



August 01, 2025

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

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

Re: Script Symbol "EMBASSY", Scrip Code 542602 and Scrip Code 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: Submission of Newspaper Advertisements for the quarter ended June 30, 2025.

Pursuant to Regulation 52(8) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we have enclosed copies of the newspaper advertisements published in The Hindu BusinessLine and Samyuktha Karnataka on Friday, August 01, 2025, in connection with Embassy Office Parks REIT's approved Unaudited Consolidated Financial Results for the quarter ended June 30, 2025.

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

QUICKLY.

Microsoft poised for \$4 trillion valuation



Washington: Microsoft is set to surpass \$4 trillion in market valuation for the first time as its stock price surges. The firm's success is attributed to its strong performance in the cloud computing business, particularly in the Windows and Office divisions. Microsoft's revenue for the first quarter ended in June 2025 was \$57.03 billion, up from \$54.14 billion in the same quarter of 2024. The company's stock price rose 2.5% to \$414.25 per share. Microsoft's first crack at the \$1 trillion mark was in April 2019. Its move to \$3 trillion was a more recent feat, achieved in July 2024. The company's success is attributed to its strong performance in the cloud computing business, particularly in the Windows and Office divisions.

'NISAR data can help businesses overcome challenges'

ORBIT OF SUCCESS

Srinu Hirani
Chennai

Now that NISAR is successfully in orbit, it's not just the research community but also enterprises and start-ups that stand to gain from the wealth of data that the first-of-its-kind dual-band synthetic aperture radar (SAR) satellite will send back. Speaking to *businessline* on the day after the launch, National Aeronautics and Space Administration (NASA) representatives, part of the NASA Synthetic Aperture Radar (NISAR) mission, said that NISAR is producing about 42 terabytes of raw data per day and if leveraged right, this can give rise to a new community of start-ups and businesses. Commercial enterprises can use the data as a kind of reconnaissance tool and then process it to a higher resolution to solve

Data from the satellite offers commercial opportunities for start-up enterprises



WINNING COLLABORATION. Mark Smos (left), Professor of Geophysics at Caltech and Gerald W. Bawden, Programme Manager, Natural Hazard Research, Earth Science Division, NASA

specific issues and problems, they said. "If you take a look at all the data that NISAR has collected in the SAR system, from Marcy to Pluto... NISAR is going to be collecting three times the volume in the first year," Gerald W. Bawden, Programme Manager, Natural Hazards Research, Earth Science Division, NASA, said. "We are imagining most of the world's data at five pixels per resolution twice every

The data NISAR collects also can help assess how forests, wetlands, agricultural areas and permanent changes over time. Now that NISAR is launched, it is going through a 90-day commissioning phase, Bawden explained. "Over the next 90 days, NISAR is going to continue flying up to a higher elevation to get what we call a reference science orbit, and that is 747 km." After checking that it is working well, the team will then start collecting some test data and 90 days from now, NISAR will go into operational mode. In terms of commercial benefits, the NASA representatives expect agriculture, coastal development, disaster response and water resources study to be among key use cases. In a bid for academia and start-ups, the data de-

Queen of the Board



Lanett's acquisitio gives Aurobindo a strategic edge

G. Naga Sridhar
Hyderabad

The acquisition of Lanett Company by Aurobindo Pharma will provide the drugmaker a strong manufacturing base in the US at a time when it is looking to expand its US business. The acquisition of Lanett Company, a US-based pharmaceutical manufacturer, by Aurobindo Pharma, a Hyderabad-based pharmaceutical company, is a significant move for the latter. The acquisition is expected to provide Aurobindo Pharma with a strong manufacturing base in the US, which is a key market for the company. The acquisition is also expected to provide Aurobindo Pharma with access to Lanett Company's extensive network of distributors and customers in the US.

ing and distribution facility can enable the company to capitalise on controlled substances and control a nimble portfolio of complex generic drugs. It has a purpose-built facility with room for significant scale-up and meaningful incremental capacity for Aurobindo. The infrastructure supports rapid capacity expansion to meet future demand.

COMPETITIVE EDGE It also has a competitive advantage as the US-based site is equipped with state-of-the-art manufacturing equipment and processes. With over 430 employees, it has a strong track record of manufacturing high-quality products. The facility is also equipped with advanced manufacturing technologies, including continuous manufacturing and real-time monitoring. The acquisition is expected to provide Aurobindo Pharma with a significant competitive advantage in the US market.

"The new manufacturing base in the US will also allow Aurobindo to offer a diverse range of products to its customers. The facility is also equipped with advanced manufacturing technologies, including continuous manufacturing and real-time monitoring. The acquisition is expected to provide Aurobindo Pharma with a significant competitive advantage in the US market.

Swiggy's first quarter losses balloon to ₹1,197 crore

Jyoti Banthia
Bengaluru

Food delivery player Swiggy reported widening of its net losses to ₹1,197 crore in the first quarter of FY26, compared to ₹611 crore in the year-ago period. The revenue from operations in the reporting period rose 54 per cent year-on-year (y-o-y) to ₹4961 crore. Swiggy's management attributed the higher losses to scale-driven growth across verticals and reiterated its focus on long-term sustainable profitability.

Chief Executive Officer Srinidhi Mahesh said continued investments aligned with its vision of creating convenience at scale. Segment-wise, food delivery posted a revenue of ₹1,799 crore and remained profitable with a segment result of ₹202 crore. Meanwhile, the gas order value (GOV) of this vertical grew 18.8 per cent y-o-y to ₹8086 crore from ₹6808 crore in Q1 FY25. It also added 1.2 million monthly transactions during the quarter as sequential bids to reach 16.3 million—the highest in a single quarter.



Swiggy attributed higher losses to scale-driven growth across verticals

over the last two years. "Q1 is a seasonal low for availability of delivery partners, given reverse migration and beginning of rains, and have

incremental investments into their availability are made every year by food delivery platforms. Backed with our regular annual appraisal cycle in Q1, this has kept our adjusted EBITDA margin at 2.4 per cent (vs 2.9 per cent in Q4), a seasonal impact which will normalise as the year progresses," said Mahesh, taking note of the company's food delivery business. Quick commerce, largely through Instamart, recorded ₹806 crore in revenue, reported a step segment loss of ₹797 crore. The company added just 41 dark stores

during the quarter, taking its total store count to 1,062. "In Q1, we expanded operations to 127 cities (vs 124 in Q4), and added dark stores selectively for alleviating capacity constraints or creating coverage in specific pockets that demonstrated the need. Our focus has been improving wallet share by increasing basket size, which is one of the determinants of long-term profitability," Mahesh said. Swiggy noted that it is actively evaluating its investment in rapid commerce, the cashaling start-up's plans to enter the food delivery

segment. The company's shareholders later noted that the move will pose a potential conflict of interest for the firm in the future.

VALUE CREATION "As shareholders, we are extremely happy with their success and value creation but do acknowledge a potential conflict of interest that may arise in the future. Our 12 per cent minority stake has appreciated significantly since our investment (his incoming interest), and we are actively evaluating our investment due to the above developments," Swiggy said.

India to finalise eVTOL operation guidelines within four months

Rohit Vaid
New Delhi

India is set to finalise regulatory framework for electric vertical take-off and landing (eVTOL) aircraft within the next three to four months, sources told *businessline*. According to them, the Directorate General of Civil Aviation (DGCA) will release three policy papers focused on critical aspects of eVTOL operations. These policy papers will include regulations for airport operations, permits, integration with existing air traffic control systems and detailed guidelines for maintenance, repair and overhaul (MRO) protocols. Meanwhile, the Prime Minister's Office (PMO) is expected to conduct a review of the legislative progress on eVTOL in the next few days. The high-level review,



WING WING. The high-level review is expected to accelerate policy alignment across ministries and regulatory bodies

sources said, is expected to accelerate policy alignment across various ministries and regulatory bodies to enable commercial eVTOL operations as early as 2026.

TECHNICAL REVIEW As per sources, three dedicated working groups have already submitted their technical reports on key aspects of the eVTOL ecosystem — namely aircraft certification, airport infrastructure, start-ups, such as the drone context.

"These reports form the backbone of the upcoming regulatory guidelines," sources said. Additionally, the Centre plans to introduce a "sandbox" infrastructure framework for eVTOL testing and operations by 2026. "This controlled environment will serve as a pilot space to assess safety efficiency and real-world integration of eVTOL systems," sources said. At the same time, India is also looking to establish a regulatory framework for eVTOL operations, which is a key market for the company.

Company, Sita Aerospace and B2 Aerospace, the forefront of building the domestic eVTOL infrastructure. Notably, the US-based Archer Aviation is in collaboration with India's first electric air taxi service by 2026. Further, Japanese firm SkyDrive is in partnership with JetSetGo Aviation is exploring Gujarat as a potential base for its eVTOL operations. In addition to domestic needs, India's eVTOL roadmap is being developed with an eye on global regulatory trends, particularly those set by the FAA in the US and EASA in Europe. However, sources stressed that India's framework will be tailored to its "own unique challenges and opportunities."

EMBASSY OFFICE PARKS REIT

(A Real Estate Investment Trust registered with the Securities and Exchange Board of India with registration no. IN/REIT/17-18/0001)

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Unaudited Financial Results for the quarter ended June 30, 2025

The Board of Directors of Embassy Office Parks Management Services Private Limited, Manager to Embassy Office Parks REIT ("Embassy REIT"), at its meeting held on July 31, 2025 have approved the unaudited standalone and consolidated financial results of Embassy REIT for the quarter ended June 30, 2025 ("Financial Results").

The full format of the Financial Results, including the line items referred to under Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 are available on the websites of BSE Limited at <https://www.bseindia.com/> and National Stock Exchange of India Limited at <https://www.nseindia.com/> and Embassy REIT at <https://www.embassyofficeparks.com/investors/financial-results/> and can also be accessed by scanning the following Quick Response Code:

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

Sd/-
Jitendra Virwani
Director
DIN: 00027674

Date: July 31, 2025
Place: Bengaluru

In Loving Memory Of

**PADMA SHRI
T. N. MANOHARAN**

07.04.1956 - 30.07.2025

**Chairman
IDBI Bank Ltd.**

A visionary, mentor and pillar of Indian banking whose legacy shaped not just IDBI Bank, but the financial sector at large.

IDBI Bank mourns the loss of its esteemed Chairman, whose dedication and leadership will always be remembered.

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