



July 31, 2025

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 (East), 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 973434, 973546, 973910, 975051, 975311, 976042, 976240, 976699, 976700, 976864 and 976946 (NCDs) and Scrip Code 728768, 729286 and 729287 (CPs).**

Dear Sir/ Madam,

**Subject: Independent Valuation Reports dated July 30, 2025**

Please see enclosed the Independent valuation report dated July 30, 2025 issued by Ms. L Anuradha, with independent property consultant review services undertaken by Cushman & Wakefield (India) Private Limited and independent valuation report dated July 30, 2025 issued by iVAS Partners represented by Mr. Shubhendu Saha with value assessment services undertaken by CBRE South Asia Private Limited as **Annexure I** and **Annexure II**.

Thanking you,

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

**Vinitha Menon**  
**Head - Company Secretary and Compliance Officer**  
**A25036**

**Encl:** As above



## **VALUATION REPORT**

### **376K SF LEASABLE AREA (BLOCK 1A & 1B and BLOCK A-2) IN EMBASSY MANYATA**

Date of Valuation: 30<sup>th</sup> June 2025

Date of Report: 30<sup>th</sup> July 2025

**Submitted to: Embassy Office Parks Management**

**Services Private Limited**

**Instruction Party: Embassy Office Parks Management**

**Services Private Limited**



### **Disclaimer**

*This report is prepared exclusively for the benefit and use of Embassy Office Parks Management Services Private Limited (“EOPMSPL” or the “Recipient” or the “Company” or “the Manager”) on behalf of the Embassy Office Parks REIT (“Embassy REIT”) and / or its associates and its unitholders for the proposed disposition of a certain property/ business by it. The Company is the manager to Embassy REIT, a Real Estate Investment Trust under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended till date (“SEBI REIT Regulations”). The Manager may share the report with its appointed advisors, the trustee, submit the report for any statutory or reporting requirements or include it in any preliminary/placement document/ notice/ transaction document to the unit holders, or any other document in connection with the proposed disposition of the property by Embassy REIT. Neither this report nor any of its contents may be used for any other purpose other than the purpose as agreed upon with reference to the Letter of Engagement (LOE”) dated 17<sup>th</sup> January 2025 without the prior written consent of the Valuer.*






*The information in this report reflects prevailing conditions and the view of Valuer as of this date, all of which are, accordingly, subject to change. In preparation of this report, the accuracy and completeness of information shared by the Company has been relied upon and assumed, without independent verification, while applying reasonable professional judgment by the Valuer.*

*This report has been prepared upon the express understanding that it will be used only for the purposes set out with reference to LOE. The Valuer is under no obligation to provide the Recipient with access to any additional information with respect to this report unless required by any prevailing law, rule, statute or regulation.*

*This report should not be deemed an indication of the state of affairs of the real estate financing industry nor shall it constitute an indication that there has been no change in the business or state of affairs of the industry since the date of preparation of this document.*

## Executive Summary

**376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata Business Park located in Sy no. 114/2 to 5, 115/1 to 3, 116/3 to 6, 117/1, 121/1, 121/2, 122, 123/1A, 123/1B, 123/2 Nagavara Village, Krishnarajapuram Hobli, Bangalore East Taluk, Bangalore District, Karnataka**

<b>Valuation Date:</b>	30 <sup>th</sup> June 2025	
<b>Valuation Purpose:</b>	Disposition of property/ business by Manyata Promoters Private Limited.	
<b>Subject Property:</b>	376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata Business Park located in Sy no. 114/2 to 5, 115/1 to 3, 116/3 to 6, 117/1, 121/1, 121/2, 122, 123/1A, 123/1B, 123/2 Nagavara Village, Krishnarajapuram Hobli, Bangalore East Taluk, Bangalore District, Karnataka hereafter referred to as “Subject Property.”	 <p>View of Block A-2</p>
<b>Location / Situation:</b>	<p>The Subject Property (376k sf Leasable Area (Block 1A &amp; 1B and Block A-2) in Embassy Manyata) is part of a larger development namely Embassy Manyata Business Park which is an IT/ITeS SEZ and Non SEZ office development with other allied Retail and Hotel developments located at Hebbal Outer Ring Road, Embassy Manyata Business Park, Nagavara, Bangalore, Karnataka - 560045.</p> <p>The Subject Property is accessible by the Outer Ring Road and has good connectivity to other established submarkets such as Yeshwanthpur, KR Puram, Whitefield, Sarjapur, etc. It lies in proximity to various IT/ITeS and IT/ITeS SEZ developments such as M S Ramaiah Tech Park, Karle Town Centre, L&amp;T Tech Park, etc.</p> <p>The micro market is attracting traction from various developers for commercial and residential developments due to relative lower price and superior connectivity to ORR, CBD and Airport. The subject property is located at proximity to residential catchment areas of Yelahanka New Town, Kogilu cross (Old Yelahanka), Jakkur, Sahakar Nagar and Kattigenahalli. Some of the well-established commercial centers include Bhartiya Center, L&amp;T Tech Park, Embassy Manyata Business Park, Karle Town Centre, Modern Asset North Gate, North Star, Brigade Opus, Galleria Mall, Hinduja Ecopolis. The micro market houses renowned hotels like Hilton Grand Inn, Ibis Hotel, Courtyard by Marriott, and some of the premium segment residential development include SNN Clermont, Embassy Lake Terrace, Century Ethos, L&amp;T Raintree Boulevard, Sobha Palm Court, Brigade Northridge, Karle Zenith, Purva Zenium, etc.</p> <p>Other social infrastructure in the micro market includes prestigious educational institutions and hospitals like Presidency College, Oxford School</p>	 <p>View of Block 1A &amp; 1B</p>  <p>Internal view of Block A-2</p>  <p>Internal view of Block 1A &amp; 1B</p>  <p>View of Access Road from Subject Property</p>



	and Composite PU College, Millennium World School Bangalore North - CBSE School, Alfa Public School and Omega Multi-specialty Hospital, K.K Hospital, Navachethana Hospital, Aster CMI Hospital is located within its closed proximity.	
<b>Description :</b>	<p>Based on our review of the Title report shared by client, we understand that subject property is part of a larger development spread across a larger land parcel of 12 acres 20 guntas of which 2.65 acres of undivided share (UDS) of land is under purview. However, as there are multiple landlords, developers in the larger development, only the subject property owned by client is considered under the scope of appraisal. The client owned subject property comprises of 376k sf Leasable Area (Block 1A &amp; 1B and Block A-2) in Embassy Manyata as detailed below:</p> <p><b>Block 1A &amp; 1B:</b></p> <p>1.02 acres (i.e., 44,536 sq.ft.) of undivided right, title, and leasable area of 144,736 sq. ft. comprising of entire ground (~48,141 sq. ft.), first (~47,321 sq. ft.) and second (49,274 sq. ft.) floors as part of Phase I building.</p> <p><b>Block A-2:</b></p> <p>1.63 acres (i.e., 71,080 sq. ft.) of undivided right, title, and leasable area of 231,000 sq. ft. comprising of entire sixth (~85,093 sq. ft.), seventh (~89,378 sq. ft.) and part of eighth (56,529 sq. ft.) floors as part of Phase IV building.</p> <p>The structure of building under our scope of valuation is:</p> <p>Block 1A &amp; 1B – Ground, 1<sup>st</sup> and 2<sup>nd</sup> Floor.</p> <p>Block A-2 – 6<sup>th</sup>, 7<sup>th</sup> and part of 8<sup>th</sup> Floor.</p>	
<b>Purchase Date for the property:</b>	The blocks were acquired by client as part of the 'Formation Transaction' as described in the Final Offer Document dated 27th March 2019. This was a related party transaction.	
<b>Total Area:</b>	<p><b>Total Leasable Area: 0.37 msf.</b></p> <p><b>Total Land Area (UDS): 2.65 Acres</b></p> <p>The bifurcation of the leasable area and land area between the 2 blocks is shown below:</p> <p><b>Block 1A &amp; 1B leasable area: 0.14 msf.</b></p> <p><b>Block 1A &amp; 1B plot area (UDS): 1.02 Acres</b></p> <p><b>Block A-2 leasable area: 0.23 msf.</b></p> <p><b>Block A-2 plot area (UDS): 1.63 Acres</b></p>	



MARKET VALUE OF THE SUBJECT PROPERTY	
Components	Value in (₹Million)
<i>376k sf Leasable Area (Block 1A &amp; 1B and Block A-2) in Embassy Manyata</i>	<b>5,239</b>
<b>Total</b>	<b>5,239</b>
<i>This summary must not be copied, distributed or considered in isolation from the full report.</i>	



## TABLE OF CONTENTS

<b>Disclaimer.....</b>	<b>1</b>
<b>Executive Summary .....</b>	<b>2</b>
<b>A REPORT .....</b>	<b>7</b>
1 Instructions.....	7
2 Professional Competency of The Valuer.....	7
3 Independence and Conflicts of Interest .....	8
4 Purpose of Valuation.....	8
5 Basis of Valuation.....	8
6 Valuation Approach & Methodology .....	9
7 Assumptions, Departures and Reservations .....	10
8 Inspection .....	10
9 General Comment .....	10
10 Confidentiality.....	10
11 Authority .....	10
12 Reliant Parties .....	11
13 Limitation of Liability .....	11
14 Disclosure and Publication .....	12
15 Anti-Bribery & Anti-Corruption .....	12
<b>B BENGALURU CITY REPORT .....</b>	<b>13</b>
1 Bengaluru Office Market Overview .....	14
1.1 Bengaluru- Supply, Absorption & Vacancy .....	16
1.2 Major Private Equity Deals in Bengaluru.....	16
2 Embassy Manyata - Micro-Market.....	17
2.1 Peripheral North Office Market Overview .....	17
2.2 Micro Market- Rental Trend Analysis.....	19
2.3 Micro Market- Supply, Absorption & Vacancy .....	21
2.4 Existing and Upcoming Infrastructure .....	23
2.5 Office Market Outlook .....	25
<b>C PROPERTY REPORT.....</b>	<b>26</b>
1. Address, ownership and title details of Subject property .....	27
1.1 Encumbrances .....	27
1.2 Revenue Pendencies.....	27
1.3 Material Litigation .....	27
2 Location .....	29
2.1 General.....	29
2.2 Site Boundaries .....	30
2.3 Accessibility.....	30
2.4 Ground Conditions .....	30
2.5 Environmental Considerations .....	30
2.6 Town Planning and Statutory Considerations .....	31
3 Subject property - Asset Description.....	31
3.1 Key Asset Information .....	31
3.2 Property Inspection .....	31
3.3 Investigation and nature and source of information .....	32
3.4 Tenant Profile.....	32
3.5 Lease Expiry Profile.....	33
<b>D VALUATION APPROACH &amp; METHODOLOGY .....</b>	<b>34</b>
1.1 Asset-specific Review:.....	35
1.2 Micro-market Review: .....	35
1.3 Cash Flow Projections:.....	35
2 Assumptions considered in Valuation (DCF Method).....	37
2.1 376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata .....	37
3 Market Value.....	45



<b>E</b>	<b>ANNEXURES.....</b>	<b>46</b>
Annexure 1:	Cash Flows.....	47
Annexure 2:	Property Master Plan.....	48
Annexure 3:	Property Photographs – Block A-2 and Block 1A & 1B.....	49
Annexure 4:	List of sanctions and approvals received:.....	51
Annexure 5:	Ready Reckoner Rate.....	53
Annexure 6:	Caveats & Limitations.....	54
Annexure 7:	Statement of Assets.....	56





**From: Anuradha Vijay, MRICS**  
IBBI Registered Valuer (L&B)  
(IBBI/RV/02/2022/14979)

**To:** Embassy Office Parks Management Services Private Limited

**Property:** 376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata

**Report Date:** 30<sup>th</sup> July 2025

**Valuation Date:** 30<sup>th</sup> June 2025

## **A REPORT**

### **1 Instructions**

**Embassy Office Parks Management Services Private Limited** (hereinafter referred to as “the Instructing Party” or “the Client”), in its capacity as the Manager of the **Embassy REIT**, has appointed Mrs Anuradha, MRICS, registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset class Land and Building under the provisions of the Companies (Registered Valuers and Valuation) Rules, 2017 (hereinafter referred as the “Valuer”), in order to undertake the valuation of Block 1A & 1B (full block) and portion of Block A-2 in Embassy Manyata, comprising commercial office real estate assets located at Hebbal Outer Ring Road, Embassy Manyata Business Park, Nagavara, Bangalore, and (herein referred as “Subject Property”) for the disposition of the Subject Property under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder (“SEBI REIT Regulations”), by the Embassy REIT. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 6 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

### **2 Professional Competency of The Valuer**

Anuradha is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset class of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her Bachelors in Architecture in 2002 and Masters in Planning from School of Planning & Architecture in 2004.

Anuradha has more than 18 years of experience in the domain of urban infrastructure, valuation and real estate advisory. She was working as an Associate Director for Cushman and Wakefield from 2013-2022 and was leading the team for Tamil Nadu, Kerala and Sri Lanka. Prior to joining Cushman, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. Anuradha worked with SIVA group in the M&A practice where she was



involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked with Pricewaterhouse Coopers in the Government, Real estate and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

Her last employment was at CWI. As an Associate Director of the Valuation and Advisory team at CWI, Ms. Anuradha provided support on identified business/ new opportunities, evaluated proposals for new property investments and/ or dispositions while providing analytical support for Investment recommendations. Anuradha was also a key personnel in carrying out the Market study for the Mindspace REIT micro markets in India. She has undertaken valuations exercises for multiple private equity/real estate funds, financial institutions, developers and corporates across asset classes of commercial, retail, residential and hospitality. Her clientele included HDFC, Xander, DLF, RMZ, CapitaLand, Tata Capital, Tata Realty, TVS group etc.

### **3 Independence and Conflicts of Interest**

Except for the valuation of the assets of Embassy REIT undertaken in accordance with the SEBI REIT Regulations, the Valuer confirms that there are no conflicts of interest in so far as discharging her duties as a valuer for the subject properties/ business is concerned and has undertaken the valuation exercise without the presence of any bias, coercion, or undue influence of any party, whether directly connected to the valuation assignment.

The Valuer or any of her employees involved in valuing the assets of the REIT have not invested nor shall invest in securities of Embassy REIT being valued till the time she is designated as Valuer and not less than six months after ceasing to be a Valuer of Embassy REIT.

### **4 Purpose of Valuation**

The Report is being prepared to be relied upon by the Reliant Parties and inclusion, as a whole, a summary thereof or any extracts of the report, in any documents prepared in relation to disposition of the Subject Property by Client for this purpose, including, any information memorandum, preliminary placement document and placement document intended to be filed with the Securities and Exchange Board of India ("SEBI"), the stock exchanges or any other relevant regulator within or outside India, and in any other documents to be issued or filed, including any preliminary or final international offering documents for distribution to investors inside or outside India, and any publicity material, research reports, presentations or press releases and any transaction document or communication to the unitholders or buyer (collectively, the "Placement Documents")

### **5 Basis of Valuation**

It is understood that the valuation is required by the Client for disposition of the Subject Property/Business by Embassy REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, and for accounting purposes. Accordingly, the valuation exercise has been carried out to estimate the "Market



Value” of the Subject Property/ Business in accordance with IVS 104 of the IVSC International Valuation Standards effective from 31<sup>st</sup> January 2022 and allowed to be adopted prior to the effective date.

Market Value is defined as ‘The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.’

## **6 Valuation Approach & Methodology**

The basis of valuation for the subject property being Market Value, the same may be derived by any of the following approaches:

### **Market Approach**

In ‘**Market Approach**’, the subject property is compared to similar properties that have actually been sold in an arms-length transaction or are offered for sale (after deducting for value of built-up structure located thereon). The comparable evidence gathered during research is adjusted for premiums and discounts based on property specific attributes to reflect the underlying value of the property.

### **Income Approach**

The income approach is based on the premise that value of an income – producing asset is a function of future benefits and income derived from that asset. There are two commonly used methods of the income approach in real estate valuation namely, direct capitalization and discounted cash flow (DCF).

#### **Income Approach – Direct Capitalization Method**

Direct capitalization involves capitalizing a ‘normalized’ single – year net income estimated by an appropriate yield. This approach is best utilized with stable revenue producing assets, whereby there is little volatility in the net annual income.

#### **Income Approach – Discounted Cash Flow Method**

Using this valuation method, future cash flows from the property are forecasted using precisely stated assumptions. This method allows for the explicit modelling of income associated with the property. These future financial benefits are then discounted to a present-day value (valuation date) at an appropriate discount rate. A variation of the Discounted Cash Flow Method is illustrated below:

#### **Discounted Cash Flow Method using Rental Reversion**

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In



order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the subject property.

*For the purpose of the valuation of Subject Property, Discounted Cash Flow Method using rental reversion has been adopted.*

## **7 Assumptions, Departures and Reservations**

This valuation report has been prepared on the basis of the assumptions within the instructions (Caveats & Limitations) detailed in Annexure 6 of this report. The development mix, built up area, land area and lease details such as lease rent, lease commencement and lease end date, lock – in period, escalation terms, etc. pertaining to the subject property is based on the appropriate relevant documents which has been provided by the Client and the same has been adopted for the purpose of this valuation.

## **8 Inspection**

The Property was visually inspected by the valuer, however no measurement or building survey has been carried out as part of the valuation exercise and the Valuer has relied entirely on the site areas provided by the Client, which has been assumed to be correct.

## **9 General Comment**

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values.

The purpose of the valuation does not alter the approach to the valuation.

Property values can change substantially, even over short periods of time, and thus the valuation of the subject property/ business herein could differ significantly if the date of valuation was to change.

This report should not be relied upon for any other purpose other than for which this valuation exercise has been undertaken for.

## **10 Confidentiality**

The contents of this Report are intended for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents except as maybe required in connection with the proposed disposition of the Subject Property/ Business by Manyata Promoters Private Limited (MPPL).

## **11 Authority**

The valuation services are being provided solely for the benefit and use of the Reliant Party(ies) by the Valuer. The report(s) may not be used for any other purpose other than the expressly intended purpose as mentioned in the LOE and the report(s). They are not to be used, circulated, quoted or otherwise referred to for any other



purpose, nor are they to be filed with or referred to in whole or in part in any document without the prior written consent of the Valuer where such consent shall be given at the absolute, exclusive discretion of the Valuer. Where they are to be used with the Valuer's written consent, they shall be used only in their entirety and no part shall be used without making reference to the whole report unless otherwise expressly agreed in writing by the Valuer. Notwithstanding the above, we consent to the usage of the report or a summary thereof for any filings and communications with the Manager to the Embassy REIT, the sellers, its unitholders, the trustee, their respective advisers and representatives, and in any placement documents as part of the purpose mentioned in the LOE. We further consent to copies or extracts of the report being used in publicity material, research reports, presentations and press releases in relation to the annual /semi-annual reports, financials and any other reporting requirements/disclosures required to be made. Any reliance by any party other than the Reliant Party on the valuation report will be on their own accord.

## **12 Reliant Parties**

**Embassy Office Parks Management Services Private Limited** as the manager of the Embassy Office Parks REIT ("Embassy REIT") and its unit holders and Axis Trustee Services Limited (The Trustee for Embassy Office Parks REIT) for the purpose (of the valuation) as highlighted in the LOE. The auditors, chartered accountants, lawyers, merchant bankers and advisers of the Embassy REIT can also place reliance on the report (including any summary thereof), however, no liability shall be extended to these parties.

The valuation report will be prepared strictly and only for the use of the Reliant Party and for the Purpose specifically stated. This valuation can also be shared with the buyers of the Subject Property and their advisers in connection with the proposed transaction. The instructing party would make all reliant parties aware of the terms and conditions of this agreement under which this exercise is being undertaken.

## **13 Limitation of Liability**

- The Valuer will provide the Services exercising due care and skill, but the Valuer accepts legal liability arising from gross negligence or wilful default to any person in relation to any breach under the EL, save and except possible environmental site contamination or any failure to comply with environmental legislation which may affect the opinion of value of the properties. Further, the Valuer shall not accept liability for any errors, misstatements, omissions in the Report caused due to false, misleading or incomplete information or documentation provided to the Valuer by the Instructing Party.
- The Valuer's maximum aggregate liability for claims arising out of or in connection with the Valuation/ Market Report, shall be limited to an aggregate sum not exceeding INR 30 Million (Rupees Thirty Million Only) as agreed upon in the LOE.
- In the event that any of the Sponsor, Manager, Trustee, Embassy REIT in connection with the report be subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Valuation/ Market Report, the Claim Parties will be entitled to require the Valuer to be a necessary party/ respondent to such claim and the Valuer shall not object to their inclusion as a necessary party/



respondent. In all such cases, the Manager agrees to reimburse/ refund to the Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by the Valuer while becoming a necessary party/respondent, save and except where the report of the valuer is proven to be breach of applicable laws, not accountable to the Instructing Party. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defense in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against the Valuer in this regard. and the Valuer's liability shall extend to the value of the claims, losses, penalties, costs and liabilities incurred by the Claim Parties.

- The Valuer will neither be responsible for any legal due diligence, title search, zoning check, development permissions and physical measurements nor undertake any verification/ validation of the zoning regulations/ development controls etc.

#### **14 Disclosure and Publication**

The Valuer must not disclose the contents of this report to a third party in any way, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trusts) Regulations.

The Embassy REIT may share this report with its trustee, appointed advisors submit for any statutory or reporting requirements and include it in any notice to the unit holders or any other document in connection with the proposed disposition of the property by Embassy REIT.

#### **15 Anti-Bribery & Anti-Corruption**

Both Parties represents, warrants and undertakes that:

They are familiar with applicable Anti-Corruption Laws under this Agreement including but not limited to Prevention of Corruption Act 1988 and will ensure that neither it nor any of its officers, directors, shareholders, employees and agents or any other person acting under its implied or express authority will engage in any activity, practice or conduct which would constitute an offence under, or expose or potentially expose either Party to any direct or indirect liability, under Applicable Anti-Corruption Laws;

It is further agreed that breach of any of the above undertakings shall be deemed to be a material breach of the Agreement and in case the Valuer is insisted upon or asserted by Client to violate any of the above said undertakings including Anti-Corruption regulations in any form or manner, on pretext of business relationship or otherwise, the Valuer shall have a discretionary right to terminate this Agreement without any liability or obligation on his part.

Such termination of this Agreement shall not in any way prejudice the rights and obligations (including payment for the services delivered under this Agreement) already accrued to the Valuer, prior to such termination.



## **B BENGALURU CITY REPORT**



## 1 Bengaluru Office Market Overview

The overall commercial office market in India and Bengaluru and its key micro markets:

Particulars	India*	Bengaluru	Peripheral North	Outer Ring Road	CBD / Off CBD	Peripheral East
<b>Total completed stock Q1 2025 (msf.)</b>	751.3	204.3	31.7	73.2	8.1	43.2
<b>Current occupied stock Q1 2025 (msf.)</b>	634.9	184.5	27.7	68.2	8.0	36.5
<b>Current Vacancy Q1 2025 (%)</b>	15.5%	9.7%	12.5%	6.7%	2.5%	15.6%
<b>Future Supply – 2025-2027 (msf.)</b>	184.1	47.4	10.0	16.8	0.7	10.0
<b>Market Rent – Q1 2025 (INR psf pm)</b>	97.3	93.4	87.2	96.3	145.5	67.5

*Source: Cushman & Wakefield Research*

\*Please Note: India data comprises of the major cities in India i.e., Bengaluru, Chennai, Delhi, Noida, Gurugram, Hyderabad, Mumbai, Kolkata and Pune.

*Location Key:*

*Peripheral North – Bellary Road, Thanisandra Road, Tumkur Road, Hebbal*

*Outer Ring Road – Sarjapur, Marathahalli, KR Puram*

*CBD / Off CBD – M.G. Road, Millers Road, Vittal Mallya Road, Residency Road, etc.*

*Peripheral East – Whitefield*

Out of the total commercial stock of 751.3 msf. in India (major cities), nearly 27% of the stock is in Bengaluru. This shows the attractiveness of Bengaluru among the major Indian cities. The total occupied stock in Bengaluru is approximately 29% of the occupied stock in India. Also, Bengaluru accounts for approximately 26% of the upcoming future supply in India.

Bengaluru is the capital of the State of Karnataka and is located in the southeast of the state. For the purpose of the study, we will be covering the Greater Bengaluru region which is spread over a total area of over 786 sq. km. (conurbation area)<sup>1</sup> with a population of around 9.5 Million<sup>2</sup>.

<sup>1</sup> [www.bdaBengaluru.org](http://www.bdaBengaluru.org)

<sup>2</sup> [censusindia.gov.in](http://censusindia.gov.in)





The city, known as Silicon Valley of India, has emerged as a favourite IT/ITES destination over the last 10 – 12 years. Home to companies like Microsoft, Yahoo, Wipro, Infosys, IBM, GE, Google, Accenture, TCS etc, the city has been the front runner in attracting technology companies.

Apart from successfully attracting IT/ITES companies, Bengaluru is considered to be a Biotech destination as well. Bengaluru houses some of the most prominent biotechnology research institutions of India like Indian Institute of Science and National Centre for Biological Resources. The other industries in Bengaluru are related to manufacturing of Aircraft, Earthmoving Equipment, Watches, Garments, Silk, Machine Tools amongst others.

The city has the presence of prominent educational institutions like Indian Institute of Management, Indian Institute of Science, National Law School and a number of engineering/medical colleges offering talent pool to the existing corporations.

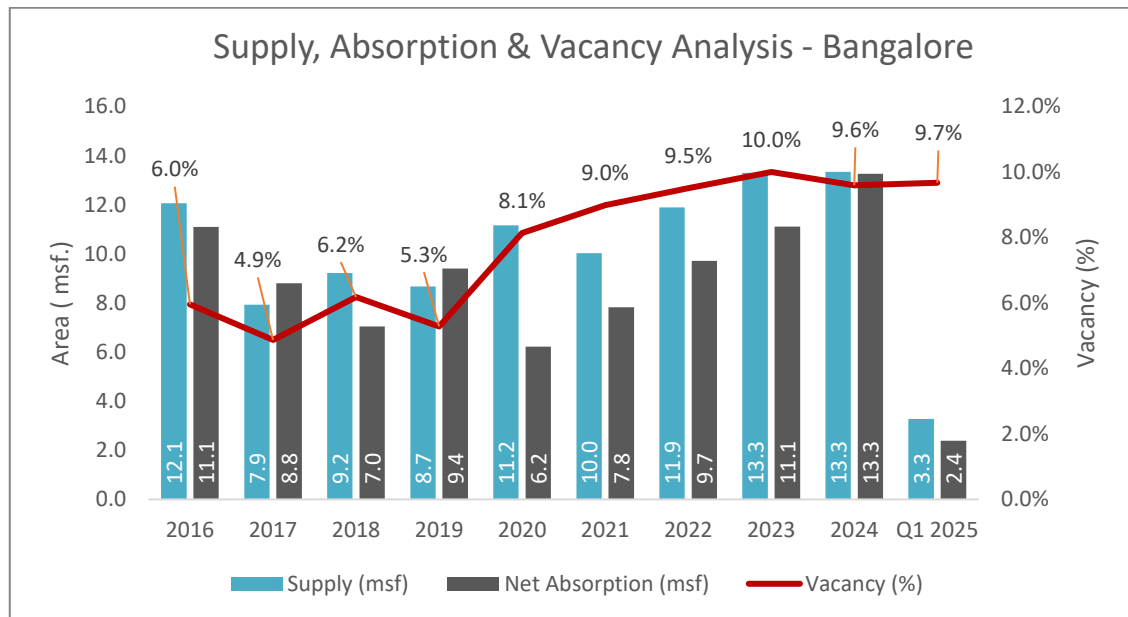
The key drivers of demand for office space in Bengaluru are as follows:

- **Information Technology (IT) capital:** Bengaluru is referred as India's information technology capital. It is home to many IT global firms such as Microsoft, Yahoo, Wipro, Infosys, IBM, GE, Google, Accenture, TCS, etc.
- **Biotechnology Centres:** Bengaluru is a hub for biotechnology centres and houses some of the most prominent biotechnology research institutions of India like Indian Institute of Science and National Centre for Biological Resources.
- **Social Infrastructure:** Bengaluru has established Educational institutions and colleges, Malls, Hospitals, and hotels.
- **Transport infrastructure:** Bengaluru being the IT/IteS hub of India has good connectivity to other cities of the country through all the three modes (rail, road and air) of inland transportation. It has good road connectivity with availability of infrastructure like National Highway 4, National Highway 7, National Highway 48, State Highway 17, etc. It also provides good railway connectivity with four major railway stations and 2 operational metro lines. Bengaluru is also well connected via air with other cities in India and other global cities with the help of 2 operational passenger terminals (Domestic and International) at Kempegowda International Airport.
- **Ongoing/Planned infrastructure projects:** Key initiatives include multiple metro lines, various road projects (proposed 110 km Peripheral Ring Road, widening of National Highway 7, Signal free Outer Ring Road). Infrastructure initiatives such as Bengaluru's Metro Rail Project Phases 2 & 3, the Cantonment-Whitefield Railway Line's Quadrupling, and the Bangalore Suburban Railway Project would significantly reduce the traffic congestion and further enhance the connectivity of other parts of the city.



## 1.1 Bengaluru- Supply, Absorption & Vacancy

A snapshot of the supply, absorption and vacancy trends for Bengaluru is as below –



Source: Cushman Wakefield Market Research Report

Note: 1. Absorption refers to the Net absorption. The Net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals, etc. The pre-commitments are recorded as absorption in the year in which the tenant occupies the building.

## 1.2 Major Private Equity Deals in Bengaluru

1. In December 2020, RMZ Corp has completed the sale of around 18% of their Real Estate assets to Brookfield Asset Management, for US \$2 Billion.
2. In March 2021, Prestige Group has sold assets worth INR 7,467 Crore to investment firm Blackstone in the first phase of INR 9,100 Crore transaction. Further, as part of the first phase, the company sold 100 per cent stake in Cessna Business Park.
3. In March 2022, Canada Pension Plan Investment Board (CPPIB) has acquired Prestige Group's stake in the commercial project jointly owned by Prestige Group with RMZ Corp in a deal valued over INR 1,800 Crore.
4. In 2022, Continental Automotive acquired Salarpuria Sattva's commercial development South Gate at a deal size of approx. INR 7,516 Million.
5. In 2023, GIC, Singapore's sovereign wealth fund, invested ₹2,800 crore in Bhartiya Group's commercial project in Bengaluru.
6. In March 2023, Embassy Office Parks REIT acquired Embassy Business Hub, an integrated business park in North Bengaluru, for a total enterprise value of INR 3,348 Million.



7. In September 2024, Table Space, a managed workspace solutions company, acquired Kalyani Group's Kalyani Camellia, an office space located in Whitefield (Mahadevpura), Bengaluru in a deal valued around Rs 500 crore.

## **2 Embassy Manyata - Micro-Market**

### **2.1 Peripheral North Office Market Overview**

The Peripheral North Bengaluru micro-market can be classified into 3 distinct micro-markets – Hebbal and surrounding areas, Yelahanka, Devanahalli and its surrounding areas.

The subject property is located in the Hebbal stretch of the Peripheral North Micro market. The Hebbal stretch is the established vector in the Peripheral North micro market while Yelahanka, Devanahalli and its surrounding areas are still in nascent stage of development. Development of Outer Ring Road in 2004 fuelled the growth of real estate activity along the ring road and on the arterial roads emanating from the same, by improving accessibility and connectivity. Further, the establishment of Embassy Manyata Business Park on ORR triggered the development of organized real estate in the micro market. The development emerged as one of the most prominent and successful IT/ITES developments in the city and transformed the micro market into a prominent commercial hub of North Bengaluru. Furthermore, with the establishment of the Kempegowda International Airport at Devanahalli, north Bengaluru micro market witnessed enhanced activity on the stretch from Hebbal junction to the airport including the subject property submarket.

Due to the relatively higher land prices and limited availability of land in Hebbal vector, developers are launching commercial office projects in the latter stretches of this micro market emanating from Jakkur to Devanahalli. However, the vector is yet to witness overwhelming preference from the occupiers owing to limited social infrastructure in the vector resulting in high vacancy levels among office developments in this vector.

The Kempegowda International Airport at Devanahalli serves as a major growth driver for real estate development in the region. The commercial development is driving demand for residential, retail, hospitality and ancillary segments in the micro-market. In the last 8 – 9 years, the North Bengaluru micro – market had witnessed land banking from several established developers and the same is expected to continue.

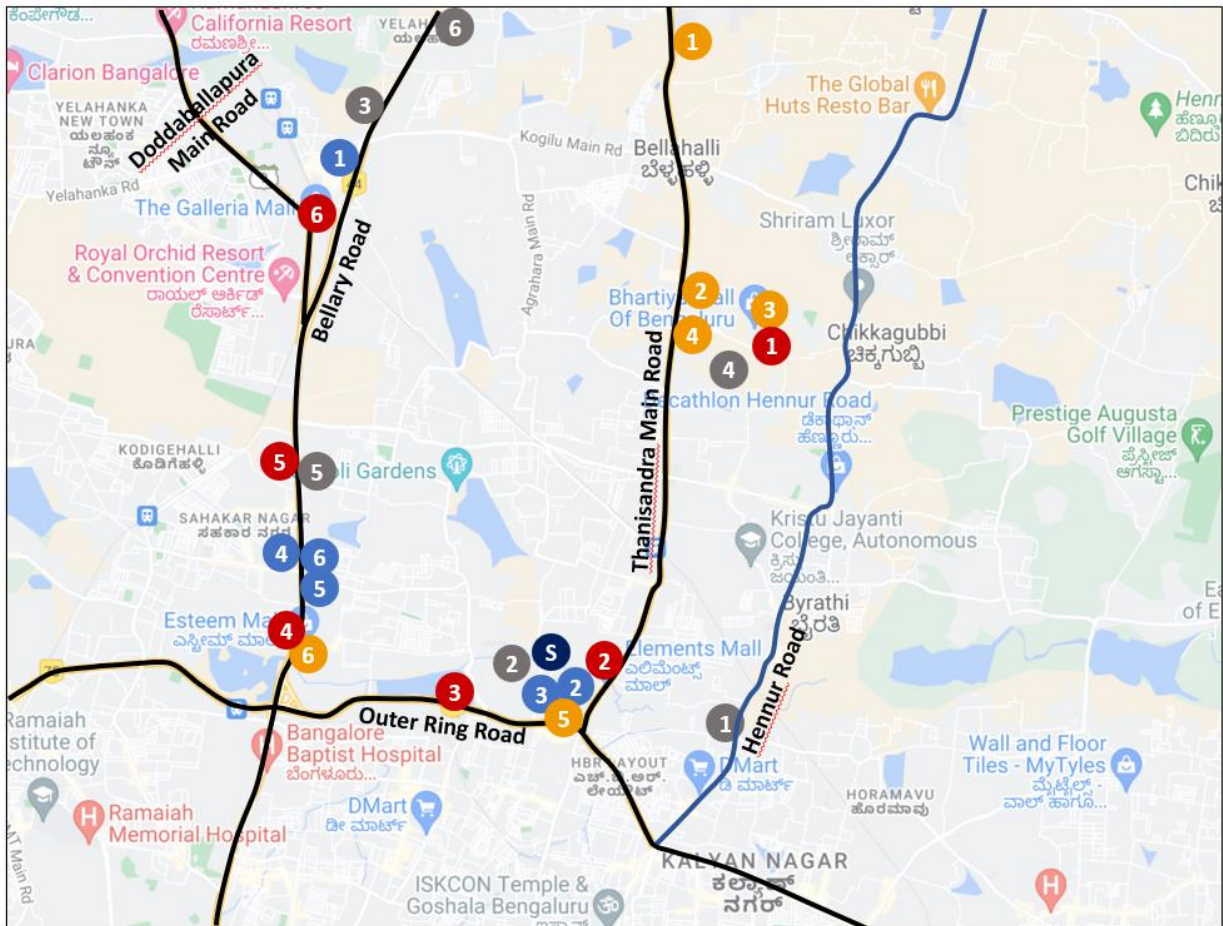
North Bengaluru is increasingly witnessing substantial residential development by a variety of developers. The typology of residential developments includes apartments, row-houses, villas, and plotted developments. Locations like Hebbal, Amrutahalli and Sahakar Nagar are established residential corridors of the micro market comprising of independent houses and apartments; similarly, the typology of residential developments in areas such as Thanisandra, Horamavu and Hennur Road is largely independent housing and apartments. Areas located northwards of Yelahanka till Devanahalli and beyond have apartments along with row-houses, villas and plotted developments developing at a rapid pace due to increasing prices in the

neighbouring markets of Hebbal, presence of airport and upcoming infrastructure initiatives such as metro connectivity, Peripheral ring road, etc.

Commercial development in the form of campus-styled developments in North Bengaluru is majorly concentrated around Outer Ring Road and the segment of Bellary Road closer to Hebbal. Some of the prominent commercial developments in North Bengaluru include Embassy Manyata Business Park (Hebbal), RMZ Latitude, Brigade Magnum, Brigade Opus, Karle Town Centre, among others.

Currently, the organized retail activity in North Bengaluru is concentrated around Hebbal, Thanisandra main road and Sahakar Nagar. The retail activity in the micro market is predominantly limited to standalone developments mostly relating to automobile segment, eateries, gyms, departmental stores amongst others. The large retail developments in close vicinity to the subject micro market includes Elements Mall (0.3 msf.) on Thanisandra Main Road, Esteem Mall (0.1 msf.) in Hebbal, RMZ Galleria Mall (0.5 msf.) in Yelahanka, Bhartiya City (0.9 msf.) in Thanisandra and Phoenix Mall of Asia (1.2 msf.) in Byatarayanapura.

Some of the residential projects from Hebbal to Airport stretch include Embassy Lake Terraces, L&T Raintree Boulevard, Concorde Mayfair, Brigade Insignia, Purva Aerocity, Sobha Dream Garden, Sobha Palm Court, Nikoo Homes 6, etc.



**S** Subject Property

Map Not to Scale

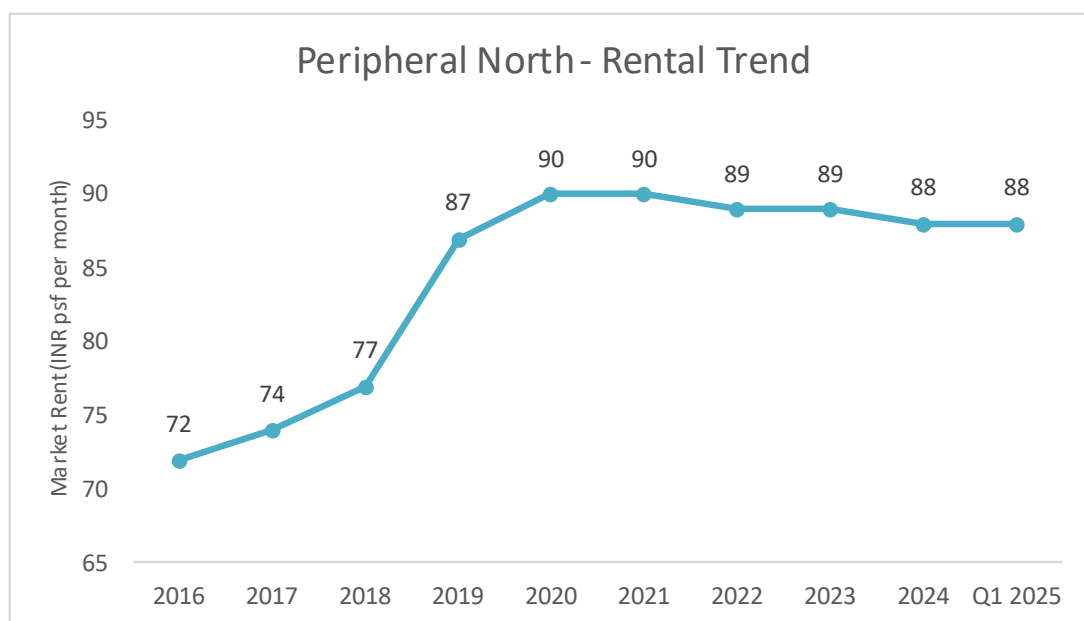


Key commercial Developments	Social Infrastructure	Lifestyle Infrastructure	Proposed Commercial Developments
1. Embassy Business Hub- Phase 1	1. REVA University	1. Bhartiya Mall of Bengaluru	1. Divyasree Avance
2. Embassy Manyata Business Park	2. KNS Institute of Technology	2. Elements Mall	2. Embassy Manyata Business Park Block D1/D2 and Block L4
3. Karle Town Centre	3. Leela Bhartiya City	3. Lumbini Gardens	3. Embassy Business Hub Phase-2
4. Brigade Opus	4. REGAL Kidney and Multi-Specialty Hospital	4. Esteem Mall	4. BCIT-4
5. RMZ Latitude	5. Hilton Garden Inn	5. Phoenix Mall of Asia	5. Capita Land (Garden City)
6. Brigade Magnum	6. Manipal Hospital Hebbal	6. The Galleria Mall	6. Puravankara Business Park Aerocity

Source: Secondary Market Research

## 2.2 Micro Market- Rental Trend Analysis

The vacancy levels in the Peripheral North micro market have decreased from 13.1% in 2024 to 12.5% in Q1 2025. The reason can be attributed to large transactions in the micro market in 2024. The upcoming infrastructure initiatives will expand the leasing activities rapidly resulting in increased Market Rent. Current quoted market rentals in Peripheral North are in the range of INR 65 - 85 psf pm and the developments in Hebbal stretch tend to command higher rental rates of INR 85 - 100, depending on Size, Grade of the Building, Amenities offered, Type of Tenant, Lease terms, etc. Rental have witnessed a CAGR of approximately 4% from the years 2016 – Q1 2025 owing to levels of vacancy in the market. The subject micro-market is currently witnessing an average annual absorption of 2.5 – 2.7 msf. over the last 4 years (2021 – 2024), which is expected to absorb the supply overhang. In addition, it has been observed that there is high demand for Commercial Office Developments by Grade A developers (viz. Embassy, Prestige, Salarpuria, etc.) Further, the upcoming Metro Corridor is expected to have a significant positive impact on the location and the Rentals are expected to witness an upward trend owing to improved connectivity and the healthy absorption levels witnessed in the market.



Source: Cushman Wakefield Market Research Report



Some of the prominent transactions in the Peripheral North are tabulated below-

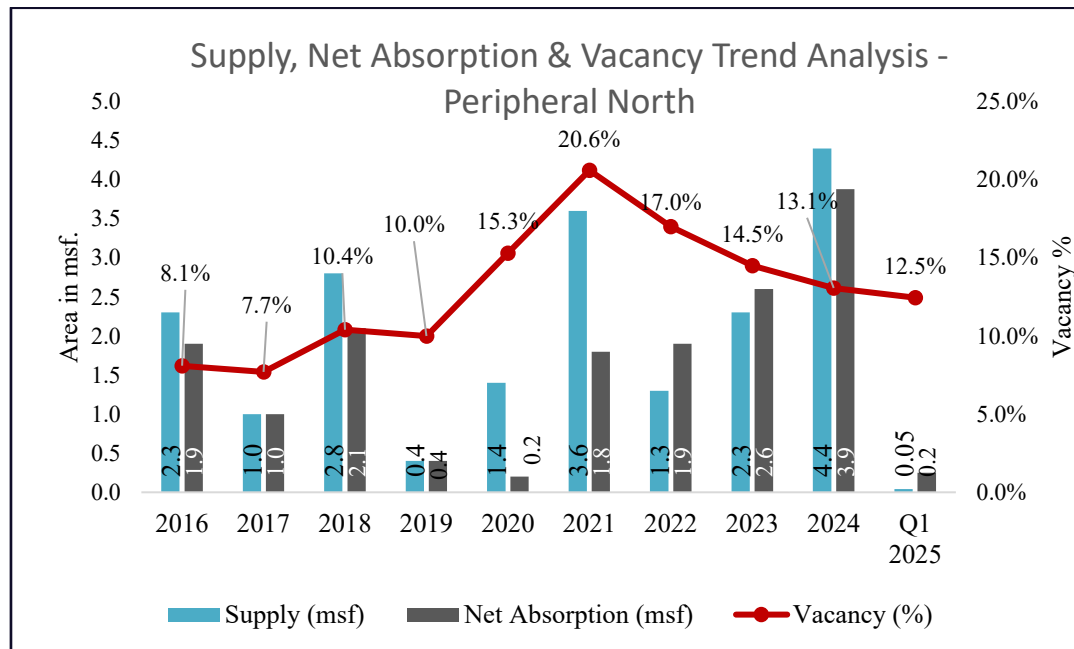
Tenant	Development	Location	Area Leased (msf..)	Date of Transaction	Rent (INR psf pm)	Type of facility
Tenant 1	Embassy Manyata Business Park	Hebbal	0.04	Q2 2025	102	Warm Shell
Tenant 2	Embassy Manyata Business Park	Hebbal	0.29	Q1 2025	102	Warm Shell
Tenant 3	Embassy Manyata Business Park	Hebbal	0.10	Q1 2025	102	Warm Shell
Tenant 4	MSR North Tower Tech Park (Pacman)	Hebbal	0.03	Q1 2025	75	Warm Shell
Tenant 5	Bhartiya Centre of Information Technology	Thanisandra	0.03	Q1 2025	74	Warm Shell
Tenant 6	Godrej Centre - Hebbal	Bellary Road	0.06	Q1 2025	83	Warm Shell
Tenant 7	Bhartiya Centre of Information Technology	Thanisandra	0.06	Q1 2025	65	Warm Shell
Tenant 8	Bhartiya Centre of Information Technology	Thanisandra	0.06	Q1 2025	70	Warm Shell
Tenant 9	Phoenix Asia Tower	Bellary Road	0.03	Q1 2025	75	Warm Shell
Tenant 10	Brigade Senate	Hebbal	0.02	Q1 2025	72	Warm Shell
Tenant 11	Karle Town Centre	Hebbal	0.05	Q3 2024	90	Warm Shell
Tenant 12	Karle Town Centre	Hebbal	0.11	Q3 2024	95	Warm Shell
Tenant 13	Godrej Centre – Hebbal	Bellary Road	0.03	Q3 2024	84	Warm Shell
Tenant 14	Godrej Centre – Hebbal	Bellary Road	0.02	Q3 2024	85	Warm Shell
Tenant 15	Brigade Senate	Hebbal	0.03	Q3 2024	82	Warm Shell
Tenant 16	Karle Town Centre	Hebbal	0.01	Q3 2024	95	Furnished
Tenant 17	RMZ Azure	Bellary Road	0.02	Q2 2024	88	Warm Shell
Tenant 18	Brigade Senate	Hebbal	0.02	Q2 2024	75	Warm Shell
Tenant 19	Brigade Triumph	Bellary Road	0.02	Q2 2024	81	Warm Shell
Tenant 20	Brigade Senate	Bellary Road	0.04	Q2 2024	75	Warm Shell

*Source: Secondary Market Research*



## 2.3 Micro Market- Supply, Absorption & Vacancy

A snapshot of the supply, absorption and vacancy trend for Peripheral North is as below-



Source: Cushman & Wakefield market research report

*Note: 1. Absorption refers to the Net absorption. The Net absorption value refers to the net additional leasing activity which has occurred in the year. This does not include any pre-commitments, renewals, etc. The pre-commitments are recorded as absorption in the year in which the tenant occupies the building.*

- The total stock of commercial office space in Peripheral North as on Q1 2025 is approximately 31.7 msf. (Grade A office space)
- The total net absorption of commercial office space in Peripheral North during 2024 has been approximately 3.9 msf. and during 2023 total net absorption was approximately 2.6 msf.
- The supply in this micro market during 2024 was 4.4 msf. in comparison to the 2.3 msf. supply in 2023. Also, the future supply in this micro market from 2025 to 2027 is 10.0 msf.
- The vacancy levels in the Peripheral North micro market have decreased from 13.1% in 2024 to 12.5% in Q1 2025. The reason can be attributed to healthy leasing activity in the micro market.





Some of the prominent operational commercial developments in Peripheral North including Hebbal include:

Building Name	Developer	Location	Year of Completion	Super Built-up area (msf.)*	Vacancy as on Q1 2025 (msf.)	Quoted Rentals (INR psf pm)^
Embassy Manyata Business Park	Embassy Office Parks REIT	Hebbal	2007-2024	12.8	1.1	100 -115
Bhartiya Centre for Information Technology	Bhartiya Group	Thanisandra Main Road	2015-2022	2.6	0.4	70-75
Modern Asset North Gate	Modern Asset	Bellary Road	2018-2025	1.9	0.5	60-65
Karle Town Centre	Karle Group	Hebbal	2014-2021	1.9	0.1	85-90
Umiya Velociti	Umiya Group	Bellary Road	2021	0.8	0.2	65-70
Hinduja SEZ Block 3	Hinduja Developers	Bellary Road	2016	0.8	0.4	50-55
Brigade Magnum	Brigade Group	Bellary Road	2015	0.5	Nil	80-85
MSR North Towers (MSR Pacman)	M S Ramaiah Developers And Builders	Hebbal	2022	0.4	0.1	90-95
Brigade Opus	Brigade Group	Bellary Road	2018	0.4	Nil	85-90
Brigade Senate	Brigade Group	Hebbal	2020	0.4	0.04	80-85
Brookfield Azure	Brookfield	Bellary Road	2019	0.4	Nil	80-85
Brookfield North star	Brookfield	Yelahanka	2011	0.3	0.1	60-65
Salarpuria Galleria	Salarpuria Sattva	Bellary Road	2018	0.3	Nil	75-80
RMZ Latitude	RMZ Corp	Bellary Road	2017	0.2	Nil	85-90
Brigade Triumph	Brigade Group	Bellary Road	2022	0.2	Nil	85-90

Source: Secondary Market Research; \*Completed; ^ Warm Shell



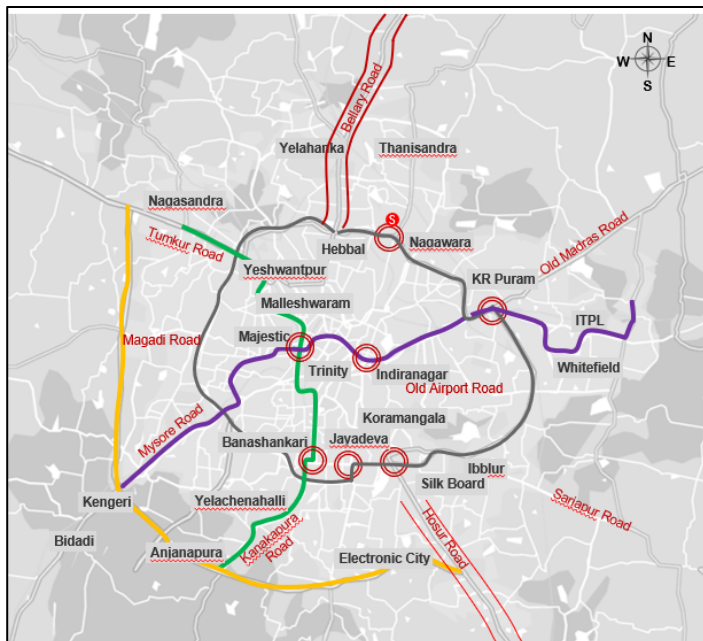
Some of the prominent under construction commercial developments in Peripheral North including Hebbal are:

Building Name	Developer	Location	Year of Completion	Super Built-up area (msf.)
Capitaland (Garden City)	Capitaland	Hebbal	2026	1.7
Embassy Manyata Block D1/D2	Embassy REIT	Hebbal	2026	1.4
Divya Sree Avance Tower T2	DivyaSree Developers	Hennur Road	2025	0.6
Embassy Manyata Block L4	Embassy REIT	Hebbal	2025	0.8
Prestige Waterfront	Prestige Group	Nagavara	2025	0.4
Divya Sree Avance Tower T3A	DivyaSree Developers	Hennur Road	2026	0.7
Purvankara Busines Park Aerocity Phase 1	Puravankara Developers	International Airport Road	2026	0.9

Source: Secondary Market Research

## 2.4 Existing and Upcoming Infrastructure

### Existing Infrastructure:



ON MAP: Major Arterial Roads of Bangalore

Metro Rail Network	
Phase 1 - Operational Green & Purple Line	
Green Line	Nagasandra to Silk Institute Metro Station – <b>30.3 Km</b>
Purple Line	Challaghatta to Whitefield – <b>43.5 Km</b>
Outer Ring Road	
60 Km stretch around Bangalore that now is the prime IT destination in the city	
NICE Road	
4 lane corridor, part of the Bangalore-Mysore Industrial corridor that acts as a major by-pass	
Elevated Expressways	
22 Km Expressway connecting Hebbal to Airport	
9.9 Km Electronic City flyover connecting Madiwala to Electronic City	

**Metro Rail Network**

- 1 Blue Line | Silk Board to K R Puram Under-construction Line; Completion Q2 2026
- 2 Blue Line | K R Puram to Airport Under-construction Line; Completion Q2 2026
- 3 Yellow Line | RV Road to Bommasandra - Expected Completion Q3 2025
- 4 Pink Line | Nagavara to Kalena Agrahara - Expected Completion Q4 2026
- 5 Brown Line | Sarjapur to Hebbal - Expected Completion 2031
- 6 Orange line | Hebbal ⇌ JP Nagar - Proposed - 2029

**Peripheral Ring Road**

73.5 Km stretch is planned to circumnavigate through the city - Planned

**Suburban Rail Network**

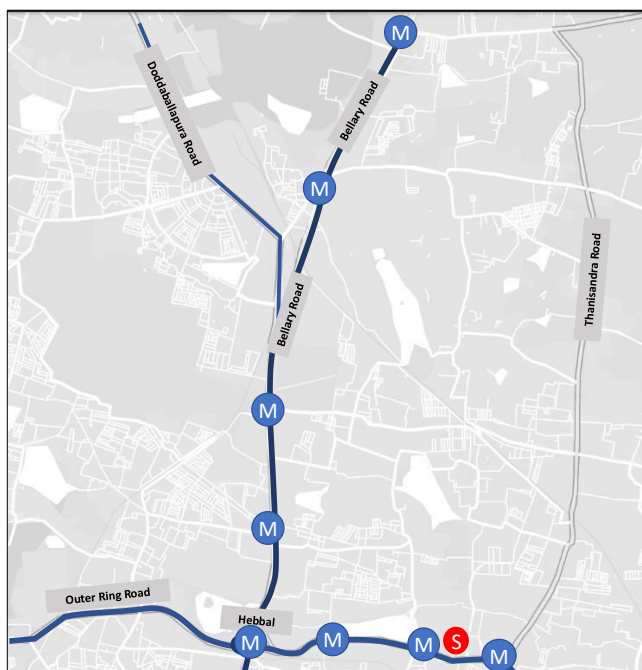
- Corridor 1 - KSR Bangalore to Devanahalli
- Corridor 2 - Baiyappanahalli to Chikkabanavara
- Corridor 3 - Kengeri to Whitefield
- Corridor 4 - Heelalgale to Rajankunte

Suburban rail is an under-construction commuter rail project expected to enhance connectivity between prominent locations in Bangalore. Expected completion 2026 - 2027

**ON MAP: Major Arterial Roads of Bangalore**

**Legend:**

- S Subject Property
- Infrastructure
- M Yelahanka Metro Station



The upcoming metro line connectivity in Phase 2 of the metro construction will provide good connectivity from the other parts of the city to Peripheral North (Silk Board – Bengaluru International Airport). As per the Bengaluru Metro Rail Corporation Limited (BMRCL), the metro line is under construction and will be completed by 2026.

Page 24



Key Statistics for Peripheral North are:

Particulars	Details
<b>Total completed stock (Q1 – 2025)</b>	Approximately 31.7 msf.
<b>Current occupied stock (Q1 - 2025)</b>	Approximately 27.7 msf.
<b>Current Vacancy (Q1 - 2025)</b>	Approximately 12.5 %
<b>Future Supply (2025 – 2027)</b>	Approximately 10.0 msf.

*Source: Secondary Market Research*

## 2.5 Office Market Outlook

The total commercial stock in Peripheral North as of Q1 2025 is approximately 31.7 msf. (approx. 16% of the city's total stock of commercial office stock). Current quoted market rentals in Peripheral North are in the range of INR 65-85 psf pm and the developments in Hebbal stretch tend to command higher rental rates of INR 85-100 psf pm, depending on Size, Grade of the Building, Amenities offered, Type of Tenant, Lease terms, etc. Due to locational advantages, the developments near Hebbal stretch (Outer Ring Road) tend to command higher rental rates than those in Yelahanka and Thanisandra. Further, from 2016-Q1 2025, the rentals in the micro market have witnessed a CAGR of approximately 4%. Further, the upcoming Metro Corridor will have a positive impact on the rentals owing to improved connectivity and enable annual growth rate of ~5% in the market rentals in lines with other markets of Bangalore.

Peripheral North is currently in the initial stages of development. The activity beyond Yelahanka was a result of spill over real estate activity from Hebbal Outer Ring Road (Embassy Manyata Business Park). Off late, in the past 1-2 years, Peripheral North has started witnessing interests from prominent MNCs and Indian companies on account of the improved infrastructure initiatives, connectivity to the International Airport, etc. The location is emerging in terms of real estate activity and majority of the developments are at various stages of construction. Some of the prominent companies who have expanded to Peripheral North includes IBM Technologies Private Limited, Infosys, Philips, etc. Going forward, infrastructure initiatives such as the Metro connectivity (under-construction) will further enhance the attractiveness & connectivity of the subject location.



## **C      PROPERTY REPORT**



## **1. Address, ownership and title details of Subject property**

<b>Address:</b>	376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata Business Park located in Sy no. 114/2 to 5, 115/1 to 3, 116/3 to 6, 117/1, 121/1, 121/2, 122, 123/1A, 123/1B, 123/2 Nagavara Village, Krishnarajapuram Hobli, Bangalore East Taluk, Bangalore District, Karnataka
<b>Ownership &amp; title details:</b>	Freehold

*Source: Architect Certificate, Title Report*

### **1.1 Encumbrances**

Unless disclosed and recorded in the Property Report – Part C, the Subject property is considered to possess a good and marketable title and is free from any unusually onerous encumbrances with no option or pre-emption rights in relation to the assets except for those created in favour of the lenders as mentioned below, based on the information given in the Title Reports prepared by King & Partridge. We have not checked and verified the title of the Subject Property.

### **1.2 Revenue Pendencies**

On the basis of the Title Reports prepared by King & Partridge and discussion with the Client, there are no revenue pendencies including local authority taxes associated with the Subject property or any compounding charges. No independent verification of this has been made from revenue authorities and reliance has been made on the Client information for the same.

### **1.3 Material Litigation**

An original suit was filed by third parties in 2012 against certain defendants before the City Civil Judge, Bangalore in relation to certain land parcels situated at Nagawara Village, Kasaba Hobli, Bangalore, North Taluk. The plaintiffs claim that the land parcels are their ancestral properties and sought, inter-alia: (i) partition of the land parcel and possession to the plaintiffs to the extent of their share; (ii) a declaration that the release deed in relation to the land parcels is not binding on the plaintiffs; and (iii) order for mesne profit. Manyata Promoters Pvt. Ltd. (MPPL) was not made a party to the suit, however, it is concerned with certain land parcels in relation to which the suit is filed as they form a part of Embassy Manyata Business Park. Thus, MPPL filed an application for impleading it as a party. The City Civil Court has dismissed the impleading application filed by MPPL vide an order dated December 15, 2022. MPPL has filed an appeal against the order dated December 15, 2022 before the High Court of Karnataka. The matter is currently pending.

An original suit was filed by third parties in 2016 against MPPL and others before the City Civil Judge, Bangalore in relation to land parcels admeasuring 1 acre and 31 guntas situated at Nagawara Village, Kasaba Hobli, Bangalore, North Taluk and Kothanur Narayanapura (K.Narayanapura) village, Bengaluru,



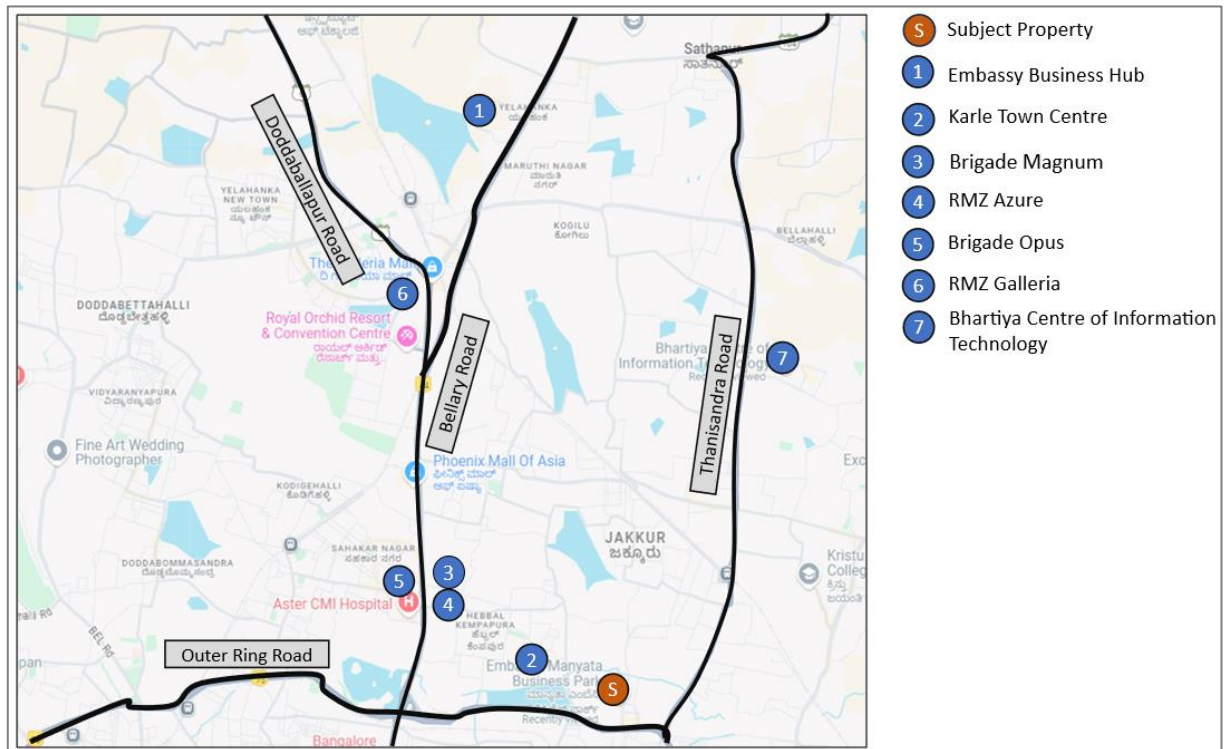
East Taluk, among others. The plaintiffs claim that the land parcels are their ancestral and Hindu joint family properties and sought, inter-alia: (i) legitimate share of the land parcels by way of partition to the plaintiffs and possession of such property; (ii) a declaration that the sale deed executed by certain defendants is not binding on the plaintiffs; and (iii) permanent injunction restraining certain defendants (including MPPL) from alienating or encumbering the land parcels to any third parties, pending disposal of the suit. The matter is currently pending.

## 2 Location

### 2.1 General

The Subject property is part of a larger development namely Embassy Manyata Business Park which is an IT/ITeS SEZ and Non SEZ office development with other allied Retail and Hotel developments. The subject property is accessible via Embassy Manyata Business Park Road through the Outer Ring Road which further connects to Bellary Road on the west (primary access road) and Thanisandra Main Road on East. There are numerous potential growth prospects along this emerging corridor. It is already attracting traction from various developers for commercial and residential development due to superior connectivity to ORR and Airport. The subject property is located at close distance to residential catchment areas of Yelahanka New Town, Kogilu cross (Old Yelahanka), Jakkur, Sahakar Nagar and Kattigenahalli. The retail developments in the micro market include a mix of stand-alone stores and malls such as RMZ Galleria, Garuda Mall (Yelahanka Central) and Bhartiya City Centre. The prominent social infrastructure developments near the subject property include Presidency College, Oxford School and Composite PU College, Millennium World School Bangalore North - CBSE School, Alfa Public School and Omega Multi-speciality Hospital, K.K Hospital, Navachethana Hospital, Aster CMI Hospital among others.

The location map of the Subject property is set out below:



Source: Secondary Research

Embassy Manyata Business Park is spread out over ~121.76 Acres of land parcel and is accessible by the Outer Ring Road and has a good connectivity to other established submarkets such as Yeshwanthpur, KR Puram, Whitefield, Sarjapur etc. It lies in proximity to various IT/ ITeS developments such as M S Ramaiah



Tech Park, Karle Town Centre, L&T Tech Park, etc. The Subject Property which is part of Embassy Manyata Business Park admeasures about 2.65 acres in land extent.

## **2.2 Site Boundaries**

The site boundaries for the Subject Property are as under:

- North: Internal Road
- South: Access Road/ MTP J Block
- East: Private Property
- West: Internal Road

## **2.3 Accessibility**

The Subject property is well connected to major locations in the city via road network. The distance of the Subject property from major landmarks in the city is as follows:

- Approximately 10-11 kms from Yelahanka Railway Station
- Approximately 28-29 kms from Kempegowda International Airport
- Approximately 11-12 kms from M G Road Metro Station
- Approximately 11-12 kms from Bengaluru Railway Station

The Subject property is well accessible to different parts of the city through the Outer Ring Road. It also has access to basic urban infrastructure in terms of power, water supply and municipal sewerage system. The property photographs of the Subject property are attached in Annexure 3.

## **2.4 Ground Conditions**

Based on visual inspection, there were no evidence of adverse ground conditions at the property or immediate vicinity.

## **2.5 Environmental Considerations**

We have not carried out any investigations or tests or been supplied with any information from Client or from any relevant expert that determines the presence or otherwise of pollution or contaminative substances in the subject or any other land (including any ground water). For the purpose of assessing the vulnerability of the Subject Property to any natural or induced disaster the location of the Subject Property with respect to risks pertaining to earthquakes, high winds/ cyclone and flooding was studied.

Bangalore where the Subject Property/(ies) are located falls in Seismic Zone II with low risk. The city faces low risk in terms of high winds or cyclones too. The Subject Property is located in the Bangalore Urban District which is a part of the Southern Karnataka Plateau. This plateau region is covered by a high degree of slope. Bangalore Urban District has not been affected by floods as per Flood Affected Area Atlas of India 2023. The Subject Property is not likely to face any higher risk than the overall risk profile of the city. No hazardous activity was noted in the vicinity of the Subject Property which may expose it for any induced



disaster.

Subject property, which is located in the Peripheral North micro market, faces issue of water logging intermittently due to encroachment of Storm Water Drains (SWDs) combined with heavy rainfall which may cause over-flowing of the surrounding lakes (Nagawara lake, Hebbal lake, Rachenahalli lake among others). However, pro-active measures from government for the micro-market such as revitalizing the nallahs/SWDs etc. has reduced the water logging issue in the recent years.

## **2.6 Town Planning and Statutory Considerations**

We have not made formal search but have generally relied on readily available information to general public. Our Report is on current use/ current state basis of the property, and we have not considered any Government proposals for road widening or compulsory purchase/ acquisition, or any other statute in force that might affect the Subject Property.

## **3 Subject property - Asset Description**

376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata are completed commercial buildings – forming part of Embassy Manyata – a prominent Grade A Tech Park which is an IT/ITeS SEZ and Non SEZ office development with other allied Retail and Hotel developments. The larger development is located on Outer Ring Road, Bengaluru. Both the blocks are non-SEZ buildings.

### **3.1 Key Asset Information**

#### **Completed Buildings**

Particulars	Total Leasable Area (msf.)	Usage type	Status
Block A-2	0.23	Non-SEZ	Completed
Block 1A & 1B	0.14	Non-SEZ	Completed

*Source: Architect's Certificate, Rent Roll*

The larger development - Embassy Manyata offers various quality amenities to its employees including Food Courts, amenity areas. Subject Property comprises of approximately 0.37 msf. of leasable area.

### **3.2 Property Inspection**

The Subject Property comprising 376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata was inspected by the valuer on 19<sup>th</sup> March 2025. The inspection comprised visual inspection of 376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata which are operational blocks.

As per Sanction Plan, Block A-2 comprises of 3B+G+11 upper floors out of which Floors 6, 7 and part of 8 are under our scope of assessment. Block 1A & 1B comprises of G+2 upper floors and the entire structure is within our scope of assessment.



### **3.3 Investigation and nature and source of information**

The Valuer undertook physical visits of the Subject property wherein the buildings and related assets were visually inspected to assess the condition of the buildings and the apparent state of its maintenance/upkeep.

Information related to state and structure of the relevant real estate market for the Subject property was sourced from the industry and market sources.

The Valuer relied on the following information and documents shared by the Client with respect to the Subject property:

Title certificates prepared by the King & Partridge covering the type of ownership interest enjoyed and information on ongoing litigation with respect to the Subject property.

- a. Architect's certificates mentioning site areas and property areas.
- b. Relevant approval documents from competent authorities regarding occupancy, operations and fire safety with respect to specific buildings in the subject property
- c. Lease agreements and commercial clauses thereof of the tenants occupying space in the subject property.
- d. Masterplan/ Development plan applicable in the jurisdiction of the Subject property.
- e. Management representation regarding the following:
  - i. Statement of Assets
  - ii. Revenue pendency if any
  - iii. Options or rights of pre-emption and any other encumbrances concerning or affecting the property.

### **3.4 Tenant Profile**

The area occupied by the tenants in Block A-2 has been listed below:

<b>Tenant</b>	<b>Leased Area (sq. ft)</b>
Tenant 1	121,707
Tenant 2	45,373
Tenant 3	39,720
Tenant 4	24,200
<b>Total</b>	<b>231,000</b>

*Source: Rent Roll*

Block 1A & 1B is completely vacant as of date of assessment.

Block A-2, the leasable area of 105 k sq. ft. will exit over the next 4 quarters post which occupancy will be 55%.



### **3.5 Lease Expiry Profile**

The in-place Weighted Average Lease Expiry (WALE) of Block A-2 is approx. 2.0 years. The WALE post considering exits of leasable area of 105 k sq. ft will be approx. 3.8 years.



## **D VALUATION APPROACH & METHODOLOGY**



## **1.1 Asset-specific Review:**

As the first step, the rent rolls (and the corresponding lease deeds on a sample basis) were reviewed to identify tenancy characteristics for the asset. As part of the rent roll review, agreements belonging to tenants with pre-committed area were reviewed on a sample basis.

Physical site inspections were undertaken to assess the current status of the Subject Property.

## **1.2 Micro-market Review:**

An assessment of the site and surroundings has been undertaken with respect to the prevailing activities, market dynamics impacting the values and the current use of the respective property vis-à-vis its locational context, etc. of office assets. Analysis of the micro-market was undertaken primarily based on the findings of the industry and readily available information in public domain to ascertain the transaction activity of office space. The analysis entailed review of comparable assets in terms of potential competition (both completed and under-construction/planned assets), comparable recent lease transactions witnessed in the micro-market along with the historical leasing and re-leasing history within the asset over the last 2-3 years, if available. This was undertaken to assess the achievable market rent (applicable rental for the micro-market where the asset is located) for the Subject Property for leasing vacant spaces as well as upon releasing.

## **1.3 Cash Flow Projections:**

1. The cash flows for the 376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata have been projected separately to arrive at their respective value estimates.
2. Net operating income (NOI) has primarily been used to estimate the cash flows from the Subject Property. The following steps were undertaken to arrive at the value for operational and under-construction/proposed areas respectively. The projected future cash flow from the subject property is based on existing lease terms for the operational area till the expiry of the leases or re-negotiation (using the variance analysis), whichever is earlier, following which, the lease terms have been aligned with achievable market rent for the Subject Property. For vacant area and under-construction/proposed area, the achievable market rent led cash flows are projected factoring appropriate lease-up time frame for vacant/under-construction/proposed area. These cash flows have been projected for 10-year duration from the date of valuation and for 11th year (for assessment of terminal value based on NOI). These future cash flows are then discounted to present-day value (valuation date) at an appropriate discount rate.

For each lease, principally, the following steps have been undertaken to assess the rent over a 10-year time horizon:

**Step 1:** Projecting the rental income for the tenancies up to the period of lease expiry, lock-in expiry, escalation milestones, etc. whichever is applicable. In the event of unleased spaces, market-led rent is adopted with suitable lease-up time.

**Step 2:** Generating a rental income stream for the tenancies for the time period similar to the cash flows drawn in the aforementioned step.



**Step 3:** For projection of rental income, the contracted terms have been adopted going forward until the next lease review/ renewal. Going forward for new leases, rent escalation of 15% at the end of every 3 years has been assumed.

**Step 4:** Computing the monthly rental income projected as part of Step 3 and translating the same to a quarterly income (for the next 10 years and NOI of the 11<sup>th</sup> year – considered for calculation of terminal value)

3. Adjustments for other revenues and recurring operational expenses, fit-out income (if any) – projected till first term expiry and discounted to present day – the same has been not included in the NOI for the purpose of arriving at the terminal value by capitalisation) and vacancy provisions have been adopted in-line with prevalent market dynamics. In addition, appropriate rent-free periods have been adopted during any fresh lease and lease roll-overs to consider potential rent-free terms as well as outflows towards brokerage. For all office assets, operational revenues and expenses of the respective assets are reviewed to understand the recurring, non-recurring, recoverable and non-recoverable expenses and accordingly estimate the income which accrues as cash inflows to the Subject Property.
4. The net income on quarterly basis have been projected over the next 10 years and the one year forward NOI (for 11<sup>th</sup> year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net cash flows over the next 10 years along with the terminal value estimated at the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the commercial office assets through this approach.



## 2 Assumptions considered in Valuation (DCF Method)

The following assumptions have been made to arrive at the market value of the Subject property as on 30<sup>th</sup> June 2025.

Cashflow Period	Unit	Details
Valuation Date		30-Jun-25
Cashflow period	Years	10
Cashflow exit period	End date	30-Jun-35

### 2.1 376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata

#### Property details

Property Details	Unit	Block 1A & 1B	Block A-2
Total Property Leasable Area	sq.ft.	1,44,736.0	2,31,000.0
Area Leased	sq.ft.	-	2,31,000.0
Leased	%	0.0%	100.0%
Leased Area post exit in 4 quarters	%	0.0%	45.4%
Vacant Area	sq.ft.	1,44,736.0	-
Vacancy	%	100.0%	0.0%
Further leasing	sq.ft.	1,41,841.3	-
Rent Free Period-Existing Lease Roll Overs	Months	2.0	2.0
Rent Free Period- New Lease	Months	4.0	4.0
Estimated leasing period	No. of quarter	4.0	-

- **Rent-free period:** In accordance with market benchmarks for Grade A property, rent-free period of two months has been considered for existing lease rollovers and four months for new leases.
- **Stabilized Vacancy:** In accordance with market benchmarks for Grade A office spaces, the stabilized vacancy has been considered at 2.0% for Block 1A & 1B and Block A-2 of leasable area.

#### Revenue Assumptions

Revenue Assumptions	Unit	Block 1A & 1B	Block A-2
Market Rent - Office	psf pm	INR 89.0	INR 99.0
Market 4 W Parking Rent	psf pm	INR 5.0	INR 5.5
Other operating income	% of lease rental	1.0%	1.0%
Market Rent growth rate	% p.a.	5.0%	5.0%
Normal Market lease tenure	years	9 years	9 years
Normal market escalation at end of every	years	3 years of lease tenure	3 years of lease tenure
Market escalation at end of escalation period	%	15.0%	15.0%

- **Achievable Market Office:**  
Peripheral North has had a net absorption of ~ 4.2 msf. in CY2024. Current quoted market rentals in Peripheral North are in the range of INR 65-85 psf pm and the developments in Hebbal stretch tend to command higher rental rates of INR 85-110, depending on Size, Grade of the Building, Amenities offered, Type of Tenant, Lease terms, etc.
- Achievable market rent for Block A-2 has been considered in line with market rental trends for warm shell property at INR 99 psf pm. For the purpose of the calculation of the rental, we have reviewed recent lease transactions within the larger Embassy Manyata Business Park as well.



- Achievable market rent for Block 1A & 1B has been considered as INR 89 psf pm on warm shell basis. This is on account of the older age of the building and the lower grade of specification for the Block 1A & 1B as compared to the newer blocks of Embassy Manyata Business Park.
- It may be noted that over the last three years, rentals have been steadily increasing, supported by the robust physical infrastructure and excellent connectivity of the micro-market to other parts of the city. The well-developed infrastructure has attracted strong leasing demand, and this trend is expected to continue. With further enhancements and sustained market interest, market rentals are projected to rise steadily.
- Under the scope of this exercise, based on review of property management services agreement dated 21<sup>st</sup> October 2022, we understand that the Client would need to pay the CAM charge for the vacant spaces in the subject property till the time the property is leased. Once, the space is leased, the CAM charge would be passed on to the tenant, and they would pay the charges to the third-party agency maintaining the subject property. As per the agreement, a CAM charge of INR 11.2 psf pm up to 31<sup>st</sup> March 2023 were to be paid for vacant spaces in the subject property, if any. The same is subjected to escalation every financial year, hence, based on the client inputs, we understand that the CAM charges as on date of valuation translates to INR 13.7 psf pm and is payable to the third-party agency. The same has been considered during the capitalization period based on the vacancy provision adopted for the purpose of the valuation.
- Projected NOI Growth:  
Considering the above-discussed assumptions on rental growth, market trends, supply-demand conditions, and macroeconomic factors, the projected Net Operating Income (NOI) growth for the assets has been arrived at as detailed below:

Particulars		Unit	30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	30-Jun-31	30-Jun-32	30-Jun-33	30-Jun-34	30-Jun-35	30-Jun-36
Commercial													
Net Operating Income	INR Million		149.7	359.3	498.3	474.0	505.8	505.5	521.4	571.6	587.8	597.1	667.3
Growth	%			58%	28%	-5%	6%	-0.1%	3%	9%	3%	2%	11%

**List of recent lease transactions in the micro-market:**

Tenant	Development	Location	Area Leased (msf.)	Date of Transaction	Rent (INR psf pm)	Type of facility
Tenant 1	Embassy Manyata Business Park	Hebbal	0.04	Q2 2025	102	Warm Shell
Tenant 2	Embassy Manyata Business Park	Hebbal	0.29	Q1 2025	102	Warm Shell





Tenant 3	Embassy Manyata Business Park	Hebbal	0.10	Q1 2025	102	Warm Shell
Tenant 4	MSR North Tower Tech Park (Pacman)	Hebbal	0.03	Q1 2025	75	Warm Shell
Tenant 5	Karle Town Centre	Hebbal	0.02	Q4 2024	95	Warm Shell
Tenant 6	Karle Town Centre	Hebbal	0.02	Q4 2024	95	Warm Shell
Tenant 7	Karle Town Centre	Hebbal	0.01	Q3 2024	95	Warm Shell
Tenant 8	Karle Town Centre	Hebbal	0.05	Q3 2024	90	Warm Shell
Tenant 9	Karle Town Centre	Hebbal	0.11	Q3 2024	95	Warm Shell
Tenant 10	Embassy One	Bellary Road	0.02	Q3 2024	140	Warm Shell
Tenant 11	Godrej Centre – Hebbal	Bellary Road	0.03	Q3 2024	84	Warm Shell

### Operating Cost Assumptions

Cost Assumptions	Unit	Block 1A & 1B	Block A-2
Brokerage cost (New Lease)		2 Month Rent	2 Month Rent
Brokerage cost (Renewal/Release)		1 Month Rent	1 Month Rent
Current CAM/ O&M cost	psf pm	INR 13.7	INR 13.7
Property Tax	psf pm	INR 3.4	INR 3.4
Insurance	psf pm	INR 0.2	INR 0.2
CAM cost escalation	% p.a.	5.00%	5.00%
Cost escalation	% p.a.	3.0%	3.0%
Transaction cost on sale	% of Terminal Value	1.0%	1.0%
Other Operating Expenses	% of Lease Rentals	2.0%	2.0%
Property Management Fees	% of Lease Rentals	3.0%	3.0%

- **Brokerage-** In accordance with the market benchmarks for Grade A property, we have considered brokerage expenses amounting to two months for new leases and one month for existing lease rollovers.
- **Property Tax** have been considered at INR 3.4 psf pm and Insurance at INR 0.2 psf pm.
- **Other Operating Expenses** and have been assumed at 2.0% of the rentals. The other expenses account for minor repairs and maintenance to the buildings, legal and professional fees, rates and taxes and other such expenses.
- Based on information received from the client, **Property Management fees** have been assumed at 3.00% of lease rentals, parking income, and other operating income.



- **Transaction cost** has been assumed at 1.0% of the terminal value and is expected to be incurred towards brokerage, transaction fees, etc.
- **Cost Escalation/inflation** assumption of 5.0% per annum has been determined based on similar portfolios and which further corroborates with general consumer inflation trends observed in the Indian economy. This reflects average rate taken for historical inflation data for past 10 years from 2015 to 2024. Below is a table presenting the consumer inflation rate across various years:

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Inflation (%)</b>	4.91%	4.95%	3.33%	3.94%	3.73%	6.62%	5.13%	6.70%	5.65%	5.22%

*Source: World Bank*



## Nature of Interest, Discount Rate & Capitalisation rate assumptions

- Nature of Interest of the Subject Property:**

<b>Development Name</b>	376k sf in Block 1A & 1B and Block A-2 in Embassy Manyata
<b>Interest Valued</b>	Freehold
<b>Ownership</b>	Manyata Promoters Private Limited (Manyata Promoters Private Limited is 100% owned by Embassy Office Parks REIT)

- Capitalization Rate: (Office Development)**

Capitalization rate (“Cap rate”) is a real estate industry metric referring to the ratio of the Net Operating Income (NOI) arising rental income to their gross asset value, indicating the expected income yield of the investor from concerned property. It reflects the expectation of the investor on stability of rental income driven by the asset quality, tenant profile, market demand-supply dynamics and macro-economic expectations on prevailing risk free/ low risk interest rates.

The capitalization rate adopted for valuing various assets has been based on factors such as:

- Relevant parameters of some key investments in comparable properties of similar quality, use, tenant profile made by institutional real estate investors were perused. Further, considering that these investments have been made through private equity and the subject valuation is being carried out for public listing with better liquidity / marketability of ownership interest, the cap rate for the Subject Property was suitably adjusted

The selected comparable investments consist of investment-grade A properties with a similar tenant profile, commercial usage backed by institutional investors. These properties primarily include large office parks, aligning closely with the characteristics of the REIT properties. Considering these criteria, following comparable transactions have been analyzed to derive the capitalization rate:

Name of Seller	Name of Buyer	Location	City	Name of Building	Type of Building	Year of Transaction	Area (sq.ft.)	Deal Size (INR ma)	Capitalization Rate
Shapoorji Pallonji-Allianz	GIC	Gachibowli	Hyderabad	Waverock 2.1	Commercial	2024	2,284,918	21,500	-8%
MFAR Developers	Edelweiss Alternatives	Outer Ring Road	Bangalore	Embassy Manyata Tech Park	Commercial	2024	1,100,000	15,000	-8%
Kalyani Developers	Tablespace Technologies	Whitefield	Bangalore	Kalyani Camellia	Commercial	2024	500,000	5,000	-8%
Bhartiya Group	GIC	Hebbal	Bangalore	Bhartiya City	Commercial	2023	3,000,000	28,000	-8%
Brookfield Asset Management	GIC & Brookfield REIT*	Powai	Mumbai	9 Grade A Properties in Downtown Powai	Commercial	2023	2,700,000	65,000	-8%
Brookfield Properties	Brookfield REIT & GIC	Gurgaon	NCR	Candor Techspace G1	Commercial	2023	3,798,366	47,250	-8%
Salarpuria Sattva	Continental Automotive	Electronic city	Bangalore	South Gate	Commercial	2022	850,885	7,516	8.32%
TRIL Properties	CPPIB	Suburban South	Chennai	TRIL Info Park	Commercial	2022	4,667,000	63,000	-7.6%-7.7%
Embassy Property Developments Pvt Ltd	Embassy Office Parks REIT	ORR Bangalore	Bangalore	Embassy Tech Village	Commercial	2020	9,100,000	97,824	7.50%

\*Includes c.75,000 sq. ft. area under development that was expected to be operational by September 30, 2023.

Source: Secondary Market Research

Note: The above information is based on information published in public domain and discussions with various market players.



Based on these considerations, an exit capitalisation rate ranging between 7.50% and 8.25% has been adopted, with the lower end of the range applied to assets demonstrating superior performance and fundamentals within the portfolio. The subject properties has been assumed to be 8% for office which is in line with the available market information applied on the one year forward NOI in the terminal year.

- **Discount Rate**

The discount rate applied to the available cash flows reflects the opportunity cost to all the capital providers, namely shareholders (Cost of Equity) and creditors (Cost of Debt), weighted by the relative contribution to the total capital of the company (WACC). The opportunity cost to the capital provider equals the rate of return the capital provider expects to earn on other investments of equivalent risk.

- **Cost of Debt**

The cost of debt is the return that a company provides to its debtholders and creditors. These capital providers need to be compensated for any risk exposure that comes with lending to a company. The cost of debt for real estate assets is often influenced by the stage of development of the asset. The mature and income-generating assets are considered less risky, leading to lower interest rates. In this context, the cost of debt for Embassy REIT properties is benchmarked to the interest rates observed in REITs, as all bear similar characteristics in terms of type and development status of properties. Since a major portion of REITs' portfolios consists of completed, income-generating assets, the cost of debt aligns more closely with the Lease Rent Discounting (LRD) rate.

This approach ensures that the cost of debt is aligned with the risk profile of the property and current market conditions,

Please find below Cost of Debt for Comparable REIT:

Entity Name	Cost of Debt
<b>Embassy (March 2025)</b>	7.9%
<b>Brookfield (March 2025) *</b>	8.2%
<b>Mindspace (March 2025)</b>	8.15%

*Source: Investor Presentation for respective REIT*

*Note: The cost of debt mentioned above for the Brookfield India REIT does not include North Commercial Portfolio.*

The cost of debt for March 2025 valuation is considered as ~ 8.4 %, which been determined based on the cost of debt for the REITs.

- **Cost of Equity**

We have considered the cost of equity at 14.50% as per the market return expectations of various investors for commercial office. Apart from that we have also benchmarked CAPM model and inputs of same is detailed out as under

- a. We have considered risk free rate of 6.97% based on average 10-year treasury bond yield.
- b. For calculation of beta, we have benchmarked industry (Nifty Realty Index). We have considered average 5-year Beta of Nifty Realty index with respect to Nifty 50.

- c. We have considered market risk premium of 4.53% based on the returns of broad-based BSE 500 stock index for the past 10 to 15 years.

- Debt-Equity Ratio (weightage of WACC)

As discussed earlier, the cost of debt has been derived based on prevailing LRD rates, while the cost of equity has been calibrated to account for both asset-specific and market-specific factors, reflecting investor expectations from an operational Grade A office spaces. Additionally, the debt-to-equity mix has been determined considering the typical LRD tenures and the extent to which debt financing contributes to the overall asset value.

It may be noted basis management representation that the current debt equity structure of Embassy REIT is 47:53. However, SEBI REIT Regulations states that the maximum permissible limit for debt is 49%. Hence, we have considered the debt and equity mix of 45% and 55% which lies well within the limit specified as per the SEBI REIT Regulations and is also accepted by the market participants.

#### Derivation of WACC - Operational

Based on the above, the following WACC rate has been assumed for completed commercial assets part of the Embassy REIT:

Particulars	Cost	Weightage	WACC
Debt	8.4%	45.0%	~11.75%
Equity	14.5%	55.0%	

*Note: As per discussion with management, planned debt equity structure for Embassy REIT is 45:55.*

#### Derivation of WACC – Under Construction

- Cost of debt for under construction properties is considered based on prevailing Construction finance rates at 10%.
- Additionally, the proportion of debt and equity has been derived considering the leverage extended for construction of Grade A office developments based on industry benchmarks and feedback received from financial institutions.
- The derived discount rate of 13% is basis the assumption that the properties would have a higher discount rate during the construction period and would be normalized post construction to 11.75%.

The derived discount rate of **11.75%** for operational office segment has been considered for the valuation exercise.



### **3 Market Value**

The Valuer is of the opinion that subject to the overriding stipulations contained within the body of this report and to there being no onerous restrictions or unusual encumbrances of which she has no knowledge, the opinion of value of the complete ownership interest in the Subject property comprising land and improvements thereon, as explained above, on 30<sup>th</sup> June 2025, is as follows:

Components	Value in (₹Million)
<b>376k sf Leasable Area (Block 1A &amp; 1B and Block A-2) in Embassy Manyata</b>	<b>5,239</b>
<b>TOTAL</b>	<b>5,239</b>

*This summary must not be copied, distributed or considered in isolation from the full report.*

I, Anuradha Vijay, the Valuer for the Subject Property, hereby declare that:

- I am fully competent to undertake the valuation,
- I am independent and have prepared the report on a fair and unbiased basis, and
- I have valued the properties based on the valuation standards as specified under sub-regulation 10 of regulation 21 of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014

Prepared by

(L.Anuradha)

IBBI/RV/02/2022/14979



## **E      ANNEXURES**



## 376k sf Leasable Area in Embassy Manyata Valuation Report



### Annexure 1: Cash Flows

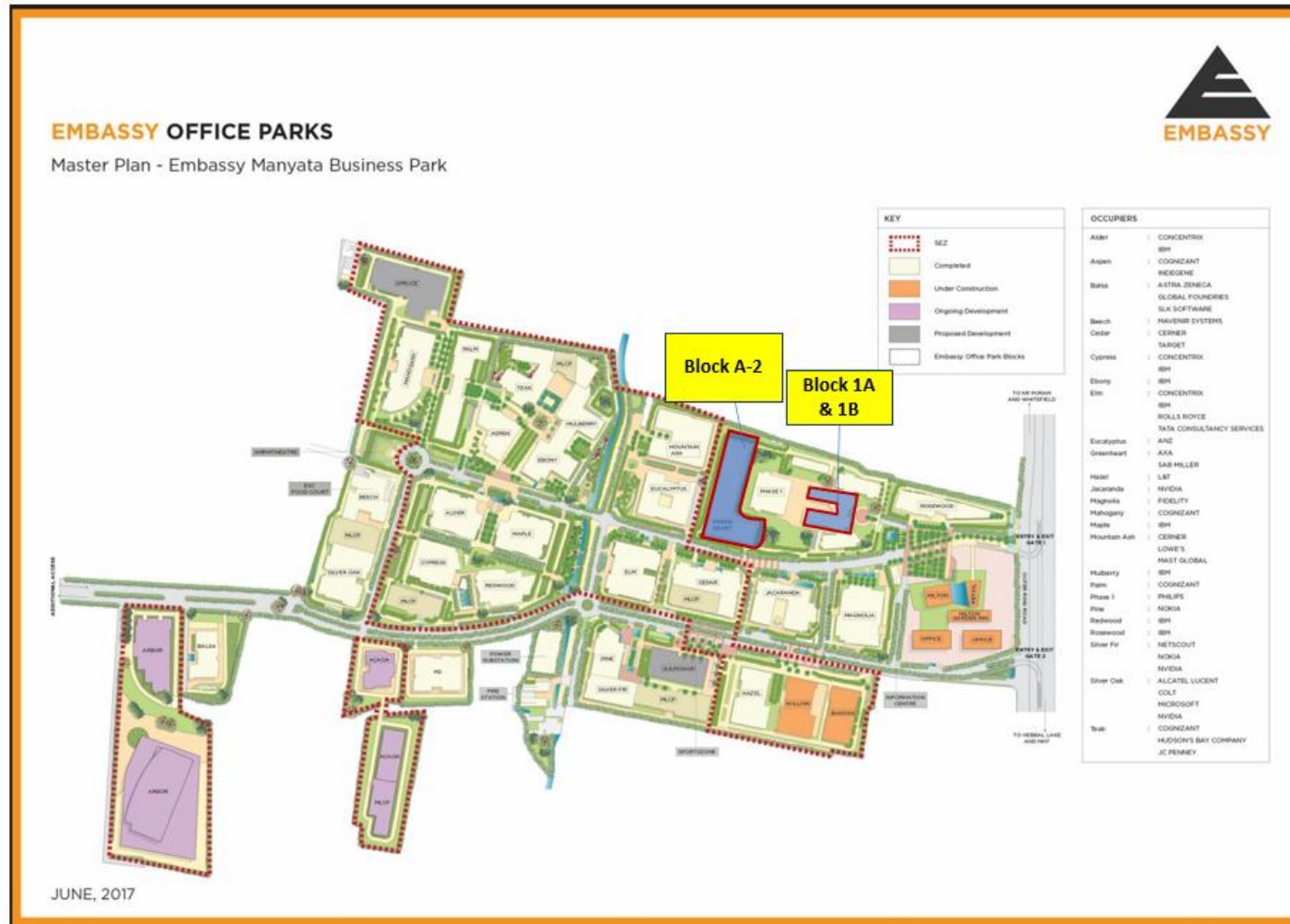
#### 376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata

Particulars	Unit	1	2	3	4	5	6	7	8	9	10	11
		30-Jun-26	30-Jun-27	30-Jun-28	30-Jun-29	30-Jun-30	30-Jun-31	30-Jun-32	30-Jun-33	30-Jun-34	30-Jun-35	30-Jun-36
<b>OPERATING INCOME</b>												
Lease Rentals	INR Million	189.9	350.9	489.9	466.4	498.8	497.6	513.6	564.0	580.7	590.6	660.9
Parking Income	INR Million	9.6	23.0	22.2	22.2	21.9	23.4	23.8	23.8	23.8	23.8	23.8
O&M income	INR Million	-	-	-	-	-	-	-	-	-	-	-
Other operating income	INR Million	1.9	3.5	4.9	4.7	5.0	5.0	5.1	5.6	5.8	5.9	6.6
Cafeteria Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income</b>	<b>INR Million</b>	<b>201.4</b>	<b>377.4</b>	<b>516.9</b>	<b>493.2</b>	<b>525.7</b>	<b>526.0</b>	<b>542.5</b>	<b>593.4</b>	<b>610.2</b>	<b>620.3</b>	<b>691.2</b>
<b>Total Income from occupancy</b>	<b>INR Million</b>	<b>201.4</b>	<b>377.4</b>	<b>516.9</b>	<b>493.2</b>	<b>525.7</b>	<b>526.0</b>	<b>542.5</b>	<b>593.4</b>	<b>610.2</b>	<b>620.3</b>	<b>691.2</b>
<b>OPERATING COSTS</b>												
O&M cost - Stabilised	INR Million	-	(1.3)	(1.4)	(1.5)	(1.5)	(1.6)	(1.7)	(1.8)	(1.9)	(2.0)	(2.1)
O&M cost - Vacant Area	INR Million	(35.1)	-	-	-	-	-	-	-	-	-	-
O&M cost - Occupied Area	INR Million	(0.4)	-	-	-	-	-	-	-	-	-	-
Insurance Cost	INR Million	(1.0)	(1.0)	(1.1)	(1.1)	(1.1)	(1.2)	(1.2)	(1.2)	(1.3)	(1.3)	(1.4)
Property Taxes	INR Million	(15.3)	(15.7)	(16.2)	(16.7)	(17.2)	(17.7)	(18.2)	(18.8)	(19.3)	(19.9)	(20.5)
<b>Total Operating Costs</b>	<b>INR Million</b>	<b>(51.7)</b>	<b>(18.1)</b>	<b>(18.7)</b>	<b>(19.2)</b>	<b>(19.9)</b>	<b>(20.5)</b>	<b>(21.1)</b>	<b>(21.8)</b>	<b>(22.5)</b>	<b>(23.2)</b>	<b>(23.9)</b>
<b>Net operating Income</b>	<b>INR Million</b>	<b>149.7</b>	<b>359.3</b>	<b>498.3</b>	<b>474.0</b>	<b>505.8</b>	<b>505.5</b>	<b>521.4</b>	<b>571.6</b>	<b>587.8</b>	<b>597.1</b>	<b>667.3</b>
Terminal Value	INR Million	-	-	-	-	-	-	-	-	-	8,341.2	-
Transaction Cost	INR Million	-	-	-	-	-	-	-	-	-	(83.4)	-
Fit Out Income	INR Million	-	-	-	-	-	-	-	-	-	-	-
<b>Total Net income</b>	<b>INR Million</b>	<b>149.7</b>	<b>359.3</b>	<b>498.3</b>	<b>474.0</b>	<b>505.8</b>	<b>505.5</b>	<b>521.4</b>	<b>571.6</b>	<b>587.8</b>	<b>8,854.9</b>	
Property Mangement Fees	INR Million	(6.0)	(11.3)	(15.5)	(14.8)	(15.8)	(15.8)	(16.3)	(17.8)	(18.3)	(18.6)	-
Other Operating Expenses (R&M, Legal, Professional, Bad Debts and Rates and Taxes)	INR Million	(4.0)	(7.5)	(10.2)	(9.8)	(10.4)	(10.4)	(10.7)	(11.8)	(12.1)	(12.3)	-
Brokerage Expenses	INR Million	-	(36.8)	(6.2)	-	(8.4)	-	-	-	-	-	-
Capital expenditure - upgradation	INR Million	-	-	-	-	-	-	-	-	-	-	-
<b>Net Cashflows</b>	<b>INR Million</b>	<b>139.7</b>	<b>303.7</b>	<b>466.3</b>	<b>449.4</b>	<b>471.2</b>	<b>479.3</b>	<b>494.3</b>	<b>542.1</b>	<b>557.4</b>	<b>8,824.0</b>	
Discount Rate	11.75%											
NPV INR Million	5,239											

NOI for 376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata Q1 FY 2027 is Rs 19.8 Million.



## Annexure 2: Property Master Plan



Source: Client

**Annexure 3: Property Photographs – Block A-2**



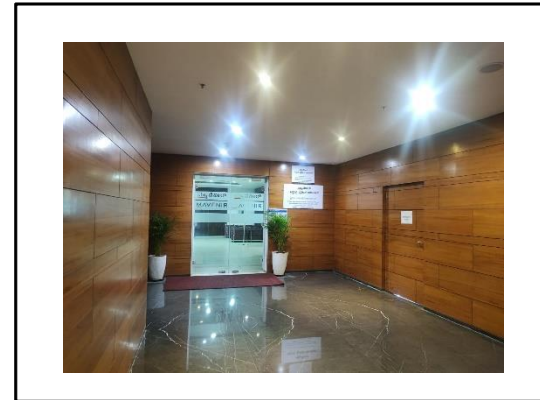
View of Subject Property



View of Subject Property



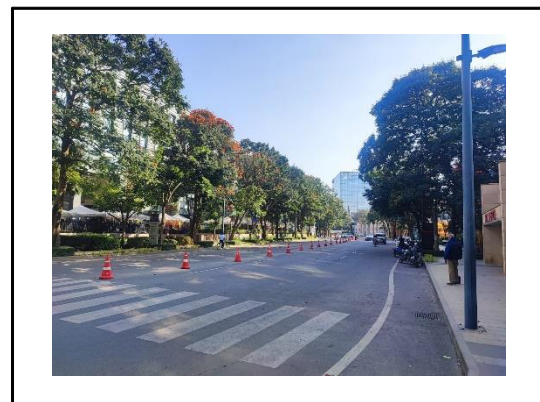
View of Subject Property



View of Subject Property



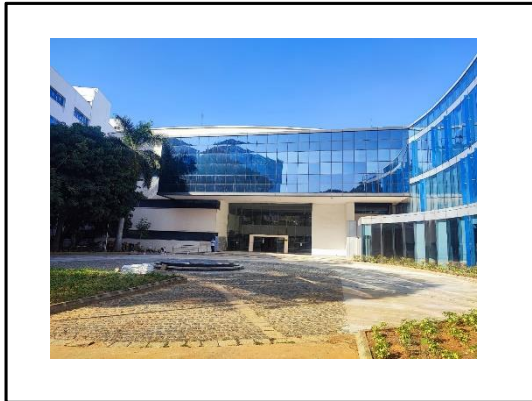
View of Subject Property



View of Access Road to Subject Property



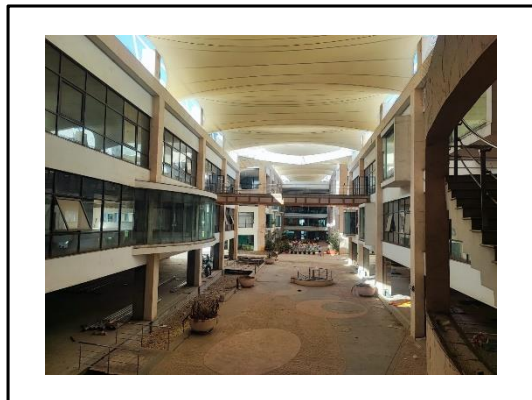
**Property Photographs – Block 1A & 1B**



View of Subject Property



View of Subject Property



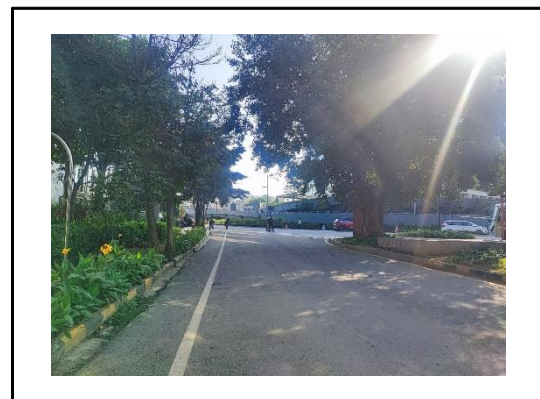
View of Subject Property



View of Subject Property



View of Subject Property





View of Access Road to Subject Property

**Annexure 4: List of sanctions and approvals received:**

**Sanctions and Approvals received:**

- Occupancy Certificates
- Sanction Plan

**Block A-2 Occupancy Certificate:**

	<b>KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD</b> (A Government of Karnataka Undertaking) # 14/3, 2nd Floor, R.P. Building, Nrupathunga Road, Bangalore - 560 001 Phone : 22215383, 22215679, 22242006, 22215069, Fax : 080-22217702 Website : www.kiadb.in e-mail : kiadb@mail.kar.nic.in
	No. KIADB/DO-II/210/2015-16  <b><u>OCCUPANCY CERTIFICATE</u></b>  This is to certify that the building Block A-2 (Three Basement + Ground + Eleven Upper floors) constructed by M/S. Manyata Promoters Private Ltd., in Sy. Nos. 114/2, 114/3, 114/4, 114/5, 115/1, 115/2, 115/3, 116/3, 116/4, 116/5, 116/6, 117/1, 121/1, 121/2, 122, 123/1A, 123/1B & 123/2 of Nagavara village and Rachenahalli, Kasaba Hobli, Bangalore North Taluk is completed in all respect and ready for occupation, We therefore permit you to occupy the above premises subject to the conditions stipulated in final fire clearance issued by Fire Force Department vide letter No. GBC(1) 69/2008 dt:27.05.2015  Given under my hand and seal on this date herein above mentioned.  <div style="text-align: right;"> <b>DEVELOPMENT OFFICER- &amp; EXECUTIVE ENGINEER-II</b> Development Officer &amp; Executive Engineer - II KIADB 14/3A, 2nd Floor, CFC Building, Maharshi Aravinda Bhavan, Opp RBI, N.T. Road, Bangalore - 560001 Ph : 22233222, 22233641</div>

Block 1A & 1B Occupancy Certificate:



No.IADB/DO-II/1300/05-06

Date:15-07-05

**OCCUPANCY CERTIFICATE**

This is to certify that the building wing 1A & 1B constructed in Survey No.115/3 of Nagawara village, Kasaba Hobli, Bangalore North Taluk developed by M/s. Manyatha Promoters Pvt. Ltd., is completed and ready for occupation. We therefore permit you to occupy the above premises.

Given under my hand and seal on this date herein above sanctioned.

  
DEVELOPMENT OFFICER – II  
DEVELOPMENT OFFICER  
KIADB 14/3, 1st Floor, R.P. Building  
N. T. Road, Bangalore-560 001.  
Ph:- 2223222, 2233641

Source: Client

As Block 1A & 1B and Block A-2 Area have received Occupancy Certificate (OC), we understand that all the other Approvals have been received as the issuance of Occupancy Certificate is contingent on receipt of all the other Approvals.



**Annexure 5: Ready Reckoner Rate**

2023-24ನೇ ಸಾಲಿನ ಕಾಚರಕನವಳ್ಳಿ ಉಪನೋಂದಣಿ ಕಛೇರಿ ವ್ಯಾಪ್ತಿಯ ಸ್ಥಿರಾಸ್ತಿಗಳ ಮಾರ್ಗಸೂಚಿ ಮೌಲ್ಯದ ದರಪಟ್ಟಿ					
ಕ್ರ. ಸಂ.	ಹೋಬಳಿ/ ಗ್ರಾಮ/ ವಾರ್ಡ್/ ರಸ್ತೆ/ ಪ್ರದೇಶದ ಹೆಸರು	HOBLI/VILLAGE/AREA/Ward/ Layout/Road/PID No.	ಸ್ಥಳೀಯ/ಸ್ಥಳೀಯ ಪ್ರಾಧಿಕಾರದ ವಸತಿ ನಿವೇಶನಗಳು	ಸ್ಥಳೀಯ/ಸ್ಥಳೀಯ ಪ್ರಾಧಿಕಾರದ ವಸತಿ ನಿವೇಶನದಲ್ಲಿ ನಿರ್ಮಿಸಿರುವ ಅಪಾರ್ಟ್‌ಮೆಂಟ್ ಮತ್ತು ಫ್ಲಾಟ್‌ಗಳ ಮೌಲ್ಯ	ಕೃಷಿ ಬಮೀನು
1	2	3	4	5	6
152	ಅಬೊಡ್ ವಾಲ್‌ಮಾರ್ಕ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Abodh Valmark Apartment (Sy No.35/13, Khatha No. 141/35/13 )		50000	
153	ಕ್ರಿಯೇಟಿವ್ ನಾರ್ತ್ ವೆಸ್ಟ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Creative North West Apartment		50000	
154	ಕ್ರಿಯೇಟಿವ್ ನಾರ್ತ್ ನೆಸ್ಟ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Creative North Nest Apartment (Site No.410, BBMP Katha No.410) (New PID No.023-W0083-9)		50000	
155	ಎಸ್.ವಿ ಹೈಟ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	S.V Heights Apartment (Site No's.614 & 615, BBMP No.614, Old BBMP No.535/614 & 536/615)		45000	
156	ಮೂರ್ತಿ ಎಲಿಗೇನ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Murthy Elegance Apartment (Corporation No. 315/345) (New PID No.023-W0104-21)		45000	
157	ಡಿ.ಎಸ್.ಮ್ಯಾಕ್ಸ್ ಸಫೈರ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	D.S.Max Sapphire Apartment (Site Nos.266 & 267, Katha No. 266) (New PID No.023-W0097-16)		42000	
158	ಸೋಹನ್ ಗ್ರೀನ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Sohan Greens Apartment (Site Nos 319 and 340, BBMP Katha No 290/319, 340) (New PID No.023-W0095-17)		45000	
159	ಪಂಚಮುಖಿ ಹೋಮ್ಸ್	Panchamukhi Homes (Site No.413, BBMP Katha SL No.369, Katha No.413) (New PID No.023-W0077-12)		41300	
160	ಮೂರ್ತಿ ರೆಸಿಡೆನ್ಸಿ	Moorthy Residency (New PID No.023-W0025-8)		50000	
161	ವಜೀಸ್ ರೆಸಿಡೆನ್ಸಿ	Viji's Residency (Site No.412 Present BBMP Katha No.368/412) (New PID No.023-W0083-11)		41300	
162	ವಿನಾಯಕ ನಗರ	Vinayaka Nagara	24000		
163	ನಾಗವಾರ ಹೊರ ವರ್ತುಲ ರಸ್ತೆಗೆ ಹೊಂದಿ ಕೊಂಡಿರುವ ಸರ್ವೆ ನಂ. 50, 54, 55, 57, 56, 59, 73, 74, 75, 61, 76, 88, 89, 90, 87, 86, 85, 82, 84, 83, 78, 83, 152, 151, 144, 145, 143, 142, 141, 139, 155, 138	Nagavara Outer Ring Road adjacent Survey Nos.50, 54, 55, 57, 56, 59, 73, 74, 75, 61, 76, 88, 89, 90, 87, 86, 85, 82, 84, 83, 78, 83, 152, 151, 144, 145, 143, 142, 141, 139, 155, 138			1500
164	ಹೊರ ವರ್ತುಲ ರಸ್ತೆ (ರಿಂಗ್ ರಸ್ತೆ, ಸರ್ವಿಸ್ ರಸ್ತೆ)	Outer Ring Road (Ring Road, Service Road)	150000		
165	ಮಾನ್ಯತ ಎಂಬಾಸಿ ಐ.ಟಿ.ಪಾರ್ಕ್	Manyatha Embassy I.T.Park	90000	80000	

Source: Stamps and Registration Department, Government of Karnataka



## **Annexure 6: Caveats & Limitations**

1. The Valuation Report (hereafter referred to as the “Report”) covers specific markets and situations that are highlighted in the Report based on readily available secondary market information and does not entail any comprehensive analysis of the market and the industry given the nature of the scope of the assignment.
2. The opinions expressed in the Report are subject to the limitations expressed below.
  - a. The valuation method adopted is based on the Valuer’s expertise and knowledge taking into account the generally available market information and considered to be relevant and reasonable at that point of time. The Report and the opinions therein do not constitute any recommendation to **Embassy Office Parks Management Services Private Limited** (or “the Client”) or its affiliates and subsidiaries or its customers or any other party to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and bases on which these opinions have been expressed and is not recommended as an input to any financial decision.
  - b. It should be noted that the valuation is based upon the facts and evidence available at the time of conduct of the valuation and applicable on the date of valuation. It is therefore recommended that these valuations be periodically reviewed.
  - c. Changes in socio-economic and political conditions could result in a substantially different situation than those presented herein. The Valuer assumes no responsibility for changes in such external conditions.
  - d. The Valuer has relied on his own macro understanding of the market through readily available information in public domain. Hence, no direct link is sought to be established between the macro-level understandings on the market with the assumptions estimated for the analysis herein.
  - e. The services provided is limited to valuation of the Subject Property primarily comprising Land and Building and any part thereof and does not constitute any audit, survey, due diligence, tax related services or an independent validation of the projections. Accordingly, no opinion has been expressed on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
  - f. While the information included in the Report is accurate and reliable to the best of the knowledge of the Valuer, no representations or warranties, expressed or implied, as to the completeness of such information is being made. The Valuer shall not undertake any obligation to update or supplement any information contained in the Report save as provided for in the Agreement.
  - g. Apart from the sources already mentioned in the report, the Valuer has relied on readily available public information for the purpose of preparing this report.
3. The Report reflects matters as they currently exist. Any changes thereon may materially affect the information contained in the Report.
4. All assumptions made in order to determine the valuation of the Subject Property is based on information or opinions as current. In the course of the analysis, the Valuer has relied on information or opinions, both written and verbal, as obtained from the Clients as well as from third parties provided with, including limited





information on the market, financial and operating data, which has been accepted as accurate in bona-fide belief. No responsibility is assumed for technical or specialised information furnished by the third-party organizations, and this is on a bona-fide basis, believed to be reliable.

5. No investigation of the title of the assets has been made and owners' claims to the assets is assumed to be valid unless anything contrary is mentioned in the main report. No consideration is given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.
6. The Valuer's total aggregate liability to the Client including that of any third-party claims, in contract, tort including negligence or breach of statutory duty, misrepresentation, restitution or otherwise, arising in connection with the performance or contemplated performance of the services is limited to an aggregate sum agreed in the LOE. The Valuer shall not be liable for any pure economic loss, loss of profit, loss of business, depletion of goodwill, in each case whether direct or indirect or consequential or any claims for consequential loss compensation whatsoever which, arise out of or in connection with services provided under this engagement.
7. The Client including its agents, affiliates and employees, must not use, reproduce or divulge to any third party any information it receives from the Valuer for any purpose.
8. This engagement shall be governed by and construed in accordance with Indian laws and any dispute arising out of or in connection with the engagement, including the interpretation thereof, shall be resolved by Arbitration at Bangalore.



**Annexure 7: Statement of Assets**

SERVICE	Block 1A & 1B	Block A-2
<b>Power Supply</b>	3200 KVA	4000 KVA
<b>DG</b>	1500*2 / 1250*1 / 750*2	2000*4
<b>HSD Yard</b>	20 KLD	30 KLD
<b>STP</b>	200 KLD	400 KLD
<b>Transformer</b>	2500*2	2000*4
<b>Fire Pumps</b>	Jockey Pump - 4 HP Hydrant Pump - 75 HP Sprinkler pump - 75 HP Diesel Engine - 79 HP	Jockey Pump - 10 HP Hydrant Pump - 120 HP Sprinkler pump - 120 HP Diesel Engine - 133 HP
<b>Chillers</b>	550 TR*2 / 200 TR*2 - Water cooled	600 TR*4 - Water cooled
<b>LEED Requirement</b>	Not Available	Not Available

**Strictly Confidential  
For Addressee Only**

**Independent Property  
Consultant Report on the  
Valuation Methodology in the  
Valuation Report of  
376k sf Leasable Area (Block  
1A & 1B and Block A-2) in  
Embassy Manyata**

**Report for**

**Embassy Office Parks REIT/  
EOPMSPL**

**Report Date**

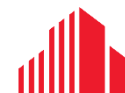
**30 July 2025**





## TABLE OF CONTENTS

<b>A</b>	<b>REPORT .....</b>	<b>2</b>
1	Instructions - Appointment.....	2
2	Professional Competency of C&WI Valuation & Advisory Services India .....	2
3	Disclosures .....	3
4	Purpose.....	3
5	Scope of Work.....	3
6	Approach & Methodology .....	4
7	Authority (in accordance with this Agreement).....	4
8	Limitation of Liability (in accordance with this Agreement) .....	4
9	Disclaimer .....	5
10	Disclosure and Publications .....	5
<b>B</b>	<b>REVIEW FINDINGS .....</b>	<b>6</b>
	Annexure 1: Instructions (Caveats & Limitations).....	8
	Annexure 2: Extract of Methodology & Key Assumptions for the Valuation of Property .....	10



**From:**  
**Cushman & Wakefield (India) Pvt Ltd**  
4<sup>th</sup> Floor, Pine Valley, Embassy Golf Links  
Business Parks, Intermediate Ring Road,  
Bengaluru - 560071

**To:** Embassy Office Parks REIT/ EOPMSPL

**Property:** 376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata located in Sy no. 114/2 to 5, 115/1 to 3, 116/3 to 6, 117/1, 121/1, 121/2, 122, 123/1A, 123/1B, 123/2 Nagavara Village, Krishnarajapuram Hobli, Bangalore East Taluk, Bangalore

**Report Date:** 30<sup>th</sup> July 2025

## **A REPORT**

### **1 Instructions - Appointment**

Cushman & Wakefield India Pvt. Ltd. (C&WI) as an independent international property consultant has been instructed by Embassy Office Parks REIT/ EOPMSPL (the 'Client', the 'Instructing Party') in its capacity as manager of Embassy Office Parks REIT to perform an independent review (the "Engagement"), of the Stated Procedure (as defined below), used for the valuation of 376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata located in Sy no. 114/2 to 5, 115/1 to 3, 116/3 to 6, 117/1, 121/1, 121/2, 122, 123/1A, 123/1B, 123/2 Nagavara Village, Krishnarajapuram Hobli, Bangalore East Taluk, Bangalore (the "Subject Property"), which is proposed to be disposed by Embassy REIT and provide an independent report ("Report"). The LOE sets out the scope and other understanding between the parties ("Agreement").

The property considered as part of this study is detailed in Part B of this report. The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Annexure 1 of this report. The extent of professional liability towards the Client is also outlined within these instructions.

### **2 Professional Competency of C&WI Valuation & Advisory Services India**

C&WI Valuation & Advisory Services India is an integral part of C&WI Global Valuation & Advisory Services team. The Global Valuation & Advisory team comprises of over 1,970+ professionals across approximately 150+ offices globally and India VAS team comprises of more than 100 professionals.

C&W Valuation & Advisory Services India have completed over 19,340 valuation and advisory assignments across varied asset classes/ properties worth USD 1,001 billion.

We provide quality valuation, risk advisory and consulting services across a range of property types including residential, hospitality, retail, commercial, institutional, Special Economic Zone (SEZ), industrial, etc. We derive global best practices while maintaining the complexities of Indian real



estate markets and are ideally positioned to help solve any valuation related real estate challenge, ranging from single asset valuations to valuation of multi-market and multi-property portfolios.

In India, we have our presence since 1997. Our dedicated and experienced professionals provide quality services from 8 offices across India (Mumbai, Bengaluru, Chennai, Kolkata, Gurgaon, Hyderabad, Pune and Ahmedabad). We have a strong team of experienced and qualified professionals dedicated to offer Valuation & Advisory services in various locations across the country. C&WI India recognizes that no uniform norms and standards for real estate valuation currently exist in India. With this context and background, C&WI utilizes internationally accepted valuation techniques customized to Indian context based on best practices in the Industry.

Our professionals have diverse backgrounds such as RICS, CAs, CFAs, MBAs, Architects, Planners, Engineer's etc. We are preferred Consultants for global and domestic banks, financial institutions, Asset Reconstruction Companies (ARC's), Private Equity Funds, Non-Banking Financial Company (NBFC) etc.

### **3 Disclosures**

C&WI has not been involved with the acquisition or disposal, within the last twelve months of any of the property being considered for the Engagement. C&WI has no present or planned future interest in the Client, Trustee, Embassy Office Parks REIT, the Sponsors and Sponsor Group to Embassy Office Parks REIT or the Special Purpose Vehicles (SPVs) and the fee for this Report is not contingent upon the review contained herein. Our review should not be construed as investment advice; specifically, we do not express /any opinion on the suitability or otherwise of entering into any financial or other transaction with the Client or the SPVs.

C&WI shall keep all the information provided by Client confidential.

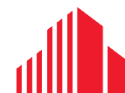
### **4 Purpose**

The purpose of the Engagement is to review the assumptions and methodologies as set out in Annexure 2 ("Stated Procedure") which have been used for conducting a valuation of the property in connection with the disposition of the 376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 "SEBI (REIT) Regulations", as amended, together with clarifications, circulars, guidelines and notifications thereunder in any of the Indian stock exchanges. It is hereby clarified that we are not undertaking a valuation under the SEBI REIT Regulations, or any other enactment and the scope of work is expressly limited to what is stated herein.

With respect to the aforementioned proposed disposition, this independent report may be included in any offering documents, communications to unitholders, press releases, presentations, publicity material or other documents and including any regulatory filings in connection with the proposed disposition.

### **5 Scope of Work**

C&WI has given its views in relation to the Stated Procedure and this Engagement should not be considered as an audit of a valuation or an independent valuation of the property. C&WI has not developed its own opinion of value but has reviewed the Stated Procedure in light of the framework contained in the RICS Valuation Global Standards ("Red Book") issued in November 2021, effective



from 31 January 2022, which is compliant with the IVSC International Valuation Standards issued in 2021, effective from 31 January 2022.

C&WI review is limited, by reference to the date of this report and to the facts and circumstances relevant to the property at the time, to review and assess, under the Red Book standards:

- whether the key assumptions as set out in the Stated Procedure are reasonable; and
- whether the methodology followed as set out in the Stated Procedure is appropriate.

## **6 Approach & Methodology**

C&WI has been provided with the information such as rent rolls, sample agreement copies, approval plans and other information such as valuation Methodology and key assumptions including achievable rental for the property, rental growth rate, construction timelines, Capitalisation rates, Discount rates etc. An extract of the Methodology and Key assumptions is provided in Annexure 2.

## **7 Authority (in accordance with this Agreement)**

Services have been provided solely for the benefit and use of the Client by C&WI. The report(s) may not be used for any other purpose other than the expressly intended purpose as mentioned in this Agreement. They are not to be used, circulated, quoted or otherwise referred to for any other purpose, nor are they to be filed with or referred to in whole or in part in any document without the prior written consent of C&WI where such consent shall be given at the absolute, exclusive discretion of C&WI. Where they are to be used with C&WI's written consent, they shall be used only in their entirety and no part shall be used without making reference to the whole report unless otherwise expressly agreed in writing by C&WI. Notwithstanding the above, C&WI consent to the usage of the report or a summary thereof for any filings and communications by Embassy Office Parks REIT, the sellers, its unitholders, the trustee, their respective advisers and representatives, and in any placement documents as part of the purpose mentioned in this Agreement. C&WI further consent to copies or extracts of the report being used in any offering documents, communication to unitholders, publicity material, research reports, presentations, press releases in relation to the annual /semi-annual reports, financials and including any regulatory filings in connection with the proposed disposition. Any reliance by any party other than the Client on the independent property consultant report will be on their own accord.

## **8 Limitation of Liability (in accordance with this Agreement)**

- C&WI has provided the Services exercising due care and skill, but C&WI does not accept any legal liability arising from negligence or otherwise to any person in relation to possible environmental site contamination or any failure to comply with environmental legislation which may affect the opinion of value of the property. Further, C&WI shall not accept liability for any errors, misstatements, omissions in the Report caused due to false, misleading or incomplete information or documentation provided to C&WI by the Client.
- C&WI's maximum aggregate liability for claims arising out of or in connection with the Property Valuation report, under this contract shall be limited to an aggregate sum not exceeding 5 times the total fees paid to C&WI by the Client.
- In the event that any of the Sponsor, Manager, Trustee, Embassy Office Parks REIT in connection with the report be subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Valuation Report, the Claim Parties will be entitled to require the C&WI to be a necessary party/ respondent to such claim and C&WI shall not



object to their inclusion as a necessary party/ respondent. In all such cases, the Client agrees to reimburse/ refund to C&WI, the actual cost (which shall include legal fees and external counsel's fee) incurred by C&WI while becoming a necessary party/respondent. If C&WI does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defence in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against C&WI in this regard and C&WI's liability shall extend to the value of the claims, losses, penalties, costs and liabilities incurred by the Claim Parties.

## **9 Disclaimer**

C&WI will neither be responsible for any legal due diligence, title search, zoning check, development permissions and physical measurements nor undertake any verification/ validation of the zoning regulations/ development controls etc.

## **10 Disclosure and Publications**

You must not disclose the contents of this report to a third party in any way, except as stated in paragraph 4 herein or as may be required under applicable law, including the Securities Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 along with SEBI (Real Estate Investment Trusts) (Amendment) Regulations 2016 and subsequent amendments and circulars.





## B REVIEW FINDINGS

Our exercise has been to review the Stated Procedure, which has been used, for conducting valuation of Properties in connection with the disclosure of valuation of assets, forming part of the portfolio of Embassy Office Parks REIT, in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder issued by the SEBI, in accordance with IVS 104 of the IVSC International Valuation Standards issued in 2021, effective from 31 January 2022.

The approach adopted by C&WI would be to review the Stated Procedure, which would have a significant impact on the value of Properties, such as:

- Achievable rental for the property
- Rental Growth rate
- Construction timelines
- Capitalisation rate
- Discount rate

C&WI has:

- Independently reviewed the key assumptions as set out in the Stated Procedure and is of the opinion that they are reasonable;
- Independently reviewed the approach and methodology followed and analysis as set out in the Stated Procedure, to determine that it is in line with the guidelines followed by RICS and hence is appropriate;

C&WI finds the assumptions, departures, disclosures, limiting conditions as set out in the Stated Procedure, relevant and broadly on lines similar to RICS guidelines. No other extraordinary assumptions are required for this review.

We observe that the assumptions noted in Annexure 2, reflect these factors.

Below is the summary of the property as of January 27, 2025, that has been reviewed:

Sr No	Location	Project	Leasable Area
1	Bengaluru	Block A-2 in Embassy Manyata	0.23
2	Bengaluru	Block 1A & 1B in Embassy Manyata	0.14

Below is the Property/ Business wise analysis:

- **Embassy Manyata: Block A-2:** C&WI view of the achievable market rent for Block A-2 has been considered in line with market rental trends for warm shell property at INR 99 per sq. ft. per month. For the purpose of the calculation of the rental, we have reviewed recent lease transactions within the larger Embassy Manyata Business Park as well. C&WI considers the discount rate appropriate and cap rate in line with the market.



- **Embassy Manyata: Block 1A & 1B:** C&WI view of the achievable market rent for Block 1A & 1B has been considered as INR 89 per sq. ft. per month on warm shell basis. This is on account of the older age of the building and the lower grade of specification for the Block 1A & 1B as compared to the newer blocks of Embassy Manyata Business Park. C&WI considers the discount rate appropriate and cap rate in line with the market.

Considering the above-mentioned points, C&WI considers the market assumptions and the approach to valuation of the above Property to be reasonable and in line with international standards (RICS).

**Signed for and on Behalf of Cushman & Wakefield India Pvt. Ltd**

Sakshi Sikri, MRICS  
Executive Director,  
Valuation and Advisory Services



Paul George, MRICS  
Senior Associate Director,  
Valuation and Advisory Services



## **Annexure 1: Instructions (Caveats & Limitations)**

1. The Independent Property Consultant Report is not based on comprehensive market research of the overall market for all possible situations. Cushman & Wakefield India (hereafter referred to as “C&WI”) has covered specific markets and situations, which are highlighted in the Report.

The scope comprises of reviewing the assumptions and methodology in the Stated Procedure, for valuation of the Property. C&WI did not carry out comprehensive field research-based analysis of the market and the industry given the limited nature of the scope of the assignment. In this connection, C&WI has relied on the information supplied to C&WI by the Client.

2. In conducting this assignment, C&WI has carried out analysis and assessments of the level of interest envisaged for the Property under consideration and the demand-supply for the commercial sector in general. The opinions expressed in the Report are subject to the limitations expressed below.
  - a. C&WI has endeavoured to develop forecasts on demand, supply and pricing on assumptions that are considered relevant and reasonable at that of preparing this report. All of these forecasts are in the nature of likely or possible events/occurrences, and the Report does not constitute a recommendation to Embassy Office Parks REIT or (Client or its affiliates and subsidiaries or its customers or any other party) to adopt a particular course of action. The use of the Report at a later date may invalidate the assumptions and basis on which forecasts have been generated and is not recommended as an input to a financial decision.
  - b. Changes in socio-economic and political conditions could result in a substantially different situation than those presented at the report date. C&WI assumes no responsibility for changes in such external conditions.
  - c. In the absence of a detailed field survey of the market and industry (as and where applicable), C&WI has relied upon secondary sources of information for a macro-level analysis. Hence, no direct link is to be established between the macro-level understandings on the market with the assumptions estimated for the analysis.
  - d. The services provided is limited to review of assumptions and stated procedures and other specific opinions given by C&WI in this Report and does not constitute an audit, a due diligence, tax related services or an independent validation of the projections. Accordingly, C&WI does not express any opinion on the financial information of the business of any party, including the Client and its affiliates and subsidiaries. The Report is prepared solely for the purpose stated and should not be used for any other purpose.
  - e. While the information included in the Report is believed to be accurate and reliable, no representations or warranties, expressed or implied, as to the accuracy or completeness of such information is being made. C&WI will not undertake any obligation to update, correct or supplement any information contained in the Report.
  - f. In the preparation of the Report, C&WI has relied on the following information:
    - i. Information provided to C&WI by the Client and subsidiaries and third parties;
    - ii. Recent data on the industry segments and market projections;



- iii. Other relevant information provided to C&WI by the Client and subsidiaries at C&WI's request;
  - iv. Other relevant information available to C&WI; and
  - v. Other publicly available information and reports.
3. The Report reflects matters as they currently exist. Changes may materially affect the information contained in the Report.
4. In the course of the analysis, C&WI has relied on information or opinions, both written and verbal, as currently obtained from the Clients as well as from third parties provided with, including limited information on the market, financial and operating data, which would be accepted as accurate in bona-fide belief. No responsibility is assumed for technical information furnished by the third-party organizations, and this is bona-fidely believed to be reliable.
5. No investigation of the title of the assets/ Property has been made and owners' claims to the assets/ Property is assumed to be valid. No consideration will be given to liens or encumbrances, which may be against the assets. Therefore, no responsibility is assumed for matters of a legal nature.



## **Annexure 2: Extract of Methodology & Key Assumptions for the Valuation of Property**

Note: **376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata** has been referred to as “Subject Property” by the valuer. Similar representation has been followed in this section.

### **Valuation Approach and Methodology**

- **PURPOSE OF VALUATION**

The Report has been prepared to be relied upon by Embassy Office Parks REIT and inclusion, as a whole, a summary thereof or any extracts of the report, in any documents prepared in relation to disposition of the Subject Property by Manyata Promoters Private Limited (Manyata Promoters Private Limited is 100% owned by Embassy Office Parks REIT) and any fund-raising for this purpose, including any information memorandum, preliminary placement document and placement document intended to be filed with the Securities and Exchange Board of India (“SEBI”), the stock exchanges or any other relevant regulator within or outside India, and in any other documents to be issued or filed in relation to such fund-raising, including any preliminary or final international offering documents for distribution to investors inside or outside India, and any publicity material, research reports, presentations or press releases and any transaction document or communication to the unitholders or sellers (collectively, the “Placement Documents”)

- **BASIS OF VALUATION**

It is understood that the valuation is required by the Client for disposition of the Subject Property by Manyata Promoters Private Limited (Manyata Promoters Private Limited is 100% owned by Embassy Office Parks REIT) under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, circulars, guidelines and notifications. Accordingly, the valuation exercise has been carried out to estimate the “Market Value” of the Subject Property in accordance with IVS 104 of the IVSC International Valuation Standards issued in 2021 effective from 31 January 2022.

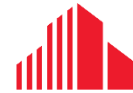
Market Value is defined as ‘The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.’

- **VALUATION APPROACH**

The basis of valuation for the Subject Property being Market Value, the same may be derived by any of the following approaches:

- **Market Approach**

In ‘Market Approach’, the Subject Property is compared to similar properties that have actually been sold in an arms-length transaction or are offered for sale (after



deducting for value of built-up structure located thereon). The comparable evidence gathered during research is adjusted for premiums and discounts based on property specific attributes to reflect the underlying value of the property.

- **Income Approach**

The income approach is based on the premise that value of an income - producing asset is a function of future benefits and income derived from that asset. There are two commonly used methods of the income approach in real estate valuation namely, direct capitalization and discounted cash flow (DCF).

- **Income Approach - Direct Capitalization Method**

Direct capitalization involves capitalizing a 'normalized' single - year net income estimated by an appropriate yield. This approach is best utilized with stable revenue producing assets, whereby there is little volatility in the net annual income.

- **Income Approach - Discounted Cash Flow Method**

Using the valuation method, future cash flows from the property are forecasted using precisely stated assumptions. This method allows for the explicit modelling of income associated with the property. These future financial benefits are then discounted to a present-day value (valuation date) at an appropriate discount rate. A variation of the Discounted Cash Flow Method is mentioned below:

- **Income Approach - Discounted Cash Flow Method using Rental Reversion**

The market practice in most commercial/ IT developments involves contracting tenants in the form of pre-commitments at sub-market rentals to increase attractiveness of the property to prospective tenants. Such benefits are typically extended to anchor tenants. Additionally, there are instances of tenants paying above-market rentals for certain properties as well (primarily owing to market conditions at the time of contracting the lease). In order to arrive at a unit value for these tenancies, we have considered the impact of such sub/above market leases on the valuation of the Subject Property.

***For the purpose of the valuation of Subject Property, Discounted Cash Flow Method using Rental Reversion has been adopted.***

- **VALUATION METHODOLOGY**

In case of Subject Properties there are instances where the contracted rents are significantly different from prevailing rents in the concerned micro-market where the specific Subject Property is located, either because the rents prevailing at the time of executing the leases have been significantly different or discounts were given to large/anchor tenants.

Since the real estate industry is dynamic and is influenced by various factors (such as existing supply, demand for spaces, quality of spaces available in the market, overall health of the economy, existing rentals, future growth plans, etc.) at a particular point in time, negotiated rents may tend to move away from the prevalent market rents over a period of time.



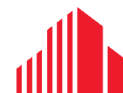
It has also been witnessed that the market rents for some properties or micro-markets increase or decrease at a rate significantly different from those agreed to in initial leases. These factors reinforce the need to review each of these leases in isolation to assess the intrinsic value of the property under review.

Given the purpose and the nature of Subject Property involved, the valuation of the commercial office assets has been undertaken using the Discounted Cash Flows method using Rental Reversion. Further the following steps have been adopted as part of the valuation exercise, which have been elaborated in the detailed full valuation report ("Valuation Report").

- Asset-specific Review:
  1. As the first step to the valuation of the asset, the rent rolls (and the corresponding lease deeds on a sample basis) were reviewed to identify tenancy characteristics for the asset. As part of the rent roll review, major tenancy agreements belonging to tenants with pre-committed area were reviewed on a sample basis.
  2. For anchor/large tenants, adjustments on marginal rent or additional lease-up timeframe have been adopted upon lease reversion.
  3. Title certificates, architect certificates and other related documents as mentioned in earlier sections of the report were reviewed for validation of area details, ownership interests of the Subject Property.
  4. Physical site inspections were undertaken to assess the current status of the Subject Properties.
- Micro-market Review:

The review was carried out in the following manner:

1. An assessment of the site surroundings has been undertaken with respect to the prevailing activities, market dynamics impacting the values and the current use of the respective property vis-à-vis its locational context, etc of office assets. Analysis of the micro-market was undertaken primarily based on the findings of the industry and readily available information in public domain to ascertain the transaction activity of office space. The analysis entailed review of comparable assets in terms of potential competition (both completed and under-construction/planned assets), comparable recent lease transactions witnessed in the micro-market along with the historical leasing and re-leasing history within the asset over the last 2-3 years, if available. This was undertaken to assess the achievable market rent (applicable rental for the micro-market where the asset is located) for the Subject Property for leasing vacant spaces as well as upon releasing.
2. For tenants occupying relatively large space within the Subject Property, it is assumed that the leases shall revert to achievable market rent (duly adjusted from the date of valuation) following the expiry of the lease, factoring appropriate re-leasing time. The fresh lease transactions in the subject property have been assumed to be leased at the achievable market rentals for the micro market.



- Cash Flow Projections:

1. The cash flows for the operational and under-construction/proposed area have been projected separately to arrive at their respective value estimates.
2. Net operating income (NOI) has primarily been used to arrive at the value of the commercial office assets. The following steps were undertaken to arrive at the value for operational and under-construction/ future development areas respectively. The projected future cash flows from the property are based on existing lease terms for the operational area till the expiry of the leases or re-negotiation, whichever is earlier, following which, the lease terms have been aligned with market rents achievable by the Subject Properties. For vacant area and under-construction/ proposed area, the achievable market rent-led cash flows are projected factoring appropriate lease-up time frame for vacant/under-construction/future development area. These cash flows have been projected for 10-year duration from the date of valuation and for 11th year (for assessment of terminal value based on NOI). These future cash flows are then discounted to present-day value (valuation date) at an appropriate discount rate.

For each lease, principally, the following steps have been undertaken to assess the rent over a 10-year time horizon:

**Step 1:** Projecting the rental income for the tenancies up to the period of lease expiry, lock-in expiry, escalation milestones, etc. whichever is applicable. In the event of unleased spaces, market-led rent is adopted with suitable lease-up time

**Step 2:** Generating a rental income stream for the tenancies for the time period similar to the cash flows drawn in the aforementioned step

**Step 3:** For projection of rental income, the contracted terms have been adopted going forward until the next lease review/ renewal. Going forward for new leases, rent escalation of 15% at the end of every 3 years has been assumed.

**Step 4:** Computing the monthly rental income projected as part of Step 3 and translating the same to a quarterly income (for the next 10 years and NOI of the 11th year – considered for calculation of terminal value).

3. Adjustments for other revenues and recurring operational expenses, fit-out income (if any) – projected till first term expiry and discounted to present day – the same has been not included in the NOI for the purpose of arriving at the terminal value by capitalisation) and vacancy provisions have been adopted in-line with prevalent market dynamics. In addition, appropriate rent-free periods have been adopted during any fresh lease and lease roll-overs to consider potential rent-free terms as well as outflows towards brokerage. For all office assets, operational revenues and expenses of the respective assets are reviewed to understand the recurring, non-recurring, recoverable and non-recoverable expenses and accordingly estimate the income which accrues as cash inflows to the Subject Property.





4. The net income on quarterly basis have been projected over the next 10 years and the one year forward NOI (for 11th year) as of end of year 10 has been capitalized to assess the terminal value of the development. The quarterly net cash flows over the next 10 years along with the terminal value estimated at the end of year 10 have been discounted at a suitable discount rate to arrive at the net present value of the cash flows accruing to the commercial office assets through this approach.



### Key Assumptions

#### 1. 376k sf Leasable Area (Block 1A & 1B and Block A-2) in Embassy Manyata:

Particulars	Units of measure	Details	
Property details			
Type of property		Completed	Completed
Blocks		Block 1A & 1B	Block A-2
Total Leasable Area	Million sq. ft.	0.14	0.23
Leased Area	Million sq. ft.	0.00	0.23
Vacancy	%	100%	0%
Vacant Area	Million sq. ft.	0.14	0.0
Key Assumptions			
Achievable Rental per month - Office	INR per sq. ft.	89	99
Annual Market Rental Growth Rate	%	5%	5%
Normal Market lease tenure	Years	9	9
Capitalization Rate	%	8.00%	8.00%
Discount Rate	%	11.75%	11.75%

**Note:**

- Our valuation under the scope of this exercise, based on review of property management services agreement dated 21st October 2022, we understand that the Client would need to pay the CAM charge for the vacant spaces in the subject property till the time the property is leased. Once, the space is leased, the CAM charge would be passed on to the tenant, and they would pay the charges to the third-party agency maintaining the subject property. As per the agreement, a CAM charge of INR 11.2 psf pm up to 31st March 2023 were to be paid for vacant spaces in the subject property, if any. The same is subjected to escalation every financial year, hence, based on the client inputs, we understand that the CAM charges as on date of valuation translates to INR 13.7 psf pm and is payable to the third-party agency. The same has been considered during the capitalization period based on the vacancy provision adopted for the purpose of the valuation.
- Block 1A & 1B is completely vacant as of date of assessment.
- Block A-2, the leasable area of 104,898 sq. ft. will exit over the next 4 quarters post which occupancy will be 55%.

# FINAL VALUATION REPORT

**Issued to:**

**Embassy Office Parks Management Services Private Limited in its capacity as Manager of Embassy Office Parks REIT**

**"376K SF LEASABLE AREA (BLOCK 1A & 1B AND A-2) AS PART OF EMBASSY MANYATA BUSINESS PARK, BENGALURU"**

**DATE OF VALUATION: JUNE 30, 2025**

**DATE OF REPORT: JULY 30, 2025**

Valuer under Securities and Exchange Board of India (Real Estate Investment Trust) Regulations, 2014



### **“Legal Notice and Disclaimer”**

This valuation report (the “Report”) has been prepared by iVAS Partners. (“iVAS”) exclusively for **Embassy Office Parks Management Services Private Limited as the Manager of Embassy Office Parks REIT** (the “Instructing Party”), in accordance with the Agreement entered into between iVAS and the Instructing Party dated **07<sup>th</sup> January 2025** (the “Agreement”). The Report is confidential to the Instructing Party and any other Addressees named herein and the Instructing Party and the Addressees may not disclose the Report unless expressly permitted to do so under the Agreement. The Report may not be reproduced in whole or in part without the prior written approval of iVAS, except as allowed under the Securities Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended.

Where iVAS has expressly agreed that persons other than the Instructing Party or the Addressees can rely upon the Report (a “Reliant Party” or “Reliant Parties”) then iVAS shall have no greater liability to any Reliant Party than it would have if such party had been named as a joint client under the Agreement.

iVAS’s maximum aggregate liability to the Instructing Party and to any Reliant Parties howsoever arising under, in connection with or pursuant to this Report and/or the Agreement together, whether in contract, tort, negligence or otherwise shall be limited to the professional fee received by iVAS under the Agreement.

iVAS shall not be liable for any indirect, special or consequential loss or damage howsoever caused, whether in contract, tort, negligence or otherwise, arising from or in connection with this Report. Nothing in this Report shall exclude liability which cannot be excluded by law.

If you are neither the Instructing Party, an Addressee nor a Reliant Party then you are viewing this Report on a non-reliance basis and for informational purposes only. You may not rely on the Report for any purpose whatsoever and iVAS shall not be liable for any loss or damage you may suffer (whether direct, indirect or consequential) as a result of unauthorised use of or reliance on this Report. iVAS gives no undertaking to provide any additional information or correct any inaccuracies in the Report.

For the avoidance of doubt, nothing in our Report will constitute any recommendation, investment advice or an offer or solicitation for the purpose of or for sale of any securities, financial instrument or products or other services. Any investors should make their own investment decisions in relation to any investments. If you do not understand this legal notice, then it is recommended that you seek independent legal advice.

## ABBREVIATIONS

This Valuation report uses the abbreviations set forth below which you should consider when reading the information contained herein

### Abbreviations

Term	Description
BBMP	Bruhat Bengaluru Mahanagara Palike
BDA	Bengaluru Development Authority
Depository	A depository registered with SEBI under the Securities and Exchange Board of India (Depositories and Participant) Regulations, 2018
Financial year or Fiscal year or Fiscal or FY	Period of 12 months ended March 31 of that particular year, unless otherwise stated
GF	Ground floor
Gol or Government	Government of India
GST	Goods and Service Tax
KIADB	Karnataka Industrial Areas Development Board
NOI	Net Operating Income
RBI	Reserve Bank of India
REIT	Real Estate Investment Trust
REIT Master Circular	SEBI Master Circular for Real Estate Investment Trusts dated April 26, 2022
REIT Regulations	Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended
Rs. or Rupees or INR or ₹	Indian Rupees
SEBI	Securities and Exchange Board of India
SEBI Act	The Securities and Exchange Board of India Act, 1992, as amended
SEBI AIF Regulations	Securities and Exchange Board of India (Alternative Investments Funds) Regulations, 2012
SEBI FPI Regulations	Securities and Exchange Board of India (Foreign Portfolio Investors) Regulations, 2019
SEBI Guidelines	SEBI circular dated December 19, 2016 on Guidelines for public issue of units of REITs, SEBI circular dated December 26, 2016 on Disclosure of Financial Information in Offer Document for REITs, SEBI circular dated December 29, 2016 on Continuous Disclosures and Compliances by REITs, SEBI circular dated January 18, 2018 on participation by Strategic Investor(s) in InvITs and REITs, SEBI circular dated April 23, 2019 on Guidelines for determination of allotment and trading lot size for REITs and InvITs and any other circulars, guidelines and clarifications issued by SEBI under the REIT Regulations, from time to time
SEBI VCF Regulations	The erstwhile Securities and Exchange Board of India (Venture Capital Fund)
SEBI ICDR Regulations	Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended

### Glossary of abbreviations

SBUA - Super Built-up Area.  
 BUA - Built up Area.  
 CA - Carpet Area  
 NA - Not Applicable/ Not Available  
 sqm - Square meter  
 sq yd - square yard  
 msf - million square feet  
 sft - Square feet  
 ft - Feet  
 sft - Per Square Feet  
 INR - Indian National Rupee  
 WS - Warm Shell

## Contents

<b>1</b>	<b>Instruction.....</b>	<b>6</b>
1.1	Purpose.....	6
1.2	Reliant Party .....	6
1.3	Limitation of Liability .....	7
1.4	Scope of Services .....	7
1.5	Valuation Capability.....	8
1.6	Scope of Valuation .....	9
1.7	Valuer’s Interest .....	9
1.8	Qualifications .....	10
1.9	Disclosures .....	10
1.10	Heightened Market Volatility .....	12
1.11	Assumptions, Disclaimers, Limitations & Qualifications to Valuation .....	13
<b>2</b>	<b>Valuation Approach &amp; Methodology.....</b>	<b>16</b>
2.1	Scope of Valuation .....	16
2.2	Basis of Valuation .....	16
2.3	Approach and Methodology .....	16
2.3.1	Direct Comparison Approach.....	16
2.3.2	Income Approach.....	16
2.4	Approach and Methodology Adopted .....	17
2.5	Information Sources for Valuation .....	20
<b>3</b>	<b>Subject Property at a Glance .....</b>	<b>23</b>
3.1	Nature of the Interest of the Subject Property .....	23
3.2	Capitalization Rate Adopted.....	23
3.3	Discount Rate Adopted .....	25
3.3.1	Cost of Equity .....	25
3.3.2	Cost of Debt .....	26
3.3.3	Weighted Average Cost of Capital (WACC) .....	26
<b>4</b>	<b>Valuation Certificate.....</b>	<b>27</b>
<b>5</b>	<b>“Block 1A &amp; 1B and Block A-2” as part of Embassy Manyata Business Park, Bengaluru .....</b>	<b>30</b>
5.1	Property Description .....	30
5.1.1	Site Details - Location .....	31
5.1.2	Site & Services.....	34
5.1.3	Legal Details.....	35
5.1.4	Town Planning .....	35
5.1.5	Statutory Approvals, Sanctions & Approvals .....	37

5.1.6	Area Details, Type and Age of Existing Structures .....	38
5.1.7	Site Services and Finishes .....	39
5.1.8	Condition & Repair .....	39
5.1.9	Property Photographs .....	40
5.2	Tenancy Analysis.....	41
5.2.1	Occupancy Rate .....	41
5.3	Assumptions Rationale.....	42
5.3.1	Demand and Supply Dynamics .....	43
5.3.2	Lease Rent Analysis .....	46
5.3.3	Assumptions Adopted for Valuation Exercise .....	48
5.4	Value Assessment.....	49
5.4.1	Adopted Methodology .....	49
5.4.2	Area Statement .....	49
5.4.3	Absorption/ Leasing Velocity and Occupancy Profile .....	50
5.4.4	Assumptions – Rental Revenue.....	50
5.4.5	Other Revenues .....	51
5.4.6	Rent Escalation.....	51
5.4.7	Other Assumptions.....	52
5.4.8	CAM under Recoveries.....	53
5.4.9	Capitalization Rate .....	53
5.4.10	Discount Rate.....	53
5.5	Value of the Subject Property.....	53
<b>6</b>	<b>Exhibits and Addendums .....</b>	<b>54</b>
6.1	Modified Development Plan (Approved by KIADB) ~ Manyata Business Park (wherein SP is located) .	54
6.2	Guideline Value approved by Government of Karnataka .....	55
6.3	Material Litigation Note as shared by Client .....	56
6.4	Statutory Approvals & Periodic Clearances .....	57
6.4.1	Height Clearance NOC (AAI) .....	57
6.4.2	Fire Clearance NOC (KSFES) ~ 1 .....	58
6.4.3	Fire Clearance NOC (KSFES) ~ 2 .....	59
6.4.4	Consent for Operation (KSPCB) .....	60
6.4.5	Environmental Clearance (SEIAA) .....	61
6.4.6	Occupancy Certificate (KIADB) .....	62
6.4.7	Occupancy Certificate (KIADB) .....	63

## 1 Instruction

iVAS Partners (Valuer Registration Number: IBBI/RV-E/02/2020/112), represented by its partner Mr. Shubhendu Saha is a registered valuer under the Companies Act 2013 with IBBI (Valuer Registration Number: IBBI/RV/05/2019/11552), has been instructed by **Embassy Office Parks Management Services Private Limited as the Manager of Embassy Office Parks REIT** herein referred to as '**the Client**' to advise upon the Market Value (MV) of operational commercial office development viz. "Block 1A & 1B and Block A-2", part of larger commercial development "Embassy Manyata Business Park", located at Nagavara, Rachenahalli and Thanisandra Villages, Bengaluru, Karnataka (herein referred as the '**Subject Property**' across the report).

The Valuer has utilized the market intelligence provided by CBRE to arrive at the Market Value of the respective assets as per the Securities and Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 ("SEBI (REIT) Regulations 2014") including its amendments.

iVAS Partners and CBRE are collectively referred to as the '**Consultants**' for the purpose of this report.

The details of the subject property under the purview of this valuation exercise are tabulated below:

<u>Subject Property</u>	<u>Location</u>	<u>Building Elevation</u>	<u>Floors under scope of valuation</u>	<u>Leasable Area under the scope of valuation(sft)</u>
Block 1A & 1B	Embassy Manyata Business Park,	B+GF+ 2 Upper Floors +Terrace	GF + 2 Upper floors	1,44,736
Block A-2	North Bengaluru	3B+GF+ 11 Upper Floors +Terrace	6 <sup>th</sup> , 7 <sup>th</sup> Floor – part of 8 <sup>th</sup> Floor	2,31,000
<b>Total</b>				<b>3,75,736</b>

### 1.1 Purpose

We understand that the valuation is required by the Client for **Disposition purpose**.

### 1.2 Reliant Party

The Reliant Party to the valuation report will be **Embassy Office Parks Management Services Private Limited (in its capacity as Manager to Embassy Office Parks REIT)** (the "Instructing Party") only, for the purpose of the valuation as highlighted in this report.

The valuation has been prepared strictly and only for the use of the parties as stated above (**Reliant Party(ies)**) and for the Purpose specifically stated.

The client may share this report on a non-reliance basis with its appointed advisors for any statutory or reporting requirements and include it in any notice to the unit holders or any other document in connection with the proposed disposition of the property by Embassy Office Parks REIT.



### 1.3 Limitation of Liability

- iVAS Partners provide the Services exercising due care and skill, but 'iVAS Partners' do not accept any legal liability arising from negligence or otherwise to any person in relation to possible environmental site contamination or any failure to comply with environmental legislation which may affect the value of the property. Further, 'iVAS Partners' shall not accept liability for any errors, misstatements, omissions in the Report caused due to false, misleading or incomplete information or documentation provided to the 'iVAS Partners' by the Client.
- iVAS Partners maximum aggregate liability for claims arising out of or in connection with this valuation report shall be limited to the professional fee received by iVAS Partners under the Agreement.
- iVAS Partners will neither be responsible for any legal due diligence, title search, zoning check, development permissions and physical measurements nor undertake any verification/ validation of the zoning regulations/ development controls, etc.
- Valuer is not operating under any financial services license when providing the full valuation report and those documents do not constitute financial product advice. Investors should consider obtaining independent advice from their financial advisor before making any decision to invest in Embassy Office Parks REIT.
- Our compensation as a valuer and industry assessment service provider is not contingent upon reporting of a predetermined value or direction in value that favors the Client.
- The valuation report does not purport to contain all the information that a potential investor or any other interested party may require. They do not consider the individual circumstances, financial situation, investment objectives or requirements. They are intended to be used as guide and for information purposes only and do not constitute advice including without any limitation, investment, tax, legal or any other type of advice. The valuations stated are only best estimates and are not to be construed as a guarantee. Potential investors should not rely on any material contained in this valuation report as a statement or representation of fact but should satisfy themselves as to its correctness by an independent analysis.

### 1.4 Scope of Services

Services will be provided solely for the benefit and use of the Reliant Party(ies) by our qualified valuer(s). The report(s) and valuation(s) may not be used for any other purpose other than the expressly intended purpose as mentioned in the report(s). They are not to be used, circulated, quoted or otherwise referred to for any other purpose, nor are they to be filed with or referred to in whole or in part in any document without the prior written consent of the iVAS Partners where such consent shall be given at the absolute, exclusive discretion of the iVAS Partners. Where they are to be used with iVAS Partners written consent,

they shall be used only in their entirety and no part shall be used without making reference to the whole report unless otherwise expressly agreed in writing by the iVAS Partners.

iVAS Partners do not purport to provide a site or structural survey in respect of the property(ies) to be valued. iVAS Partners do not purport to be suitably qualified to provide professional advice in respect of building or site contamination. The Reliant Party(ies) should seek independent advice on these issues. The Services are provided on the basis that the Instructing Party has disclosed to iVAS Partners all information which may affect the Services. All opinions expressed by the iVAS Partners, or its employees are subject to the statement of valuation policies and any conditions contained in written valuation report. The Letter of Engagement (LOE) along with amendments sets out the full scope of services that shall be covered by the valuation report.

## 1.5 Valuation Capability

### **Valuer under SEBI (REIT) Regulations, 2014: iVAS Partners, represented by Mr. Shubhendu Saha**

[iVAS Partners](#), (Valuer Registration Number: IBBI/RV-E/02/2020/112), represented by its partner Mr. Shubhendu Saha (Valuer Registration Number: IBBI/RV/05/2019/11552) delivers independent valuation (across categories viz. land & building, plant & machinery, and securities or financial assets), advisory and technical due diligence services, that combine professional expertise with comprehensive databases, analytics and market intelligence across various asset classes and locations in India..

Mr. Shubhendu Saha is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset class Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since May 15, 2019. He completed his bachelor's in planning from the School of Planning and Architecture, New Delhi in 1997 and master's in management studies from Motilal Nehru National Institute of Technology, Allahabad in 1999. He has previously valued the assets in the portfolio of Mindspace Business Parks REIT and Brookfield India Real Estate Trust for the purpose of IPO and subsequent investor reporting under the provisions of SEBI (REIT) Regulations, 2014.

### **Industry Assessment Service Provider: CBRE South Asia Pvt. Ltd.**

CBRE Advisory Services India is an integral part of CBRE Global Valuation & Advisory Services team. The Global VAS team comprises of over 1,500 professionals across approximately 280 offices globally and India Advisory Services team comprises of more than 450 professionals. CBRE Advisory Services India have completed over 100,000 assignments across varied asset classes spread across 21 states and 340+ cities, providing quality services from 15 offices across India.

The professionals as part of the team have a varied qualification base such as Royal Institute of Chartered Surveyors (RICS) or IOV certified professionals, master planners, Architects, MBA, CA, CFA, etc. and this entire multi-faceted experience helps us in achieving our commitment to provide the highest level of professional expertise to our clients. CBRE Advisory Services India team has substantial experience with several institutional clients including financial institutions, real estate funds, private equity funds, developers, corporates, banks, NBFCs, etc.

## 1.6 Scope of Valuation

The appraisal has been undertaken to ascertain the Market Value of the Subject Property given the prevalent market conditions. In consideration of the same, a detailed assessment of the site and surroundings has been undertaken with respect to the prevalent activities, change in dynamics impacting the values and the optimal use of the subject property vis-à-vis the surrounding submarket, etc. The table below highlights the subject property under the purview of this valuation:

<u>Subject Property</u>	<u>Location</u>	<u>Submarket</u>	<u>Catchment Area for the Valuation Exercise</u>	<u>Building Elevation</u>	<u>Floors under scope of valuation</u>	<u>Leasable Area under the scope of valuation(sft)</u>
Block 1A & 1B	Bengaluru	North Bengaluru	Outer Ring Road, Hebbal	B+GF+ 2 Upper Floors +Terrace	GF + 2 Upper floors	1,44,736
Block A-2				3B+GF+ 11 Upper Floors +Terrace	6 <sup>th</sup> ,7 <sup>th</sup> Floor – part of 8 <sup>th</sup> Floor	2,31,000
Total				3,75,736		

A primary and secondary research exercise has been carried out in the aforementioned catchment areas to ascertain the transaction / leasing activity of commercial office segment. This has been achieved through interactions with various market players such as developers, real estate brokers, etc.

### Scope of Services for Industry Assessment Service Provider

CBRE has been engaged by the Management to provide industry assessment services and accordingly, would be responsible for providing market intelligence to the Valuer as part of this exercise. The scope includes Bengaluru Real Estate Overview, Micro-market Overview, Benchmarking of comparable developments, Demand Supply & Vacancy levels - commercial office trends, Benchmarking of operating costs & outgoings such as repair & maintenance, property management fees, etc.

The aforesaid intelligence has been utilized by the Valuer for the purpose of undertaking the valuation exercise.

## 1.7 Valuer's Interest

The Valuer certify that; he/they do not have a pecuniary interest, financial or otherwise, that could conflict with the proper valuation of the property (including the parties with whom the Instructing Party is dealing, including the lender or selling agent, if any); accepts instructions to value the property only from the instructing party.

## 1.8 Qualifications

This valuation is prepared in accordance with the International Valuation Standards (IVS) 2025.

The team involved in this engagement comprises of IBBI and RICS members with significant experience of valuations in Indian real estate market. The detailed professional profiles of key personnel in the team have been annexed as part of this report.

## 1.9 Disclosures

- iVAS Partners (Valuer Registration Number: IBBI/RV-E/02/2020/112), represented by its Partner Mr. Shubhendu Saha (Valuer Registration Number: IBBI/RV/05/2019/11552) hereinafter referred to as the “Valuer”, is eligible to be appointed as a valuer in terms of Regulation 2(1) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended and that the valuation report has been prepared in accordance with the REIT Regulations.
- Neither iVAS Partners (represented by Mr. Shubhendu Saha - Partner, iVAS Partners) nor CBRE are an associate of instructing party, the Sponsors or the Trustee.
- The valuer through its representative signatory and partner (Mr. Shubhendu Saha) has a minimum of five years of experience in the valuation of real estate.
- The Valuer has not been involved with the acquisition or disposal of the subject property in the last twelve months, other than such cases where the valuer was engaged by Embassy Office Parks REIT for such acquisition or disposal. The Valuer has not been disclosed the disposition price, and our valuations has been undertaken under this limitation.
- The Valuer has adequate and robust internal controls to ensure the integrity of the valuation reports.
- The Valuer has sufficient key personnel with adequate experience and qualification to perform services related to property valuation at all times.
- The Valuer has sufficient financial resources to enable them to conduct their business effectively and meet their liabilities.
- The Valuer has acquainted itself with all laws or regulations relevant to such valuation.
- The valuation of assets undertaken is impartial, true and fair and in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 including its amendments.
- The Valuer and any of its employees/ iVAS Partners involved in valuation of the REIT assets have not invested in and shall not invest in units of the REIT or in the assets being valued till the time

such entity/person is designated as valuer of such REIT and not less than 6 months after ceasing to be valuer of the REIT.

- The Valuer has acted with independence, objectivity and impartiality in performing the valuation.
- The Valuer has discharged its duties towards **Embassy Office Parks REIT** in an efficient and competent manner, utilizing its knowledge, skills and experience in best possible way to complete the said assignment.
- The Valuer has not and shall not accept remuneration, in any form, for performing a valuation of the REIT assets from any person or entity other than **Embassy Office Parks REIT** or its authorized representatives.
- The Valuer has no present or planned future interest in the Client, Trustee, Embassy Office Parks REIT, the Sponsor to Embassy Office Parks REIT and its sponsor group or the Special Purpose Vehicles (SPVs), holdcos, investment entity and the fee for this Report and the valuation exercise is not contingent upon the values reported herein. Our valuation analysis should not be construed as investment advice; specifically, we do not express any opinion on the suitability or otherwise of entering into any financial or other transaction with the Client or the SPVs/ holdcos/ investment entity except to the extent of professional fees payable for conducting such valuation exercise.
- The Valuer shall before accepting any assignment from any related party to **Embassy Office Parks REIT**, disclose to **Embassy Office Parks REIT**, any direct or indirect consideration which the Valuer may have in respect of such assignment.
- The Valuer shall disclose to Embassy Office Parks REIT, any pending business transactions, contracts under negotiation and other arrangements with the Client or any other party whom Embassy Office Parks REIT is contracting with and any other factors which may interfere with the Valuer's ability to give an independent and professional valuation of the subject property; as on date of valuation, there are no impediments for Valuer to give an independent professional value opinion of the subject property.
- The Valuer has not made false, misleading or exaggerated claims in order to secure assignments.
- The Valuer has not and shall not provide misleading valuation, either by providing incorrect information or by withholding relevant information
- The Valuer has not accepted and shall not accept an assignment that includes reporting of the outcome based on predetermined opinions and conclusions required by Embassy Office Parks REIT.
- The Valuer is competent to undertake the valuation, independent and has prepared the report on a fair and unbiased basis and has valued the subject property based on the valuation standards

as specified under regulation 21 of SEBI (REIT) Regulations 2014 and the Companies (Registration of Valuers and Valuation) Rules, 2017.

- The valuation undertaken by the Valuer abides by international valuation standards for valuation of real estate assets as stipulated by the REIT Regulations.
- The Valuer notes that there are encumbrances, and the details regarding the options or rights of pre-emption and other encumbrances in relation to subject property outlined in Section 6.3 Material Litigation Note as shared by Client, based on the title report prepared by King & Partridge advocates (hereinafter collectively referred to as 'Legal Counsels'). The Material Litigation outlines several claims over the land which is still pending resolution. The Valuer is not a legal expert and has assumed that any pending litigation will either be cleared prior to any transaction or will not have a material impact on value. However, we recommend this assumption is confirmed by the Legal Counsels prior to reliance on this report.

### 1.10 Heightened Market Volatility

We draw your attention to a combination of heightened geopolitical tensions, international trade restrictions (which could be inflationary) and endemic growth in many economies have increased the potential for constrained credit markets, general uncertainty and continued volatility in some property markets over the short-to-medium term.

Experience has shown that consumer and investor behaviour can quickly change during periods of such heightened volatility. Lending or investment decisions should reflect this heightened level of volatility and potential for deteriorating market conditions. Caution is advised in this regard.

It is important to note that the conclusions set out in this report are valid as at the valuation date only. Where appropriate, we recommend that the valuation is closely monitored, as we continue to track how markets respond to evolving events.

## 1.11 Assumptions, Disclaimers, Limitations & Qualifications to Valuation

<b>Valuation Subject to Change:</b>	The subject valuation exercise is based on prevailing market dynamics as on the date of valuation and does not take into account any unforeseeable developments which could impact the same in the future.
<b>Our Investigations:</b>	IVAS Partners are not engaged to carry out all possible investigations in relation to the subject property. Where in our report, IVAS Partners identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where the IVAS Partners recommend as necessary prior to reliance. IVAS Partners are not liable for any loss occasioned by a decision not to conduct further investigations.
<b>Assumptions:</b>	Assumptions are a necessary part of undertaking valuations. The Valuer adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculation or fall outside the scope of the Valuer’s expertise, or the instructions. The reliant parties accept that the valuation contains certain specific assumptions and acknowledges and accepts the risk that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.
<b>Information Supplied by Others:</b>	The valuations are based on the information provided by the Client (Embassy Office Parks REIT). The same has been assumed to be correct and has been used for valuation exercise. Where it is stated in the report that another party has supplied information to the ‘IVAS Partners’, this information is believed to be reliable but ‘IVAS Partners’ can accept no responsibility if this should prove not to be so.
<b>Future Matters:</b>	To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to ‘IVAS Partners’ at the date of this document. ‘IVAS Partners’ do not warrant that such statements are accurate or correct
<b>Map and Plans:</b>	Any sketch, plan or map in this report is included to assist reader while visualizing the property and IVAS Partners assume no responsibility in connection with such matters
<b>Site Details:</b>	Based on title due-diligence information provided by the Client, the Valuer understands that the subject property is free from any encroachments and is available as on the date of the valuation
<b>Property Title:</b>	For the purpose of this valuation exercise, the Valuer has relied on the Title Reports prepared by King & Partridge advocates, the Legal Counsels for the subject property and has made no further enquiries with the relevant local authorities in this regard. The Valuer understands that the subject property may have encumbrances, disputes and claims. The Valuer does not have the expertise or the preview to verify the veracity or quantify these encumbrances, disputes or claims. For the purpose of this valuation, the Valuer has assumed that the asset has title deed that is clear and marketable
<b>Environmental Conditions:</b>	The Valuer has assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the

property is regulated by environmental legislation and is properly licensed by the appropriate authorities

**Town Planning:** The current zoning of the subject property has been adopted on the basis of review of various documents (title report & approval documents) provided by the Client and the current land use maps for the subject region. The same has been considered for the purpose of this valuation exercise. Further, it has been assumed that the development on the subject property adheres/ would adhere to the development regulations as prescribed by the relevant authorities. The Valuer has not made any enquiries with the relevant development authorities to validate the legality of the same

**Area:** The total leasable area considered for the purpose of this valuation exercise is based on the rent roll provided by the Client. It must be noted that the above information has been provided by the Client and has been verified based on the lease deeds provided by the Client. However, the Valuer has not undertaken additional verification and physical measurement for the purpose of this valuation exercise.

**Condition & Repair:** In the absence of any information to the contrary, the Valuer has assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property; the property is free from rot, infestation, structural or latent defect; no currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alterations or additions to the property and comments made in the property details do not purport to express an opinion about, or advice upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

**Not a Structural Survey:** The Valuer states that this is a valuation report and not a structural survey.

**Legal:** Unless specifically disclosed in the report, the Valuer has not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property.

**Others:** Considering the unorganized nature of real estate markets in India, all comparable evidence (if any) provided in the valuation report has been limited to the basic details such as the area of asset, rate at which transacted, broad location, etc. Other specific details would be provided only if the information is available in public domain.

The actual market price achieved may be higher or lower than our estimate of value depending upon the circumstances of the transaction, nature of the business, etc. The knowledge, negotiating ability and motivation of the buyers and sellers and the applicability of a discount or premium for control will also affect actual market price achieved. Accordingly, our valuation conclusion may not necessarily be the price at which actual transaction takes place.

**Heightened Market Volatility:** We draw your attention to a combination of heightened geopolitical tensions, international trade restrictions (which could be inflationary) and endemic growth in many



economies have increased the potential for constrained credit markets, general uncertainty and continued volatility in some property markets over the short-to-medium term.

Experience has shown that consumer and investor behaviour can quickly change during periods of such heightened volatility. Lending or investment decisions should reflect this heightened level of volatility and potential for deteriorating market conditions. Caution is advised in this regard.

It is important to note that the conclusions set out in this report are valid as at the valuation date only. Where appropriate, we recommend that the valuation is closely monitored, as we continue to track how markets respond to evolving events.

#### Other Assumptions:

Please note that all the factual information such as tenant’s leasable area, lease details such as lease rent, lease commencement and lease end date, lock – in period, escalation terms, etc. pertaining to the subject property are based on the rent roll dated 30<sup>th</sup> June 2025, provided by the Client and the same has been adopted for the purpose of this valuation exercise. The rent roll has been cross-checked with the lease deeds on a sample basis to verify. Additionally, wherever possible, Valuer has independently revalidated the information by reviewing the originals as provided by the Client. Any change in the above information will have an impact on the assessed value and in that case the Valuer will have to relook at the assessed value. The relevant information sources are represented in Section 2.5.

Please note that the larger development wherein the subject property is located has multiple landlords and developers. However, based on specific instruction from the Client, we have valued only the client’s share of interest i.e. “Block 1A & 1B and Block A-2” comprising of leasable area admeasuring approx. 144,736 sft (Ground + 2 upper floors) as part of Block 1A & 1B and leasable area of approx. 231,000 sft (6th, 7th floor – part of 8th floor) as part of Block A-2. The same has been considered for the purpose of the valuation.

Kindly note that the Valuer has undertaken a quarterly assessment of cash flows for the purpose of the valuations.

All measurements, areas and ages quoted in our report are approximate.

We are not advisors with respect to legal, tax and regulatory matters for the transaction. No investigation of the respective Special Purpose Vehicles (SPVs) holding the asset claim to title of asset has been made for the purpose of this report and the SPVs’ claim to such rights have been assumed to be valid. No consideration has been given to liens or encumbrances against the asset. Therefore, no responsibility is assumed for matters of a legal nature.

#### Treatment of Security Deposits:

The market value includes the security deposit received as on date of valuation which is netted off at the time of notional exit. In a typical market scenario, these security deposits are used for various purposes by the developer. Hence, the same has been factored into the cash flows. The inflow and outflow of the refundable security deposits have been factored for all existing/new leases upon commencement and expiries of the leases respectively. Any change in the above information will have an impact on the assessed value and in that case the Valuer will have to relook at the assessed value.

## 2 Valuation Approach & Methodology

### 2.1 Scope of Valuation

The valuation exercise is aimed at the assessment of the Market Value (MV) of the subject property. In considering the value of the subject property, the Valuer has prepared the report in accordance with Royal Institution of Chartered Surveyors (RICS) Valuation Standards and is in compliance with the International Valuation Standards (IVS).

### 2.2 Basis of Valuation

The valuations have been conducted in accordance with the IVSC International Valuation Standards effective from 31 January 2025 and is in compliance with the International Valuation Standards (IVS). The valuation exercise has been undertaken by appropriately qualified Valuer and would be aimed at assessing the Market Value of subject property.

As per IVSC International Valuation Standards, the market value is defined as:

*'The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion'.*

### 2.3 Approach and Methodology

The purpose of this valuation exercise is to estimate the Market Value (MV) of the subject properties. Market Value is derived through the following Methodologies:

#### 2.3.1 Direct Comparison Approach

In '**Direct Comparison Approach**', the property is compared to similar properties that have actually been sold in an arms-length transaction or are offered for sale (after deducting for value of built-up structure located thereon). The comparable evidence gathered during research is adjusted for premiums and discounts based on property specific attributes to reflect the underlying value of the property.

#### 2.3.2 Income Approach

The income approach is based on the premise that value of an income - producing asset is a function of future benefits and income derived from that asset. There are two commonly used methods of the income approach in real estate valuation namely, direct capitalization and discounted cash flow (DCF).

##### A. Direct Capitalization Method

Direct capitalization involves capitalizing a 'normalized' single - year net income estimated by an appropriate yield. This approach is best utilized with stable revenue producing assets, whereby there is little volatility in the net annual income.

## B. Discounted Cash Flow Method

Using this valuation method, future cash flows from the property are forecasted using precisely stated assumptions. This method allows for the explicit modelling of income associated with the property. These future financial benefits are then discounted to a present-day value at an appropriate discount rate.

### 2.4 Approach and Methodology Adopted

Considering the objective of this exercise and the nature of asset involved, the value of the subject property has been assessed through the **Discounted Cash Flow Method**.

#### Asset-specific Review:

1. As the first step to the valuation of the asset, the rent roll was reviewed to identify tenancy characteristics for the asset. In order to arrive at a unit value for these tenancies, we have considered the impact of sub/ above market leases based on age of building, leasable area, lease terms, etc. on the valuation of the subject property.
2. Title documents and modified development plan were reviewed for validation of area details and ownership of the asset
3. The Valuer has undertaken physical site inspections to assess the current status of the subject property.

#### Submarket Review:

1. For the purpose of the valuation exercise, reliance has been placed on the market report prepared by CBRE, who has been appointed by the Management as an independent consultant to carry out industry and market research. Accordingly, the review was carried out in the following manner:
  - A detailed assessment of the site and surroundings has been undertaken with respect to the prevalent activities, change in dynamics impacting the values and the optimal use of the respective properties vis-à-vis their surrounding submarket, etc.
  - Further, a primary and secondary research exercise has been carried out in the catchment areas for the subject property to ascertain the transaction activity of commercial developments. This has been achieved through interactions with various market players such as developers, real estate brokers, key office tenants, etc. Peers to the assets were identified in terms of potential competition (both completed and under-construction assets), comparable recent lease transactions witnessed in the micro-market were analyzed along with the historical leasing and re-leasing history within the asset over the last 3 – 4 years.
  - In addition, detailed review of rent roll dated 30<sup>th</sup> June 2025 has been undertaken to assess the prevailing lease terms, sizes of individual leases. The rent roll has been cross-checked with the lease deeds on a sample basis to verify. This was undertaken to assess the applicable market rent (applicable rental for the micro-market where the subject asset is located) and applicable marginal rental (the Valuer's view on rental for the subject asset – used for leasing existing vacant spaces as well as upon re-leasing).

### Cash Flow Projections

1. The Valuer has utilized the EBIDTA to arrive at the value of the subject property.
2. The Valuer has projected future cash flows from the property based on existing lease terms for the operational area till the expiry of the leases or re-negotiation (using the variance analysis), whichever is earlier. Post which, the lease terms have been aligned with marginal rentals along with turnover rental as applicable. For vacant area, the Valuer has projected the marginal rent led cash flows factoring appropriate lease-up time frame for vacant area.
3. These cash flows have been projected for 10-year duration from the date of valuation and for 11<sup>th</sup> year (for assessment of terminal value). These future financial benefits are then discounted to a present-day value (valuation date) at an appropriate discount rate.

### Adjustments for other revenues and recurring operational expenses:

The Valuer has looked at historical operational revenues and expenses as provided by the Management. The inputs for the same has been provided by the Management and independently reviewed by the Valuer. The valuer has accordingly modelled the income and operational expenses for the subject asset as highlighted below:

- **CAM under recoveries** – We have looked at the operational revenues and expenses to understand the recurring, recoverable and non-recoverable expenses and accordingly modelled the maintenance services income and operational expenses for the asset adjusted for occupancy
- **Parking Income & Expenses** – adopted based on current performance and inputs provided by the Management for respective assets and escalated as per suitable growth rates for future years
- **Security Deposit** – adopted based on inputs received from the Management for the leased spaces and market assumption taken for future leases.
- **Annual Recurring Expense:**
  - **Insurance** – adopted based on the actual insurance outflow (if any) provided by the Management and escalated as per the stabilized growth rates
  - **Annual Lease Rental / Property Taxes** – adopted based on annual lease rental / property tax assessed for the property as provided by the Management and escalated as per the stabilized growth rates
- **Vacancy Allowance** ~ based on the prevailing market benchmarks, Vacancy Allowance is considered as percentage of revenues from operations on annual basis and upon exit while determining the terminal value
- **Revenue escalation** ~ as explained in the earlier section we have analyzed historic market rent growth for the last 3-4 years for the respective assets. We have additionally kept in consideration

the characteristics of the asset, competing assets (current and future) including infrastructure improvements proposed in the submarket. These factors have been utilized in drawing the growth rates over the next 3-4 years, post which we have adopted a stable inflationary led growth rate.

- **Rent – free period** ~ based on the trend prevalent in the subject submarket, we consider appropriate rent-free periods for the value assessment of the subject property from lease commencement date (for future / new leases)
- **Brokerage** ~ based on prevalent market dynamics, we have considered brokerage for future / new leases
- **R&M reserve provision** – adopted as a recurring expense as a percentage of the revenues from operations

The other revenues and recurring operational expenses highlighted above have been capitalized at market-led capitalization rates.

**Additional Adjustments (Below NOI):**

- **Fit-out Income** ~ adopted based on fit-out rent (if any) provided by the management till lease expiry of applicable leases (same is not capitalized)
- **Transaction Cost on Exit** ~ adopted as a percentage of the terminal value after aforesaid adjustments
- **Asset Management Fee** - adopted as a recurring expense as a percentage of the revenues from operations (not capitalized)

## 2.5 Information Sources for Valuation

The table below highlights various data points referred throughout the course of this valuation report and the data sources for the same. Property related documents referred to in the table below have been provided to iVAS Partners by the Client unless otherwise mentioned. iVAS Partners have assumed the documents to be a true copy of the original. The rent roll dated 30<sup>th</sup> June 2025 as shared by Client has been cross-checked with the lease deeds on a sample basis to verify the authenticity. Additionally, wherever possible, we have independently revalidated the information by reviewing the originals as provided by the Client.

Particulars	Details	Units	Source
Area Details	Land Area	Acres	Title report prepared by Legal Counsels / Modified Development Plan
	Leasable Area	sft	Rent Roll/Lease deeds Copy
	Leasable Area – Future Development (if applicable)	sft	NA
	No. of Floors	No.	Modified Development Plan / Occupancy Certificate
	Stacking Plan	NA	NA
	No. of Basements	No.	Modified Development Plan / Occupancy Certificate
	Number of car parks	No.	Modified Development Plan / Occupancy Certificate
Documents/ Approvals	Land Use / Zoning	NA	Zoning Map
	Title Deeds	NA	Title report
	Approved Sanction Plan	NA	Modified Development Plan Copy
	Building Plan / Site Plan	NA	Modified Development Plan Copy
	Floor Plans	NA	NA
	Height Clearance Approvals (AAI)	NA	Height clearance NOC copy
	Fire NOC	NA	Fire NOC certificate copy
	Environment Clearance (EC)	NA	Environmental clearance copy
	Commencement Certificate (CC)	NA	NA
	Consent to Operate (CTO)	NA	Consent for operation certificate copy by KSPCB

<u>Particulars</u>	<u>Details</u>	<u>Units</u>	<u>Source</u>
	Occupancy Certificate	NA	Block-wise occupancy certificate
	Building Certification	NA	NA
	Lease Agreements with Tenants	NA	Lease deeds/Rent Roll
	Sample CAM Agreements	NA	NA
<b>Services Offered</b>	HVAC (Tonnage)	TR	Client
	Power Back-up	KVA	Client
	No. of Lifts with capacity	No.	Client
	No. of staircase	No.	Client
<b>Cost Assumptions</b>	Maintenance Charges	INR Mn	NA
	Insurance Cost	INR Mn	Client
	Property Tax	INR Mn	Client
	Margin on Maintenance	% of Maintenance Services Charges	NA
	Brokerage on Lease	No. of months of Revenue	Valuer's assessment
	Repair & Maintenance Reserve	% of lease revenues	Valuer's assessment
<b>Exit Assumptions</b>	Capitalization Rate	%	Valuer's assessment
	Quarter of Capitalization	Quarter, Year	Valuer's assessment
	Discount Rate	%	Valuer's assessment
	Transaction cost on Exit	%	Valuer's assessment
<b>Operational Assumptions</b>	Leased Area	sft	Rent roll/ Lease agreements
	Vacant Area	sft	Rent roll/ Lease agreements
	Pre- Committed Area	Sft	NA
	Lease Dates (Start, End, Lock in, Escalation etc.) for existing leases	MM/DD/YYYY	Rent roll/ Lease agreements
	Rent Achieved	INR psf pm	Rent roll/ Lease agreements
	Pre-Committed Rent	INR psf pm	Rent roll/ Lease agreements

<u>Particulars</u>	<u>Details</u>	<u>Units</u>	<u>Source</u>
	Security Deposit	No. of months/ INR Mn	Rent roll/ Lease agreements
	Parking Rent	INR Mn	Rent roll/ Lease agreements/ Valuer's assessment
	Other Income & expenses	INR Mn	NA
	Asset Management Fees	%	Client
	Market Rent	INR psf pm	Valuer's assessment
	Reversion Threshold	%	Valuer's assessment
	Escalation in Rent / Maintenance Services	%	Valuer's assessment
	Lease escalation on Renewal for New/Future Leases	%	Valuer's assessment
	Security Deposit for New/Future Leases	No. of months	Valuer's assessment
	CAM Under-recoveries	INR psf pm	Client
	Rent Free Period	No. of Months	Valuer's assessment
	Brokerage	No. of months	Valuer's assessment
	Vacancy Provision	% of revenues from operations	Valuer's assessment
<b>Construction Timelines (if applicable)</b>	Construction Commencement	Quarter, Year	NA
	Construction Completion	Quarter, Year	NA
<b>Absorption Timelines (for vacant space)</b>	Respective spaces in each development	Quarter, Year	Valuer's assessment
<b>Market assessment characteristics</b>	Opinions expressed on relative performance of submarket, asset quality and characteristics of asset, etc.	Not applicable	Valuer's Assessment



### 3 Subject Property at a Glance

#### 3.1 Nature of the Interest of the Subject Property

The table below highlights the nature of interest of the Subject Property:

<u>Property</u>	<u>Interest Valued</u>	<u>Property Owner</u>
"Block 1A & 1B and Block A-2" as part of Embassy Manyata Business Park	Freehold	Manyata Promoters Private Limited (100% share owned by EOP REIT)

#### 3.2 Capitalization Rate Adopted

The Capitalization Rate (Cap Rate) represents the ratio of Net Operating Income (NOI) to gross asset value, indicating the expected income yield at the time of exit. To determine the Cap Rate for the Subject Asset, we have analysed various factors, including:

- **Historical Yields:** Historical entry yields (going in cap rates) for yield/ core office asset transactions across various key markets in India which have steadily shown a downward trend over last 15 years from 10.5 - 11.5% in late 2000s to about 7.5% - 8.5% over the last 4 years. This is based on the publicly reported transactions across key micro markets tracked over the years and our in-house intelligence on the implied yields.
- **Market Appetite and Financing Options:** The increased appetite for income producing assets and availability of various modes of finance (real estate credit flows) backing such acquisitions have been considered.
- **Demand-Supply Dynamics:** The demand supply situation in the respective city and expected dynamics of demand leading supply have been evaluated, taking into account barriers to entry such as land availability and higher initial cost outlays. Developers are expected to focus on fully built to suit or semi-speculative projects (with key tenants tied in prior to launch of construction)
- **Inflation and Interest Rates:** Inflation and interest rates are expected to be maintained in check with interventions from regulators in case of severe swings.
- **Liquidity and REIT Listings:** Liquidity associated with REIT listed/ public listings including the multiplicity of buyers and relatively lower budgets per buyer, has been considered.

To determine the Cap Rate for the Subject Asset, we have analysed few comparable institutional deals of office assets witnessed over the last 1-2 years in India as highlighted below:

Asset Name	Quarter of Transaction	Location	Approx Leasable Area (msf)	Deal Value (INR Mn)	Asset Value / sft	Buyer	Implied Yield on Market NOI*	Stake Purchased / Sold
Prestige Tech Park IV	Q2 2023	Bangalore	0.4	5,050	12,625	Adobe Systems	8.2% - 8.7%	100%
RMZ CPPIB India One Paramount 10, 20, 30	Q3 2024	Chennai	2.42	22,000	9,079	Keppel Corporation	7.9% - 8.4%	100%
Seawoods Grand Central (11 Units)	Q3 2024	Mumbai	0.05	880	16,701	JSW	7.7% - 8.2%	100%
Commerzbank Raidurg	Q1 2025	Hyderabad	1.82	20,380	11,183	Mindspace Business Parks REIT	8.1% - 8.6%	100%

\*Valuer estimates based on the prevailing market rentals for the subject Asset at the time of transaction

Please note that, due to the confidential nature of real estate transactions, most deal details, including Net Operating Income (NOI), are not publicly disclosed. Consequently, we relied on information on our market intelligence from various market sources, which may not be entirely accurate.

Based on the analysis, we observed that comparable institutional deals of similar assets over the last 1-2 years are in the range of 7.70% to 8.70%. Additionally, we have evaluated the Subject Asset and micro market based on three key parameters:

- Market Conditions: Assessed location, demand-supply dynamics, and rental growth prospects.
- Weighted Average Lease Expiry (WALE): Evaluated average lease tenure and lease expiry schedule over the next few years.
- Building Grade: Considered building age, quality of construction, and presence of on-site amenities.

Considering the comparable deals and micro market attributes, we opine that the exit Cap Rate for the subject asset should be similar to the transacted comparable deals at the range of 7.5% to 8.5% say an average of 8.0%.

Based on the above highlighted attributes, the following cap rate have been adopted for the subject property for the purpose of our valuation:

<u>Property Name</u>	<u>Details</u>
"Block 1A & 1B and Block A-2" as part of Embassy Manyata Business Park	8.00%

### 3.3 Discount Rate Adopted

For discounting the cash flows, an appropriate discount rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC).

#### 3.3.1 Cost of Equity

The Valuer has computed the cost of equity as per the Capital Asset Pricing Model (CAPM), which is derived as follows:

$$\text{Cost of equity} = \text{Risk Free Rate (Rf)} + \text{Beta } (\beta) * (\text{Market Return (Rm)} - \text{Risk Free Rate (Rf)})$$

As mentioned above, the cost of equity computed using CAPM constitutes of the following components:

- **Risk free rate (Rf)**

The Risk-Free Rate is based on the 10-year Government Securities Yield (G-Sec) rate in India, which is currently 6.65% as of the valuation date as published by RBI

- **Market return (Rm)**

Computed based on the returns of BSE SENSEX stock index for the past 10 years as of the valuation date averaging to 11.41%

- **Beta ( $\beta$ )**

Following are the steps adopted for the calculation of Beta

Step 1: Compute Unlevered Beta ( $\beta_u$ ) = 0.79

Computed basis correlation of the key listed realty stocks in India versus. BSE SENSEX

Step 2: Determine Sector's Average Debt-to-Equity Ratio = 50.01%

Opined basis the capital structure of the listed realty stocks in India

Step 3: Re-lever the Unlevered Beta ( $\beta_u$ ) = 1.09

Derived basis the sector's average debt to equity ratio as of the valuation date

Further, utilizing the computed parameters, post-tax cost of equity of 11.84% was calculated and then adjusted for a 25% tax rate to estimate the pre-tax cost of equity of 15.79%. Since this computed cost of

equity is based on the listed realty stocks which comprises of diverse portfolio of land, under-construction, and operational assets, we have adopted a discount on the expected equity return from stabilized assets with recurring income to 14.50% to reflect the Subject Asset's operational status with no development and approvals risk. This adjustment is based on our market understanding, inputs from key players, and opinion on the Asset's performance.

### 3.3.2 Cost of Debt

The cost of debt for the completed office blocks has been considered based on prevalent Lease Rental Discounting (LRD) rates for Grade A office developments across Bengaluru micro markets which ranges from 8% to 9% depending upon the asset quality, borrower profile, tenure, etc. based on our interactions with lenders involved in LRD financing. Considering these factors, we have adopted a cost of debt of 8.60% for the subject asset as of the valuation date.

### 3.3.3 Weighted Average Cost of Capital (WACC)

As highlighted earlier, the cost of debt is based on prevalent LRD rates, while the cost of equity reflects asset and market-specific attributes for an operational Grade A asset. The existing debt to equity structure of Embassy Office Parks REIT as on March 31, 2025 was reported at 47:53. Further, the debt and equity proportions are determined using market-led loan-to-value (LTV) ratios and stabilized ratio over the tenure of the loan which typically ranges from 45% - 55% for completed assets. This proportion can vary depending on parameters like LTV eligibility and cost of debt for different asset classes. Considering the same, we have adopted a debt- equity ratio of 47.5 : 52.5 for the subject property.

Based on above, the following WACC rate has been assumed for the subject property:

<u>Asset / Property Name</u>	<u>Particular</u>	<u>Proportion</u>	<u>Cost</u>	<u>WACC</u>
"Block 1A & 1B and Block A-2" as part of Embassy Manyata Business Park	Debt	47.50%	8.60%	<b>11.70%</b>
	Equity	52.50%	14.50%	

## 4 Valuation Certificate

<b>Subject Property:</b>	"Block 1A & 1B and Block A-2" as part of Embassy Manyata Business Park comprising of leasable area admeasuring approx. 144,736 sft (Ground + 2 upper floors) as part of Block 1A & 1B and leasable area of approx. 231,000 sft (6 <sup>th</sup> , 7 <sup>th</sup> floor – part of 8 <sup>th</sup> floor) as part of Block A-2.
<b>Property Address:</b>	The Subject Property is spread across Survey Nos. 114/2 to 5, 115/1 to 3, 116/3 to 6, 117/1, 121/1, 121/2, 122, 123/1A, 123/1B, 123/2 - Operational Commercial development christened as "Block 1A & 1B and Block A-2" as part of larger commercial development "Embassy Manyata Business Park", located at Nagavara, Rachenahalli and Thanisandra Villages, Bengaluru North Taluk, Bengaluru, Karnataka.
<b>Instructing Party/ Client:</b>	Embassy Office Parks Management Services Private Limited in its capacity as Manager of Embassy Office Parks REIT
<b>Interest Valued:</b>	Freehold Rights
<b>Basis of Valuation:</b>	Market Value
<b>Property Area:</b>	<p>Based on review of Title report shared by Client, we understand that subject property is part of a larger development spread across land parcel admeasuring approx. 12 acres 20 guntas. However, based on instruction from Client, we have valued the client's share of interest as part of "Block 1A &amp; 1B and Block A-2" as detailed below:</p> <p><b>Block 1A &amp; 1B:</b></p> <p>1.02 acres (i.e., 44,536 sft) of undivided right, title and interest being 8.17% of 12 acres 20 guntas of land and leasable area of 144,736 sft comprising of entire ground (~48,141 sft), first (~47,321 sft) and second (49,274 sft) floors as part of Block 1A &amp; 1B building.</p> <p><b>Block A-2:</b></p> <p>1.63 acres (i.e., 71,080 sft) of undivided right, title and interest being 13.05% of 12 acres 20 guntas of land and leasable area of 231,000 sft comprising of entire sixth (~85,093 sft), seventh (~89,378 sft) and part of eighth (56,529 sft) floors as part of Block A-2 building.</p> <p>Based on the above, we understand that the total leasable area of the subject property under valuation admeasures in total approx. 375,736 sft which is exclusively owned by the Client and the entire block (larger development) is managed by third party agency. The same has been considered for the purpose of the valuation.</p>
<b>Brief Description:</b>	The subject property is an operational commercial development christened "Block 1A & 1B and Block A-2" which further forms part of larger commercial development, christened 'Embassy Manyata Business Park'. Embassy Manyata Business Park is the second largest commercial office asset in India (in terms of scale), largest in Bengaluru and is a major landmark in North Bengaluru. As highlighted in the property area section above, this

valuation exercise pertains to Block 1A & 1B comprising of G+2 floors and part of Block A-2 (6<sup>th</sup>, 7<sup>th</sup> floor – part of 8<sup>th</sup> floor) which comprises of 3B + G+11 floors.

The Subject Property is accessible via. 25m wide internal road of Manyata Tech Park which emanates from 45m wide Nagavara Outer Ring Road. Further, the subject development is strategically located in proximity to micro-markets of Thanisandra, Hennur and Bellary Road which are amongst the fastest developing vectors in North Bengaluru.

Nagavara Outer Ring Road, connects the subject location to prominent locations such as Yeshwanthpur, KR Puram, Whitefield, Sarjapur Outer Ring Road, Old Madras Road, etc. Further, it is located at a distance of approx. 1-2 km from Nagavara Junction, approx. 3-4 km from Hebbal Junction, approx. 7-8 km from Yelahanka Junction, approx. 11-14 km from MG Road (CBD) and approx. 29-31 km from Kempegowda International Airport.

**Statement of Asset:** Based on review of rent roll, we understand that the Subject Property admeasures approximately 0.376 msf of leasable area. The occupancy is approximately 61.5% as on the date of valuation.

The table below highlights the leasable area of the subject property:

<u>Particulars</u>	<u>Leasable Area (sft)</u>
Block 1A & 1B	144,736
Block A-2*	231,000
<b>Total</b>	<b>375,736</b>

**Source:** Rent roll, \*As per Title report – Block A-2 (6<sup>th</sup>, 7<sup>th</sup> and part of 8<sup>th</sup> floors) are only under the scope of valuation

**Valuation Approaches:**

<u>Completed Blocks</u>	<u>Valuation Approach</u>
“Block 1A & 1B and Block A-2” as part of Embassy Manyata Business Park	Discounted Cash Flow Method (using rent reversion approach)

**Date of Valuation:** 30<sup>th</sup> June 2025

**Date of Inspection:** 24<sup>th</sup> January 2025

**Purchase Price for the property:** The blocks were acquired by Client as part of the “Formation Transaction” as described in the Final Offer Document dated 27<sup>th</sup> March 2019. As confirmed by the Management/Client, we understand that this acquisition was a related party transaction.

**Ready Reckoner Rate:** Land Rate: INR 90,000 per sqm of land area. The table below highlights the rate applicable for the subject property as per Karnataka State approved Guideline Rate\*:

<u>Commercial Building</u>	<u>Built up Rate (INR per sqm)</u>
“Block 1A & 1B and Block A-2” as part of Embassy Manyata Business Park	80,000

Note: \*Refer Annexure 6.2 for guideline value snapshot

Value Conclusion as of June 30, 2025:

Component	Market Value (INR Mn)
"Block 1A & 1B and Block A-2" as part of Embassy Manyata Business Park	5,132.38

Assumptions, Disclaimers, Limitations & Qualifications

*This valuation report is provided subject to assumptions, disclaimers, limitations and qualifications detailed throughout this report which are made in conjunction with those included within the Assumptions, Disclaimers, Limitations & Qualifications section located within this report. Reliance on this report and extension of our liability is conditional upon the reader's acknowledgement and understanding of these statements. This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.*

Prepared by:

iVAS Partners, represented by Mr. Shubhendu Saha

Official Signatory of the Valuer:

Name: Mr. Shubhendu Saha

Designation: Partner, iVAS Partners

Valuer Registration Number: IBBI/RV/05/2019/11552

## 5 "Block 1A & 1B and Block A-2" as part of Embassy Manyata Business Park, Bengaluru

### 5.1 Property Description

<u>Brief Description</u>	
<u>Particulars</u>	<u>Details</u>
Property Name	"Block 1A & 1B and Block A-2" as part of Embassy Manyata Business Park, comprising of leasable area admeasuring approx. 144,736 sft (Ground + 2 upper floors) as part of Block 1A & 1B and leasable area of approx. 231,000 sft (6 <sup>th</sup> , 7 <sup>th</sup> floor – part of 8 <sup>th</sup> floor) as part of Block A-2.
Address	The Subject Property is spread across Survey Nos. 114/2 to 5, 115/1 to 3, 116/3 to 6, 117/1, 121/1, 121/2, 122, 123/1A, 123/1B, 123/2 - Operational Commercial development christened as "Block 1A & 1B & Block A-2" as part of larger commercial development "Embassy Manyata Business Park", located at Nagavara, Rachenahalli and Thanisandra Villages, Bengaluru North Taluk, Bengaluru, Karnataka.
Property Area	<p>Based on review of Title report shared by Client, we understand that subject property is part of a larger development spread across land parcel admeasuring approx. 12 acres 20 guntas. However, based on instruction from Client, we have valued the client's share of interest as part of "Block 1A &amp; 1B &amp; Block A-2" as detailed below:</p> <p><b>Block 1A &amp; 1B:</b></p> <p>1.02 acres (i.e., 44,536 sft) of undivided right, title and interest being 8.17% of 12 acres 20 guntas of land and leasable area of 144,736 sft comprising of entire ground (~48,141 sft), first (~47,321 sft) and second (49,274 sft) floors as part of Block 1A &amp; 1B building.</p> <p><b>Block A-2:</b></p> <p>1.63 acres (i.e., 71,080 sft) of undivided right, title and interest being 13.05% of 12 acres 20 guntas of land and leasable area of 231,000 sft comprising of entire sixth (~85,093 sft), seventh (~89,378 sft) and part of eighth (56,529 sft) floors as part of Block A-2 building.</p> <p>Based on the above, we understand that the total leasable area of the subject property under valuation admeasures in total approx. 375,736 sft which is exclusively owned by the Client and the entire block (larger development) is managed by third party agency. The same has been considered for the purpose of the valuation.</p>
Leasable Area	<p>Operational Commercial Office development - 0.376 msf</p> <p>Block 1A &amp; 1B - Leasable area of approx. 0.145 msf (Ground + 2 upper floors)</p> <p>Block A-2 - Leasable area of approx. 0.231 msf (6<sup>th</sup>, 7<sup>th</sup> floor – part of 8<sup>th</sup> floor)</p>

Source: Title report/Rent Roll



### 5.1.1 Site Details - Location

**Situation:** Subject property – Operational Commercial development christened “Block 1A & 1B and Block A-2”, as part of larger commercial development “Embassy Manyata Business Park”, located at Nagavara, Rachenahalli and Thanisandra Villages, Bengaluru, Karnataka - 560 045.

**Location:** The subject property gains access via 25m wide internal road of Manyata Tech Park that further connects with 45m wide Outer Ring Road. The subject property enjoys good connectivity to other established submarkets such as Yeshwanthpur, KR Puram, Whitefield, Sarjapur Outer ring road, etc. The subject location has emerged as a prominent real estate hub in the past 5-6 years, post operations commencement of the International Airport in Devanahalli. Embassy Manyata (larger development) is a prominent large-scale Office Park in the sub-market, which has driven the demand for residential and other support real estate components in the region (including further office). The larger development is surrounded by a dense residential catchment which supports over 100,000 workforces employed within the park.

Organized real estate developments in the subject location was primarily limited to residential activity and had limited presence of other real estate components such as retail, etc. The initial stretches on North Bengaluru submarket have emerged as a key commercial office market with residential projects at various stages of development to support the working population. Further to the North, the location is emerging in terms of real estate activity and majority of the developments are at various stages of construction. Howard Johnson, Country Inn Suites and Courtyard by Marriott were the organized hotel developments in the immediate vicinity of the subject property until Hilton and Hilton Garden Inn have commenced operations within the larger campus wherein the subject property is located. Elements Mall (Thanisandra) & Esteem Mall (Bellary Road NH-44) were the only operational retail developments in the immediate vicinity. However, with commencement of Phoenix Mall of Asia since Q3 2023, the subject region has created further impetus in terms of high-end luxury retail segment. Infrastructure initiatives such as the Elevated Expressway, Aerospace SEZ, and the proposed Devanahalli Business Park are expected to further boost infrastructure development and attract investments in North Bengaluru region. In addition, planned development of Bengaluru metro connecting Nagavara in North Bengaluru will act as a major demand catalyst going forward. Additionally, the state government has proposed to connect North Bengaluru and Airport via the Nagavara – Bagalur route. It is understood that metro connectivity will be in close proximity of Embassy Manyata Business Park.

The distances from key hubs to the subject property are presented in the table below:

<u>Landmark</u>	<u>Distance (Km)</u>
Nagavara Junction	1 – 2
Hebbal Junction	3 – 4
Yelahanka Junction	7 – 8
MG Road (CBD)	13 – 14
Bengaluru International Airport	29 – 31

Source: iVAS Partners’ research

**Catchment Analysis:**

Embassy Manyata Business Park (wherein the subject property is located) is the largest Grade A office parks in Bengaluru and 2<sup>nd</sup> largest in India. It serves as the largest landmark of the growth corridor of the city with more than 15 msf of leasable area and have commenced operations since 2006. It has excellent connectivity given its location on the northern section of the Outer Ring Road (the main arterial road circling Bengaluru) and it lies in close proximity to the Kempegowda International Airport. The subject influence region comprises of dense residential catchment for middle income to upper middle-income populace. Some of the prominent apartment projects along this stretch include ‘Karle Zenith’, ‘SNN Clermont’, ‘Sobha Petunia’, ‘Prestige Misty Waters’, ‘Lodha Mirabelle’, ‘TVS Isle of Trees’, ‘Assetz Soho & Sky’, ‘Sumadhura Epitome’, etc.

**Surrounds:**

As per the information provided by the Client, we understand that the subject property (“Block 1A & 1B and Block A-2”) has the following boundaries:

- **North:** Commercial development (part of Manyata Business Park)
- **South:** Commercial development (part of Manyata Business Park)
- **East:** Private Properties (Residential developments)
- **West:** 25m wide Internal Road (Access Road)

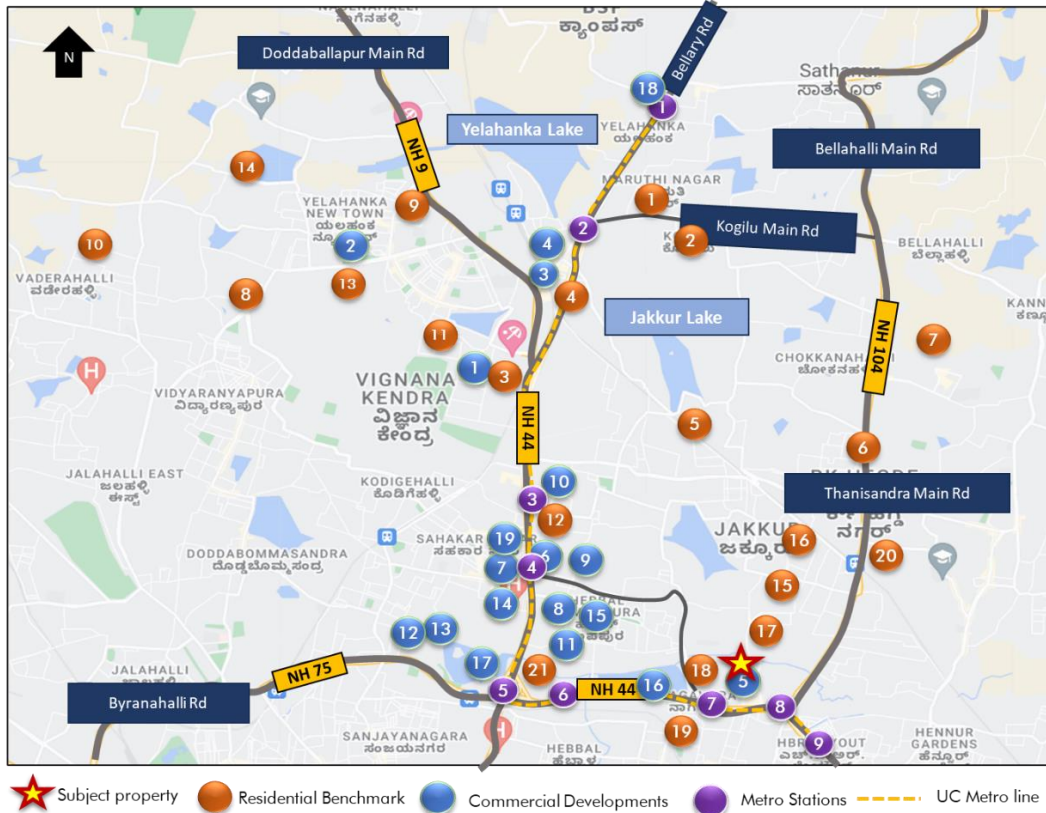
**Potential changes in surroundings:**

As highlighted earlier, the subject location has emerged as one of the prominent real estate activity hubs in the city. Activity in the subject region was initiated with establishment of Embassy Manyata (wherein subject property is located) in year 2006 and Kempegowda International Airport in 2008. In addition, infrastructure initiatives such as completion of Outer Ring Road and elevated expressway connecting Hebbal to airport improved the connectivity of the subject sub-market. Continued planned development within Embassy Manyata (commercial office components) is expected to further augment growth of the submarket. Additionally, the construction of a new flyover by the Client at the entrance of the asset has further improved the connectivity to the park. Going forward, infrastructure initiatives such as the metro connectivity will further enhance the attractiveness of the subject location.

**Suitability of existing use:** Considering the profile of surrounding developments, the subject property is opined to be suited for its current use viz. Office Park development.

The following map indicates the location of the subject property and surrounding developments:

Location Map for the Subject Property



Residential Benchmarks	Commercial Developments	Metro Station phase-2B
1. Nikoo Homes 6	1. NCC Urban Windsor-Zenith	1. Begalur Cross
2. Bollineni Astra	2. Prestige Star	2. Yelahanka
3. Visista by Vista	3. RMZ Galleria	3. Jakkur Cross
4. Concorde Mayfair	4. North Star	4. Kodigehalli
5. Assetz Soho & Sky	5. Embassy Manyata Business Park	5. Hebbal
6. Orchid Salisbury	6. Brigade Magnum	6. Kempapura
7. Nikoo Homes 5	7. Brigade Opus	7. Verrannapalya
8. Arvind Bel Air	8. Azure	8. Nagawara
9. DSR RR Avenue	9. RMZ Latitude	9. HBR Layout
10. Concorde Antares	10. Salarpuria Galleria	
11. Flowing Tree	11. Umiya Velocity	
12. Century Ethos	12. Brigade Senate I(Wing-A)	
13. NCC urban Park view	13. Brigade Senate II	
14. Ajmera lakeside Paradise	14. VSPL Pinnacle	
15. TVS Emerald isle of Trees	15. Brigade Triumph	
16. Sumadhura Epitome	16. Karle Town Centre	
17. Lodha Mirabelle	17. Kirloskar Business Park	
18. Karle Zenith	18. Hinduja Ecopolis	
19. SNN Cleremont	19. Century Downtown	
20. Purva Atmosphere		
21. Embassy lake Terraces		

Source: iVAS Partners' research

### 5.1.2 Site & Services

- Shape:** Based on modified development plan provided by the Client and upon visual inspection, it was observed that the subject property is fairly regular shaped land parcel.
- Topography:** Based on the site plan and as corroborated with our site visit, the site appears to be even and on the same level as abutting access roads and adjoining properties.
- Frontage:** Based on review of site plan and visual inspection we understand that the subject property enjoys good frontage along the 25m wide internal road of Embassy Manyata Business Park.
- Accessibility:** Based on the information provided by client representative, we understand that the subject property is located within the larger development 'Embassy Manyata Business Park'. Further, upon site inspection, we observed that the subject development viz. "Block 1A & 1B and Block A-2" gains access via. 25m wide Internal Road of Manyata Business Park, emanating from 45m wide Outer Ring Road (viz. main arterial road circling Bengaluru).

The following map indicates the location of the subject property:



**Source:** iVAS Partners' research

Please refer Section 6 - Exhibit & Addendums for the site layout plan of the subject property.

- Services:** Based upon site inspection, we observed that the subject property has all the requisite services such as internal roads, storm water drains, electricity, water supply, sewerage, etc.

### 5.1.3 Legal Details

As per the title report, we understand that the exact address of the subject property is Survey Nos. 114/2 to 5, 115/1 to 3, 116/3 to 6, 117/1, 121/1, 121/2, 122, 123/1A, 123/1B, 123/2 - Operational Commercial development christened “Block 1A & 1B and Block A-2” as part of larger commercial development “Embassy Manyata Business Park”, located at Nagavara Village, Bengaluru North Taluk, Bengaluru, Karnataka.

Further, this valuation exercise is based on premise that the subject property is freehold in nature and has a clear title and is free from any encumbrances, disputes, claims, etc. However, some of the material litigations are attached in the [Annexure 6.3](#). iVAS Partners have not made any inquiries in this regard with the relevant legal/ statutory authorities.

The Material Litigation outlines several claims over the land which is still pending resolution. The Valuer is not a legal expert and has assumed that any pending litigation will either be cleared prior to any transaction or will not have a material impact on value. However, we recommend this assumption is confirmed by the Legal Counsels prior to reliance on this report.

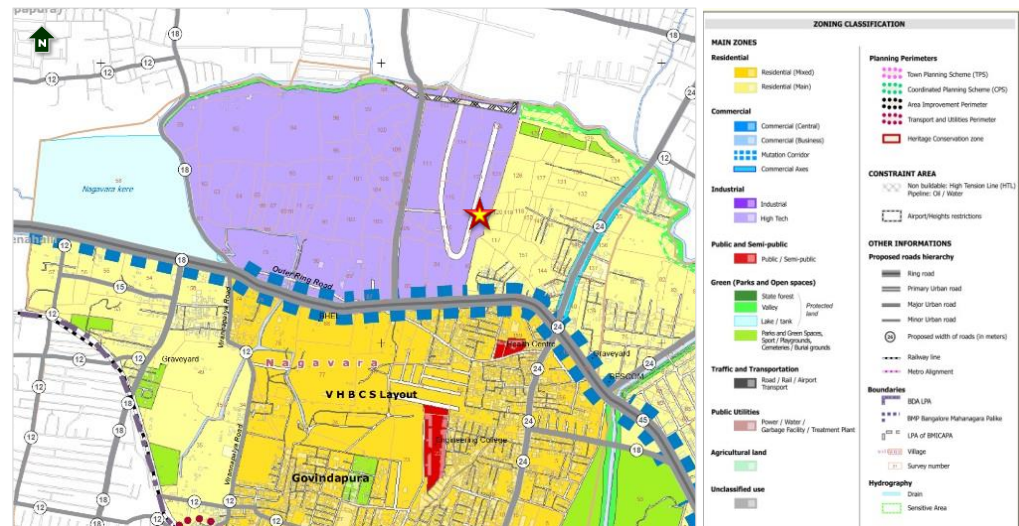
### 5.1.4 Town Planning

#### **Zoning**

Based on review of the Bengaluru Revised Master Plan 2015 (RMP 2015), we understand that the land underlying the subject property is zoned for “Industrial High Tech” use. Further, the subject property (part of larger development) falls under the ‘Mutation Corridor’ which permits commercial use and hence, the current use of the subject property (commercial development) is permissible within the regulations.

The same has been considered for the purpose of this valuation. iVAS Partners have not made any further enquires with relevant authorities to validate the legality of the same.





Source: RMP 2015, Map not to scale; Map for representative purposes only

Subject Property

### Approved Usage:

Based on Occupancy Certificate provided by the Client and visual inspection during our site visit, **Subject Property** is an operational commercial office development comprising of B+GF+ 2 Upper Floors +Terrace floors (Block 1A & 1B) and 3B+GF+ 11 Upper Floors +Terrace floors (Block A-2). The current use of the subject property has been provided by the Client and is broadly in agreement with the rules and regulations as prescribed by the local development authority.

However, iVAS Partners have not made any enquiries with the relevant local authorities to validate the same for its specific applicability to the subject property.

### Restrictions:

As per feedback received from the Client, there are no restrictions on the current use of the property.

### 5.1.5 Statutory Approvals, Sanctions & Approvals

As per the review of documents provided by the Client, we understand that all requisite approvals along with the occupancy/ completion certificates have been received for the subject property.

The details of the Occupancy/ Completion Certificates for the subject property shared by the Client have been tabulated below:

<u>Subject Property</u>	<u>Authority</u>	<u>Date of Issue (DD-MM-YY)</u>
Block 1A & 1B	KIADB	15-07-2005
Block A-2	KIADB	12-06-2015

**Source:** Approval documents provided by the Client

The table below highlights the status of other approvals for the subject property:

<u>Approval/NOC</u>	<u>Status (Applied / Received)</u>	<u>Authority</u>	<u>Date of Issue (DD-MM-YY)</u>
Fire NOC ~ Block 1A & 1B	Received	Karnataka State Fire and Emergency Services, Director General of Police	29-06-2005
Fire NOC ~ Block A-2	Received	Karnataka State Fire and Emergency Services, Director General of Police	19-01-2013
Height Clearance	Received	Airport Authority of India (AAI)	08-08-2008
Environment Clearance	Received	Government of India, Ministry of Environment & Forest	08-11-2022
Consent for Operation	Received	Karnataka State Pollution Control Board	20-01-2023

**Source:** Approval documents provided by the Client

### 5.1.6 Area Details, Type and Age of Existing Structures

The table below highlights the area details of the subject property:

<u>Subject Property</u>	<u>Building Elevation</u>	<u>Floors under scope of valuation</u>	<u>Leasable Area (sft)</u>	<u>Leased Area (sft)</u>	<u>Vacant Area (sft)</u>
Block 1A & 1B	B+GF+ 2 Upper Floors +Terrace	GF + 2 Upper floors	1,44,736	-	1,44,736
Block A-2	3B+GF+ 11 Upper Floors +Terrace	6 <sup>th</sup> , 7 <sup>th</sup> Floor – part of 8 <sup>th</sup> Floor	2,31,000	2,31,000	-
<b>Total</b>			<b>3,75,736</b>	<b>2,31,000</b>	<b>1,44,736</b>

**Source:** Rent Roll, Occupancy Certificate

The table below highlights the detailed occupied area break-up of the subject development:

<u>Category</u>	<u>Leasable Area (sft)</u>
Tenant 1	45,373
Tenant 2	39,720
Tenant 3	24,200
Tenant 4	1,21,707
Vacant	1,44,736
<b>Total</b>	<b>3,75,736</b>

**Source:** Rent roll, Client inputs, Note: Tenants with total leasable area of approx. 105k sf have issued their exit notices and would be exiting the property in the next 4 quarters.

The table below highlights other specifications of the subject development:

<u>Details</u>	<u>Completed Blocks</u>
Grade of the Building	Grade A
Structural Design	RCC Structure – Block 1A & 1B - B+G+2F+Terrace RCC Structure – Block A-2 – 3B+G+11F+Terrace
Status of Finishing	Warm Shell
Comments on Obsolescence	The building is currently well maintained.
Year of Construction completion	Block 1A & 1B – July 2005 Block A-2 – June 2015

**Source:** Site visit, Occupancy certificate



### 5.1.7 Site Services and Finishes

Particulars	Details
Handover condition	Warm Shell
Passenger elevators	Provided
Service elevators	Provided
Power back-up	Provided
Building management system	Provided
Security systems	Provided
Air conditioning (HVAC)	Provided
Firefighting services	Provided
Car parks provided	Basement, Covered and Open car parks.

**Source:** Information provided by the Client, site visit

### 5.1.8 Condition & Repair

Based on information provided by the Client and corroborated with our visual inspection during the site visit, it is understood that the subject property is in good condition and is being maintained well. The subject property is developed and is being managed to international standards. Further, it offers international standard infrastructure and best-in-class asset management.

### 5.1.9 Property Photographs

Please refer to the property photographs highlighted below:

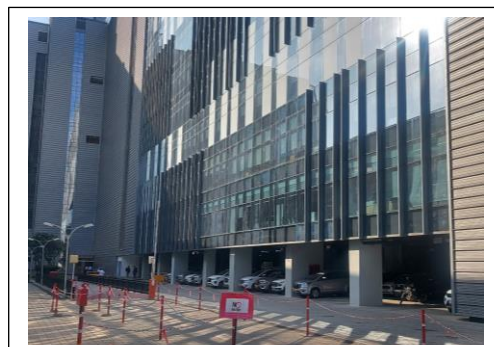
#### Subject Property Photographs



External view of the Subject Property  
(Block 1A & 1B)



External Rear view of the Subject Property  
(Block 1A & 1B)



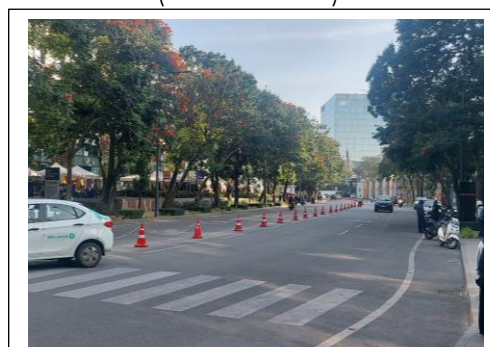
External view of the Subject Property  
(Block A-2)



Internal view of the Subject Property  
(Block 1A & 1B)



External view of the Subject Property  
(Block A-2)



View of the Primary Access Road

## 5.2 Tenancy Analysis

### 5.2.1 Occupancy Rate

The table below highlights the occupancy rate at the subject development:

<u>Component</u>	<u>As on 30 June 2025</u>
Occupancy	61.5%*
Pre - Commitment	Nil

**Source:** Rent roll provided by the Client; Indicative of committed occupancy; \*Tenants with total leasable area of approx. 105k sf have issued their exit notices and would be exiting the property in the next 4 quarters.

Embassy Manyata Business Park’s scale (wherein subject property is located), quality and wide-ranging amenities have enabled it to attract and retain both domestic and multi-national marquee tenants. The scalability on offer has enabled occupiers to expand within the asset over the years.

### 5.3 Assumptions Rationale

The subject micro-market is located towards the North of Bengaluru city and is bounded by established areas such as Hebbal, Nagawara, Rachenahalli, etc. Embassy Manyata Business Park (wherein the subject property is located) is the second largest commercial office asset in India (in terms of scale), largest in Bengaluru and is a landmark in North Bengaluru. The property is accessible through the Nagavara Outer Ring Road emanating from Hebbal. Further, the subject development is strategically located in proximity to micro-markets of Thanisandra, Hennur and Bellary Road which are amongst the fastest developing vectors in North Bengaluru.

Hebbal region, especially the stretch from Hebbal flyover to Yelahanka is considered as one of the most established locations of North Bengaluru; primarily on account of the superior infrastructure initiatives, easy connectivity to the CBD and the International Airport via NH-44 and Outer Ring Road (ORR). In addition, it was observed that majority of the developments along this stretch are a mix of commercial and residential properties.

Establishment of Kempegowda International Airport in the North (at a distance of approx. 29-31 km from the subject property) has augmented development activity primarily in the form of residential apartment/villa and commercial segments. Hebbal region has superior infrastructure initiatives, easy connectivity to the CBD and the International Airport and the same has led to significant increase in capital values in the recent past. Majority of the developments along this stretch are currently witnessed to be in the advanced stages of construction and are expected to be completed in the short to medium term time frame. In addition, it was observed that majority of the developments along this stretch were witnessed to be a mix of commercial and residential segments. Kirloskar Business Park and Karle Business Park are other notable commercial developments near the subject property. Other prominent commercial developments along this stretch that are currently under various stages of planning/ construction and operational include Brigade Magnum (operational), RMZ Latitude (operational), extension to Karle Town Centre (planning), etc. Residential developments along this stretch are witnessed to be small to medium-scale apartment projects which are typically upper-mid end to high-end in nature.

The following sections will further deep dive into the demand-supply dynamics and upcoming competition in the subject region.

### 5.3.1 Demand and Supply Dynamics

#### 5.3.1.1 Demand, Supply and Vacancy Trends – Bengaluru and NBD (subject region) submarket

The table below highlights the key statistics pertaining to the Grade-A Commercial Office developments:

<u>Particular</u>	<u>Bengaluru</u>	<u>NBD (Subject Region)</u>
<b>Cumulative completed Office stock (Q1 2025)</b>	Approx. 225.98 msf	Approx. 34.12 msf
<b>Cumulative occupied stock (Q1 2025)</b>	Approx. 194.73 msf	Approx. 26.29 msf
<b>Current vacancy (Q1 2025)</b>	Approx. 13.8%	Approx. 23.0%
<b>Average Annual office absorption (2020 - 2024) – Gross Absorption</b>	Approx. 15.24 msf	Approx. 2.69 msf
<b>Future supply</b>	CY Q2 – Q4 2025: 17.5 msf CY 2026: 17.7 msf	CY Q2 – Q4 2025: 4.3 msf CY 2026: 5.2 msf

**Source:** CBRE, All figures are estimates only.

Bengaluru is commonly referred to as India’s ‘Silicon Valley’ becoming the hub of research and innovation. Sustained demand for IT/ITeS office space over the years has spurred growth of commercial real estate market in the city with a significant expansion in transaction velocity across most micro-markets over the last few years. This demand for office space has consistently driven commercial real estate growth in the city that crossed a milestone in 2014 by joining the global club for 100 million sft office markets. In terms of overall stock, Bengaluru commands the highest office investment grade stock amongst all Indian cities.

As highlighted earlier, the subject property is located in North Bengaluru micro market. North Bengaluru has witnessed a higher annual absorption of approx. 4.7 msf in CY 2024, which contributes to ~21% of gross absorption witnessed in the city. The activity in commercial segment has been the major trigger for other real estate developments in locations along Hebbal - Outer Ring Road. With considerable supply and absorption being envisaged in the next two years, North Bengaluru micro market would be the major driver for commercial growth in the city.

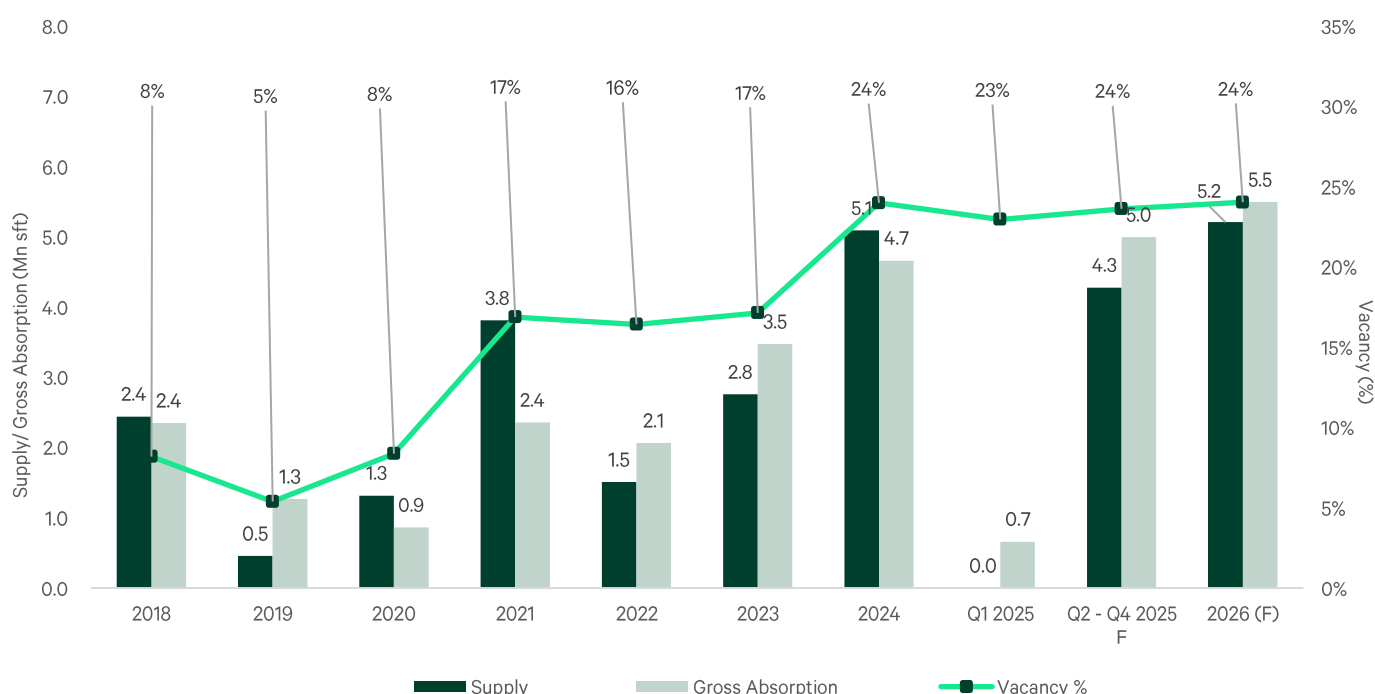
Over the past two decades, Bengaluru has emerged as the nerve centre of India’s information technology industry characterized by the presence of a large number of prominent Technology companies, Research and Development (R&D) centres, and prominent educational institutions. Sustained demand for office space has spurred growth of commercial real estate in the city, with a significant expansion in transaction velocity across most micro-markets in the past few years.

## Demand & Supply – North Bengaluru District

Availability of larger sized land parcels, good quality office space at affordable rentals, presence of skilled manpower along with good connectivity and improved infrastructure are some of the reasons that have spurred demand for office space from corporate occupiers.

The chart below chart represents the Supply & Demand analysis for the subject micro market (NBD):

**Demand – Supply Dynamics (NBD)**



**Source:** CBRE; **Note:** Q2 – Q4 2025 F & 2026 F numbers indicate supply addition that is under construction as of Q1 2025 and is expected to be completed in Q2 – Q4 2025 & 2026; Supply – refers to fresh completed supply added each year; Gross Absorption – refers to the quantum of leasing witnessed in each year as part of completed space; the vacancy in the chart accounts for the gap between cumulative stock and occupied stock in the city in any given year. Forecasts are an estimate only and must not be considered a guarantee

Based on the chart above, the subject micro market had witnessed an annual average absorption of 2.63 msf between the period 2021 – 2023. Further, on account of competitive rentals compared to other micro markets and proximity to airport, upcoming metro infrastructure initiatives, the NBD region witnessed an uptick in terms of both supply and demand since last three years. With considerable demand from GCC's in Bengaluru region, North Bengaluru witnessed gross absorption of approx. 4.7 msf in CY 2024.

The similar leasing levels are expected to be witnessed in the forthcoming years. With many developments currently under construction, NBD supply will further increase considerably with more than 9.5 msf supply envisaged to be added in between Q2 2025 - 2026. With the influx of increased supply, coupled with higher absorption trends; vacancy levels are expected to be wane over a period of time.

### 5.3.1.2 Key Developments in Submarket

The table below highlights the prominent development in the subject submarket:

<u>Development Name</u>	<u>Development Type</u>	<u>Approx. Leasable Area (in msf)</u>	<u>Approx. Vacancy (%)</u>	<u>Quoted Rent (INR psf pm)</u>
Development 1	SEZ & Non-SEZ	12.0	10 - 15%	105 - 115
Development 2	Non-SEZ	0.4	0 - 5%	80 - 85
Development 3	Non-SEZ	0.5	0 - 5%	80 - 85
Development 4	Non-SEZ	0.5	0 - 5%	80 - 85

Source: CBRE

### 5.3.1.3 Future Supply

Based on the market research, we understand that there is an influx of approx. 9.5 msf of new supply in the subject region till CY 2026. Further, there are also few planned developments which will be introduced in later years. The prominent upcoming developments (excluding the subject development) in the subject region are as follows:

<u>Development Name</u>	<u>Development Type</u>	<u>Leasable Area (in msf)</u>	<u>Year of completion</u>
Development 1	Non SEZ	1.75	Q2 2025
Development 2	Non SEZ	0.75	Q3 2025
Development 3	Non SEZ	0.28	Q4 2025
Development 4	Non SEZ	1.50	Q4 2025
Development 5	Non SEZ	1.39	Q1 2026
Development 6	Non SEZ	0.45	Q1 2026
Development 7	Non SEZ	0.77	Q1 2026
Development 8	Non SEZ	0.65	Q2 2026
Development 9	Non SEZ	0.85	Q3 2026
Development 10	Non SEZ	1.10	Q4 2026

Source: CBRE

### 5.3.2 Lease Rent Analysis

The prevailing quoted lease rentals for Commercial Office Parks in the micro-market ranges between INR 85 to 115 per sf per month, on warm shell basis; depending upon specifications offered, location and accessibility of the development (viz. along/off the main arterial roads), quality of construction, developer brand, amenities offered, etc. The parking charges in such developments range between INR 3.3 – 6.4 per sft of leasable area per month for covered car parks.

The table below highlights some of the recent lease transactions (Non SEZ) for office parks/ assets in the influence region of the subject property:

<u>Date of Transaction</u>	<u>Development Name</u>	<u>Tenant Name</u>	<u>Leasable Area (msf)</u>	<u>Transacted Rent Value (INR psf pm) *</u>
Q1 2025	Development 1	Tenant 1	22,000	100 (Fit Out)
Q1 2025	Development 2	Tenant 2	1,43,294	102 (WS)
Q1 2025	Development 3	Tenant 3	1,40,000	105 (WS)
Q1 2025	Development 4	Tenant 4	1,82,000	107 (WS)
Q1 2025	Development 5	Tenant 5	49,000	88 (WS)
Q1 2025	Development 6	Tenant 6	25,000	110 (Fit Out)
Q1 2025	Development 7	Tenant 7	65,000	87 (WS)
Q4 2024	Development 8	Tenant 8	37,605	96 (WS)
Q4 2024	Development 9	Tenant 9	1,99,534	98 (WS)
Q4 2024	Development 10	Tenant 10	32,510	95 (WS)
Q4 2024	Development 11	Tenant 11	26,250	100 (WS)
Q3 2024	Development 12	Tenant 12	41,800	110 (WS)
Q3 2024	Development 13	Tenant 13	1,44,710	110 (WS)
Q3 2024	Development 14	Tenant 14	50,546	85 (WS)
Q3 2024	Development 15	Tenant 15	29,118	84 (WS)
Q3 2024	Development 16	Tenant 16	13,000	112 (WS)
Q2 2024	Development 17	Tenant 17	32,000	83 (WS)
Q2 2024	Development 18	Tenant 18	57,000	83 (WS)
Q2 2024	Development 19	Tenant 19	59,000	85 (WS)



<u>Date of Transaction</u>	<u>Development Name</u>	<u>Tenant Name</u>	<u>Leasable Area (msf)</u>	<u>Transacted Rent Value (INR psf pm) *</u>
Q1 2024	Development 20	Tenant 20	47,000	104 (WS)
Q1 2024	Development 21	Tenant 21	25,000	103 (WS)
Q1 2024	Development 22	Tenant 22	48,000	95 (WS)

Source: CBRE; \* WS - Warmshell

### 5.3.3 Assumptions Adopted for Valuation Exercise

#### 5.3.3.1 Leasing Velocity

The absorption period assumed for the subject development is based on market dynamics and extent of development in the relevant submarket, nature of subject development, competing supply of same nature, location within the respective submarket, etc. Considering the vacancy (~38.5%) at the subject development, the balance space is opined to be leased in the next 4 quarters with an additional rent-free period of 3 months. Thus, we expect that the space to be fully leased by Q1 FY 27 onwards.

#### 5.3.3.2 Rental Value

Based on the recent transaction witnessed in the micro market as highlighted in the [Section 5.3.2](#) and recent transactions witnessed between 2024-2025 in the larger development of the subject property, we understand that **Block A-2** (subject property) would command a marginal rental (for office space) of INR 95 - 105 per sf per month (say an average **rental of INR 100 per sf per month** of leasable area) as on date of valuation.

Further, based upon visual inspection and input from Client, we understand that **Block 1A & 1B** had commenced operations since year 2005. Considering the age of the building, specifications offered, we understand that the Block 1A & 1B is inferior vis-à-vis Block A-2. Hence, we are of the opinion that the Block 1A & 1B rentals would be in the range of INR 85 – 95 per sf per month (say an average of **INR 90.00 per sf per month** of leasable area) on account of age and quality of construction attributes as on date of valuation.

<u>Tenant Category</u>	<u>Rental</u> <u>(INR psf pm)</u>	<u>Car Parking Rental</u> <u>(INR psf pm)</u>
Block 1A & 1B	90.00	4.4
Block A-2 ^	100.00	4.4

**Source:** Valuer’s assessment, ^ As per Title report – Block A-2 (6<sup>th</sup> – part of 8<sup>th</sup> floors) are only under the scope of valuation

## 5.4 Value Assessment

### 5.4.1 Adopted Methodology

We acknowledge that the approaches to valuation differ considerably and that for a particular purpose, alternative approaches to the valuation can be utilized. Considering the objective of this exercise and the nature of the asset involved, the value of the subject property has been assessed through the following approach:

<u>Particulars</u>	<u>Valuation Methodology</u>
"Block 1A & 1B & Block A-2" as part of Embassy Manyata Business Park	Discounted Cash Flow (using rent reversion approach)

The sections below highlight the detailed valuation workings for the subject property.

### 5.4.2 Area Statement

Based on the rent roll provided by the Client, the table below highlights the area configuration of the subject property:

<u>Block</u>	<u>Construction Status</u>	<u>Structure Configuration</u>	<u>Floors under scope of valuation</u>	<u>Leasable Area (msf)</u>	<u>Vacant Area (msf)</u>
Block 1A & 1B	Completed	B+G+2F+Terrace floors	GF + 2 Upper floors	1,44,736	1,44,736
Block A-2	Completed	3B+G+11F+Terrace floors	6 <sup>th</sup> , 7 <sup>th</sup> Floor – part of 8 <sup>th</sup> Floor	2,31,000	-
<b>Total</b>				<b>3,75,736</b>	<b>1,44,736</b>

**Source:** Rent roll shared by Client

### 5.4.3 Absorption/ Leasing Velocity and Occupancy Profile

#### 5.4.3.1 Completed Blocks

As explained in [Section 5.3.3.1](#), the vacant space (~38.5%) is opined to be leased by next 4 quarters with additional rent-free period of 3 months. Thus, we expect that the space to be fully leased and operation by FY27 onwards. The table below highlights the absorption assumptions adopted for the subject development:

<u>Block</u>	<u>Absorption Schedule</u>	<u>Occupancy (as on date of valuation)</u>	<u>FY26</u>	<u>FY27</u>	<u>Total</u>
"Block 1A & 1B and Block A-2" as part of Embassy Manyata Business Park	Percentage (%)	61.5%	25.4%	13.1%	100.0%

**Source:** Valuer's assessment, FY – Financial Year

### 5.4.4 Assumptions – Rental Revenue

#### 5.4.4.1 Lease rent assumptions

For the purpose of this valuation exercise, the lease rent adopted for the area already leased is based on the rent roll shared by the Client. Further, an in-depth market research exercise has been undertaken to assess the prevailing rental values in the subject submarket. The same has been adopted for the vacant space for the purpose of this valuation exercise.

Based on our market study and based on the analysis of the rent roll provided by the Client, following rent has been adopted for the purpose of value assessment at the subject property:

<u>Component</u>	<u>Leasable Area (sft)</u>	<u>Leased Area (sft)</u>	<u>Basis</u>	<u>Rent Adopted* (INR psf pm)</u>
Block 1A & 1B	1,44,736	-	In-place rent for leased area	-
			Market rent for Reversion/ vacant area	90.00
Block A-2**	2,31,000	2,31,000	In-place rent for leased area	101.07 ^
			Market rent for Reversion/ vacant area	100.00

**Source:** Rent roll provided by the Client; Valuer's assessment, \*\*As per Title report – Block A-2 (6<sup>th</sup> – part of 8<sup>th</sup> floors) are only under the scope of valuation

\* The rent mentioned above exclude other income such as parking income received from the tenants, etc.; ^ weighted average warm shell rent for area already leased – as per rent roll shared by the Client; The weighted average rent of Block A-2 would be approx. INR 90 per sft post lease expiry of one of the tenants in Sep 2025 with area translating to 65,178 sft.

The phase wise marginal rent assumptions have been adopted for the subject development as detailed in [Section 5.3.3.2](#). Considering the age of the building, specifications offered, the Block 1A & 1B is inferior vis-à-vis Block A-2. Hence, we are of the opinion that the Block 1A & 1B would be in the range

of INR 85 – 95 per sf per month (say an average of **INR 90.00 per sf per month** of leasable area) on account of age and quality of construction attributes as on date of valuation.

In addition to undertaking an in-depth market analysis, a detailed analysis of the rent roll was also undertaken to understand aspects such as area occupied, current rent and expiry analysis of the key tenants in the development.

#### 5.4.5 Other Revenues

In addition to lease rent revenues, office assets typically have additional sources of revenue. These include revenues on account of security deposit (refunded at the time of lease expiry / exit), other miscellaneous income, etc.

The assumptions considered for the aforementioned revenue heads for the purpose of this valuation exercise are based on the rent roll & lease deeds provided by the Client. The same has been cross-checked with the prevailing market norms for other revenues and were found to be broadly in line.

The assumptions adopted for other revenues are as tabulated below:

<u>Nature</u>	<u>Details</u>
Parking Income (For vacant area and Development component)	INR 4.4 per sft per month
Warm shell Security Deposit	INR 132.05 Mn has been collected as on date of valuation. Further, 6 months warm shell rental has been adopted for future leases.

**Source:** Rent roll provided by the Client; Valuer's assessment

#### 5.4.6 Rent Escalation

**Escalation on renewal** – Based on the analysis of existing lease rent roll and recent leasing at the subject property, it was observed that the typical escalation clause in the subject property is 15.0% - 18.0% over the next 3 – 5 years, which is in-line with the trend observed in the market. Escalation of 15% every 3 years has been adopted by the Valuer for the vacant area and renewals at the subject property.

**Market Rental Growth** – Based on prevailing market condition, historical rental growth achieved by the subject property and our interactions with market participants, we opine the following:

<u>Particulars</u>	<u>Unit</u>	<u>Details</u>
Market rent growth rate	% p.a.	CY Q2 2026 onwards: 5.0%

**Source:** Valuer's assessment

#### 5.4.7 Other Assumptions

A development typically has few recurring operation expenses required for the upkeep of the development. Based on the inflation rate in India as measured by consumer price index<sup>1</sup> which has been in the range of 4% – 6% for the last 10 years, an average escalation of 5% has been adopted on such operational expenses. Further, based on information provided by the Management and market assessment, following recurring expense assumptions have been adopted for the purpose of this valuation exercise:

<u>Nature of Expense</u>	<u>Details</u>
Repair & Maintenance (R&M) Reserve – Block 1A & 1B	2.0% of lease rentals
Repair & Maintenance (R&M) Reserve – Block A-2	1.0% of lease rentals
Property Tax	INR 15.17 Mn per annum as per Client input 5.0% p.a. escalation from FY27 onwards
Insurance	INR 1.00 Mn per annum 5.0% p.a. escalation from FY27 onwards
Asset Management Fees	3.0% of lease rentals
Vacancy Allowance – Block 1A & 1B	5.0% of revenues during operations 5.0% of revenues at exit
Vacancy Allowance – Block A-2	2.5% of revenues during operations 2.5% of revenues from at exit
Rent Free Period	3 Months
Brokerage	2 Months
Transaction Cost on Exit	0.5% of Terminal Value

**Source:** Client inputs & Valuer Assumptions

<sup>1</sup> As per MoSPI (Ministry of Statistics and Programme Implementation)

#### 5.4.8 CAM under Recoveries

Under the scope of this exercise, based on review of property management services agreement dated 21<sup>st</sup> October 2022, we understand that the Client would need to pay the CAM charges for the vacant spaces in the subject property till the time the property is leased. Once, the space is leased, the CAM charges would be passed on to the tenant, and they would pay the charges to the third-party agency maintaining the subject property. As per the agreement, a CAM charges of INR 11.15 per sft per month up to 31<sup>st</sup> March 2023 were to be paid for vacant spaces in the subject property, if any. The same is subjected to escalation every financial year, hence, based on the client inputs, we understand that the CAM charges as on date of valuation translates to INR 13.66 per sft per month and is payable to the third-party agency. The same has been considered during the capitalization period based on the vacancy provision adopted for the purpose of the valuation.

#### 5.4.9 Capitalization Rate

As highlighted in [Section 3.2](#), the capitalization rate adopted is **8.00%**.

#### 5.4.10 Discount Rate

For discounting the cash flows, the appropriate discounting rate has been calculated on the basis of estimated 'Weighted Average Cost of Capital' (WACC). The detailed analysis of WACC rate adopted for the subject property has been detailed in [Section 3.3](#) of this report.

### 5.5 Value of the Subject Property

Based on the above-mentioned analysis, the value of the subject property is estimated as follows:

Component	Value (INR Mn)
"Block 1A & 1B and Block A-2" as part of Embassy Manyata Business Park	5,132.38

Based on our valuation assessment please find below projected year-on-year net operating income (NOI) for the subject property:

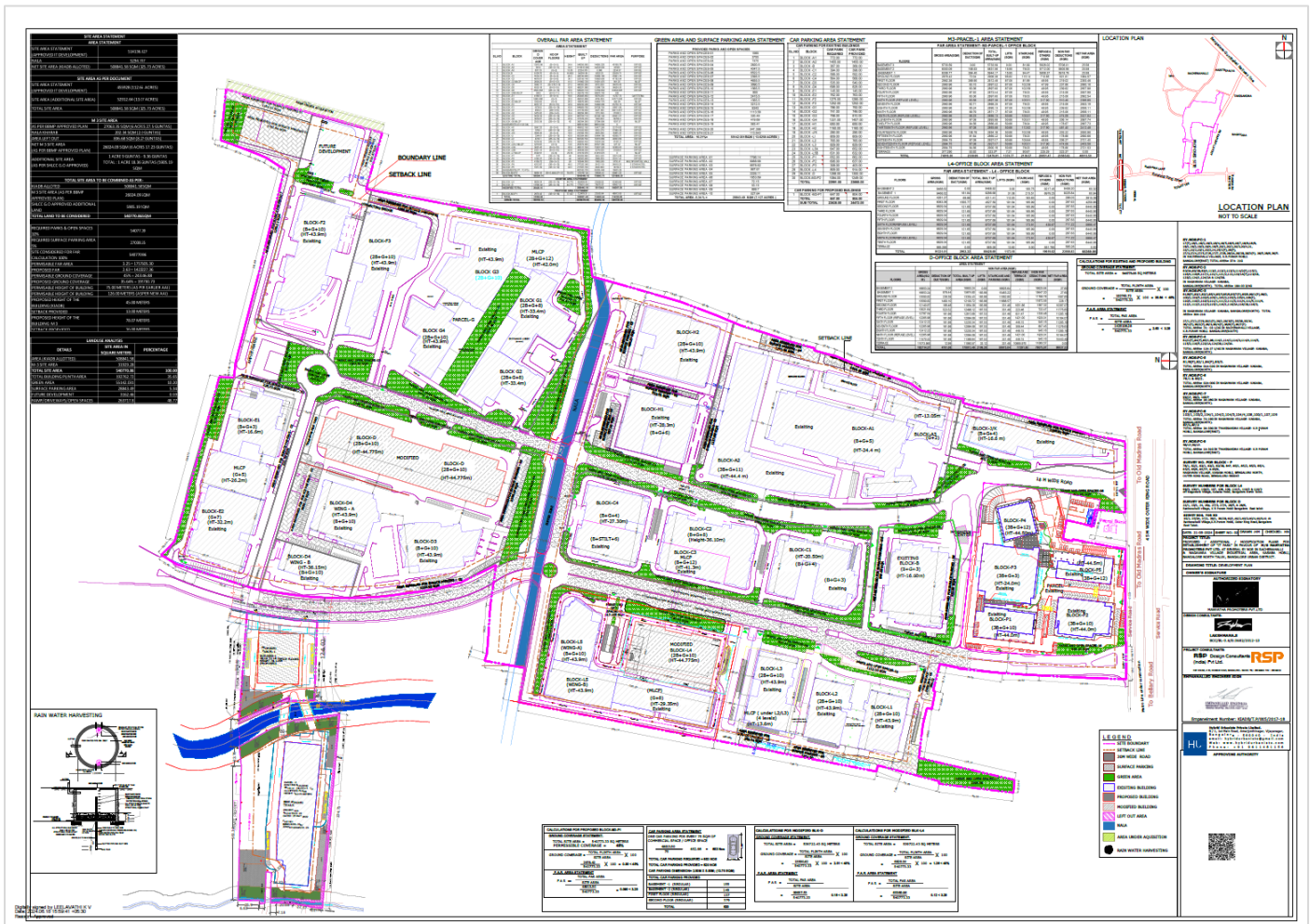
Component	FY26*	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36**
Projected NOI (INR Mn)	126	334	421	372	457	415	512	550	562	589	135
Y-O-Y Growth (%)		-	26%	-12%	23%	-9%	23%	7%	2%	5%	-

Note: \*The projected NOI pertains to three quarters of FY26; \*\* The projected NOI pertains to one quarter of FY36.

The projected NOI growth will be driven through a combination of contractual escalations of in-place and market rentals. In addition, there will be occupancy ramp up along with mark to market potential for leases expiring over the course of next ten years leading to increase in NOI.

## 6 Exhibits and Addendums

### 6.1 Modified Development Plan (Approved by KIADB) ~ Manyata Business Park (wherein SP is located)



Source: Client, SP – Subject Property



## 6.2 Guideline Value approved by Government of Karnataka

2023-24ನೇ ಸಾಲಿನ ಕಾಚರಕನಹಳ್ಳಿ ಉಪನೋಂದಣಿ ಕಛೇರಿ ವ್ಯಾಪ್ತಿಯ ಸ್ಥಿರಾಸ್ತಿಗಳ ಮಾರ್ಗಸೂಚಿ ಮೌಲ್ಯದ ದರಪಟ್ಟಿ					
ಕ್ರ. ಸಂ.	ಹೋಬಳಿ/ ಗ್ರಾಮ/ ವಾರ್ಡ್/ ರಸ್ತೆ/ ಪ್ರದೇಶದ ಹೆಸರು	HOBLI/VILLAGE/AREA/Ward/ Layout/Road/PID No.	ಸ್ಥಳೀಯ/ಸ್ಥಳೀಯ ಪ್ರಾಧಿಕಾರದ ವಸತಿ ನಿವೇಶನಗಳು	ಸ್ಥಳೀಯ/ಸ್ಥಳೀಯ ಪ್ರಾಧಿಕಾರದ ವಸತಿ ನಿವೇಶನದಲ್ಲಿ ನಿರ್ಮಿಸಿರುವ ಅಪಾರ್ಟ್‌ಮೆಂಟ್ಸ್ ಮತ್ತು ಫ್ಲಾಟ್‌ಗಳ ಮೌಲ್ಯ	ಕೃಷಿ ಜಮೀನು
1	2	3	4	5	6
152	ಅಬೊಧ್ ವಾಲ್‌ಮಾರ್ಕ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Abodh Valmark Apartment (Sy No.35/13, Khatha No. 141/35/13 )		50000	
153	ಕ್ರಿಯೇಟಿವ್ ನಾರ್ತ್ ವೆಸ್ಟ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Creative North West Apartment		50000	
154	ಕ್ರಿಯೇಟಿವ್ ನಾರ್ತ್ ನೆಸ್ಟ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Creative North Nest Apartment (Site No.410, BBMP Katha No.410) (New PID No.023-W0083-9)		50000	
155	ಎಸ್.ವಿ ಹೈಟ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	S.V Heights Apartment (Site No's.614 & 615, BBMP No.614, Old BBMP No.535/614 & 536/615)		45000	
156	ಮೂರ್ತಿ ಎಲಿಗೇನ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Murthy Elegance Apartment (Corporation No. 315/345) (New PID No.023-W0104-21)		45000	
157	ಡಿ.ಎಸ್.ಮ್ಯಾಕ್ಸ್ ಸಫೈರ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	D.S.Max Sapphire Apartment (Site Nos.266 & 267, Katha No. 266) (New PID No.023-W0097-16)		42000	
158	ಸೊಹನ್ ಗ್ರೀನ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Sohan Greens Apartment (Site Nos 319 and 340, BBMP Katha No 290/319, 340) (New PID No.023-W0095-17)		45000	
159	ಪಂಚಮುಖಿ ಹೋಮ್ಸ್	Panchamukhi Homes (Site No.413, BBMP Katha SL No.369, Katha No.413) (New PID No.023-W0077-12)		41300	
160	ಮೂರ್ತಿ ರೆಸಿಡೆನ್ಸಿ	Moorthy Residency (New PID No.023-W0025-8)		50000	
161	ವಿಜಿ ರೆಸಿಡೆನ್ಸಿ	Viji's Residency (Site No.412 Present BBMP Katha No.368/412) (New PID No.023-W0083-11)		41300	
162	ವಿನಾಯಕ ನಗರ	Vinayaka Nagara	24000		
163	ನಾಗವಾರ ಹೊರ ವರ್ತುಲ ರಸ್ತೆಗೆ ಹೊಂದಿ ಕೊಂಡಿರುವ ಸರ್ವೆ ನಂ. 50, 54, 55, 57, 56, 59, 73, 74, 75, 61, 76, 88, 89, 90, 87, 86, 85, 82, 84, 83, 78, 83, 152, 151, 144, 145, 143, 142, 141, 139, 155, 138	Nagavara Outer Ring Road adjacent Survey Nos.50, 54, 55, 57, 56, 59, 73, 74, 75, 61, 76, 88, 89, 90, 87, 86, 85, 82, 84, 83, 78, 83, 152, 151, 144, 145, 143, 142, 141, 139, 155, 138			1500
164	ಹೊರ ವರ್ತುಲ ರಸ್ತೆ (ರಿಂಗ್ ರಸ್ತೆ, ಸರ್ವಿಸ್ ರಸ್ತೆ)	Outer Ring Road (Ring Road, Service Road)	150000		
165	ಮಾನ್ಯತೆ ಎಂಬಾಸ್ಸಿ ಐ.ಟಿ.ಪಾರ್ಕ್	Manyatha Embassy I.T.Park	90000	80000	

Source: Department of Stamps and Registration (GoK)

### 6.3 Material Litigation Note as shared by Client


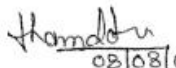
Based on information provided by the Management/Client, please find below the information on any matter which may affect the property or its value (as represented in the Offer Document). As per information provided by the Management, other than as discussed below, there are no pending title litigations pertaining to the asset:

An original suit was filed by third parties in 2012 against certain defendants before the City Civil Judge, Bangalore in relation to certain land parcels situated at Nagawara Village, Kasaba Hobli, Bangalore, North Taluk. The plaintiffs claim that the land parcels are their ancestral properties and sought, inter-alia: (i) partition of the land parcel and possession to the plaintiffs to the extent of their share; (ii) a declaration that the release deed in relation to the land parcels is not binding on the plaintiffs; and (iii) order for mesne profit. Manyata Promoters Pvt. Ltd. (MPPL) was not made a party to the suit, however, it is concerned with certain land parcels in relation to which the suit is filed as they form a part of Embassy Manyata Business Park. Thus, MPPL filed an application for impleading it as a party. The City Civil Court has dismissed the impleading application filed by MPPL vide an order dated December 15, 2022. MPPL has filed an appeal against the order dated December 15, 2022 before the High Court of Karnataka. The matter is currently pending.

An original suit was filed by third parties in 2016 against MPPL and others before the City Civil Judge, Bangalore in relation to land parcels admeasuring 1 acre and 31 guntas situated at Nagawara Village, Kasaba Hobli, Bangalore, North Taluk and Kothanur Narayanapura (K.Narayanapura) village, Bengaluru, East Taluk, among others. The plaintiffs claim that the land parcels are their ancestral and Hindu joint family properties and sought, inter-alia: (i) legitimate share of the land parcels by way of partition to the plaintiffs and possession of such property; (ii) a declaration that the sale deed executed by certain defendants is not binding on the plaintiffs; and (iii) permanent injunction restraining certain defendants (including MPPL) from alienating or encumbering the land parcels to any third parties, pending disposal of the suit. The matter is currently pending.


## 6.4 Statutory Approvals & Periodic Clearances

### 6.4.1 Height Clearance NOC (AAI)

	<b>भारतीय विमानपत्तन प्राधिकरण</b> <b>AIRPORTS AUTHORITY OF INDIA</b>				
No. AAI/20012/394/2008 -ARI (NOC)	Dated : 08-Aug-08				
<b>M/s Manyata Promoters(P) Ltd.,</b> <b>No. 9, Classic Court, Richmond Road,</b> <b>BANGALORE-560 001</b>					
Sub:- Issue of NOC, Case No. BG-171/07					
<p>2. Please refer to your letter No. Nil Dated Nil on the subject mentioned above.</p> <p>2. This office has no objection to the construction of the proposed I.T. PARK by M/S MANYATA PROMOTERS(P) LTD., here in after referred to as the applicant(s) at location SY. NO. 114/2, 114/3, 114/4, 114/5, 115/1, 115/2, 115/3, 116/3, 116/4, 116/5, 116/6, 117/1, 121/1, 121/2, 122, 123/1A, 123/1B, 123/2, NAGAWARA BANGALORE(COORD:13°02'45"N 077°37'16"E to height 65 Mtrs. (Six Five metres) ABOVE GROUND LEVEL, so that the top of the proposed structure when erected shall not exceed 99.3 meters. (site Elevation)+ 65 meters (Height of the structure) i.e. <b>948 meters, ABOVE MEAN SEA LEVEL.</b></p> <p>3. This no objection certificate is being issued on the express understanding that the site-elevation reduced level (height above mean sea level) viz 883/M, relative location of the proposed Bldg./Structure &amp; its distances and Bearings from the ARP/Runway ends, as tendered by the applicant (s) are correct. If, However, at any stage it is established that the said data as tendered by the said applicant is actually different from the one tendered &amp; which could adversely affect aircraft operations, the structure or part(s) thereof in respect of which this 'NOC' is being issued will have to be demolished at his own cost as may be directed by the Airports Authority of India. The applicant(s) is /are therefore advised in his/their own interest to verify the elevation and other data furnished for the site, before embarking on the proposed construction.</p> <p>4. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued thereunder from time to time and under which the applicant may be called upon by the Airports Authority of India to demolish in whole or in part the structure now being authorised vide this 'NOC'.</p> <p>5. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the height indicated in para 2.</p> <p>6. The use of oil fired or electric fired furnace is obligatory, within 8 Kms. Of the Aerodrome.</p> <p>7. The certificate is valid for a period of <b>FIVE</b> years from the date of its issue. If the building/ structure/Chimney is not constructed &amp; completed within the above mentioned period of <b>FIVE</b> years he will be required to obtain a fresh 'No Objection Certificate' from the Chairman Airports Authority of India and/or the G.M (Aero), SOUTHERN REGION. The date of completion of Building/Structure/Chimney should be intimated to the AAI and/or General Manager (Aero.), SOUTHERN REGION. No light or a combination of lights which by reason of its intensity, configuration of colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time during or after the construction of the building.</p> <p>Day &amp; Night markings with secondary power supply may be provided as per ICAO standards.</p> <p><b>"NOC FOR HEIGHT CLEARANCE ONLY"</b> This Certificate is issued with the approval of Competent Authority.</p> <p style="text-align: right;"> (Tarun Chandolia) Sr. Manager (ATC) For General Manager (ATM-NOC), AAI</p> <p>Copy to:</p> <ol style="list-style-type: none"><li>1. The Regional Executive Director( Southern Region ) AAI, Chennai Airport, Chennai-27. w.r.t. to your letter No. AAI/BG/AD/O-3/NOC/2008/624-25</li><li>2. The Airport Director AAI, Bangalore Airport, Bangalore</li><li>3. Guard file.</li><li>4. GM (NOC) Bundle.</li></ol> <p style="text-align: center;"><i>Received original on</i> <i>9-9-2008</i> <i>R. Nandakumar</i></p> <table border="1"><tr><td>भवन dhi Bhawan</td><td>सफाई एवं हवाई अड्डा, नई दिल्ली-110003 Safdarjung Airport, New Delhi-110003</td><td>दूरभाष : २४६३२९५० Phone : 24632950</td><td>फैक्स : ९१-११-२४६३२९६९ Fax : 91-11-24632996</td></tr></table>		भवन dhi Bhawan	सफाई एवं हवाई अड्डा, नई दिल्ली-110003 Safdarjung Airport, New Delhi-110003	दूरभाष : २४६३२९५० Phone : 24632950	फैक्स : ९१-११-२४६३२९६९ Fax : 91-11-24632996
भवन dhi Bhawan	सफाई एवं हवाई अड्डा, नई दिल्ली-110003 Safdarjung Airport, New Delhi-110003	दूरभाष : २४६३२९५० Phone : 24632950	फैक्स : ९१-११-२४६३२९६९ Fax : 91-11-24632996		

Source: Client


#### 6.4.2 Fire Clearance NOC (KSFES) ~ 1

<b>Office of the Director General of Police</b> Commandant General, Home Guards & Director of Civil Defence and Director General Karnataka State Fire & Emergency Services No. 1, Annaswamy Mudalliar Road Bangalore - 560 042		Phone : 25570733 : 22971501 Fax : 22971512
No.GBC(1)69/2008		19-01-2013
<b>To,</b> <b>The Chief Executive Officer,</b> <b>KIADB,</b> <b>No.14/3, 1<sup>st</sup> floor,</b> <b>Rastrothana Parishat Building,</b> <b>Nrupatunga Road,</b> <b>Bangalore – 560 001.</b>		
Sir,		
Sub: Issue of Re-Revised No Objection Certificate for the construction of High Rise Office (software) Building at Sy.Nos. 114/2, 114/3, 114/4, 114/5, 115/1, 115/2, 115/3, 116/3, 116/4, 116/5, 117/1, 121/1, 121/2, 122, 123/1A, 123/1B & 123/2 of Nagawara Village, Kasaba Hobli, Bangalore North.		
Ref: 1) This office revised NOC No.GBC(1)69/2008 dated 28-03-2011. 2) Letter dated 24-07-2012 & 2-11-2012 of the Authorized Signatory, Manyatha Promoters Pvt. Ltd., Classic Court, No.9/1, 1 <sup>st</sup> Floor, Richmond Road, Bangalore – 560 025. A A A A A A A A		
In reference, cited at (1) above, revised NOC for the construction of High Rise office (software) building of 49.90 mtrs. height comprising 2 Basements, ground & 11 upper floors at Sy.Nos. 114/2, 114/3, 114/4, 114/5, 115/1, 115/2, 115/3, 116/3, 116/4, 116/5, 117/1, 121/1, 121/2, 122, 123/1A, 123/1B & 123/2 of Nagawara Village, Kasaba Hobli, Bangalore North was issued. Now the builder, in his letters cited at (2) above, has informed about the change in plans and requested to issue re-revised NOC. Accordingly Chief Fire Officer, Bangalore West has re-inspected the site on 25-03-2012 and furnished his report on 9-11-2012. The details are as follows :-		
<b>A. Details of the premises</b>		
1. Address of the premises.	:	Sy.Nos. 114/2, 114/3, 114/4, 114/5, 115/1, 115/2, 115/3, 116/3, 116/4, 116/5, 117/1, 121/1, 121/2, 122, 123/1A, 123/1B & 123/2, Nagawara Village, Kasaba Hobli, Bangalore North Taluk.

Source: Client

### 6.4.3 Fire Clearance NOC (KSFES) ~ 2

Office of the Director General of Police  
Commandant General, Home Guards &  
Director of Civil Defence and  
Karnataka State Fire &  
Emergency Services,  
No. 1, Annaswamy Mudaliar Road,  
Bangalore - 560 042



Phone : 25570733  
: 22971501  
Fax : 22971512

No.GBC(1)178/2005 29-06-2005.

To  
**The Commissioner,  
Bangalore Development Authority,  
T.Chowdaiah,  
Bangalore -- 560 020.**

Sir,


Sub: Issue of No Objection Certificate for the construction  
of high rise office buildings with MLCP at Sy.No.114/2,  
114/3, 114/4, 114/5, 115/1, 115/2, 115/3, 116/3, 116/4,  
116/5, 116/6, 121/1, 121/2, 123/1A(Part) & 123/2 of  
Nagavara Village, Outer Ring Road, Bangalore North -reg.

Ref: Letter dated 24-02-2005 of the Joint Managing Director,  
Manyata Promoters Pvt. Ltd., Classic Court, 1<sup>st</sup> Floor,  
9/1, Richmond Road, Bangalore -- 560 025.  
\*\*\*\*\*

With reference to the letter of the Joint Managing Director of Manyata Promoters  
Pvt. Ltd., cited above, the Chief Fire Officer, Bangalore has on 15-03-2005 inspected  
the site at Sy.Nos. 114/2, 114/3, 114/4, 114/5, 115/1, 115/2, 115/3, 116/3, 116/4, 116/5,  
116/6, 121/1, 121/2, 123/1A(Part) and 123/2 of Nagavara Village, Outer Ring Road,  
Bangalore with reference to the drawings submitted by the applicant and furnished the  
details as follows:

A. Details of the premises


1. Address of the premises - Sy.Nos. 114/2, 114/3, 114/4,  
114/5, 115/1, 115/2, 115/3, 116/3,  
116/4, 116/5, 116/6, 121/1, 121/2,  
123/1A(Part), 123/2,  
Nagavara Village,  
Outer Ring Road,  
Bangalore.



Source: Client





#### 6.4.4 Consent for Operation (KSPCB)

 <b>Karnataka State Pollution Control Board</b> Parisara Bhavana, No.49, Church Street, Bengaluru-560001  Tele : 080-25589112/3, 25581383      Fax: 080-25586321      Email id: ho@kspcb.gov.in				
<b><u>Consent For Operation (CFO-Air, Water)</u></b>				
As per the provisions of <b>The Water (Prevention &amp; Control of Pollution) Act, 1974</b> & <b>The Air (Prevention &amp; Control of Pollution) Act, 1981</b>				
To <b>Embassy Mayatha Business Park by Manyatha Promoters Private Limited,</b>  for the Facility located at, <b>Embassy Mayatha Business Park by Manyatha Promoters Private Limited, at Various Sy.Nos of Rachenahalli &amp; Thanisandra Villages, both of K R Puram Hobli, Bengaluru East Taluk and Nagawara Village, Kasaba Hobli, Bengaluru North Taluk, Outer Ring Road, Bengaluru , Bangalore Urban</b>				
<b>Consent Order No</b>	<b>PCBID</b>	<b>INW ID</b>	<b>Industry Colour/Scale</b>	<b>Date of Issue</b>
AW-335646	106730	171450	RED/LARGE	20/01/2023
<b>This Consent is granted for the Products/ Activity/Service name indicated in the annexure along with the terms &amp; conditions attached to this order</b>				
<b>Validity through: 06/10/2022 to 30/06/2027</b>				
<div>Page-1    e_outwardno57335--20/01/2023    PCB ID-106730    INW ID-171450    CHIEF/SENIOR ENVIRONMENTAL OFFICER    Printed from XGN</div>				



Source: Client

#### 6.4.5 Environmental Clearance (SEIAA)

<b>ENVIRONMENTAL CLEARANCE</b>	 <b>Government of India Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority(SEIAA), Karnataka)</b>																		
	<b>To,</b>  The Authorized signatory MANYATA PROMOTERS PRIVATE LIMITED No.150, Infantry Road, Bangalore - 560001 -560001																		
<b>PARIVESH (Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)</b>	<b>Subject:</b> Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding																		
	<b>Sir/Madam,</b>  This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/KA/MIS/71422/2019 dated 23 Aug 2022. The particulars of the environmental clearance granted to the project are as below.																		
	<table><tr><td>1. EC Identification No.</td><td>EC22B039KA178538</td></tr><tr><td>2. File No.</td><td>SEIAA 20 CON 2022</td></tr><tr><td>3. Project Type</td><td>Expansion</td></tr><tr><td>4. Category</td><td>B1</td></tr><tr><td>5. Project/Activity including Schedule No.</td><td>8(b) Townships and Area Development projects.</td></tr><tr><td>6. Name of Project</td><td></td></tr><tr><td>7. Name of Company/Organization</td><td>MANYATA PROMOTERS PRIVATE LIMITED</td></tr><tr><td>8. Location of Project</td><td>Karnataka</td></tr><tr><td>9. TOR Date</td><td>27 May 2019</td></tr></table>	1. EC Identification No.	EC22B039KA178538	2. File No.	SEIAA 20 CON 2022	3. Project Type	Expansion	4. Category	B1	5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.	6. Name of Project		7. Name of Company/Organization	MANYATA PROMOTERS PRIVATE LIMITED	8. Location of Project	Karnataka	9. TOR Date	27 May 2019
1. EC Identification No.	EC22B039KA178538																		
2. File No.	SEIAA 20 CON 2022																		
3. Project Type	Expansion																		
4. Category	B1																		
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.																		
6. Name of Project																			
7. Name of Company/Organization	MANYATA PROMOTERS PRIVATE LIMITED																		
8. Location of Project	Karnataka																		
9. TOR Date	27 May 2019																		
	The project details along with terms and conditions are appended herewith from page no 2 onwards.																		
	<p style="text-align: right;">(e-signed) Sri Vijay Mohan Raj V.,IFS Member Secretary SEIAA - (Karnataka)</p> <p>Date: 08/11/2022</p>																		
	<p><i>Note: A valid environmental clearance shall be one that has EC identification number &amp; E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.</i></p> <p><i>This is a computer generated cover page.</i></p>																		
<p>EC Identification No. - EC22B039KA178538    File No. - SEIAA 20 CON 2022    Date of Issue EC - 08/11/2022    Page 1 of 19</p>																			

Source: Client

#### 6.4.6 Occupancy Certificate (KIADB)

	<b>KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD</b> (A Government of Karnataka Undertaking)
	# 14/3, 2nd Floor, R.P. Building, Nrupathunga Road, Bangalore - 560 001 Phone : 22215383, 22215679, 22242006, 22215069, Fax : 080-22217702 Website : www.kiadb.in e-mail : kiadb@mail.kar.nic.in
No. KIADB/DO-II/ <sup>210</sup> /2015-16	Date: 12.06.2015
<b><u>OCCUPANCY CERTIFICATE</u></b>	
<p>This is to certify that the building Block A-2 (Three Basement + Ground + Eleven Upper floors) constructed by M/S. Manyata Promoters Private Ltd., in Sy. Nos. 114/2, 114/3, 114/4, 114/5, 115/1, 115/2, 115/3, 116/3, 116/4, 116/5, 116/6, 117/1, 121/1, 121/2, 122, 123/1A, 123/1B &amp; 123/2 of Nagavara village and Rachenahalli, Kasaba Hobli, Bangalore North Taluk is completed in all respect and ready for occupation, We therefore permit you to occupy the above premises subject to the conditions stipulated in final fire clearance issued by Fire Force Department vide letter No. GBC(1) 69/2008 dt:27.05.2015</p>	
Given under my hand and seal on this date herein above mentioned.	
 <b>DEVELOPMENT OFFICER- &amp; EXECUTIVE ENGINEER-II</b> Development Officer & Executive Engineer - II KIADB 14/3A, 2nd Floor, CFC Building, Maharshi Aravinda Bhavan, Opp RBI, N.T Road, Bangalore - 560001 Ph - 2223222, 22233641	

Source: Client



#### 6.4.7 Occupancy Certificate (KIADB)

ಸುವರ್ಣ ಕರ್ನಾಟಕ - 2006

**KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD**  
(A Government of Karnataka Undertaking)  
# 14/3, 2nd Floor, R.P. Building, Nrupathunga Road, Bangalore - 560 001  
Phone : 22215383, 22215679, 22242006, 22215069, Fax : 080-22217702  
Website : <http://kiadb.kar.nic.in> e-mail : [kiadb@mail.kar.nic.in](mailto:kiadb@mail.kar.nic.in) (or) [ceekiadb@mail.kar.nic.in](mailto:ceekiadb@mail.kar.nic.in)

No.IADB/DO-II/ 1300 /05-06 Date:15-07-05

**OCCUPANCY CERTIFICATE**

This is to certify that the building wing 1A & 1B constructed in Survey No.115/3 of Nagawara village, Kasaba Hobli, Bangalore North Taluk developed by M/s. Manyatha Promoters Pvt. Ltd., is completed and ready for occupation. We therefore permit you to occupy the above premises.

Given under my hand and seal on this date herein above sanctioned.

15-7-05  
**DEVELOPMENT OFFICER - II**  
DEVELOPMENT OFFICER  
KIADB 14/3, 1st Floor, R.P. Building  
N. T. Road, Bangalore-560 001.  
Ph:- 2223222, 2233641

Source: Client