

July 22, 2022

To, To,

The Corporate Relations Department, The Corporate Relations Department,
The National Stock Exchange of India Limited,
Department of Corporate Services,

Exchange Plaza, 5<sup>th</sup> Floor, BSE Limited,

Plot No. C/1, G-Block, Bandra-Kurla Complex, 25<sup>th</sup> Floor, Phiroze Jeejeebhoy Towers,

Bandra (East), Mumbai - 400051. 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: Intimation of the Newspaper Advertisement for the quarter ended June 30, 2022.

We have enclosed copies of the newspaper advertisements made in The Economic Times, Vijaya Karnataka, Business Standard, Business Line and The Mint and on July 22, 2022 in connection with Embassy REIT's approved Unaudited Condensed Standalone and Unaudited Condensed Consolidated Financial Results for the quarter ended June 30, 2022.

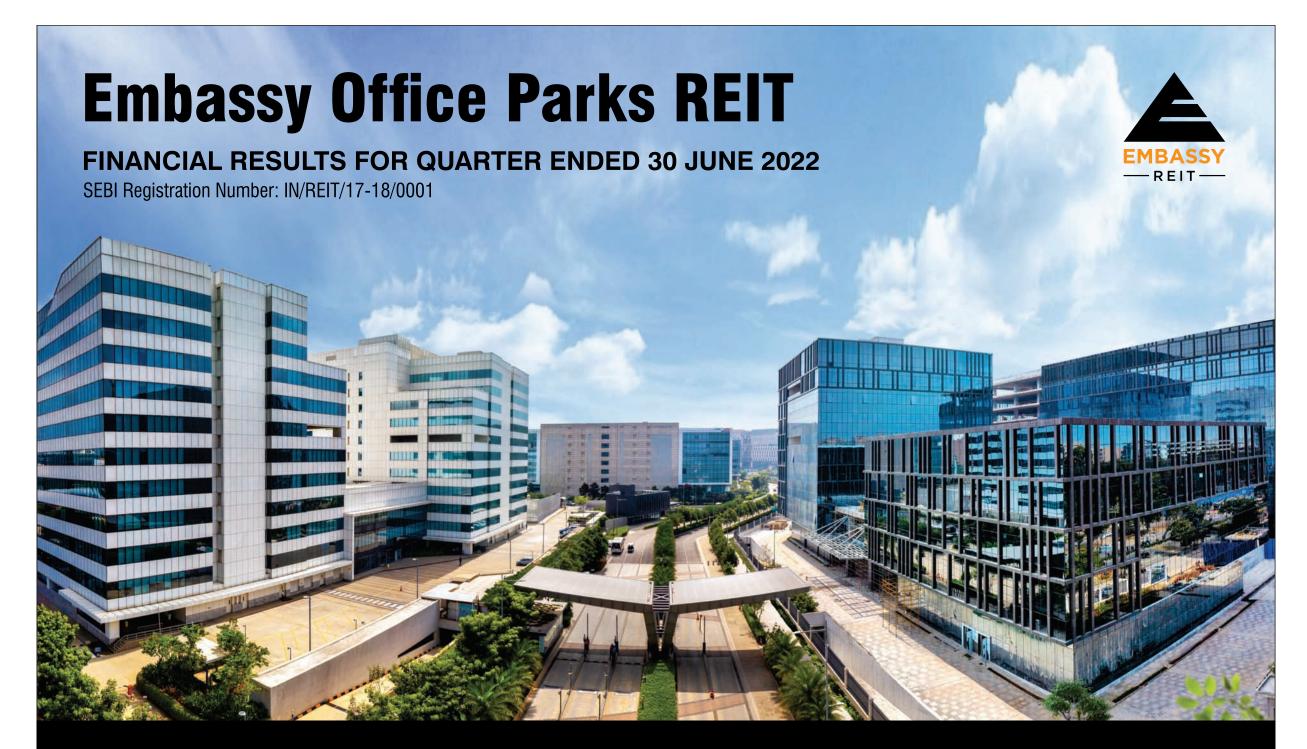
Thanking you.

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

Encl: As above



### **KEY HIGHLIGHTS FOR QUARTER ENDED 30 JUNE 2022**

#### 18 lakh sf

Total Leasing for the quarter 16% leasing spread across 25 deals

### 46 lakh sf

Development to drive growth 5.5 lakh sf pre-committed to banking major

#### PART I: Condensed Consolidated Statement of Profit and Loss

₹	in	n

Particulars	For the quarter ended 30 June 2022 (unaudited)	For the quarter ended 31 March 2022 (audited)	For the quarter ended 30 June 2021 (unaudited)	For the year ended 31 March 2022 (audited)
Income and gains				
a) Revenue from operations	8,293.63	7,488.48	7,376.43	29,626.05
b) Interest	257.73	216.52	236.98	899.81
c) Other income	53.54	123.54	54.01	369.46
Total income	8,604.90	7,828.54	7,667.42	30,895.32
Expenses				
a) Cost of materials consumed	101.20	23.83	6.11	84.53
b) Employee benefits expense	112.39	66.66	53.15	228.59
c) Operating and maintenance expenses	247.13	148.87	147.64	585.64
d) Repairs and maintenance	704.01	720.65	697.68	2,657.67
e) Valuation expenses	2.07	3.24	4.39	11.56
f) Audit fees	14.06	7.89	15.62	53.81
g) Insurance expenses	38.94	39.22	30.75	149.49
h) Investment management fees	232.70	229.42	242.34	924.63
I) Trustee fees	0.74	0.73	0.74	2.95
j) Legal and professional fees	152.88	74.85	140.47	408.46
k) Other expenses	455.05	431.82	320.93	1,537.82
Total expenses	2,061.17	1,747.18	1,659.82	6,645.15
Earnings before finance costs, depreciation, amortisation, impairment loss and tax	6,543.73	6,081.36	6,007.60	24,250.17
Finance costs (net)	2,312.04	1,928.10	2,073.31	8,285.28
Depreciation expense	1,667.88	1,533.08	1,466.37	5,996.08
Amortisation expense	530.05	491.16	491.46	1,968.55
Profit before share of profit of equity accounted investee and tax	2,033.76	2,129.02	1,976.46	8,000.26
Share of profit after tax of equity accounted investee	196.02	258.77	251.51	962.14
Profit before tax*	2,229.78	2,387.79	2,227.97	8,962.40
Tax expense				
- Current tax	396.78	285.53	449.42	1,670.00
- Deferred tax charge / (credit)	44.62	(689.56)	(270.50)	(1,591.45)
Profit of the period/year	1,788.38	2,791.82	2,049.05	8,883.85
Total other comprehensive income	-	0.83	-	0.83
Total comprehensive income attributable to Unitholders for the period/year	1,788.38	2,792.65	2,049.05	8,884.68
Earnings per Unit				
- Basic (₹)	1.89	2.95	2.16	9.37
- Diluted (₹)	1.89	2.95	2.16	9.37

 $\ensuremath{^{\star}}$  There are no Exceptional or Extra-Ordinary items for the period/year

### **9% YoY**

Increase in Net Operating Income 82% operating margin for the quarter

#### ₹505 cr

Distributions for the quarter 100% payout ratio to Unitholders

### Part II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter ended 30 June 2022

- 1. The above is an extract of the detailed format of quarter results filed with the Stock Exchanges vide Circular no: CIR/ MID/ DF/ 146/2016 issued by SEBI (SEBI Circular). The full format of the quarter results are available on the websites of the Bombay Stock Exchange and National Stock Exchange and is also available on the Embassy REIT's website www.embassyofficeparks.com.
- 2. The unaudited Condensed Consolidated Financial Statements ('the Statement') of Embassy REIT, its subsidiaries (together known as "Embassy Office Parks Group") and its joint venture for the quarter ended 30 June 2022 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 21 July 2022.
- 3. The Condensed Consolidated Financial Statements for the quarter ended 30 June 2022 was subjected to review by Statutory Auditors of Embassy REIT and they have issued an unqualified report. The review report of the Statutory Auditors is filed with Bombay Stock Exchange and National Stock Exchange and is also available on the Embassy REIT's website www.embassyofficeparks.com.
- 4. The Condensed Consolidated Financial Statements have been prepared in accordance with Indian Accounting Standards 34 "Interim Financial Reporting" read with 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 the SEBI Circular.

#### Part III: Segment Information

₹ in million

Operating segments of Embassy Office Parks Group are (i) Commercial Offices, (ii) Hospitality and (iii) Other segment. Other segment comprises Generation of Renewable Energy. Revenue and identifiable operating expenses in relation to segments are categorised based on items that are individually identifiable to that segment. Net Operating Income ('NOI') is the key metric reported to the Chief Operating Decision Maker ('CODM') for the purposes of assessment of the segment results.

Financial information on the consolidated reportable operating segments for the quarter ended 30 June 2022 is set out below:

Particulars	For the quarter ended 30 June 2022 (unaudited)	For the quarter ended 31 March 2022 (audited)	For the quarter ended 30 June 2021 (unaudited)	For the year ended 31 March 2022 (audited)
Revenue from operations				
(a) Commercial offices	7,216.80	6,857.34	6,946.63	27,512.07
(b) Hospitality	667.79	193.28	47.13	609.00
(c) Other segment	409.04	437.86	382.67	1,504.98
	8,293.63	7,488.48	7,376.43	29,626.05
Segment results (Net Operating Income)				
(a) Commercial offices	6,229.30	5,859.94	5,946.66	23,650.60
(b) Hospitality	166.60	(32.68)	(84.79)	(135.47)
(c) Other segment	377.57	422.59	351.07	1,396.21
	6,773.47	6.249.85	6,212.94	24,911.34

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

₹ in million

SI.No.	Particulars	For the quarter ended 30 June 2022 (unaudited)	For the quarter ended 31 March 2022 (audited)	For the quarter ended 30 June 2021 (unaudited)	For the year ended 31 March 2022 (audited)
1	Net distributable cash flows	5,055.61	4,993.82	5,349.64	20,638.19
2	Distribution payout ratio	100%	100%	100%	100%
3	Distribution	5,052.27	4,985.92	5,346.12	20,626.17
	- Payment of interest	616.13	663.53	1,071.12	3,649.40
	- Payment of dividend	2,682.54	2,132.76	2,379.21	9,336.75
	- Amortisation of SPV debt	1,753.60	2,189.63	1,895.79	7,640.02
4	No of units outstanding	947,893,743	947,893,743	947,893,743	947,893,743
5	Distribution Per Unit (DPU) (in ₹)	5.33	5.26	5.64	21.76

The Board of Directors of the Manager has declared a distribution of ₹5,052.27 million/₹5.33 per unit to the Unitholders of Embassy REIT for the quarter 1 April 2022 to 30 June 2022 in their Board meeting held on 21 July 2022. The distributions of ₹5.33 per unit comprises ₹0.65 per unit in the form of interest payment, ₹1.85 per unit in the form of amortisation of SPV debt and ₹2.83 per unit in the form of dividend.

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I) Trustee fees	0.74	0.73	0.74	2.95
j) Legal and professional fees	152.88	74.85	140.47	408.46
k) Other expenses	455.05	431.82	320.93	1,537.82
Total expenses	2,061.17	1,747.18	1,659.82	6,645.15
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- Diluted (₹)

### Part II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter ended 30 June 2022

- 1. The above is an extract of the detailed format of quarter results filed with the Stock Exchanges vide Circular no: CIR/ MID/ DF/ 146/2016 issued by SEBI (SEBI Circular). The full format of the quarter results are available on the websites of the Bombay Stock Exchange and National Stock Exchange and is also available on the Embassy REIT's website www.embassyofficeparks.com.
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#### Part III: Segment Information

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Operating segments of Embassy Office Parks Group are (i) Commercial Offices, (ii) Hospitality and (iii) Other segment. Other segment comprises Generation of Renewable Energy. Revenue and identifiable operating expenses in relation to segments are categorised based on items that are individually identifiable to that segment. Net Operating Income ('NOI') is the key metric reported to the Chief Operating Decision Maker ('CODM') for the purposes of assessment of the segment results.

 $Financial\ information\ on\ the\ consolidated\ reportable\ operating\ segments\ for\ the\ quarter\ ended\ 30\ June\ 2022\ is\ set\ out\ below:$ 

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

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





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PART I:	PART I: Condensed Consolidated			ement of Profit	and Loss	and Loss	
				For the powerser	For the Assets	For the counter	Toronto.

Particulars.	For the quarter under 30 June 2022 (promotion)	For the quarter ended 31 March 2022 (endited)	For the quester ended 26 June 2021 Emandified)	For the year ended 21 March 2022 (audited)
Income and gales				
a) Revenue from operations	5,293,63	7,488.48	7,376.43	29.626.05
b) Interest	257,73	218.52	236.96	899.81
c) Other incume	53.54	123.54	54.01	369.46
Total income	8,664.90	7,828.54	7,667.42	30,895,32
Expenses			- Control of the Cont	
a) Cost of materials consumed	101,20	23.83	6.11	84.53
tij Employee benefits expense	112.39	68.66	53.15	228.59
c) Operating and maintenance expenses	247,13	148.87	147.64	585.64
d) Repairs and maintenance	704.01	720.65	697.6E	2,657.67
es Valuation expenses	2.07	324	4.39	11.56
fi Auditices	14.06	7.69	15.62	53.81
gi Insurance expenses	38,94	39.22	30.75	149.49
his Investment management fees	232,70	220.42	242.34	924.63
f) Trustee fees	0.74	0.73	574	2.95
() Legal and protexcional tees	152,88	74.85	140.47	406.46
lo Other expenses	455,06	431.82	320.93	1,537.82
Total expenses	2,961.17	1,747.18	1,659.82	8,545.15
Earnings before finance costs, depreciation, amortication, impairment loss and tax	6,543.73	6,081.36	6,007.60	24,250,17
Finance costs (net)	2,312.04	1,928.10	2,073.31	8,285.28
Depreciation expense	1,667,88	1,533.08	1,466.37	5,996.08
Amortisation expense	530.05	491.16	491.46	1,968.55
Profit before share of profit of equity accounted investee and tax	2,033.76	2,129.02	1,976.46	8,000.26
Share of profit after tax of equity accounted investme	196,02	258.77	251.51	962.14
Profit before tax*	2,229.78	2,387.79	2,227.97	8,962.40
Тах ехрепое				
- Current tax	396.78	285.53	449.42	1,670.00
- Deferred tax charge / (credit)	44,62	(689.56)	(270.50)	[1,591.45]
Profit of the period/year	1,788.38	2,791.82	2,049.05	8,883.65
Total other comprehensive income		0.83		0.85
Total comprehensive income attributable to Unitholders for the period/year	1,788.38	2,792.65	2,049.05	8,884.66
Earnings per Unit				
- Basic (₹)	1,09	2.95	2.16	9.37
- Dlinted (₹)	1.09	2.95	2.16	9.37

<sup>\*</sup> There are no Exceptional or Extra-Ordinary Illems for the period/year

#### Part II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter ended 30 June 2022

- The above is an extract of the detailed format of quarter results free with the Block Exchanges vide Cetotian to. GRV MIO/ DF/ 146/2016 issued by SEB SEB Greater). The full format of the quarter results are available on the velocities of the Bontlay Stock Eschange and National Stock Exchange and is also available on the Inchange REDTs velocities were enclosure/Superior.com
- The unswidted Condensed Consolidated Financial Statements ("the Statement") of Embassy (REIT, its subsidiaries stopether known as Embassy Office.
  Parks Groups' and 6s just in whole for the quality resided 30-June 2002 have been reviewent by the Audit Convenities and thereafter approved by the Board of Directors in their confedence and part of the Audit Convenities and thereafter approved by the Board of Directors in their confedence and the Audit Convenities and thereafter approved by the Board of Directors in their confedence and the Audit Convenities and thereafter approved by the Board of Directors in their confedence and the Audit Convenities and thereafter approved by the Board of Directors in their confedence and the Audit Convenities and thereafter approved by the Board of Directors in the Audit Convenities and thereafter approved by the Board of Directors in the Audit Convenities and thereafter approved by the Board of Directors in the Audit Convenities and thereafter approved by the Board of Directors in the Audit Convenities and thereafter approved by the Board of Directors in the Audit Convenities and thereafter approved by the Board of Directors in the Audit Convenities and thereafter approved by the Board of Directors in the Audit Convenities and thereafter approved by the Board of Directors in the Audit Convenities and th
- The Condensed Consolidated Fearcast Statements for the quarter ended 30 June 2022 was obligated to review by Statutory Auditors of Embassy REII
  and they have issued an ungashful report. The review report of the Statutory Auditors in filed with Borehay Stock Exchange and National Stock Exchange
  and state ovalidation on the Chinary of RCTs worded were embassy efficiently.
- 4. The Contention Consoldand Financial Statements have been prepared in accordance with Index Accounting Standards 34 "Interior Financial Reporting and with in-falle 21 (x)(x) of the Companies (shall Accounting Standards) Filades, 7015 prescribed under Section 133 of the Companies Act, 2013 (find All 5s) the Contention Contention of the Section 233 of the Companies Act, 2013 (find All 5s) the Contention Contention of the SESI Globals.

#### Part III: Segment Information

₹ in million

Operating segments of Embassy Office Parks Group are (i) Commercial Offices, (ii) Haspitality and (iii) Other segment, Other segment comprises Generation of Resexuable Energy. Revenue and identifiable operating expenses in milition to segments are categorised based on items that are addividually identifiable to the segment. Net Operating Income (\*NOT) is the key metric reported to the Civet Operating Decision Maker (\*CODM\*) for the purposes of assessment of the segment results.

Financial information on the consolidated reportable operating segments for the quarter ended 36 June 2022 is set out below

Particulars	For the quarter ented 20 June 2022 (anaethor)	For the quarter ended 21 March 2022 (audited)	For the gourter ended 30 Jane 2021 (unoughted)	For the year ended 21 March 2922 (molling)
Revenue from operations				
(a) Commercial offices	7,216,80	6,857.34	6,946,63	27.512.07
(b) Hospitality	667.79	193.28	47.13	609.00
(c) Other segment	409.04	437.86	382.67	1,504,98
	8,293.63	7,488.48	7,376,43	29,626.05
Segment results (Net Operating Income)				
(a) Commercial offices	6,229.30	5,899.94	5,946.66	23,550.60
(b) Hospitality	166.00	(32.68)	(84.79)	(135.47)
(c) Other segment	377.57	422.59	351.07	1,396.21
Value of the Name	6,773.47	6,249.85	6,212.94	24,911.34

#### Part IV: Net Distributable Cash Flows (NDCF) of Embassy REIT pursuant to guidance under Paragraph 5 to SEBI circular No. CIR/MD/DF/146/2016

€ in million

SLNe.	Perfectors	For the quarter ended 36 June 2022 (unsuffied)	For the desirier ended 31 March 2022 (author)	For the quarter unded (b) June 2025 (unputted)	Fit the year scient 21 March 2022 (audited)
1	Net distributable cash fitnes	5,055.61	4,993.82	5,349.64	20.638.19
2	Distribution payout ratio	100%	100%	100%	100%
3	Distribution	5,052,27	4,665.92	5,346.12	20,626.17
	- Payment of Interest	616,13	663.53	1,071.12	3,649.40
	- Payment of dividend	2,682,54	2,132.76	2,379.21	9,336.75
	- Amortisation of SPV debt	1,753.60	2,189.63	1,895.79	7,040.02
4	No of units outstanding	947,893,743	947,893,743	947,893,743	947,893,743
5	Distribution Per Unit (OPU) (in 1)	5.33	5.26	5.64	21.76

The Board of Directors of the Managor has declared a distribution of #5.052.27 million/ #5.33 por unit to the Unitheliders of Embassy REET for the quarter 1 April 2022 to 30 June 2022 in their Board memory feed on 21 July 2022. The distributions of #5.33 por unit comprises #0.65 per unit on the form of interest payers. (1.1 Sep unit in the form of amendment on GPV colds and P2.23 per unit of the form of discords.)

DISCLAMMER: This publication has been prepared for general information purposes only and not a part at any stantory requirement. The information compared herein is audited and should be read together with our condensed consolidated hands include and should be read together with our condensed consolidated hands include and should be read together with our condensed consolidated hands include and should be read together with our condensed consolidated hands include and should be read together with our condensed consolidated hands in the should be read to the following and form their owns were of the manufactuation and business and performance of the Embassy ABT.

Principal place of business: Embassy Office Parks REIT, Royal Codes, Embassy Quifficient Sustainess Park, Bengaluru, Karnataine 560071, INDIA, www.embassyofficeparks.com



### **KEY HIGHLIGHTS FOR QUARTER ENDED 30 JUNE 2022**

#### 18 lakh sf

Total Leasing for the quarter 16% leasing spread across 25 deals

#### 46 lakh sf

Development to drive growth 5.5 lakh sf pre-committed to banking major

PART I: Condensed Consolidated Statement of Profit and Loss  For the quarter For the quarter For the quarter For the quarter For the year						
<b>Particulars</b>	ended 30 June 2022 (unaudited)	ended 31 March 2022 (audited)	ended 30 June 2021 (unaudited)	ended 31 March 202 (audited)		
Income and gains		(3333334)	(	(		
a) Revenue from operations	8,293.63	7,488.48	7,376.43	29,626.0		
b) Interest	257.73	216.52	236.98	899.8		
c) Other income	53.54	123.54	54.01	369.46		
Total income	8,604.90	7,828.54	7,667.42	30,895.32		
Expenses						
a) Cost of materials consumed	101.20	23.83	6.11	84.53		
b) Employee benefits expense	112.39	66.66	53.15	228.59		
c) Operating and maintenance expenses	247.13	148.87	147.64	585.64		
d) Repairs and maintenance	704.01	720.65	697.68	2,657.67		
e) Valuation expenses	2.07	3.24	4.39	11.50		
f) Audit fees	14.06	7.89	15.62	53.8		
g) Insurance expenses	38.94	39.22	30.75	149.49		
h) Investment management fees	232.70	229.42	242.34	924.63		
) Trustee fees	0.74	0.73	0.74	2.9		
) Legal and professional fees	152.88	74.85	140.47	408.4		
k) Other expenses	455.05	431.82	320.93	1,537.8		
Total expenses	2,061.17	1,747.18	1,659.82	6,645.1		
Earnings before finance costs, depreciation, amortisation, impairment loss and tax	6,543.73	6,081.36	6,007.60	24,250.1		
Finance costs (net)	2,312.04	1,928.10	2,073.31	8,285.28		
Depreciation expense	1,667.88	1,533.08	1,466.37	5,996.0		
Amortisation expense	530.05	491.16	491.46	1,968.5		
Profit before share of profit of equity accounted investee and tax	2,033.76	2,129.02	1,976.46	8,000.20		
Share of profit after tax of equity accounted investee	196.02	258.77	251.51	962.1		
Profit before tax*	2,229.78	2,387.79	2,227.97	8,962.40		
Tax expense						
- Current tax	396.78	285.53	449.42	1,670.00		
- Deferred tax charge / (credit)	44.62	(689.56)	(270.50)	(1,591.45		
Profit of the period/year	1,788.38	2,791.82	2,049.05	8,883.8		
Total other comprehensive income	-	0.83	-	0.83		
Total comprehensive income attributable to Unitholders for the period/year	1,788.38	2,792.65	2,049.05	8,884.6		
Earnings per Unit						
- Basic (₹)	1.89	2.95	2.16	9.37		
- Diluted (₹)	1.89	2.95	2.16	9.37		

 $<sup>\</sup>ensuremath{^{\star}}$  There are no Exceptional or Extra-Ordinary items for the period/year

## 9% YoY

Increase in Net Operating Income 82% operating margin for the quarter

#### ₹505 cr

Distributions for the quarter 100% payout ratio to Unitholders

#### Part II: Select explanatory notes to the Condensed Consolidated Financial Statements for the quarter ended 30 June 2022

- 1. The above is an extract of the detailed format of quarter results filed with the Stock Exchanges vide Circular no: CIR/ MID/ DF/ 146/2016 issued by SEBI (SEBI Circular). The full format of the quarter results are available on the websites of the Bombay Stock Exchange and National Stock Exchange and is also available on the Embassy RFIT's website www.embassyofficenarks.com.
- 2. The unaudited Condensed Consolidated Financial Statements ('the Statement') of Embassy REIT, its subsidiaries (together known as "Embassy Office Parks Group") and its joint venture for the quarter ended 30 June 2022 have been reviewed by the Audit Committee and thereafter approved by the Board of Directors in their meeting held on 21 July 2022.
- 3. The Condensed Consolidated Financial Statements for the quarter ended 30 June 2022 was subjected to review by Statutory Auditors of Embassy REIT and they have issued an unqualified report. The review report of the Statutory Auditors is filed with Bombay Stock Exchange and National Stock Exchange and is also available on the Embassy REIT's website www.embassyofficeparks.com.
- 4. The Condensed Consolidated Financial Statements have been prepared in accordance with Indian Accounting Standards 34 "Interim Financial Reporting" read with 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 the SEBI Circular.

#### Part III: Segment Information

₹ in million

₹ in million

Operating segments of Embassy Office Parks Group are (i) Commercial Offices, (ii) Hospitality and (iii) Other segment. Other segment comprises Generation of Renewable Energy. Revenue and identifiable operating expenses in relation to segments are categorised based on items that are individually identifiable to that segment. Net Operating Income ('NOI') is the key metric reported to the Chief Operating Decision Maker ('CODM') for the purposes of assessment of the segment results.

 $Financial\ information\ on\ the\ consolidated\ reportable\ operating\ segments\ for\ the\ quarter\ ended\ 30\ June\ 2022\ is\ set\ out\ below\ :$ 

Particulars	For the quarter ended 30 June 2022 (unaudited)	For the quarter ended 31 March 2022 (audited)	For the quarter ended 30 June 2021 (unaudited)	For the year ended 31 March 2022 (audited)
Revenue from operations				
(a) Commercial offices	7,216.80	6,857.34	6,946.63	27,512.07
(b) Hospitality	667.79	193.28	47.13	609.00
(c) Other segment	409.04	437.86	382.67	1,504.98
	8,293.63	7,488.48	7,376.43	29,626.05
Segment results (Net Operating Income)				
(a) Commercial offices	6,229.30	5,859.94	5,946.66	23,650.60
(b) Hospitality	166.60	(32.68)	(84.79)	(135.47)
(c) Other segment	377.57	422.59	351.07	1,396.21
	6.773.47	6.249.85	6.212.94	24.911.34

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

SI.No.	Particulars	For the quarter ended 30 June 2022 (unaudited)	For the quarter ended 31 March 2022 (audited)	For the quarter ended 30 June 2021 (unaudited)	For the year ended 31 March 2022 (audited)
1	Net distributable cash flows	5,055.61	4,993.82	5,349.64	20,638.19
2	Distribution payout ratio	100%	100%	100%	100%
3	Distribution	5,052.27	4,985.92	5,346.12	20,626.17
	- Payment of interest	616.13	663.53	1,071.12	3,649.40
	- Payment of dividend	2,682.54	2,132.76	2,379.21	9,336.75
	- Amortisation of SPV debt	1,753.60	2,189.63	1,895.79	7,640.02
4	No of units outstanding	947,893,743	947,893,743	947,893,743	947,893,743
5	Distribution Per Unit (DPU) (in ₹)	5.33	5.26	5.64	21.76

The Board of Directors of the Manager has declared a distribution of ₹5,052.27 million/₹5.33 per unit to the Unitholders of Embassy REIT for the quarter 1 April 2022 to 30 June 2022 in their Board meeting held on 21 July 2022. The distributions of ₹5.33 per unit comprises ₹0.65 per unit in the form of interest payment, ₹1.85 per unit in the form of amortisation of SPV debt and ₹2.83 per unit in the form of dividend.

**DISCLAIMER:** This publication has been prepared for general information purposes only and not as part of any statutory requirement. The information contained herein is audited/unaudited and should be read together with our condensed consolidated financial results available on the website of the Embassy REIT and the stock exchanges. No representation or warranty is made nor any liability accepted with respect to the fairness or completeness of the contents hereof. Readers should conduct their own view of the market position and business and performance of the Embassy REIT.