	1.91	2.64
Employee attrition rate (50 basis points movement)	1.39	3.26
Future salary growth (50 basis points movement)	2.23	2.30

Particulars	For the year ended 31 March 2021	
	Increase	Decrease
Discount rate (50 basis points movement)	(0.26)	0.39
Employee attrition rate (50 basis points movement)	(0.66)	0.90
Future salary growth (50 basis points movement)	0.40	(0.27)

The estimates of future salary increases, considered in actuarial valuation, takes into account inflation, seniority, promotion and other relevant factors such as supply and demand factors in the employment market.

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior year.

(iii) The Group has purchased an insurance policy to provide for payment of gratuity to the employees. Every year, the insurance company carries out a funding valuation based on the latest employee data provided by the Group. Any deficit in the assets arising as a result of such valuation is funded by the Group.

**(iv) The expected future cash flows in respect of gratuity:**

Projected benefits payable in future years from the reporting date	As at	As at
	31 March 2022	31 March 2021
1st following year	0.35	0.11
2nd to 5th year	3.34	2.35
6th to 10th year	1.96	2.09
Beyond 10 years	13.27	10.45

**51 Employee benefits (continued)**

**B Compensated absences:**

The compensated absences cover the Group's liability for earned leave which are classified as other long-term benefits. According to the Group's policy on compensated absences, employees can encash their accumulated leave balance based on their last drawn gross salary.

**(i) Liability recognized in the balance sheet**

	As at 31 March 2022	As at 31 March 2021
Non-current	-	-
Current	5.97	1.86
<b>Total</b>	<b>5.97</b>	<b>1.86</b>

**(ii) Expense recognized in statement of profit and loss:**

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
Compensated absence expense	1.66	0.25
	<b>1.66</b>	<b>0.25</b>

**Other disclosures**

Other disclosures are not provided for compensated absences, since the amount of provision for compensated absences is immaterial for the Group.

**C Risk exposure:**

Through its defined benefit plans, the group is exposed to a number of risks, the most significant of which are detailed below:

**i. Liquidity Risk:** The Group has purchased insurance policy, which is basically a year-on-year cash accumulation plan in which the interest rate is declared on yearly basis and is guaranteed for a period of one year. The insurance Company, as part of the policy rules, makes payment of all gratuity payments during the year (subject to sufficiency of funds under the policy). The policy, thus, mitigates the liquidity risk.

**ii. Change in bond yields:** Plan assets, being a cash accumulation plan, the duration of assets is shorter compared to the duration of liabilities. Thus, the Group is exposed to movement in interest rate (in particular, the significant fall in interest rates, which should result in a increase in liability without corresponding increase in the asset).

**iii. Inflation risks:** Gratuity payments are based on last drawn salary of the employee. Increase in inflation will increase the future salary of employees, thus resulting in increase in projected benefit obligations.

**iv. Asset Liability Mismatch or Market Risk:** The duration of the liability is longer compared to duration of assets, exposing the Group to market risk for volatilities/ fall in interest rate.

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## 52 Leases

### A. Group as a lessor

#### i. Operating leases

The Embassy Office Parks REIT Group is primarily engaged in the business of development and lease of office space and related interiors. The Group leases out its Investment property on operating leases basis.

Rental income from non-cancellable leases is recognized on a straight line basis over the term of the relevant lease. For more details on accounting as a lessor, (refer note 2.2 r).

The table below provides details regarding the lease payments as at 31 March 2022 and 31 March 2021 on an undiscounted basis:

Particulars	As at	As at
	31 March 2022	31 March 2021
Not later than one year	10,055.42	11,420.49
Later than one year but within five years	13,779.72	16,141.06
Later than five years	10,698.92	9,394.25
	<b>34,534.06</b>	<b>36,955.80</b>

The total lease rental income recognised in the Consolidated Statement of Profit and Loss for the year ended 31 March 2022 is Rs.22,162.32 million (31 March 2021: Rs.18,475.51 million).

#### ii. Finance leases

The Embassy Office Parks Group has provided fit-outs to the tenants through finance leases. The total finance income on net investment in lease recognised in the Consolidated Statement of Profit and Loss for the year ended 31 March 2021 is Rs.183.83 million (31 March 2021: Rs.51.33 million). The future minimum lease receipts in respect of non-cancellable lease for fit outs given on finance lease are as follows:

Particulars	As at 31 March 2022			As at 31 March 2021		
	Minimum lease payments	Unearned Finance Income	Present value of minimum lease payments	Minimum lease payments	Unearned Finance Income	Present value of minimum lease payments
Not later than one year	598.43	151.49	446.94	633.60	205.85	427.74
Later than one year but within five	776.35	354.49	421.86	1,295.48	509.56	785.92
Later than five years	500.59	125.79	374.80	696.03	235.87	460.16
	<b>1,875.37</b>	<b>631.77</b>	<b>1,243.60</b>	<b>2,625.11</b>	<b>951.28</b>	<b>1,673.82</b>

### B. Group as a lessee

The Group has lease contracts for land having lease term of 90 years.

The details of the right-of-use assets (capitalised under leasehold land) held by the Group is as follows:

	Balance as on 1	Additions during	Deletions during	Depreciation for	Carrying amount as at
	April 2021	the year	the year	the year	31 March 2022
Leasehold land	304.21	-	-	3.95	300.26
<b>Total</b>	<b>304.21</b>	<b>-</b>	<b>-</b>	<b>3.95</b>	<b>300.26</b>

	Balance as on 1	Additions during	Deletions during	Depreciation for	Carrying amount as at
	April 2020	the year	the year	the year	31 March 2021
Leasehold land	308.15	-	-	3.92	304.21
<b>Total</b>	<b>308.15</b>	<b>-</b>	<b>-</b>	<b>3.92</b>	<b>304.21</b>

Refer Statement of Cash Flow for total cash outflow on account of lease payments during the year ended 31 March 2022 and 31 March 2021.

Rental expense recorded for short-term leases was Nil (31 March 2021: Nil) for the year ended 31 March 2022.

The details of the lease liabilities of the Group is as follows:

	Balance as on 1	Interest on Lease	Lease Payments	Carrying amount as at
	April 2021	Liabilities		31 March 2022
Lease Liability	334.87	33.77	20.66	347.98
<b>Total</b>	<b>334.87</b>	<b>33.77</b>	<b>20.66</b>	<b>347.98</b>

	Balance as on 1	Interest on Lease	Lease Payments	Carrying amount as at
	April 2020	Liabilities		31 March 2021
Lease Liability	322.93	40.64	28.70	334.87
<b>Total</b>	<b>322.93</b>	<b>40.64</b>	<b>28.70</b>	<b>334.87</b>

The table below provides details regarding the contractual maturities of lease liabilities as at 31 March 2022 and 31 March 2021 on an undiscounted basis:

Particulars	As at	As at
	31 March 2022	31 March 2021
Not later than one year	20.36	20.36
Later than one year but within three years	40.72	40.72
Later than three years but within five years	40.72	40.72
Later than five years	10,578.11	10,598.46

The effective interest rate for lease liabilities is 10.00%.

The Group does not face any liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.

### 53 Deferred tax assets, deferred tax liabilities and tax expense

#### (a) Deferred tax balances

Particulars	As at	As at
	31 March 2022	31 March 2021
<b>Deferred tax liabilities on</b>		
Impact of difference between Property, Plant and Equipment, Investment Properties and Intangible assets as per financials and tax books	(57,501.51)	(57,381.93)
Share of profit from equity accounted investee	(5,491.62)	(5,491.62)
Unbilled revenue	(160.28)	(99.68)
Fair valuation of security deposit (net of deferred income on security deposit)	(72.35)	(26.72)
<b>Deferred tax assets on</b>		
Impact of difference between Property, Plant and Equipment, Investment Properties and Intangible assets as per financials and tax books	106.21	53.89
Fair valuation of security deposit (net of deferred income on security deposit)	22.30	11.08
Unabsorbed depreciation and carry forward losses	6,659.63	4,898.07
Tax impact of other consolidation adjustments	74.49	85.25
Tax impact of expenses incurred by the Group but allowable for tax purposes in future periods	37.11	75.37
Others	20.97	42.37
<b>Minimum Alternate Tax credit entitlement</b>	<b>4,648.91</b>	<b>4,586.33</b>
<b>Net Deferred Tax Asset / (Liability)</b>	<b>(51,656.14)</b>	<b>(53,247.59)</b>

(b) The unrecognised deferred tax assets amounts to Rs. Nil (31 March 2021: Rs.83.00 million).

#### (c) Reconciliation of Effective Tax Rate

Particulars	For the year ended	For the year ended
	31 March 2022	31 March 2021
<b>Profit Before Tax</b>	8,962.40	7,538.87
Enacted tax rate applicable to the group	29.12%	29.12%
Income tax on accounting profits	<b>2,609.85</b>	<b>2,195.32</b>
<b>Reconciliation items:</b>		
Effect of Non-deductible expenses	3,831.26	4,117.92
Effect of exempt income and tax holidays	(7,163.02)	(5,307.50)
Adjustment for tax of prior years	(674.36)	(118.89)
Impact of difference in tax rate of SPV's	2,181.30	827.13
Deductions allowed under income tax laws but not debited to Statement of profit and loss	(454.63)	(453.75)
Tax impact of consolidation adjustments	(554.52)	(816.06)
Adjustments on which deferred tax is not created	(282.77)	(162.28)
Unrecognised deferred tax assets	-	83.00
MAT credit written off	646.23	-
Other Adjustments	(60.79)	190.45
<b>Tax expense at effective income tax rate</b>	<b>78.55</b>	<b>555.34</b>

### 54 Interest in other entities

The consolidated financial statements of the Group includes Group's share of the profit / (loss) of joint venture listed in the table below:

Name of the Entity	Country of incorporation	Associate / joint venture / joint operation	Principal	Ownership interest (%)	
				As at	As at
				31 March 2022	31 March 2021
Golflinks Software Park Private Limited	India	Joint venture	Real estate development and leasing	50.00%	50.00%

Summarised financial information of joint venture disclosed below is accounted for using the equity method.

#### a) Summarised Balance Sheet

Particulars	As at	As at
	31 March 2022	31 March 2021
Cash and cash equivalent	14.82	162.22
Other Assets	742.01	658.19
<b>Current Assets</b>	<b>756.83</b>	<b>820.41</b>
<b>Non-current assets</b>	<b>23,122.30</b>	<b>20,122.57</b>
Current financial liabilities(excluding trade payables and provisions)	5,737.79	2,045.49
Trade payables and provisions	1.24	12.86
Other current liabilities	52.16	112.76
<b>Current liabilities</b>	<b>5,791.19</b>	<b>2,171.11</b>
Non-current financial liabilities	2,908.70	3,025.76
Other non-current liabilities	1,857.49	1,522.47
<b>Non-current liabilities</b>	<b>4,766.19</b>	<b>4,548.23</b>
<b>Net Assets</b>	<b>13,321.74</b>	<b>14,223.64</b>

54 Interest in other entities (continued)

b) Summarised Statement of profit and loss

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
Revenue from operations	4,307.22	4,007.21
Other income	65.56	85.44
<b>Total Income</b>	<b>4,372.78</b>	<b>4,092.65</b>
Operating and maintenance expenses	74.23	19.87
Depreciation and amortisation	521.45	479.40
Other expenses	522.62	471.15
Finance costs	427.03	331.07
<b>Total Expenses</b>	<b>1,545.33</b>	<b>1,301.49</b>
<b>Profit before tax</b>	<b>2,827.45</b>	<b>2,791.16</b>
Tax expense	903.17	781.52
<b>Profit for the year</b>	<b>1,924.28</b>	<b>2,009.64</b>
Other comprehensive income	-	-
<b>Total comprehensive income</b>	<b>1,924.28</b>	<b>2,009.64</b>
<b>Share of profit for the year</b>	<b>962.14</b>	<b>1,004.82</b>

c) Reconciliation to carrying amount

Summarised balance sheet	As at 31 March 2022	As at 31 March 2021
<b>Opening net assets</b>	<b>27,463.70</b>	<b>27,284.06</b>
Profit for the year	1,924.28	2,009.64
Other comprehensive income	-	-
Dividend paid	(2,800.00)	(1,830.00)
Changes in other equity	-	-
<b>Closing net assets</b>	<b>26,587.98</b>	<b>27,463.70</b>
<b>Group's share in %</b>	<b>50.00%</b>	<b>50.00%</b>
Group's share in Rs.	13,293.99	13,731.85
Goodwill	10,449.36	10,449.36
Others	(108.66)	(62.64)
<b>Carrying amount</b>	<b>23,634.69</b>	<b>24,118.57</b>

55 Details of utilisation of proceeds of Institutional placement as on 31 March 2022 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 March 2022	Unutilised amount as at 31 March 2022
Funding of consideration for the acquisition of the ETV SPVs, including subscription to Class A equity shares in EOVP, 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	48.95	350.00
<b>Total</b>	<b>36,852.02</b>	<b>36,453.07</b>	<b>398.95</b>	<b>48.95</b>	<b>350.00</b>

56 Details of utilisation of proceeds of issue of Embassy REIT Series III NCD 2021 as on 31 March 2022 are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto	Unutilised amount as at	Actual utilisation upto 31 March 2022	Unutilised amount as at 31 March 2022
Granting shareholder debt including refinance of existing debt, construction and development at underlying SPV's	24,500.00	24,500.00	-	-	-
General purposes including issue expenses and granting of shareholder debt including construction and development and/or working capital requirements at the underlying SPVs	1,500.00	613.52	886.48	886.48	-
<b>Total</b>	<b>26,000.00</b>	<b>25,113.52</b>	<b>886.48</b>	<b>886.48</b>	<b>-</b>

**57 Details of utilisation of proceeds of issue of Embassy REIT Series IV NCD 2021 (Tranche A & Tranche B) as on 31 March 2022 are as follows:**

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 31 March 2022	Unutilised amount as at 31 March 2022
Granting shareholder debt including refinance of existing debt, construction and development at underlying SPVs	2,760.00	2,760.00	-
General purposes including issue expenses and payment of coupon	240.00	240.00	-
<b>Total</b>	<b>3,000.00</b>	<b>3,000.00</b>	<b>-</b>

**58 Details of utilisation of proceeds of issue of Embassy REIT Series V NCD 2021 as on 31 March 2022 are as follows:**

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

**59 Distributions**

The Board of Directors of the Manager to the Trust, in their meeting held on 28 April 2022, have declared distribution to Unitholders of Rs.5.26 per unit which aggregates to Rs.4,985.92 million for the quarter ended 31 March 2022. The distribution of Rs.5.26 per unit comprises Rs.0.70 per unit in the form of interest payment, Rs.2.25 per unit in the form of dividend and the balance Rs.2.31 per unit in the form of amortization of SPV debt.

Along with distribution of Rs.15,640.25 million/ Rs.16.50 per unit for the nine months ended 31 December 2021, the cumulative distribution for the year ended 31 March 2022 aggregates to Rs.20,626.17 million/ Rs.21.76 per unit.

**60 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.7,784.93 million has already been paid as of 31 March 2022 and balance is to be disbursed linked to achievement of construction milestones. EPDPL was originally obligated to obtain Occupancy Certificate (OC) for the buildings by December 2019. In case of any delay in obtaining the OC beyond the agreed delivery date, EPDPL is obligated to pay a rental compensation of Rs.57 million per month of delay to MPPL. As of date, the bare shell building is under development and the estimated date of completion and obtaining occupancy certificate is now December 2022.

The carrying cost in the consolidated financial statements of the above advance is Rs. 11,258.24 million as at 31 March 2022 which includes one-time fair valuation gain on purchase price allocation on acquisition by the REIT.

As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be trued up/down accordingly upon project completion. As at 31 March 2022, MPPL had a net receivable of Rs. 514.80 million from EPDPL towards receipt of compensation for Block A which has been subsequently received post balance sheet date on 21 April 2022.

**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.4,519.66 million has already been paid as of 31 March 2022 (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 transferable 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. Basis EPDPL's representation, the Group is confident of timely completion of the property under development after obtaining of balance pending regulatory approvals.

As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be trued up/down accordingly upon project completion. As at 31 March 2022, MPPL had a net receivable of Rs.618.40 million from EPDPL towards receipt of interest for Block B which has been subsequently received post balance sheet date on 21 April 2022.

61 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:

- 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
- 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.

The Goodwill of EOPPL has been reallocated. There is no other 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 year ended 31 March 2021 are shown under EOPPL instead of EPTPL to facilitate comparison and ease for users of the financial statements.

62 The Board of Directors of the Manager through a resolution by circulation dated 23 January 2021 approved the Scheme of Arrangement ("the Scheme") involving EOVP and VTPL. The Scheme provides for the merger/amalgamation of EOVP into VTPL (on a going concern basis). The Scheme has been approved by National Company Law Tribunal (NCLT), Bengaluru Bench on 17 February 2022. The Company has filed the necessary forms with Registrar of Companies (RoC). Upon the Scheme becoming effective, with effect from the Appointed Date, VTPL has become a 100% directly-held SPV of Embassy Office Parks REIT, holding Embassy Tech Village.

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

- VTPL has issued and allotted 1 fully paid-up ordinary share of face value of Rs.10 each for every 3.72 class A equity shares of face value of Rs.10 each, fully paid-up held in EOVP.
- VTPL has issued and allotted 1 fully paid-up ordinary share of face value of Rs.10 each for every 3.14 ordinary equity shares of face value of Rs.10 each, fully paid-up held in EOVP.

There is no impact to consolidated financial statements of the Group due to the above scheme of merger.

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: 2022.04.28  
12:39:47 +05'30'

per **Adarsh Ranka**  
Partner  
Membership number: 209567  
Place: Bengaluru  
Date: 28 April 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: 2022.04.28  
12:19:12 +05'30'

**Jitendra Virwani**  
Director  
DIN: 00027674  
Place: Bengaluru  
Date: 28 April 2022

**TUHIN ARVIND PARIKH** Digitally signed by  
TUHIN ARVIND PARIKH  
Date: 2022.04.28  
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**Tuhin Parikh**  
Director  
DIN: 00544890  
Place: Mumbai  
Date: 28 April 2022



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**EMBASSY OFFICE PARKS REIT ('Embassy REIT')**  
**Supplemental Operating and Financial Data**  
**for the Quarter and Financial Year Ended March 31, 2022**  
**('Supplementary Databook')**  
**Published on April 28, 2022**

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## Non-GAAP Financial Metrics

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

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

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## Snapshot

as of 31-Mar-2022

### Key Portfolio Information

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

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

#### Hospitality

Number of Completed Hotels	4
Number of Hotel keys	1,614
Completed (keys) <sup>2</sup>	1,096
Under Construction (keys)	518

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

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

### Key Financial Information

Closing Price (Rs. per Unit) <sup>4</sup>	371.75
52-Week Closing High (Rs. per Unit) <sup>4</sup>	389.98
52-Week Closing Low (Rs. per Unit) <sup>4</sup>	304.57
52-Week ADTV (Units) <sup>5</sup>	1,132,357
52-Week ADTV (Rs. mn) <sup>5</sup>	396.49
Units Outstanding (mn)	947.89
Market Capitalization (Rs. mn) <sup>4</sup>	352,379
Net Debt (Rs. mn)	119,883
Total Enterprise Value (Rs. mn) <sup>6</sup>	472,262
NAV per unit (Rs.) <sup>7</sup>	393.90
Distribution for quarter ended March 31, 2022 (Rs. per Unit)	5.26
Distribution for financial year ended March 31, 2022 (Rs. per Unit)	21.76

### Ratings

Embassy Office Parks REIT (Corporate Credit Rating)	CRISIL CCR AAA/Stable Reaffirmed on March 17, 2022
Embassy Office Parks REIT Series II NCD (Tranche A & B) <sup>8</sup>	CRISIL AAA/Stable Reaffirmed on March 17, 2022
Embassy Office Parks REIT Series III NCD <sup>9</sup>	CRISIL AAA/Stable Reaffirmed on March 17, 2022
Embassy Office Parks REIT Series IV NCD <sup>10</sup>	CRISIL AAA/Stable Reaffirmed on March 17, 2022
Embassy Office Parks REIT Series V NCD (Tranche A and B) <sup>11</sup>	CRISIL AAA/Stable Reaffirmed on March 17, 2022
Embassy Office Parks REIT Series VI NCD <sup>12</sup>	CRISIL AAA/Stable Assigned on March 17, 2022

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

<sup>2</sup>Hilton Garden Inn at Embassy Manyata was launched in Mar'22 and Hilton at Embassy Manyata is scheduled for launch in May'22

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

<sup>4</sup>NSE as at March 31, 2022

<sup>5</sup>Average of units/volume traded on NSE & BSE

<sup>6</sup>Market Capitalization + Net Debt

<sup>7</sup>Refer Statement of Net Asset at Fair Value which is included as part of audited consolidated financial statement as at March 31, 2022

<sup>8</sup>ISIN|Security code - INE041007035|959990 (Tranche A) & INE041007043|960165 (Tranche B)

<sup>9</sup>ISIN|Security code - INE041007050|960421

<sup>10</sup>ISIN|Security code - INE041007068|973434

<sup>11</sup>ISIN|Security code - INE041007076|973545 (Tranche A) & INE041007084|973546 (Tranche B)

<sup>12</sup>ISIN|Security code - INE041007092|973910

## Strategy

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

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

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

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

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

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

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

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

**(4) Industry Leading Corporate Governance**

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

## Management

### Management Team of the Manager

Michael Holland - Chief Executive Officer  
 Vikaash Khdloya - Deputy CEO and Chief Operating Officer  
 Aravind Maiya - Chief Financial Officer<sup>1</sup>  
 Ritwik Bhattacharjee - Chief Investment Officer  
 Abhishek Agrawal - Deputy Chief Financial 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<sup>2</sup>  
 Tuhin Parikh - Head of Real Estate (India), The Blackstone Group

### Independent Directors of the Manager

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

## Manager Fees

for 31-Mar-2022

(in Rs. mn)

		YTD period ended	
		31-Mar-22	31-Mar-21
Property Management Fees	3% of Facility Rentals <sup>3</sup>	670	536
REIT Management Fees	1% of REIT Distributions	254	212
Acquisition Fees	NIL	NIL	NIL
Divestment Fees	NIL	NIL	NIL
AUM linked Fees	NIL	NIL	NIL
Total Fees (% of Revenue from Operations)		3.12%	3.17%
Total Fees (% of GAV <sup>4</sup> )		0.19%	0.20%

## Timing of Earnings Announcements

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

1Q FY2023	Week commencing Jul 18, 2022
2Q FY2023	Week commencing Oct 17, 2022
3Q FY2023	Week commencing Jan 23, 2023
4Q FY2023	Week commencing Apr 24, 2023

<sup>1</sup>Until May 31, 2022. Abhishek Agrawal to takeover as interim CFO w.e.f June 01, 2022

<sup>2</sup>Asheesh Mohta - Head of Acquisitions (India), The Blackstone Group, has been nominated as Alternate Director

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

<sup>4</sup>Gross Asset Value (GAV) considered per Mar'22 and Mar'21 respectively, valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually

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

	As of			
	31-Mar-22		31-Mar-21	
<b>Commercial Offices</b>				
Completed Area (msf)	33.8		32.3	
Occupancy	87%		89%	
Same-Store Occupancy <sup>3</sup>	87%		89%	
No of Occupiers	203		195	
WALE (yrs)	7.0		7.0	
Average in-place rents (Rs psf pm)	75		71	
Average Market rents (Rs psf pm) <sup>4</sup>	93		91	
MTM opportunity	24%		29%	
	<b>Three months ended</b>		<b>Financial year ended</b>	
	<b>31-Mar-22</b>	<b>31-Mar-21</b>	<b>31-Mar-22</b>	<b>31-Mar-21</b>
Total Lease-up	555	124	2,240	1,170
- New Lease-up ('000 sf)	339	50	1,015	581
Re-leased Area ('000 sf)	339	50	774	499
Re-leasing spread (%)	40%	57%	27%	18%
- Renewed Area ('000 sf)	215	75	1,225	589
Renewal spread (%)	2%	1%	13%	13%
<b>Hospitality</b>				
Completed Keys (Nos.)	1,096	477	1,096	477
Average Occupancy (%)	29%	18%	26%	10%
Average Daily Rate (ADR) (Rs.)	6,394	5,369	6,044	5,754
RevPAR (Rs.)	NM	NM	NM	NM
<b>Others<sup>5</sup></b>				
Solar Energy generated (mn units)	50	53	177	190

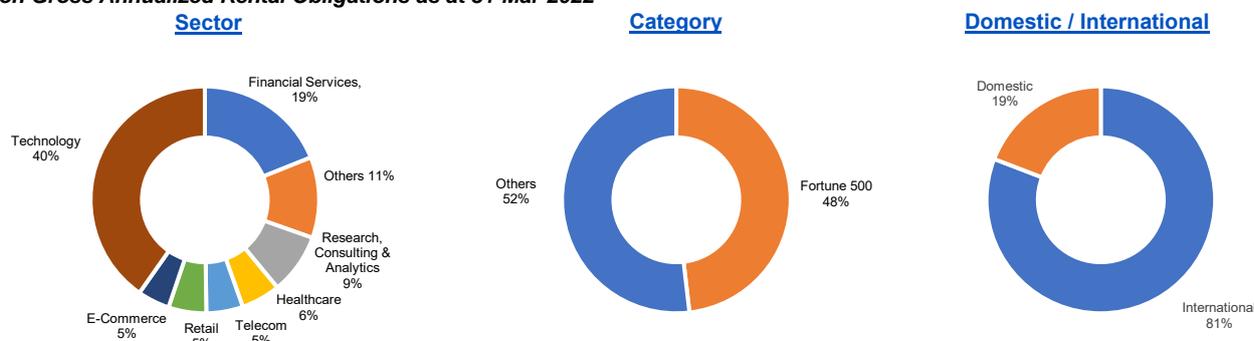
## Top 10 Occupiers<sup>6,7</sup>

### % of Gross Annualized Rental Obligations

Occupiers	As of 31-Mar-2022	Occupiers	As of 31-Mar-2021
Global Technology and Consulting Major	8.1%	Global Technology and Consulting Major	9.8%
JP Morgan	7.1%	Cognizant	6.9%
Cognizant	6.0%	NTT Data	3.5%
NTT Data	3.4%	Flipkart	3.3%
Flipkart	3.0%	JP Morgan	3.1%
Wells Fargo	2.8%	Wells Fargo	3.1%
ANSR	2.7%	ANSR	2.8%
Google India	1.9%	Cerner	2.1%
PwC	1.9%	PwC	2.0%
Cerner	1.8%	Wework	2.0%
<b>Total</b>	<b>38.6%</b>	<b>Total</b>	<b>38.6%</b>

## Occupier Mix

### Based on Gross Annualized Rental Obligations as at 31-Mar-2022



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

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

<sup>3</sup>Same-Store Occupancy includes ETV asset but excludes 1.1 msf JP Morgan campus and other area additions in FY22

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

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

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

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

## Portfolio Overview

as of 31-Mar-2022

### Commercial Offices

Asset	Location	Leasable Area (msf)			Total	WALE (yrs)	Occupancy (%) <sup>1</sup>	Rent (Rs psf pm)			GAV <sup>5</sup> as of Mar-22 (Rs mn)		
		Completed	Under Construction	Proposed Development				In-place	Market	MTM (%)	Completed	Under Construction	% of total
Embassy Manyata	Bangalore	11.8	1.0	2.0	14.8	6.7	88.3%	65	93	43%	159,564	23,464	37%
Embassy TechVillage	Bangalore	7.3	1.9	-	9.2	9.9	99.0%	74	94	27%	102,902	13,427	24%
Embassy GolfLinks <sup>2</sup>	Bangalore	3.1	-	-	3.1	7.1	94.2%	128	150	17%	31,560	-	6%
Embassy One	Bangalore	0.3	-	-	0.3	8.1	33.0%	150	147	(2%)	4,678	-	1%
<b>Bangalore Sub-total</b>		<b>22.4</b>	<b>2.9</b>	<b>2.0</b>	<b>27.4</b>	<b>7.9</b>	<b>92.0%</b>	<b>77</b>	<b>102</b>	<b>32%</b>	<b>298,704</b>	<b>36,891</b>	<b>68%</b>
Express Towers	Mumbai	0.5	-	-	0.5	2.8	80.7%	277	270	(3%)	17,987	-	4%
Embassy 247	Mumbai	1.2	-	-	1.2	3.0	84.1%	109	112	2%	17,939	-	4%
FIFC	Mumbai	0.4	-	-	0.4	3.5	77.5%	300	275	(8%)	14,045	-	3%
<b>Mumbai Sub-total</b>		<b>2.0</b>	<b>-</b>	<b>-</b>	<b>2.0</b>	<b>3.0</b>	<b>82.1%</b>	<b>180</b>	<b>176</b>	<b>(2%)</b>	<b>49,971</b>	<b>-</b>	<b>10%</b>
Embassy TechZone	Pune	2.2	0.9	2.4	5.5	4.1	86.0%	50	48	(3%)	15,784	6,657	5%
Embassy Squadron	Pune	1.9	-	-	1.9	4.3	50.1%	49	48	(3%)	12,855	-	3%
Embassy Qubix	Pune	1.5	-	-	1.5	5.5	89.3%	42	48	15%	9,999	-	2%
<b>Pune Sub-total</b>		<b>5.5</b>	<b>0.9</b>	<b>2.4</b>	<b>8.8</b>	<b>4.5</b>	<b>74.5%</b>	<b>47</b>	<b>48</b>	<b>2%</b>	<b>38,638</b>	<b>6,657</b>	<b>9%</b>
Embassy Oxygen	Noida	2.5	0.7	-	3.3	9.6	75.8%	50	54	7%	22,131	2,517	5%
Embassy Galaxy	Noida	1.4	-	-	1.4	1.4	85.1%	35	45	28%	9,276	-	2%
<b>Noida Sub-total</b>		<b>3.9</b>	<b>0.7</b>	<b>-</b>	<b>4.6</b>	<b>7.2</b>	<b>79.0%</b>	<b>45</b>	<b>51</b>	<b>13%</b>	<b>31,407</b>	<b>2,517</b>	<b>7%</b>
<b>Sub-Total (Commercial Offices)</b>		<b>33.8</b>	<b>4.6</b>	<b>4.4</b>	<b>42.8</b>	<b>7.0</b>	<b>87.1%</b>	<b>75</b>	<b>93</b>	<b>24%</b>	<b>418,720</b>	<b>46,065</b>	<b>94%</b>

### Hospitality

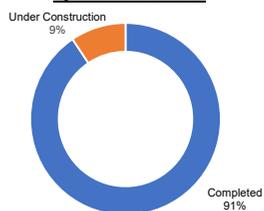
Asset	Location	Keys				Occupancy (%) <sup>1</sup>	GAV <sup>5</sup> as of Mar-22 (Rs mn)		
		Completed	Under Construction	Proposed Development	Total		Completed	Under Construction	% of total
Hilton at Embassy GolfLinks	Bangalore	247 Keys	-	-	247 Keys	29%	4,280	-	1%
Four Seasons at Embassy One	Bangalore	230 Keys	-	-	230 Keys	23%	7,938	-	2%
Hilton and Hilton Garden Inn at Embassy Manyata <sup>6</sup>	Bangalore	619 Keys	-	-	619 Keys	23%	7,496	-	2%
Hilton and Hilton Garden Inn at Embassy TechVillage	Bangalore	-	518 Keys	-	518 Keys	-	-	210	0%
<b>Sub-Total (Hospitality)</b>		<b>1,096 Keys</b>	<b>518 Keys</b>	<b>-</b>	<b>1,614 Keys</b>		<b>19,714</b>	<b>210</b>	<b>4%</b>

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

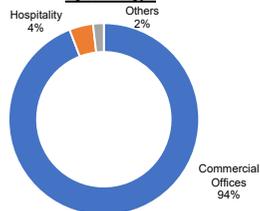
Asset	Location	MW			Total	Generated (mn units) <sup>1</sup>	Average Tariff <sup>4</sup>	GAV <sup>5</sup> as of Mar-22 (Rs mn)		
		Completed	Under Construction	Proposed Development				Completed	Under Construction	% of total
Embassy Energy	Karnataka	100MW	-	-	100MW	177	8.5	8,965	-	2%
<b>Sub-Total (Others)</b>		<b>100MW</b>	<b>-</b>	<b>-</b>	<b>100MW</b>			<b>8,965</b>	<b>-</b>	<b>2%</b>
<b>Total</b>		<b>33.8 msf/1,096 Keys/100MW</b>	<b>4.6 msf/518 Keys</b>	<b>4.4 msf</b>	<b>42.8 msf/1,614 Keys/100MW</b>			<b>447,399</b>	<b>46,275</b>	<b>100%</b>

### Gross Asset Value

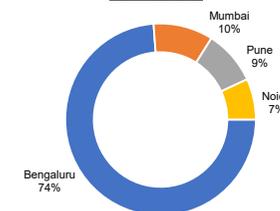
By Construction Status



By Asset type



By Geography



<sup>1</sup>Represents occupancy as at March 31, 2022 for commercial offices (on completed area basis). Hospitality occupancy and units generated for Embassy Energy are for year ended March 31, 2022

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

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

<sup>4</sup>Average blended realised tariff for the year ended March 31, 2022

<sup>5</sup>Gross Asset Value (GAV) considered per Mar'22, valuation undertaken by IVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. For further details refer notes on page 26

<sup>6</sup>Hilton Garden Inn at Embassy Manyata was launched in Mar'22 and Hilton at Embassy Manyata is scheduled for launch in May'22

## Leasing Highlights for the quarter ended March 31, 2022<sup>1,2</sup>

Asset	Completed Area (msf)	Occupancy at Dec'21	Area Added (msf)	Expired or Vacated (msf)	New Lease-up <sup>3</sup> (msf)	Occupancy at Mar'22	Vacant Area (msf)
Embassy Manyata	11.8	88.2%	-	0.1	0.1	88.3%	1.4
Embassy TechVillage	7.3	99.0%	-	-	-	99.0%	0.1
Embassy GolfLinks	2.9	94.3%	0.2	-	0.1	94.2%	0.2
Embassy One	0.3	33.0%	-	-	-	33.0%	0.2
Express Towers	0.5	88.3%	-	0.1	0.0	80.7%	0.1
Embassy 247	1.2	84.0%	-	0.0	0.0	84.1%	0.2
FIFC	0.4	77.5%	-	-	-	77.5%	0.1
Embassy TechZone	2.2	86.0%	-	-	-	86.0%	0.3
Embassy Quadron	1.9	50.1%	-	-	-	50.1%	0.9
Embassy Qubix	1.5	89.0%	-	0.0	0.0	89.3%	0.2
Embassy Oxygen	2.5	75.8%	-	-	-	75.8%	0.6
Embassy Galaxy	1.4	83.5%	-	-	0.0	85.1%	0.2
<b>Total</b>	<b>33.6</b>	<b>87.0%</b>	<b>0.2</b>	<b>0.2</b>	<b>0.3</b>	<b>87.1%</b>	<b>4.4</b>

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

for the three months period ended March 31, 2022		Area (msf)
Vacant space available at the beginning of the period		4.4
<b>Add</b>		
New space added		0.2
Leases Expired/Area Vacated		0.2
<b>Less</b>		
New leases		0.3
Vacant space available for lease at the end of the period		4.5
<b>Net increase/(decrease) in available space</b>		<b>0.0</b>

New Lease Analysis	Three months ended	Financial year ended	Renewal Analysis	Three months ended	Financial year ended
	31-Mar-22	31-Mar-22		31-Mar-22	31-Mar-22
New Lease-up Area ('000 sf) (A)	339	1,015	Renewed Area ('000 sf) (B)	215	1,225
- Re-leased Area ('000 sf)	339	774	Renewal spread (%)	2%	13%
- Releasing Spread (%)	40%	27%			
<b>Total Lease-up Area ('000 sf) (A+B)</b>	<b>555</b>	<b>2,240</b>			
WALE on new lease-up (Years)	7	8	WALE on renewal (Years)	4	6
New Lease-up to Existing Occupiers	31%	56%			
Pipeline Discussions ('000 sf)	c.500				

### Notable Deals Signed for the three months ended March 31, 2022

Occupier <sup>4</sup>	Asset	City	Area ('000 sf)	Sector	Remarks
<b>New Leases</b>					
Autodesk	Embassy GolfLinks	Bangalore	61	Technology	New Occupier
Marelli	Embassy Manyata	Bangalore	55	Engineering & Manufacturing	New Occupier
Gallagher Insurance	Embassy 247	Mumbai	26	Financial Services	New Occupier
Aker Powergas	Embassy Qubix	Pune	25	Technology	Existing Occupier
Volvo	Embassy GolfLinks	Bangalore	20	Engineering & Manufacturing	New Occupier
HDFC Bank	Embassy 247	Mumbai	11	Financial Services	Existing Occupier
Coredge	Embassy Galaxy	Noida	11	Technology	New Occupier
Kramer (Wow Vision)	Embassy Galaxy	Noida	10	Engineering & Manufacturing	New Occupier
Others	Various	Various	121	Various	Various
<b>Renewals</b>					
DBS Bank	Express Towers	Mumbai	82	Financial Services	Early Renewal
Google	FIFC	Mumbai	61	Technology	Early Renewal
Linedata Gravitas	Embassy 247	Mumbai	36	Technology	Early Renewal
Aker Powergas	Embassy Qubix	Pune	25	Technology	Renewal
Smartek21	Embassy Qubix	Pune	10	Technology	Renewal
			<b>555</b>		

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

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

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

<sup>4</sup>Actual legal entity name may differ

## Notable Deals Signed for the year ended March 31, 2022

Occupier <sup>1</sup>	Asset	City	Area ('000 sf)	Sector	Quarter	Remarks
Cognizant	Embassy Quadron	Pune	260	Technology	Q1	Renewal
Tata Technologies Limited	Embassy Qubix	Pune	93	Technology	Q1	Renewal
Optum Global	Embassy Oxygen	Noida	63	Healthcare	Q1	New Lease
Hudson Bay Company	Embassy Manyata	Bangalore	47	Retail	Q1	New Lease
TP Vision	Embassy Manyata	Bangalore	27	Engineering & Manufacturing	Q1	New Lease
Linkintime Services	Embassy TechZone	Pune	24	Financial Services	Q1	New Lease
Neeeyamo Enterprise Solution	Embassy Qubix	Pune	14	Technology	Q1	Renewal
Andritz Technologies	Embassy Manyata	Bangalore	9	Technology	Q1	Renewal
V J Coresoft Pvt.Ltd	Embassy Qubix	Pune	8	Technology	Q1	Renewal
<b>Sub-total</b>			<b>545</b>			
Nokia	Embassy Manyata	Bangalore	511	Telecom	Q2	Early Renewal
NCSI Technologies	Embassy Qubix	Pune	46	Telecom	Q2	New Lease
Employtech	Embassy TechVillage	Bangalore	43	Others	Q2	New Lease
Oracle	FIFC	Mumbai	33	Technology	Q2	Renewal
Citiustech Healthcare	Embassy Qubix	Pune	32	Technology	Q2	New Lease
Rockwell	Embassy TechZone	Pune	25	Engineering & Manufacturing	Q2	New Lease
Nexer <sup>2</sup>	Embassy Manyata	Bangalore	22	Technology	Q2	New Lease
<b>Sub-total</b>			<b>713</b>			
Commonwealth Bank of Australia <sup>3</sup>	Embassy Manyata	Bangalore	129	Financial Services	Q3	New Lease
WeWork	Embassy One	Bangalore	55	Co-working	Q3	New Lease
Concentrix	Embassy Manyata	Bangalore	54	Technology	Q3	Renewal
DP World	Embassy GolfLinks	Bangalore	29	Logistics	Q3	New Lease
Atlassian <sup>3</sup>	Embassy GolfLinks	Bangalore	29	Technology	Q3	New Lease
Aarti Industries	Embassy 247	Mumbai	24	Engineering & Manufacturing	Q3	New Lease
Enam Holdings	Express Towers	Mumbai	21	Financial Services	Q3	Renewal
Purple	Embassy 247	Mumbai	17	E-Commerce	Q3	New Lease
ICICI Securities	FIFC	Mumbai	17	Financial Services	Q3	New Lease
Hyundai	Embassy One	Bangalore	14	Engineering & Manufacturing	Q3	New Lease
Prolifics Corporation Limited	Embassy Qubix	Pune	4	Technology	Q3	Renewal
Others	Various	Various	36	Various	Q3	Various
<b>Sub-total</b>			<b>429</b>			
DBS Bank	Express Towers	Mumbai	82	Financial Services	Q4	Early Renewal
Google	FIFC	Mumbai	61	Technology	Q4	Early Renewal
Autodesk	Embassy GolfLinks	Bangalore	61	Technology	Q4	New Lease
Marelli	Embassy Manyata	Bangalore	55	Engineering & Manufacturing	Q4	New Lease
Linedata Gravitass	Embassy 247	Mumbai	36	Technology	Q4	Early Renewal
Gallagher Insurance	Embassy 247	Mumbai	26	Financial Services	Q4	New Lease
Aker Powergas	Embassy Qubix	Pune	25	Technology	Q4	Renewal
Aker Powergas	Embassy Qubix	Pune	25	Technology	Q4	New Lease
Volvo	Embassy GolfLinks	Bangalore	20	Engineering & Manufacturing	Q4	New Lease
HDFC Bank	Embassy 247	Mumbai	11	Financial Services	Q4	New Lease
Coreedge	Embassy Galaxy	Noida	11	Technology	Q4	New Lease
Kramer (Wow Vision)	Embassy Galaxy	Noida	10	Engineering & Manufacturing	Q4	New Lease
Smartek21	Embassy Qubix	Pune	10	Technology	Q4	Renewal
Others	Various	Various	121	Various	Q4	New Lease
<b>Sub-total</b>			<b>555</b>			
<b>Total</b>			<b>2,240</b>			
- New leasing			1,015			
- Renewals			533			
- Early Renewals			691			

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

<sup>2</sup>Through an enterprise solution between end use occupier and Tablespace (co-working operator)

<sup>3</sup>Through an enterprise solution between end use occupier and WeWork (co-working operator)

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

as of 31-Mar-2022

FY 2023

	Area Expiring ( <sup>'000</sup> sf)	% of Gross Rentals	In-place Rent (At Expiry - Rs psf pm)	Market Rent <sup>3</sup> (Rs psf pm)	MTM Opportunity (%)
<i>Portfolio Assets</i>					
Embassy Manyata	787	5%	38	96	153%
Embassy TechVillage	180	3%	100	100	0%
Embassy One	NM	NM	NM	NM	NM
Express Towers	81	24%	303	270	(11%)
Embassy 247	82	9%	111	112	1%
FIFC	NM	NM	NM	NM	NM
Embassy TechZone	222	12%	47	48	2%
Embassy Quadron	367	37%	50	48	(4%)
Embassy Qubix	166	14%	43	48	11%
Embassy Oxygen	99	5%	53	54	3%
Embassy Galaxy	1,085	93%	37	45	22%
<b>Total - Asset Portfolio</b>	<b>3,073</b>	<b>10%</b>	<b>53</b>	<b>71</b>	<b>32%</b>
<i>Portfolio Investment</i>					
Embassy GolfLinks	46	1%	104	156	49%
<b>Total - Portfolio</b>	<b>3,119</b>	<b>8%</b>	<b>54</b>	<b>72</b>	<b>32%</b>

FY 2024

	Area Expiring ( <sup>'000</sup> sf)	% of Gross Rentals	In-place Rent (At Expiry - Rs psf pm)	Market Rent <sup>3</sup> (Rs psf pm)	MTM Opportunity (%)
<i>Portfolio Assets</i>					
Embassy Manyata	361	3%	60	101	70%
Embassy TechVillage	15	0%	82	108	32%
Embassy One	NM	NM	NM	NM	NM
Express Towers	45	13%	281	278	(1%)
Embassy 247	393	41%	114	115	2%
FIFC	35	12%	288	283	(1%)
Embassy TechZone	115	5%	44	49	10%
Embassy Quadron	NM	NM	NM	NM	NM
Embassy Qubix	NM	NM	NM	NM	NM
Embassy Oxygen	NM	NM	NM	NM	NM
Embassy Galaxy	NM	NM	NM	NM	NM
<b>Total - Asset Portfolio</b>	<b>968</b>	<b>5%</b>	<b>98</b>	<b>115</b>	<b>17%</b>
<i>Portfolio Investment</i>					
Embassy GolfLinks	NM	NM	NM	NM	NM
<b>Total - Portfolio</b>	<b>968</b>	<b>4%</b>	<b>98</b>	<b>115</b>	<b>17%</b>

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

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

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

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

as of 31-Mar-2022

FY 2025

	Area Expiring ( <sup>'000</sup> sf)	% of Gross Rentals	In-place Rent (At Expiry - Rs psf pm)	Market Rent <sup>3</sup> (Rs psf pm)	MTM Opportunity (%)
<i>Portfolio Assets</i>					
Embassy Manyata	467	5%	74	106	44%
Embassy TechVillage	54	1%	92	114	24%
Embassy One	NM	NM	NM	NM	NM
Express Towers	20	6%	312	286	(8%)
Embassy 247	101	10%	107	119	-
FIFC	22	8%	343	292	(15%)
Embassy TechZone	520	31%	51	51	(0%)
Embassy Quadron	NM	NM	NM	NM	NM
Embassy Qubix	NM	NM	NM	NM	NM
Embassy Oxygen	NM	NM	NM	NM	NM
Embassy Galaxy	NM	NM	NM	NM	NM
<b>Total - Asset Portfolio</b>	<b>1,184</b>	<b>8%</b>	<b>76</b>	<b>90</b>	<b>18%</b>
<i>Portfolio Investment</i>					
Embassy GolfLinks	722	15%	90	172	90%
<b>Total - Portfolio</b>	<b>1,905</b>	<b>7%</b>	<b>82</b>	<b>121</b>	<b>48%</b>

FY 2026

	Area Expiring ( <sup>'000</sup> sf)	% of Gross Rentals	In-place Rent (At Expiry - Rs psf pm)	Market Rent <sup>3</sup> (Rs psf pm)	MTM Opportunity (%)
<i>Portfolio Assets</i>					
Embassy Manyata	759	7%	58	112	92%
Embassy TechVillage	167	2%	92	119	30%
Embassy One	NM	NM	NM	NM	NM
Express Towers	162	42%	290	295	2%
Embassy 247	123	11%	109	122	12%
FIFC	151	54%	347	300	(14%)
Embassy TechZone	258	13%	50	54	7%
Embassy Quadron	11	1%	58	54	(7%)
Embassy Qubix	168	12%	45	54	19%
Embassy Oxygen	113	6%	64	59	(8%)
Embassy Galaxy	NM	NM	NM	NM	NM
<b>Total - Asset Portfolio</b>	<b>1,911</b>	<b>13%</b>	<b>105</b>	<b>127</b>	<b>21%</b>
<i>Portfolio Investment</i>					
Embassy GolfLinks	447	16%	150	180	20%
<b>Total - Portfolio</b>	<b>2,358</b>	<b>11%</b>	<b>113</b>	<b>137</b>	<b>21%</b>

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

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

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

## Hospitality Highlights

as of 31-Mar-2022

Three months ended

	Hilton at Embassy GolfLinks		Four Seasons at Embassy One		HGI at Embassy Manyata	Total		
	31-Mar-22	31-Mar-21	31-Mar-22	31-Mar-21	31-03-2022 <sup>1</sup>	31-Mar-21	31-Mar-22	31-Mar-21
Keys	247	247	230	230	353	NA	830	477
Occupancy	35%	22%	25%	13%	23%	NA	29%	18%
Rooms Available	22,230	22,230	20,700	20,700	10,943	NA	53,873	42,930
Rooms Sold	7,877	4,979	5,149	2,599	2,551	NA	15,577	7,578
ADR (Rs.)	5,760	4,543	8,400	6,953	4,302	NA	6,394	5,369
RevPAR (Rs.)	2,041	NM	2,089	NM	NM	NA	NM	NM
Total Revenue (Rs. mn)	73	39	102	63	18	NA	193	102
NOI (Rs. mn)	(6)	(19)	(27)	(45)	0.2	NA	(33)	(64)
NOI Margin	NM	NM	NM	NM	NM	NA	NM	NM
EBITDA (Rs. mn)	(8)	(20)	(26)	(45)	0.2	NA	(33)	(65)

YTD period ended

	Hilton at Embassy GolfLinks		Four Seasons at Embassy One		HGI at Embassy Manyata	Total		
	31-Mar-22	31-Mar-21	31-Mar-22	31-Mar-21	31-03-2022 <sup>1</sup>	31-Mar-21	31-Mar-22	31-Mar-21
Keys	247	247	230	230	353	NA	830	477
Occupancy	29%	14%	23%	6%	23%	NA	26%	10%
Rooms Available	90,155	90,155	83,950	83,950	10,943	NA	185,048	174,105
Rooms Sold	26,528	12,344	19,482	5,430	2,551	NA	48,561	17,774
ADR (Rs.)	5,105	4,920	7,551	7,651	4,302	NA	6,044	5,754
RevPAR (Rs.)	NM	NM	NM	NM	NM	NA	NM	NM
Total Revenue (Rs. mn)	227	100	365	132	18	NA	609	231
NOI (Rs. mn)	(34)	(115)	(102)	(229)	0.2	NA	(135)	(344)
NOI Margin	NM	NM	NM	NM	NM	NA	NM	NM
EBITDA (Rs. mn)	(35)	(114)	(115)	(229)	0.2	NA	(150)	(343)

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

	Three months ended		Financial Year ended	
	31-Mar-22	31-Mar-21	31-Mar-22	31-Mar-21
Capacity (MW)	100	100	100	100
Solar Units Generated (mn units)	50	53	177	190
Solar Units Consumed (mn units)	51	48	176	183
Average Blended Tariff (Rs. per unit) <sup>3</sup>	8.6	8.7	8.5	8.4

<sup>1</sup>Hilton Garden Inn at Embassy Manyata was launched in Mar'22 and is currently under stabilization

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

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

## Financial Highlights

as of 31-Mar-2022	Three months ended			Financial Year ended		
	31-Mar-22	31-Mar-21	Variance (%)	31-Mar-22	31-Mar-21	Variance (%)
<i>(in Rs. mn except for Distribution per unit which is in Rs.)</i>						
<b>REIT Consolidated<sup>1</sup></b>						
Revenue	7,488	7,387	1%	29,626	23,603	26%
Same-Store Revenue	6,675	6,697	(0%)	17,791	18,430	(3%)
NOI	6,250	6,161	1%	24,911	20,323	23%
Same-Store NOI	5,652	5,665	(0%)	16,118	16,774	(4%)
EBITDA	6,081	5,627	8%	24,250	19,693	23%
CFO	6,480	6,085	6%	23,670	18,705	27%
<b>NDCF</b>						
NDCF (SPV Level)	6,292	6,062	4%	24,785	18,740	32%
NDCF (REIT Level)	4,994	5,324	(6%)	20,638	18,356	12%
Total Distributions	4,986	5,308	(6%)	20,626	18,364	12%
Distribution per unit (DPU)	5.26	5.60	(6%)	21.76	21.48	1%
Interest	0.70	1.24	(44%)	3.85	7.31	(47%)
Dividend	2.25	2.21	2%	9.85	3.01	227%
Proceeds from SPV debt amortization	2.31	2.15	7%	8.06	11.16	(28%)
<b>Segment-wise</b>						
<b>Commercial Offices</b>						
Revenue	6,857	6,869	(0%)	27,512	21,823	26%
NOI	5,860	5,837	0%	23,651	19,246	23%
<b>Hospitality</b>						
Revenue	193	102	90%	609	231	163%
NOI	(33)	(64)	NR	(135)	(344)	NR
<b>Others<sup>2</sup></b>						
Revenue	438	416	5%	1,505	1,548	(3%)
NOI	423	388	9%	1,396	1,422	(2%)
<b>Consolidated Ratios</b>						
NOI Margin	83%	83%	0%	84%	86%	(2%)
EBITDA Margin	81%	76%	5%	82%	83%	(2%)
NDCF as % of NOI (at SPV Level)	101%	98%	2%	99%	92%	7%
Distribution Payout Ratio <sup>3</sup>	100%	100%	0%	100%	100%	(0%)

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

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

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

## Selected Items (Portfolio assets and Portfolio Investment)

as of 31-Mar-2022 (in Rs. mn)	Three months ended			Financial Year ended		
	31-Mar-22	31-Mar-21	Variance (%)	31-Mar-22	31-Mar-21	Variance (%)
<b>Revenue from Operations</b>						
<i>Portfolio Assets</i>						
Embassy Manyata <sup>1</sup>	2,858	2,868	(0%)	11,637	10,802	8%
Hilton at Manyata <sup>1</sup>	18	NA	NA	18	NA	NA
Embassy TechVillage	1,685	1,708	NR	6,813	1,708	NR
Embassy One <sup>2</sup>	14	14	(3%)	38	37	4%
Express Towers	353	378	(7%)	1,450	1,438	1%
Embassy 247	349	317	10%	1,316	1,322	(0%)
FIFC	246	251	(2%)	959	1,026	(7%)
Embassy TechZone	383	373	3%	1,535	1,408	9%
Embassy Quadron <sup>2</sup>	192	184	5%	723	970	(25%)
Embassy Qubix	211	216	(2%)	805	873	(8%)
Embassy Oxygen	382	349	10%	1,454	1,436	1%
Embassy Galaxy	184	210	(12%)	782	803	(3%)
Hilton at Embassy GolfLinks	73	39	86%	227	100	127%
Four Seasons at Embassy One <sup>2</sup>	102	63	64%	365	132	177%
Embassy Energy	438	416	5%	1,505	1,548	(3%)
<b>Total - Asset Portfolio</b>	<b>7,488</b>	<b>7,387</b>	<b>1%</b>	<b>29,626</b>	<b>23,603</b>	<b>26%</b>
<i>Portfolio Investment</i>						
Embassy GolfLinks <sup>3</sup>	1,110	1,027	8%	4,213	4,007	5%
<b>Net Operating Income</b>						
<i>Portfolio Assets</i>						
Embassy Manyata <sup>1</sup>	2,431	2,414	1%	9,963	9,719	3%
Hilton at Manyata <sup>1</sup>	0.2	NA	NA	0.2	NA	NA
Embassy TechVillage	1,478	1,474	NR	5,967	1,474	NR
Embassy One <sup>2</sup>	(2)	0	NR	(19)	(9)	NR
Express Towers	323	350	(8%)	1,324	1,310	1%
Embassy 247	312	272	15%	1,162	1,169	(1%)
FIFC	229	240	(5%)	866	937	(8%)
Embassy TechZone	308	309	(0%)	1,313	1,271	3%
Embassy Quadron <sup>2</sup>	145	137	6%	551	803	(31%)
Embassy Qubix	183	184	(0%)	684	751	(9%)
Embassy Oxygen	306	280	10%	1,178	1,140	3%
Embassy Galaxy	148	177	(17%)	662	680	(3%)
Hilton at Embassy GolfLinks	(6)	(19)	NR	(34)	(115)	NR
Four Seasons at Embassy One <sup>2</sup>	(27)	(45)	NR	(102)	(229)	NR
Embassy Energy	423	388	9%	1,396	1,422	(2%)
<b>Total - Asset Portfolio</b>	<b>6,250</b>	<b>6,161</b>	<b>1%</b>	<b>24,911</b>	<b>20,323</b>	<b>23%</b>
<i>Portfolio Investment</i>						
Embassy GolfLinks <sup>3</sup>	1,051	956	10%	3,896	3,696	5%

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

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

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

## Selected Items (Portfolio assets and Portfolio Investment)

as of 31-Mar-2022 (in Rs. mn)	Three months ended			Financial Year ended		
	31-Mar-22	31-Mar-21	Variance (%)	31-Mar-22	31-Mar-21	Variance (%)
<b>NDCF (SPV Level)</b>						
<i>Portfolio Assets</i>						
Embassy Manyata <sup>1,2</sup>	1,425	1,891	(25%)	7,134	8,553	(17%)
Embassy TechVillage	2,510	1,933	NR	8,189	1,933	NR
Express Towers	204	237	(14%)	1,030	1,104	(7%)
Embassy 247	285	236	21%	1,055	1,041	1%
FIFC	238	166	44%	785	766	2%
Embassy TechZone <sup>1</sup>	289	238	21%	1,141	1,037	10%
Embassy Quadron <sup>3</sup>	154	137	12%	482	319	51%
Embassy Qubix	133	124	7%	566	622	(9%)
Embassy Oxygen	313	293	7%	1,128	1,005	12%
Embassy Galaxy	114	121	(6%)	575	553	4%
Hilton at Embassy GolfLinks	8	(25)	NR	(26)	(155)	NR
Embassy Energy	345	362	(5%)	1,326	1,049	26%
<b>Investment Entity</b>						
Dividends from Embassy GolfLinks <sup>1</sup>	275	350	(21%)	1,400	915	53%
<b>NDCF (SPV Level)</b>	<b>6,292</b>	<b>6,062</b>	<b>4%</b>	<b>24,785</b>	<b>18,740</b>	<b>32%</b>
<b>Distributions from SPVs to Trust</b>	<b>6,287</b>	<b>6,062</b>	<b>4%</b>	<b>24,814</b>	<b>18,862</b>	<b>32%</b>
Distributions from Embassy GolfLinks	-	-	-	-	738	(100%)
Interest on external debt	(1,225)	(638)	NR	(3,820)	(914)	NR
REIT Management Fees	(59)	(54)	9%	(254)	(212)	20%
Trust level expenses, net of income	(9)	(45)	(80%)	(102)	(117)	(13%)
<b>NDCF (REIT Level)</b>	<b>4,994</b>	<b>5,324</b>	<b>(6%)</b>	<b>20,638</b>	<b>18,356</b>	<b>12%</b>

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

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

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

## Guidance and Actuals

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

### FY2022 Actuals

	Units	FY2022 Guidance		Actuals	Variance	Variance
		Original as on	Revised as on		(%)	(%)
		Jul 28, 2021	Jan 28, 2022		(C) vs (A)	(C) vs (B)
		(A)	(B)	(C)		
NOI	Rs. Mn	23,700	24,500	<b>24,911</b>	+5.1%	+1.7%
NDCF	Rs. Mn	20,380	20,569	<b>20,638</b>	+1.3%	+0.3%
Distributions <sup>1</sup>	Rs. Mn	20,380	20,569	<b>20,626</b>	+1.2%	+0.3%
No. of Units	mn	948	948	<b>948</b>	NR	NR
DPU	Rs. p.u.	21.50	21.70	<b>21.76</b>	+1.2%	+0.3%

### FY2023 Guidance

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

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

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

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

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

## Balance Sheet Highlights

as of 31-Mar-2022

(in Rs. mn)

As on

	31-Mar-22	31-Mar-21	Variance (%)
<b>ASSETS</b>			
Property, plant and equipment	30,235	22,067	37%
Investment property	280,522	272,346	3%
Capital work-in-progress/Investment property under development	7,105	13,708	(48%)
Intangible assets (including Goodwill)	78,023	79,871	(2%)
Equity accounted investee	23,635	24,119	(2%)
Cash and cash equivalents including investments <sup>1</sup>	6,116	9,429	(35%)
Financial assets	5,628	9,370	(40%)
Other current & non-current assets including tax assets	20,695	19,934	4%
<b>Total</b>	<b>451,959</b>	<b>450,844</b>	<b>0%</b>
<b>EQUITY AND LIABILITIES</b>			
Unit capital	288,262	288,262	-
Other equity	(29,395)	(17,331)	70%
Debt	121,013	106,223	14%
Other financial liabilities	18,323	17,729	3%
Deferred tax liabilities (net)	51,745	53,296	(3%)
Other liabilities	2,011	2,665	(25%)
<b>Total</b>	<b>451,959</b>	<b>450,844</b>	<b>0%</b>

## Capitalization

(in Rs. mn)

GAV <sup>2</sup>	493,674	466,051	6%
Market Capitalization <sup>3</sup> (A)	352,379	308,492	14%
Net Debt (B)	119,883	102,102	17%
Total Enterprise Value (A+B)	472,262	410,594	15%
NAV per unit	393.90	387.54	2%

## Leverage Ratios

Interest Coverage Ratio (including capitalized interest)	2.7x	3.0x
Interest Coverage Ratio (excluding capitalized interest)	3.1x	3.3x
Gross Debt to GAV	25%	23%
Net Debt to GAV	24%	22%
Net Debt to TEV	25%	25%
Net Debt to EBITDA <sup>4</sup>	4.46x	4.2x

<sup>1</sup>Includes short term liquid funds, fixed deposits and Q4 distributions of Rs.4,986mn & Rs.5,308mn for respective years

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

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

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

## Walkdown of Financial Metrics

(in Rs. mn)	Three months ended			Financial Year ended		
	31-Mar-22	31-Mar-21	Variance (%)	31-Mar-22	31-Mar-21	Variance (%)
<b>SPV Level</b>						
Facility Rentals	5,552	5,499	1%	22,162	18,476	20%
Income from Hotels	193	102	90%	609	231	163%
Income from Generation of Renewable Energy	438	416	5%	1,505	1,548	(3%)
Maintenance Services and Other Operating Income	1,305	1,370	(5%)	5,350	3,348	60%
<b>Revenue from Operations</b>	<b>7,488</b>	<b>7,387</b>	<b>1%</b>	<b>29,626</b>	<b>23,603</b>	<b>26%</b>
Property Taxes	(254)	(240)	6%	(1,025)	(767)	34%
Insurance	(39)	(28)	41%	(149)	(82)	82%
Direct Operating Expenses	(945)	(958)	(1%)	(3,540)	(2,431)	46%
<b>Net Operating Income (NOI)</b>	<b>6,250</b>	<b>6,161</b>	<b>1%</b>	<b>24,911</b>	<b>20,323</b>	<b>23%</b>
Property Management Fees <sup>2</sup>	(170)	(175)	(3%)	(670)	(536)	25%
Repairs to Buildings	(63)	(72)	(12%)	(148)	(127)	17%
Other Indirect Operating Expenses	(198)	(276)	(28%)	(736)	(581)	27%
Dividends from Embassy GolfLinks	275	350	(21%)	1,400	915	53%
Other Income	316	290	9%	1,080	1,084	(0%)
<b>EBITDA</b>	<b>6,411</b>	<b>6,279</b>	<b>2%</b>	<b>25,837</b>	<b>21,078</b>	<b>23%</b>
Working Capital changes	924	289	220%	2,977	418	613%
Cash Taxes, net of refunds	(341)	54	NR	(1,670)	(522)	220%
Principal Repayment on external debt	(46)	(27)	71%	(134)	(133)	1%
Interest on external debt	(613)	(521)	18%	(1,848)	(1,422)	30%
Non-Cash Adjustments	(42)	(11)	273%	(376)	(679)	(45%)
<b>NDCF (SPV Level)</b>	<b>6,292</b>	<b>6,062</b>	<b>4%</b>	<b>24,785</b>	<b>18,740</b>	<b>32%</b>
<b>Distributions from SPVs to Trust</b>	<b>6,287</b>	<b>6,062</b>	<b>4%</b>	<b>24,814</b>	<b>18,862</b>	<b>32%</b>
Distributions from Embassy GolfLinks	-	-	NR	-	738	(100%)
Interest on external debt	(1,225)	(638)	92%	(3,820)	(914)	318%
REIT Management Fees <sup>3</sup>	(59)	(54)	9%	(254)	(212)	20%
Trust level expenses, net of income	(9)	(45)	(80%)	(102)	(117)	(13%)
<b>NDCF (REIT Level)</b>	<b>4,994</b>	<b>5,324</b>	<b>(6%)</b>	<b>20,638</b>	<b>18,356</b>	<b>12%</b>
<b>Distribution from Embassy REIT</b>	<b>4,986</b>	<b>5,308</b>	<b>(6%)</b>	<b>20,626</b>	<b>18,364</b>	<b>12%</b>
Interest	664	1,175	(44%)	3,649	6,217	(41%)
Dividend	2,133	2,095	2%	9,337	2,716	244%
Proceeds from Amortization of SPV level debt	2,190	2,038	7%	7,640	9,431	NR

SPV Level<sup>1</sup>

REIT Level

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

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

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

## Debt Analysis

as of 31-Mar-2022

### Debt Maturity Schedule (Rs. mn)

Description	Rating	Fixed/ Floating	Total Facility	Balance Facility	Outstanding Principal	Amortized Cost	Interest Rate	Maturity Date	Principal Repayment Schedule						
									FY23	FY24	FY25	FY26	FY27	FY28 & Beyond	Total
<b>At REIT</b>															
Embassy Office Parks REIT Series II NCD (Tranche A)	CRISIL AAA/Stable	Fixed	7,500	-	7,500	7,429	7.25%	Oct-23 <sup>1</sup>	-	7,500	-	-	-	-	7,500
Embassy Office Parks REIT Series II NCD (Tranche B)	CRISIL AAA/Stable	Fixed	7,500	-	7,500	7,462	6.70%	Oct-23 <sup>1</sup>	-	7,500	-	-	-	-	7,500
Embassy Office Parks REIT Series III NCD	CRISIL AAA/Stable	Fixed	26,000	-	26,000	25,809	6.40%	Jan-24 <sup>2</sup>	-	26,000	-	-	-	-	26,000
Embassy Office Parks REIT Series IV NCD	CRISIL AAA/Stable	Fixed	3,000	-	3,000	2,976	6.80%	Sep-26 <sup>3</sup>	-	-	-	-	3,000	-	3,000
Embassy Office Parks REIT Series V NCD (Tranche A)	CRISIL AAA/Stable	Fixed	20,000	-	20,000	19,884	6.25%	Oct-24 <sup>4</sup>	-	-	20,000	-	-	-	20,000
Embassy Office Parks REIT Series V NCD (Tranche B)	CRISIL AAA/Stable	Fixed	11,000	-	11,000	10,932	7.05%	Oct-26 <sup>5</sup>	-	-	-	-	11,000	-	11,000
<b>Sub-total (A)</b>			<b>75,000</b>	<b>-</b>	<b>75,000</b>	<b>74,491</b>	<b>6.59%</b>		<b>-</b>	<b>41,000</b>	<b>20,000</b>	<b>-</b>	<b>14,000</b>	<b>-</b>	<b>75,000</b>
<b>At SPV</b>															
Term Loan (Embassy Manyata)	CARE AAA/Stable	Floating	8,500	-	8,500	8,472	6.90%	Oct-26	-	-	-	-	8,500	-	8,500
Term Loan (Embassy Manyata)	CRISIL AAA/Stable	Floating	6,500	2,535	4,702	4,670	6.50%	May-33	37	47	47	257	482	3,832	4,702
Construction Finance (Embassy Manyata)	CRISIL AAA/Stable	Floating	5,500	555	4,945	4,913	7.70%	May-31	-	25	49	198	396	4,277	4,945
Construction Finance (Embassy Manyata)	CRISIL AAA/Stable	Floating	6,000	2,254	3,746	3,726	7.95%	Mar-24	-	3,746	-	-	-	-	3,746
Term Loan (Embassy TechVillage)	CARE AAA/Stable	Floating	4,603	1,850	2,729	2,715	6.45%	Oct-25	26	26	26	2,651	-	-	2,729
Term Loan (Embassy Oxygen)	CARE AAA/Stable	Floating	2,000	1,050	950	947	7.25%	Aug-24	101	849	-	-	-	-	950
Construction Finance (Embassy TechZone)	CARE AAA/Stable	Floating	2,750	872	1,878	1,867	7.70%	Aug-23	-	1,867	-	-	-	-	1,878
Green Loan (Embassy Manyata)	CARE AAA/Stable	Floating	6,500	-	6,500	6,479	6.90%	Oct-26	-	-	-	-	6,500	-	6,500
Green Loan (Embassy TechVillage)	CARE AAA/Stable	Floating	14,397	2,000	12,283	12,234	6.56%	Oct-25	124	124	124	11,911	-	-	12,283
Green Loan (Various) - Rooftop Solar	CARE AAA/Stable	Floating	800	300	500	497	5.95%	Mar-26	-	-	-	500	-	-	500
Others <sup>6</sup>	-	-	NM	-	-	2	NM	Various	-	-	-	-	-	-	-
<b>Sub-total (B)</b>			<b>57,550</b>	<b>11,416</b>	<b>46,734</b>	<b>46,522</b>	<b>6.94%</b>		<b>288</b>	<b>6,683</b>	<b>246</b>	<b>15,518</b>	<b>15,878</b>	<b>8,109</b>	<b>46,734</b>
<b>Total (A+B)</b>			<b>132,550</b>	<b>11,416</b>	<b>121,734</b>	<b>121,013</b>	<b>6.72%</b>		<b>288</b>	<b>47,683</b>	<b>20,246</b>	<b>15,518</b>	<b>29,878</b>	<b>8,109</b>	<b>121,734</b>

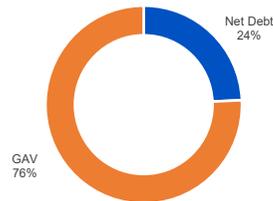
Gross Debt	121,013
Less: Cash and Cash Equivalents including investments <sup>7</sup>	1,130
<b>Net Debt</b>	<b>119,883</b>

## Leverage Ratios

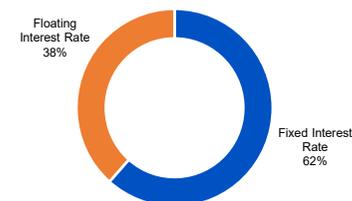
as of 31-Mar-2022

Particulars	31-Mar-22	31-Mar-21
Gross Debt to GAV	25%	23%
Net Debt to GAV	24%	22%
Net Debt to TEV	25%	25%
Proforma Debt Headroom (Rs. mn)	120,255	125,503

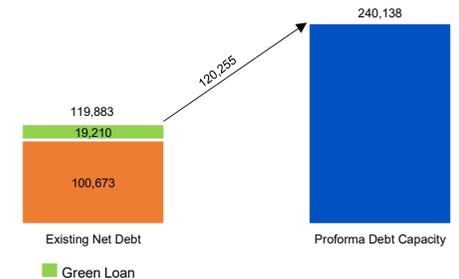
Net Debt to GAV (Rs. mn)



Fixed v/s Floating interest rate



Proforma Debt Headroom (Rs. mn)<sup>8</sup>



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

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

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

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

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

<sup>6</sup>Others includes vehicle loans

<sup>7</sup>Includes short term liquid funds, fixed deposits net of Q4 distributions of Rs.4,986mn

<sup>8</sup>Computed basis Gross Asset Value (GAV) considered per Mar'22, valuation undertaken by IVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually

## Valuation Highlights (Rs.mn)

as of 31-Mar-2022

Asset	Leasable Area (msf)/Keys/MW			Valuation Assumptions <sup>1,2</sup>				GAV <sup>1,2</sup> as of Mar-22 (Rs. mn)		
	Completed	Proposed/ U/C	Total	Discount Rate Completed	Discount Rate U/C	Cap Rate/ EBITDA Multiple	Rent/ ADR/Tariff Rate <sup>5</sup>	Completed	Proposed/ U/C	Total
<b>Commercial Assets</b>										
Embassy Manyata	11.8	3.0	14.8	11.70%	13.00%	8.00%	93	159,564	23,464	183,028
Embassy TechVillage	7.3	1.9	9.2	11.70%	13.00%	8.00%	94	102,902	13,427	116,329
Embassy GolfLinks <sup>3</sup>	3.1	-	3.1	11.70%	NA	8.00%	150	31,560	-	31,560
Embassy One	0.3	-	0.3	11.70%	NA	7.50%	147	4,678	-	4,678
Express Towers	0.5	-	0.5	11.70%	NA	7.50%	270	17,987	-	17,987
Embassy 247	1.2	-	1.2	11.70%	NA	8.00%	112	17,939	-	17,939
FIFC	0.4	-	0.4	11.70%	NA	7.75%	275	14,045	-	14,045
Embassy TechZone	2.2	3.3	5.5	11.70%	13.00%	8.25%	48	15,784	6,657	22,441
Embassy Quadron	1.9	-	1.9	11.70%	NA	8.25%	48	12,855	-	12,855
Embassy Qubix	1.5	-	1.5	11.70%	NA	8.25%	48	9,999	-	9,999
Embassy Oxygen	2.5	0.7	3.3	11.70%	13.00%	8.25%	54	22,131	2,517	24,648
Embassy Galaxy	1.4	-	1.4	11.70%	NA	8.25%	45	9,276	-	9,276
<b>Sub-Total (Commercial Offices)</b>	<b>33.8</b>	<b>9.0</b>	<b>42.8</b>					<b>418,720</b>	<b>46,065</b>	<b>464,785</b>
<b>Hospitality Asset</b>										
Hilton at Embassy GolfLinks	247 Keys	-	247 Keys	12.38%	-	14.0x	9,200	4,280	-	4,280
Four Seasons at Embassy One	230 Keys	-	230 Keys	12.38%	-	14.0x	11,500	7,938	-	7,938
Hilton and Hilton Garden Inn at Embassy Manyata	619 Keys	-	619 Keys	12.38%	-	14.0x	5 Star - 8,000 3 Star - 5,500	7,496	-	7,496
Hilton and Hilton Garden Inn at Embassy TechVillage	-	518 Keys	518 Keys	-	13.60%	14.0x	5 Star - 8,000 3 Star - 5,500	-	210	210
<b>Sub-Total (Hospitality)</b>	<b>1,096 Keys</b>	<b>518 Keys</b>	<b>1,614 Keys</b>					<b>19,714</b>	<b>210</b>	<b>19,924</b>
<b>Others<sup>4</sup></b>										
Embassy Energy	100MW	-	100MW	11.70%	-	NA	8.5	8,965	-	8,965
<b>Sub-Total (Others)</b>	<b>100MW</b>	<b>-</b>	<b>100MW</b>					<b>8,965</b>	<b>-</b>	<b>8,965</b>
<b>Total</b>	<b>33.8 msf/1,096 Keys/100MW</b>	<b>9.0 msf/518 Keys</b>	<b>42.8 msf/1,614 Keys/100MW</b>					<b>447,399</b>	<b>46,275</b>	<b>493,674</b>
<b>% Split</b>								<b>91%</b>	<b>9%</b>	<b>100%</b>

<sup>1</sup>Gross Asset Value (GAV) considered per Mar'22 valuation undertaken by iVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. GAV of approximately 186k sf area and property maintenance business of EGL Campus has not been considered for Mar'22 valuation purposes, as the acquisition was completed by GLSP post year end

<sup>2</sup>Given the COVID-19 related uncertainties, the independent valuers have, as a precautionary measure, referenced material valuation uncertainty in arriving at their valuation as at Mar'22

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

<sup>4</sup>Comprises of Solar Park located at Bellary district, Karnataka

<sup>5</sup>ADR/ Tariff Rates presented on a stabilised basis

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

as of 31-Mar-2022

Asset	Projects	Development		Pre-committed/ Leased		Occupier	Estimated Completion Date	Balance cost to be spent (Rs. mn)
		Area (msf)	Keys	Area (%)				
<b>Base-Build Projects (Completed)</b>								
Embassy Manyata <sup>2</sup>	Front Parcel - Hilton Hotels	NA	619	NA		NA	Completed in Mar-22	1,247
Embassy TechVillage	Parcel 9 - JPM BTS	1.1	NA	100%		JP Morgan	Completed in Dec-21	112
<b>Sub-total</b>		<b>1.1</b>	<b>619</b>	<b>100%</b>				<b>1,359</b>
<b>Base-Build Projects (Under Construction)</b>								
Embassy Manyata <sup>3</sup>	M3 Block A	1.0	NA	-		-	Dec-22	793
Embassy TechVillage	Block 8	1.9	NA	-		-	Sep-24	8,034
Embassy TechZone	Hudson Block	0.5	NA	-		-	Sep-22	623
Embassy TechZone	Ganges Block	0.4	NA	-		-	Sep-22	738
Embassy Oxygen	Tower 1	0.7	NA	-		-	Jun-23	1,845
<b>Sub-total</b>		<b>4.6</b>	<b>NA</b>	<b>0%</b>				<b>12,033</b>
<b>Infrastructure and Upgrade Projects<sup>4</sup></b>								
Embassy TechZone	Master Plan Upgrade	NA	NA	NA		NA	Completed in Sep-21	75
Embassy Quadron	Master Plan Upgrade	NA	NA	NA		NA	Completed in Sep-21	17
Embassy Manyata	Flyover	NA	NA	NA		NA	Completed in Dec-21	148
Embassy Manyata	Master Plan Upgrade	NA	NA	NA		NA	Dec-22	471
Various	Solar Rooftop	NA	NA	NA		NA	Mar-23	518
Embassy TechVillage	Central Garden	NA	NA	NA		NA	Dec-22	540
Embassy TechVillage	Master Plan Upgrade	NA	NA	NA		NA	Jun-24	879
Others <sup>5</sup>	Various	NA	NA	NA		NA	Various	3,998
<b>Sub-total</b>		<b>NA</b>	<b>NA</b>	<b>NA</b>		<b>NA</b>		<b>6,646</b>
<b>Total (Under Construction)</b>		<b>4.6</b>	<b>NA</b>					<b>20,038</b>

## Proposed Development (as of Mar 31, 2022)

Asset	Projects	Development		Remarks
		Area (msf)	Keys	
<b>Base-Build Projects</b>				
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 <sup>3</sup>	M3 Block B	0.6	NA	Design finalized, excavation completed, awaiting acquisition of transferable development rights and building approvals
Embassy TechZone	Blocks 1.4, 1.9 & 1.10	2.4	NA	To be initiated
Embassy TechVillage	Hilton Hotels	NA	518	Design finalized, excavation in progress. Target construction launch by Jul'22
<b>Total</b>		<b>4.4</b>	<b>518</b>	

Refer page no. 22 for detailed footnotes

## Development in Progress (Cont'd)

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### Notes:

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

<sup>2</sup>Hilton Garden Inn at Embassy Manyata was launched in Mar'22 and Hilton at Embassy Manyata is expected to launch in May'22

<sup>3</sup>Manyata Promoters Private Limited ('MPPL') and Embassy Property Developments Private Limited ('EPDPL') entered into a co-development agreement on 08 March 2017 whereby EPDPL shall develop 1 msf M3 Block A warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of Rs.8,256 mn, of which Rs.7,784.93 mn has already been paid as of 31 March 2022 and balance is to be disbursed linked to achievement of construction milestones. EPDPL was originally obligated to obtain Occupancy Certificate (OC) for the buildings by Dec'19. In case of any delay in obtaining the OC beyond the agreed delivery date, EPDPL is obligated to pay a rental compensation of Rs.57 mn per month of delay to MPPL. As of date, the bare shell building is under development and the estimated date of completion and obtaining occupancy certificate is now Dec'22.

As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be trued up/down accordingly upon project completion. As at 31 March 2022, MPPL has a net receivable of Rs.514.80 mn from EPDPL towards receipt of compensation for Block A which has been subsequently received post balance sheet date on April 21, 2022.

During the financial year ended 31 March 2020, to consolidate the M3 land parcel within Embassy Manyata campus, MPPL and EPDPL entered into another co-development agreement whereby EPDPL shall develop 0.6 msf M3 Block B warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of Rs.7,367 mn, of which Rs.4,519.66 mn has already been paid as of 31 March 2022 and balance is to be disbursed linked to achievement of development milestones. Furthermore, as per the co-development agreement, during the period of construction, EPDPL is obligated to pay interest to MPPL on the amount of the Development Consideration disbursed by MPPL to EPDPL. As of date, the acquisition of necessary transferable development rights and building approvals are yet to be received, 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 31 March 2022, MPPL has a net receivable of Rs.618.40 mn from EPDPL towards receipt of interest for Block B which has been subsequently received post balance sheet date on April 21, 2022.

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

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

## Potential ROFO Assets (as of March 31, 2022)

### Embassy Sponsor ROFO assets

	Embassy Splendid TechZone <sup>1</sup>	Embassy Concord	Embassy Knowledge Park
Location	Thoraipakkam-Pallavaram Radial Road, Chennai	Whitefield, Bangalore	Bellary Road, Bangalore
Land area (in acres)	Approx 26	Approx 60.6	Approx 204.3
Project Status	Operational and Under Construction	Land Acquired	Land Acquired
Leasable Area (in msf)	c.5.0	c.8.5	c.17.7
Completed Area (in msf)	c.1.0	-	-
Occupancy <sup>2</sup>	84%	-	-
Under Construction Area (in msf)	c.2.0	-	-
Pre-committed Area (%)	28%	-	-
Proposed Development Area (in msf)	c.2.0	c.8.5	c.17.7

### Other ROFO assets

	Embassy Whitefield (ETV Backland) <sup>3</sup>
Location	ORR, Embassy TechVillage Campus, Bangalore
Land area (in acres)	c.19.39
Project Status	Under Construction
Leasable Area (in msf)	Upto 4.2
Completed Area (in msf)	-
Occupancy <sup>2</sup>	-
Under Construction Area (in msf)	c.1.7
Pre-committed Area (%)	43%
Proposed Development Area (in msf)	c.2.5

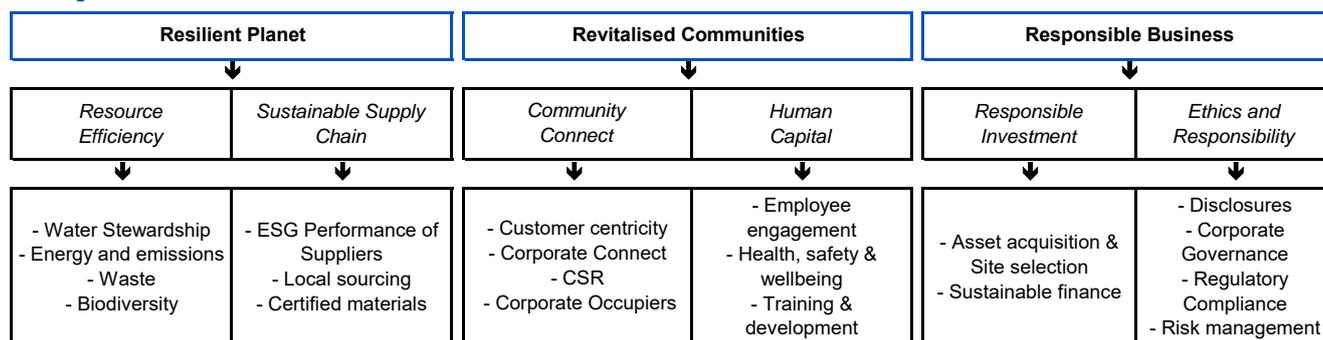
<sup>1</sup>Denotes ROFO notice received on January 28, 2022

<sup>2</sup>Occupancy as at Mar'22

<sup>3</sup>Acquisition of ETV by the Embassy REIT excluded approximately 19.39 acres being developed by Embassy Commercial Projects (Whitefield) Private Limited ("Embassy Whitefield"), an entity which is owned by certain Blackstone entities and certain third-party shareholders, which area has been leased by VTPL to Embassy Whitefield on a long-term basis. The Embassy REIT has been granted a right of first offer in respect of the controlling interest in Embassy Whitefield by the shareholders of Embassy Whitefield

## ESG Snapshot

### ESG Strategic Framework



### Key Performance Highlights

Aspect	Units	FY21-22	FY 20-21	FY 19-20
<b>Resilient Planet</b>				
<b>Energy and Emissions</b>				
Contribution of renewable energy in portfolio	%	55	51	26
Renewable power consumption (wheeled and rooftop)	GJ	681,986	570,595	482,761
Reduction in emissions through solar power consumption	tCO <sub>2</sub> e	149,658	131,554	111,303
<b>Water</b>				
Water withdrawal	KL	1,027,890	1,027,659	2,847,556
Water recycled (% of withdrawal)	KL	5,49,032 (53%)	492,774 (48%)	1,597,046 (56%)
<b>Waste</b>				
Waste generated – Hazardous waste (Oil)	KL	51	59	112
Waste generated – Hazardous waste	Tons	27	22	39
Waste generated – Non-hazardous waste	Tons	595	613	4,301
Waste generated – Other waste	Tons	58	58	39
<b>Revitalised Communities</b>				
<b>Human Capital</b>				
Employees trained	Nos.	120	82	188
Average training hours per employee	Hours	13	9	7
<b>Corporate Occupiers<sup>1</sup></b>				
Green leases signed during the period	%	86	NA	NA
Total cumulative green leases	msf	0.8	NA	NA
<b>CSR and Corporate Connect</b>				
Total CSR spend	Rs. Mn	112	94	86
Corporate Partners	Nos.	20	23	21
Education support – Students benefitted	Nos.	18,757	15,580	NA
Health and hygiene – Students impacted	Nos.	25,889	3,740	26,278
Community health – Free and subsidized treatments provided	Nos.	2,845	2,773	NA
Environment - Waste recycled	MT	122	110	72
<b>Responsible Business</b>				
<b>Memberships/Certifications<sup>2</sup></b>		<b>Certification</b>	<b>Current Score</b>	<b>Previous Score</b>
			 (2021) <sup>3</sup>	NA
			2.8 (2021)	1.7 (2020)
			44 (2021)	NA (2020)

<sup>1</sup>Data considered from Q3 FY2022 onwards

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

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

## Equity Research Coverage

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CLSA	Kunal Lakhan	<a href="mailto:Kunal.lakhan@clsa.com">Kunal.lakhan@clsa.com</a>
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HSBC Securities	Puneet Gulati	<a href="mailto:Puneetgulati@hsbc.co.in">Puneetgulati@hsbc.co.in</a>
ICICI Securities	Adhidev Chattopadhyay	<a href="mailto:adhidev.chattopadhyay@icicisecurities.com">adhidev.chattopadhyay@icicisecurities.com</a>
IIFL Securities	Mohit Agrawal	<a href="mailto:Mohit.agrawal@iiflcap.com">Mohit.agrawal@iiflcap.com</a>
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J.P.Morgan	Saurabh Kumar	<a href="mailto:Saurabh.s.kumar@jpmorgan.com">Saurabh.s.kumar@jpmorgan.com</a>
Kotak Institutional Equities	Murtuza Arsiwalla	<a href="mailto:Murtuza.arsiwalla@kotak.com">Murtuza.arsiwalla@kotak.com</a>
Morgan Stanley	Sameer Baisiwala	<a href="mailto:Sameer.Baisiwala@morganstanley.com">Sameer.Baisiwala@morganstanley.com</a>
Nirmal Bang	Amit Agarwal	<a href="mailto:Amit.agarwal@nirmalbang.com">Amit.agarwal@nirmalbang.com</a>
Jefferies	Abhinav Sinha	<a href="mailto:Abhinav.Sinha@jefferies.com">Abhinav.Sinha@jefferies.com</a>
UBS Securities	Sourabh Taparia	<a href="mailto:sourabh.taparia@ubs.com">sourabh.taparia@ubs.com</a>

## NOTES

- All figures in this Supplementary Databook are as of or for the period ended March 31, 2022 unless specified otherwise
- All figures corresponding to year denoted with "FY" are as of or for the one-year period ended (as may be relevant) 31<sup>st</sup> March of the respective year
- Some of the figures in this Supplementary Databook have been rounded-off to the nearest decimal for the ease of presentation
- All details included in this Supplementary Databook considers 100% stake in GLSP unless otherwise stated. However, Embassy REIT owns 50% economic interest in GLSP and accounts for only the proportionate profits of GLSP basis the equity method. Accordingly, its revenues are not consolidated into Embassy REIT Revenue from Operations. Also, Market Value or GAV reflects only Embassy REIT 50% economic interest.
- Gross Asset Value (GAV) considered per Mar'22, valuation undertaken by IVAS Partners, represented by Mr. Manish Gupta, in conjunction with value assessment services undertaken by CBRE. Valuation exercise undertaken semi-annually. GAV of approximately 186k sf area and property maintenance business of EGL Campus has not been considered for Mar'22 valuation purposes, as the acquisition was completed by GLSP post year end.

## GENERAL TERMS, DEFINITIONS AND ABBREVIATIONS

Terms, Definitions and Abbreviations	Description
4Q/Q4/Three Months ended	Quarter ending March 31
1 <sup>st</sup> Generation Leases	1 <sup>st</sup> Generation leases are defined as leases for space that has been leased for the 1 <sup>st</sup> time
2 <sup>nd</sup> Generation Leases	2 <sup>nd</sup> Generation leases are defined as leases for space that had previously been leased
ADR	Average Daily Rate (ADR) is a measure of the average rate charged for rooms sold and is calculated by dividing total rooms revenue for a period by the number of rooms sold during that period
ADTV	Average daily trading volume
Annualized Rental Obligations	Annualized Rental Obligations is defined as Gross Rentals multiplied by twelve (12)
AUM	Assets under Management
Average Occupancy	Commercial Offices - Occupied Area / Completed Area Hotels - Occupied Rooms or Keys / Completed Rooms or Keys
BSE	BSE Limited
CAM	Common Area Maintenance
CFO/Cash flows from operating activities	Cash flows from Operating activities is computed in accordance with the requirements of Ind-AS 7 – Statement of Cash Flows
Commercial Offices	Together the Portfolio Assets excluding EEPL, UPPL, Hilton and Hilton Garden Inn at Embassy Manyata and Embassy TechVillage and Four Seasons at Embassy One and the Portfolio Investment. For details, refer to Portfolio Overview
Completed Area (sf)	Leasable Area for which occupancy certificate has been received and includes area for which construction has been completed and occupancy certificate is awaited
COVID-19	Coronavirus disease (COVID-19) pandemic
EBITDA	Earnings/ (loss) before finance costs, depreciation, amortisation, impairment loss and income tax excluding share of profit of equity accounted investee
Embassy Office Parks Group	Embassy Office Parks Group is comprised of the Embassy Office Parks REIT and the SPVs and holdcos
Embassy REIT	Embassy Office Parks REIT, set up on March 30, 2017 as an irrevocable trust under provisions of the Indian Trusts Act, 1882 and registered with SEBI as a real estate investment trust under the REIT Regulations
Embassy TechVillage / ETV	Comprises of the legal entities Vikas Telecom Private Limited ('VTPL') and Sarfa Infrastructure Private Limited ('SIPL'). The ETV entities also included Embassy Office Ventures Private Limited, an erstwhile holding company of Embassy REIT, which has been dissolved pursuant to a restructuring among EOVPL and VTPL through an NCLT scheme
Fiscal or FY or Financial Year	Year ending March 31
GAV	Gross Asset Value
Green Loan	Green loan refers to loans given by Multinational banks against Green Buildings (Gold or Platinum LEED certified). These loans are classified as Green Loans under the banks Green & Sustainable Finance Framework and comprises certifications received from Climate Bond initiatives
Gross Rentals	Gross Rentals is the sum of monthly Base Rentals, fit-out and car parking income from Occupied Area, as of the last day of the reporting period
In-place Rent (psf per month)	Base Rent for the month of Mar'22
LTM	Last Twelve Months ending March 31, 2022
Manager	Embassy Office Parks Management Services Private Limited (EOPMSPL)
Market Capitalization	It is the Market value of a publicly traded company's outstanding shares
mn	Million
msf	Million square feet
MTM Opportunity	Mark to market Opportunity
NDCF	Net Distributable Cash Flow. NDCF is a significant performance metric, the framework for which is adopted by the Manager in line with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 issued by SEBI on September 26, 2014, as amended from time to time and any circulars and guidelines issued thereunder. The Manager believes this metric serves as a useful indicator of the REIT's expected ability to provide a cash return on investment. NDCF does not have a standardized meaning and is not a recognized measure under Ind AS or IFRS, and may not be comparable with measures with similar names presented by other companies. NDCF should not be considered by itself or as a substitute for net income, operating income or cash flow from operating activities or related margins or other measures of operating performance, liquidity or ability to pay dividends
NA	Not Applicable
Net Debt to EBITDA	For Mar'22, calculated as per financial covenants agreed under the financing documents for REIT NCDs
NM	Not Material
NOI	Net Operating Income calculated by subtracting Direct Operating Expenses from Revenue from Operations. NOI does not have a standardised meaning, nor is it a recognized measure under Ind AS or IFRS, and may not be comparable with measures with similar names presented by other companies. NOI should not be considered by itself or as a substitute for comparable measures under Ind AS or IFRS or other measures of operating performance, liquidity or ability to pay dividends. Our NOI may not be comparable to the NOI of other companies/REITs due to the fact that not all companies/REITs use the same definition of NOI. Accordingly, there can be no assurance that our basis for computing this non-GAAP measure is comparable with that of other companies/REITs
NR	Not Relevant
NSE	National Stock Exchange of India Limited
OC	Occupancy Certificate
Occupied Area	The Completed Area of a property which has been leased or rented out in accordance with an agreement entered into for the purpose
Portfolio	Together, the Portfolio Assets and the Portfolio Investment
Portfolio Assets and Asset SPVs and holdcos (together the Asset Portfolio)	All the Portfolio Assets together are referred to as the Asset Portfolio
Portfolio Investment/Embassy GolfLinks	Golflinks Software Park Private Limited or GLSP or Embassy GolfLinks or Investment Entity which owns Embassy GolfLinks Business Park. GLSP is classified as Portfolio Investment as defined under regulation 18(5)(da) as per REIT Regulations and is not considered as a SPV as per REIT regulations. Accordingly, it is not required to comply with the investment and distribution policy as required under REIT regulations. While GLSP is not a SPV, considering that it is a significant portfolio investment, the Manager has provided additional disclosures for GLSP. Embassy REIT owns 100% in MPPL which holds 50% of the equity shareholding in GLSP. All numbers presented for Embassy GolfLinks in this report represent the entity as a whole and are not pro-rated to 50% unless otherwise specified
Proforma Debt Headroom	Proforma Debt Capacity (Maximum debt as per REIT Regulations) - Current Net Debt
Proposed Development Area (sf)	Leasable Area of a property for which the master plan for development has been obtained, internal development plans are yet to be finalized and applications for requisite approvals required under law for commencement of construction are yet to be made
psf pm	per sf per month
Re-leasing spread	Refers to the change in rent per square foot between new and expiring leases, expressed as a percentage
RevPAR	Revenue Per Available Room (RevPAR) is a hotel industry financial metric calculated by multiplying the Average Daily Rate by the percentage occupancy
ROFO	Right of First Offer
Rs.	Indian rupees
Same-Store KPIs	Same-Store KPIs represents KPIs (Occupancy/ Revenue/ NOI) from properties which are in service in both the current and prior year reporting periods to make comparisons between periods more meaningful. For example, for 4QFY2022, 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