

Independent Auditor's Review Report on the Quarterly and Half Yearly Consolidated Unaudited Financial Results of the Trust Pursuant to Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended

**To The Board of Directors of
Embassy Office Parks Management Services Private Limited ("the Manager")
(Acting in its capacity as the Manager of Embassy Office Parks REIT)
12th Floor, Pinnacle Tower, Embassy One,
8 Bellary Road, Ganganagar, R T Nagar,
Bengaluru -560032**

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of Embassy Office Parks REIT ("the REIT"), its subsidiaries and a joint venture (the REIT, its subsidiaries and a joint venture) (together referred to as "the Group") for the quarter and half year ended September 30, 2025 ("the Statement"), being submitted by Embassy Office Parks Management Services Private Limited ("the Manager") pursuant to the requirement of Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, including any guidelines and circulars issued thereunder (together referred as the "REIT Regulations").
2. This Statement, which is the responsibility of the Manager's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), specified under Companies (Indian Accounting Standards) Rules, 2015, as amended, to the extent not inconsistent with REIT Regulations, read with REIT Regulations, and other accounting principles generally accepted in India. The Statement has been approved by the Board of Directors of the Manager. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of Manager personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We have also performed procedures as required by regulation 13(5) of the REIT Regulations, as amended, to the extent applicable.

4. The Statement includes the results of the following entities:

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

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard to the extent not inconsistent with REIT Regulations, read with REIT Regulations and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of REIT Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

6. a) We draw attention to note (iv) of Statement of Commitments and Contingencies to the Statement which refers to the uncertainty in relation to two cases pending with High Court of Karnataka, as regards property tax demand aggregating to Rs. 3,124.96 million as at September 30, 2025, in MPPL. Based on legal opinions obtained by the Group and pending outcome of such legal matter no provision has been made in the Statement.
- b) We draw attention to note 7(viii) of the Statement which describes the presentation/classification of "Unit Capital" as "Equity" in order to comply with the mandatory requirements of the relevant REIT Regulations, instead of the applicable requirements of Ind AS 32 – Financial Instruments: Presentation.

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

7. We did not review the financial results included in the Statement in respect of:
- a) 1 subsidiary, whose unaudited financial information include total assets of Rs.15,377.17 million as at September 30, 2025, total revenues of Rs. 584.84 million and Rs.1096.99 million, total net profit/(loss) after tax of Rs. 8.96 million and (Rs.8.43) million and total comprehensive income/(loss) of Rs.8.96 million and (Rs.8.43) million for the quarter ended September 30, 2025 and the half year ended on that date respectively, and net cash (outflows)/inflows of Rs. 583.27 million for the period from April 1, 2025 to September 30, 2025 as considered in the Statement which has been reviewed by their independent auditor.
- b) 1 joint venture, whose unaudited financial information include the Group's share of net profit/(loss) after tax of Rs. 338.67 million and Rs. 611.20 million and Group share of total comprehensive income of Rs. 338.67 million and Rs. 611.20 million for the quarter ended September 30, 2025 and the half year ended on that date respectively, as considered in the Statement which has been reviewed by their independent auditor.

These independent auditor's review reports on unaudited financial information of these entities have been furnished to us by the management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the report of such auditors and procedures performed by us as stated above.

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

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per Adarsh Ranka
Partner
Membership No.: 209567

UDIN: 25209567BMOLYV2110

Place: Bengaluru, India
Date: November 05, 2025



Statement of Unaudited Consolidated Financial Results for the quarter and half year ended 30 September 2025

(all amounts in Rs. million unless otherwise stated)

Sr.No	Particulars	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the quarter ended 30 September 2024 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
	Income and gains						
	Revenue from operations	11,244.13	10,597.86	9,973.20	21,841.99	19,314.73	40,389.32
	Other income	312.14	210.31	572.01	522.45	1,043.96	1,423.67
(I)	Total Income	11,556.27	10,808.17	10,545.21	22,364.44	20,358.69	41,812.99
	Expenses						
	Cost of materials consumed	107.07	110.04	117.87	217.11	217.68	456.13
	Employee benefits expense	159.91	176.30	166.41	336.21	319.54	632.22
	Operating and maintenance expenses	1,449.16	1,380.62	1,402.25	2,829.78	2,723.22	5,613.66
	Other expenses	846.51	721.36	794.88	1,567.87	1,519.14	3,223.48
(II)	Total Expenses	2,562.65	2,388.32	2,481.41	4,950.97	4,779.58	9,925.49
(III)	Earnings before share of profit of equity accounted investee, finance costs, depreciation, amortisation, impairment and tax (I-II)	8,993.62	8,419.85	8,063.80	17,413.47	15,579.11	31,887.50
(IV)	Finance costs (net)	3,841.91	3,718.37	3,281.98	7,560.28	6,370.13	13,286.25
(V)	Depreciation expense	2,449.24	2,385.90	2,249.88	4,835.14	4,384.07	9,297.97
(VI)	Amortisation expense	509.48	509.61	529.42	1,019.09	1,058.83	2,117.18
(VII)	Impairment loss	-	-	1,216.06	-	1,216.06	6,410.93
(VIII)	Profit/(loss) before share of profit of equity accounted investee and tax (III-IV-V-VI-VII)	2,192.99	1,805.97	786.46	3,998.96	2,550.02	775.17
(IX)	Share of profit after tax of equity accounted investee	330.69	266.51	270.71	597.20	511.79	1,155.25
(X)	Profit/(loss) before tax (VIII+IX)	2,523.68	2,072.48	1,057.17	4,596.16	3,061.81	1,930.42
(XI)	Tax expenses*						
	Current tax	506.47	532.48	445.66	1,038.95	833.53	1,676.45
	Deferred tax charge/(credit) (refer note 7(vii))	(304.58)	(11.69)	(14,692.04)	(316.27)	(14,862.88)	(15,990.39)
		201.89	520.79	(14,246.38)	722.68	(14,029.35)	(14,313.94)
(XII)	Profit/(loss) for the period/year (X-XI)	2,321.79	1,551.69	15,303.55	3,873.48	17,091.16	16,244.36
(XIII)	Other comprehensive income						
	(i) Items that will not be reclassified subsequently to statement of profit or loss						
	- Gain/ (loss) on remeasurement of defined benefit liability	-	-	-	-	-	0.75
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	(0.26)
	Total Other comprehensive income for the period/year	-	-	-	-	-	0.49
(XIV)	Total comprehensive income/(loss) attributable to Unitholders for the period/year (XII+XIII)	2,321.79	1,551.69	15,303.55	3,873.48	17,091.16	16,244.85
	Earnings per Unit						
	Basic, attributable to the Unitholders of the Trust	2.45	1.64	16.14	4.09	18.03	17.14
	Diluted, attributable to the Unitholders of the Trust	2.45	1.64	16.14	4.09	18.03	17.14

*Tax expense for the quarter and half year ended 30 September 2025 includes Rs.35.99 million and Rs.48.11 million respectively pertaining to previous year.

Tel: +91 80 6935 4864 | E: compliance@embassyofficeparks.com | W: www.embassyofficeparks.com/investors
Registered Office: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka - 560032

Statement of Unaudited Consolidated Assets and Liabilities

(all amounts in Rs. million unless otherwise stated)

Particulars	As at 30 September 2025 (Unaudited)	As at 30 September 2024 (Unaudited)
ASSETS		
Non-current assets		
Property, plant and equipment	25,332.06	28,460.47
Capital work-in-progress	4,485.14	2,131.98
Investment properties	323,673.31	313,099.99
Investment properties under development	18,587.38	22,374.06
Goodwill	61,246.38	62,829.29
Other intangible assets	5,577.73	8,689.09
Investments accounted for using equity method	22,511.61	22,737.42
Financial assets		
- Investments	6,539.25	7,095.19
- Other financial assets	6,769.41	6,141.11
Deferred tax assets (net)	141.89	99.01
Non-current tax assets (net)	432.32	556.45
Other non-current assets	3,068.12	2,832.18
Total non-current assets	478,364.60	477,046.24
Current assets		
Inventories	42.23	42.12
Financial assets		
- Investments	708.35	819.12
- Trade receivables	865.85	712.92
- Cash and cash equivalents	8,445.67	21,408.63
- Other bank balances	75.03	123.04
- Other financial assets	2,099.03	1,594.77
Other current assets	1,284.97	1,787.49
Assets held for sale*	3,493.56	-
Total current assets	17,014.69	26,488.09
Total assets	495,379.29	503,534.33
EQUITY AND LIABILITIES		
EQUITY		
Unit capital	288,262.11	288,262.11
Distribution – Repayment of Capital	(61,339.43)	(48,087.87)
Other equity	(6,319.43)	(597.54)
Total equity	220,603.25	239,576.70
LIABILITIES		
Non-current liabilities		
Financial liabilities		
- Borrowings	170,435.58	129,955.37
- Lease liabilities	1,416.07	1,306.23
- Other financial liabilities	7,149.79	5,305.63
Provisions	7.93	6.11
Deferred tax liabilities (net)	35,516.39	37,209.15
Other non-current liabilities	1,525.19	1,056.82
Total non-current liabilities	216,050.95	174,839.31
Current liabilities		
Financial liabilities		
- Borrowings	38,802.93	71,661.52
- Lease liabilities	67.41	194.46
- Trade payables		
- total outstanding dues of micro and small enterprises	124.17	92.91
- total outstanding dues of creditors other than micro and small enterprises	735.50	680.34
- Other financial liabilities	16,341.42	14,663.68
Other current liabilities	2,023.41	1,657.36
Provisions	17.30	18.28
Current tax liabilities (net)	181.25	149.77
Liabilities directly associated with assets held for sale*	431.70	-
Total current liabilities	58,725.09	89,118.32
Total equity and liabilities	495,379.29	503,534.33

* Refer note 7(xii)

Statement of Cash Flows

(all amounts in Rs. million unless otherwise stated)

Particulars	For the half year ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)
Cash flow from operating activities		
Profit/(loss) before share of profit of equity accounted investee and tax	3,998.96	2,550.02
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation expense	4,835.14	4,384.07
Amortisation expense	1,019.09	1,058.83
Assets and other balances written off	1.12	-
Bad debts written off	0.20	0.05
(Gain)/loss on sale of property, plant and equipment/ investment properties (net)	(4.98)	(20.36)
Allowances for credit loss	26.40	-
Liabilities no longer required written back	(0.28)	(22.13)
Profit on sale of mutual funds	(220.56)	(42.69)
Finance costs (net)	7,560.28	6,370.13
Interest income	(263.63)	(647.84)
Net changes in fair value of financial instruments	(2.99)	(0.60)
Impairment loss	-	1,216.06
Operating profit before working capital changes	16,948.75	14,845.54
Working capital adjustments		
- Inventories	3.22	13.77
- Trade receivables	(38.44)	(331.89)
- Other financial assets (current and non-current)	(763.55)	(398.83)
- Other assets (current and non-current)	351.49	(951.74)
- Trade payables	327.58	344.20
- Other financial liabilities (current and non-current)	994.75	1,719.81
- Other liabilities and provisions (current and non-current)	387.45	155.13
Cash generated from operating activities before taxes	18,211.25	15,395.99
Taxes (paid), net of refund	(953.25)	(655.35)
Net cash flow generated from operating activities	17,258.00	14,740.64
Cash flow from investing activities		
Proceeds from/(Investment of) deposits with banks (net)	(66.26)	(155.34)
Redemption of/(Investment in) mutual funds (net)	208.59	(34.93)
Investment in debentures	-	(1,800.00)
Redemption of debentures	260.81	694.05
Payment for purchase of investment properties, property, plant and equipment and intangibles including capital work-in-progress and investment properties under development	(9,041.49)	(8,028.86)
Sale proceeds from sale of investment properties, property, plant and equipment and intangibles	8.15	35.25
Payment for acquisition including transaction costs	(3.57)	(60.74)
Dividend received	600.00	520.00
Interest received	401.52	787.23
Net cash flow used in investing activities	(7,632.25)	(8,043.34)
Cash flow from financing activities		
Interest paid	(7,593.87)	(6,549.66)
Repayment of borrowings	(53,924.05)	(28,178.43)
Proceeds from borrowings (net of issue expenses)	64,695.96	49,504.69
Cash used in distribution to Unitholders	(10,881.84)	(10,256.14)
Payment of lease liabilities	(106.46)	(100.39)
Net cash flow (used in)/generated from financing activities	(7,810.26)	4,420.07
Net increase/ (decrease) in cash and cash equivalents	1,815.49	11,117.37
Cash and cash equivalents at the beginning of the year/period	6,630.18	10,113.73
Cash and cash equivalents acquired due to asset acquisition	-	177.53
Cash and cash equivalents at the end of the year/period	8,445.67	21,408.63
Components of cash and cash equivalents		
Cash in hand	2.00	1.74
Balances with banks		
- in current accounts	8,240.34	13,422.77
- in escrow accounts	193.33	7,889.12
- in fixed deposits	10.00	95.00
	8,445.67	21,408.63

Statement of Changes in Unit holders' Equity

(all amounts in Rs. million unless otherwise stated)

A. Unit Capital	No. in Million	Amount
Balance as on 1 April 2024	947.90	288,262.11
Changes during the period	-	-
Balance as at 30 September 2024	947.90	288,262.11
Balance as on 1 April 2025	947.90	288,262.11
Changes during the period	-	-
Balance as at 30 September 2025	947.90	288,262.11

B.	Particulars	Other Equity				Distribution - Repayment of Capital
		Reserves and Surplus				
		Retained Earnings	Debenture Redemption Reserve	General Reserve	Total	
	Balance as on 1 April 2024*	(14,658.81)	1,520.00	-	(13,138.81)	(42,381.55)
	Add: Profit for the half year ended 30 September 2024	17,091.16	-	-	17,091.16	
	Add: Other Comprehensive Income for the half year ended 30 September 2024#	-	-	-	-	
	Less: Distribution to Unitholders during the half year ended 30 September 2024**^	(4,549.89)	-	-	(4,549.89)	(5,706.32)
	Balance as at 30 September 2024	(2,117.54)	1,520.00	-	(597.54)	(48,087.87)
	Balance as on 1 April 2025*	(7,769.67)	1,520.00	-	(6,249.67)	(54,400.84)
	Add: Profit for the half year ended 30 September 2025	3,873.48	-	-	3,873.48	-
	Add: Other Comprehensive Income for the half year ended 30 September 2025#	-	-	-	-	-
	Less: Distribution to Unitholders during the half year ended 30 September 2025**^^	(3,943.24)	-	-	(3,943.24)	(6,938.59)
	Less: Transfer to general reserve	-	(495.00)		(495.00)	-
	Add: Transfer from debenture redemption reserve	-	-	495.00	495.00	-
	Balance as at 30 September 2025	(7,839.43)	1,025.00	495.00	(6,319.43)	(61,339.43)

* Opening balance of retained earnings is regrouped to comply with requirements under amendment to Chapter 4 of SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

**The distributions made by Trust to its Unitholders consist of three components. Distribution in the form of interest and dividend is part of retained earnings and repayment of capital is shown as a separate line item on the face of the balance sheet.

^ The distribution for half year ended 30 September 2024 does not include the distribution relating to the quarter ended 30 September 2024, as the same was paid subsequent to the half year ended 30 September 2024.

^^ The distribution for half year ended 30 September 2025 does not include the distribution relating to the quarter ended 30 September 2025, as the same will be paid subsequent to the half year ended 30 September 2025.

Other comprehensive income comprises of gain/ (loss) on remeasurements of defined benefit liability (net) of Rs.Nil for the half year ended 30 September 2025 (30 September 2024: Rs.Nil).

The accumulated balance of re-measurements of defined benefit plans for the half year ended 30 September 2025 amounts to Rs.13.28 million (30 September 2024: Rs.12.79 million).

Tel: +91 80 6935 4864 | E: compliance@embassyofficeparks.com | W: www.embassyofficeparks.com/investors
Registered Office: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka - 560032

Disclosure pursuant to guidance under Chapter 4, Paragraph 4.1.5 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

A) Statement of Net Assets at fair value

(all amounts in Rs. million unless otherwise stated)

S.No	Particulars	Unit of measurement	As at 30 September 2025		As at 30 September 2024	
			(Unaudited)		(Unaudited)	
			Book Value	Fair value	Book Value	Fair value
A	Assets	Rs in millions	495,379.29	690,877.41	503,534.33	657,110.03
B	Liabilities	Rs in millions	274,776.04	268,206.49	263,957.63	262,940.66
C	Net Assets (A-B)	Rs in millions	220,603.25	422,670.92	239,576.70	394,169.37
D	No. of units	Numbers	947,893,743	947,893,743	947,893,743	947,893,743
E	NAV (C/D)	Rs	232.73	445.91	252.75	415.84

Notes:

1) Measurement of fair values:

The fair value of investment properties (including assets held for sale), investment properties under development (including capital advances); property, plant and equipment (relating to the hotel property in UPPL, MPPL and QBPL, and the solar power plant in EEPL); capital work-in-progress (relating to the proposed hotel to be developed in ETV assets); intangibles and the investment in GLSP as at 30 September 2025 and 30 September 2024 has been determined by L. Anuradha, independent external registered property valuer appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by Cushman & Wakefield.

Valuation technique

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

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

2) Property wise break up of Fair value of Assets as at 30 September 2025 is as follows:

Particulars	Fair value of investment properties, investment properties under development, property, plant and equipment, capital work-in-progress and intangibles*	Other assets at book value(***) (Note i)	Total assets	Total liabilities to be considered (Note ii)	Asset wise NAV	Book value of assets
100% owned assets						
MPPL	259,435.99	6,714.48	266,150.47	59,661.52	206,488.95	147,353.87
EPTPL	25,540.92	557.69	26,098.61	1,734.53	24,364.08	21,883.88
UPPL	7,837.90	312.77	8,150.67	563.45	7,587.22	4,471.15
EEPL	3,772.42	156.63	3,929.05	212.20	3,716.85	3,821.83
GSPL	10,661.11	216.44	10,877.55	556.52	10,321.03	6,582.70
ETPL	16,577.39	200.79	16,778.18	591.25	16,186.93	9,420.45
OBPPL	25,868.22	1,114.03	26,982.25	3,652.46	23,329.79	18,460.71
QBPL	10,084.78	168.02	10,252.80	343.80	9,909.00	8,798.16
QBPL	24,813.40	898.03	25,711.43	12,547.79	13,163.64	21,099.75
VCPL	20,086.54	225.44	20,311.98	852.65	19,459.33	12,544.47
IENMPL	21,089.51	305.85	21,395.36	1,070.48	20,324.88	15,803.25
ETV Assets	149,256.07	3,529.36	152,785.43	29,638.36	123,147.07	111,573.12
ECPL	7,005.93	230.89	7,236.82	5,400.23	1,836.59	6,337.04
ESNP	17,684.22	1,447.47	19,131.69	8,106.11	11,025.58	17,238.41
Trust	-	41,044.93	41,044.93	143,275.14	(102,230.21)	67,478.89
Total	599,714.40	57,122.82	656,837.22	268,206.49	388,630.73	472,867.68
Investment in GLSP **	34,040.19	-	34,040.19	-	34,040.19	22,511.61
	633,754.59	57,122.82	690,877.41	268,206.49	422,670.92	495,379.29

Tel: +91 80 6935 4864 | E: compliance@embassyofficeparks.com | W: www.embassyofficeparks.com/investors
Registered Office: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka - 560032

Disclosure pursuant to guidance under Chapter 4, Paragraph 4.1.5 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

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

3) Property wise break up of Fair value of Assets as at 30 September 2024 is as follows:

Particulars	Fair value of investment properties, investment properties under development, property, plant and equipment, capital work-in-progress and intangibles*	Other assets at book value (***) (Note i)	Total assets	Total liabilities to be considered (Note ii)	Asset wise NAV	Book value of assets
100% owned assets						
MPPL	238,437.52	18,661.01	257,098.53	64,931.11	192,167.42	155,690.97
EPTPL	24,144.73	248.35	24,393.08	2,190.44	22,202.64	22,148.47
UPPL	6,477.18	248.77	6,725.95	499.23	6,226.72	4,379.58
EEPL	7,656.31	63.50	7,719.81	341.31	7,378.50	7,609.42
GSPL	10,202.68	177.98	10,380.66	510.42	9,870.24	6,443.09
ETPL	14,981.63	203.99	15,185.62	636.40	14,549.22	9,659.07
OBPPL	24,825.31	1,204.49	26,029.80	3,731.10	22,298.70	18,388.69
QBPPL	9,627.94	139.62	9,767.56	342.21	9,425.35	8,704.18
QBPL	24,028.16	1,046.23	25,074.39	15,370.55	9,703.84	21,802.98
VCPL	19,475.69	67.94	19,543.63	1,100.05	18,443.58	12,561.84
IENMPL	19,578.56	187.69	19,766.25	1,088.13	18,678.12	14,313.99
ETV Assets	133,460.05	4,331.53	137,791.58	30,177.75	107,613.83	107,340.83
ECPL	6,236.20	331.89	6,568.09	5,549.82	1,018.27	6,098.76
ESNP	14,275.12	1,196.31	15,471.43	7,484.54	7,986.89	13,897.78
Trust	-	43,702.21	43,702.21	128,987.60	(85,285.39)	71,757.26
Total	553,407.08	71,811.51	625,218.59	262,940.66	362,277.93	480,796.91
Investment in GLSP **	31,891.45	-	31,891.45	-	31,891.45	22,737.42
	585,298.52	71,811.51	657,110.03	262,940.66	394,169.37	503,534.33

* Fair values of investment properties (including assets held for sale), investment properties under development, property, plant and equipment, intangibles, capital work in progress and investment in GLSP as at 30 September 2025 and 30 September 2024 as disclosed above are solely based on the fair valuation report of L. Anuradha, independent external registered property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by Cushman & Wakefield.

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

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

*** Other assets at book value include Goodwill of Rs.33,524.26 million (30 September 2024: Rs.34,661.64 million) on book value basis (net off impairment loss). The Goodwill mainly arises on account of requirement to value individual assets and liabilities acquired on business combination at fair values as well as the requirement to recognise deferred tax liability of Rs.33,524.26 million (30 September 2024: Rs.34,661.64 million), calculated as a difference between the tax effect of the fair value of the acquired assets and liabilities and their tax bases. Goodwill has been restricted to the extent of deferred tax liability.

Notes:

- Other assets at book value includes cash and cash equivalents, debt investments in GLSP and other working capital balances which are not factored in the discounted cashflow method used in determining the fair value of investment properties, investment properties under development, property, plant and equipment, capital work-in-progress and intangibles.
- Fair value of liabilities considered for computing the NAV equals the book value of such liabilities, except in case where the outflow arising out of the liabilities have already been considered by the valuer while computing the fair value of assets or netted off with the corresponding assets.

Disclosure pursuant to guidance under Chapter 4, Paragraph 4.1.5 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99

B) Statement of Total Returns at Fair value

S.No	Particulars	For the half year ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)
A	Total comprehensive income	3,873.48	17,091.16
B	Add: Changes in fair value not recognised in total comprehensive income (refer note below)	18,914.36	14,098.82
C (A+B)	Total Return	22,787.84	31,189.98

Note:

- In the above statement, changes in fair value for the half year ended 30 September 2025 and 30 September 2024 has been computed based on the difference in fair values of investment properties, investment properties under development, property, plant and equipment (relating to the hotel property in UPPL, MPPL and QBPL and the solar power plant in EEPL); capital work-in-progress (relating to the proposed hotel to be developed in ETV assets); intangibles and investment in GLSP as at 30 September 2025 as compared with the values as at 31 March 2025 net of cash spent on construction during the period. The fair values of the afore-mentioned assets as at 30 September 2025 and 30 September 2024 are solely based on the valuation report of L. Anuradha, independent external registered property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by Cushman & Wakefield.
- ESNP was acquired on 3 June 2024 and accordingly the statement of total returns at fair value for half year ended 30 September 2024 assumed no incremental change in fair values of investment properties and investment property under development between the acquisition date and 30 September 2024.

Statement of Net Distributable Cash Flows (NDCF) of the Trust

Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

(all amounts in Rs. million unless otherwise stated)				
Sl No	Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 June 2025	For the half year ended 30 September 2025
1	Cashflows from operating activities of the Trust	(150.07)	(99.65)	(249.72)
2	Add: Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework (refer note 2 below)	8,442.56	7,354.95	15,797.51
3	Add: Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	0.76	1.28	2.04
4	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/HoldCos or Investment Entity adjusted for the following	-	-	-
	• Applicable capital gains and other taxes	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-
	• Directly attributable transaction costs	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ HoldCos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-
6	Less: Finance cost on Borrowings as per Profit and Loss Account. However, amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	(2,116.72)	(1,746.10)	(3,862.82)
7	Less: Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the Trust operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-
9	Less: any capital expenditure on existing assets owned / leased by the REIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-	-
	NDCF at Trust Level	6,176.53	5,510.48	11,687.01

Note:

- The Board of Directors of the Manager to the Trust, in their meeting held on 05 November 2025, have declared distribution to Unitholders of Rs.6.51 per unit which aggregates to Rs.6,170.79 million for the quarter ended 30 September 2025. The distribution of Rs.6.51 per unit comprises Rs.0.66 per unit in the form of interest payment, Rs.1.97 per unit in the form of dividend and the balance Rs.3.88 per unit in the form of repayment of debt.

Along with distribution of Rs.5,497.78 million/ Rs.5.80 per unit for the quarter ended 30 June 2025, the cumulative distribution for the half year ended 30 September 2025 aggregates to Rs.11,668.57 million/ Rs.12.31 per unit.

- Rs.6,258.43 million has been received post 30 September 2025, but before finalisation and adoption of the financial results by the Board of Directors. This is in compliance with the revised NDCF Framework pursuant to Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.



Statement of Net Distributable Cash Flows (NDCF) of the Trust

Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.18 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024

(all amounts in Rs. million unless otherwise stated)				
Sl No	Particulars	For the quarter ended 30 September 2024	For the half year ended 30 September 2024	For the year ended 31 March 2025
1	Cashflows from operating activities of the Trust	(117.69)	(166.09)	(416.87)
2	Add: Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework	7,284.45	14,336.83	28,684.06
3	Add: Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	0.25	3.67	4.51
4	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/HoldCos or Investment Entity adjusted for the following	-	-	-
	• Applicable capital gains and other taxes	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-
	• Directly attributable transaction costs	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ HoldCos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-
6	Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss account of the Trust	(1,638.63)	(3,329.19)	(6,426.17)
7	Less: Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with financial institution, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the Trust operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-
9	Less: any capital expenditure on existing assets owned / leased by the REIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-	-
	NDCF at Trust Level	5,528.38	10,845.22	21,845.53

Embassy Office Parks REIT

RN: IN/REIT/17-18/0001

Tel: +91 80 6935 4864 | E: compliance@embassyofficeparks.com | W: www.embassyofficeparks.com/investors

Registered Office: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka - 560032

Statement of Net Distributable Cash Flows (NDCF) at each Asset SPV and HoldCo

(all amounts in Rs. million unless otherwise stated)

Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

For the quarter ended 30 September 2025 for distribution

Sl No	Particulars	EPPL	MPPL	EEPL	UPPL	ETPL	GSPL	IEPMPL	OBPL	QBPL	QBPL	VCPL	VTPL	SIPL	ECPL	ESNP	Total
1	Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	393.92	3,364.66	108.27	133.66	110.69	289.14	313.74	609.24	129.17	138.76	359.50	2,308.58	397.07	77.36	336.83	9,070.59
2	Adjustment: Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	3.09	404.29	0.42	0.54	2.74	3.72	2.43	5.49	4.56	0.85	2.02	70.99	1.97	0.26	2.78	506.15
4	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	-	-	-	-	-	0.77	-	0.56	-	-	-	-	-	-	1.33
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Less: Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	(0.01)	(723.82)	-	-	-	-	-	(32.17)	(234.04)	-	(0.15)	(451.81)	(0.13)	(72.06)	-	(1,514.19)
7	Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	NDCF for HoldCo/SPV's	397.00	3,045.13	108.69	134.20	113.43	292.86	316.94	582.56	(99.75)	139.61	361.37	1,927.76	398.91	5.56	339.61	8,063.88

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

Embassy Office Parks REIT

RN: IN/REIT/17-18/0001

Tel: +91 80 6935 4864 | E: compliance@embassyofficeparks.com | W: www.embassyofficeparks.com/investors

Registered Office: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka - 560032

Statement of Net Distributable Cash Flows (NDCF) at each Asset SPV and HoldCo

(all amounts in Rs. million unless otherwise stated)

Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

For the quarter ended 30 June 2025 for distribution

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPL	VTPL	SIPL	ECPL	ESNP	Total
1	Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	651.78	3,260.67	166.64	96.29	422.48	186.93	340.75	480.18	174.19	135.09	362.88	1,665.87	345.73	25.07	122.58	8,437.13
	<i>Adjustment:</i>																
2	Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (<i>relevant in case of HoldCos</i>)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	1.80	362.88	1.00	2.09	4.42	0.58	2.46	1.15	3.61	1.77	1.02	16.85	4.27	1.12	0.80	405.82
4	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	6.82	-	-	-	-	-	-	-	-	-	-	-	-	-	6.82
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	(5.69)	(983.82)	-	-	-	-	-	(61.48)	(144.17)	-	(1.32)	(556.53)	-	(71.29)	-	(1,824.30)
7	Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	NDCF for HoldCo/SPV's	647.89	2,646.55	167.64	98.38	426.90	187.51	343.21	419.85	33.63	136.86	362.58	1,126.19	350.00	(45.10)	123.38	7,025.47

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

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Statement of Net Distributable Cash Flows (NDCF) at each Asset SPV and HoldCo

(all amounts in Rs. million unless otherwise stated)

Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.18 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024

For the quarter ended 30 September 2024 for distribution

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPL	VTPL	SIPL	ECPL	ESNP	Total
1	Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	488.84	2,810.32	204.34	85.85	246.56	99.35	279.72	355.74	293.78	106.35	354.92	1,644.11	367.39	143.76	165.17	7,646.20
	<i>Adjustment:</i>																
2	Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	12.53	586.86	1.12	1.09	4.29	2.54	2.28	5.85	6.33	1.33	0.78	16.44	2.11	0.60	8.07	652.22
4	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	2.24	-	-	-	1.28	0.22	-	-	-	0.20	-	-	-	-	3.94
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	(1.67)	(784.69)	-	-	-	-	-	(40.96)	(297.65)	-	(1.36)	(247.92)	-	(76.89)	-	(1,451.14)
7	Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	NDCF for HoldCo/SPV's	499.70	2,614.73	205.46	86.94	250.85	103.17	282.22	320.63	2.46	107.68	354.54	1,412.63	369.50	67.47	173.24	6,851.22

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

* Any reserve funded by debt is not considered in the computation of NDCF.

Embassy Office Parks REIT
RN: IN/REIT/17-18/0001
Tel: +91 80 6935 4864 | E: compliance@embassyofficeparks.com | W: www.embassyofficeparks.com/investors
Registered Office: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka - 560032

Statement of Net Distributable Cash Flows (NDCF) at each Asset SPV and HoldCo

(all amounts in Rs. million unless otherwise stated)

Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

For the half year ended 30 September 2025 pursuant to guidance under Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPL	VTPL	SIPL	ECPL	ESNP	Total
1	Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	1,045.70	6,625.33	274.91	229.95	533.17	476.07	654.49	1,089.42	303.35	273.85	722.38	3,974.45	742.81	102.43	459.41	17,507.72
	<i>Adjustment:</i>																
2	Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (<i>relevant in case of HoldCos</i>)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	4.89	767.17	1.42	2.63	7.16	4.30	4.89	6.64	8.17	2.62	3.04	87.84	6.23	1.38	3.58	911.96
4	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	6.82	-	-	-	-	0.77	-	0.56	-	-	-	-	-	-	8.15
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	(5.70)	(1,707.64)	-	-	-	-	-	(93.65)	(378.21)	-	(1.47)	(1,008.34)	(0.13)	(143.35)	-	(3,338.49)
7	Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	NDCF for HoldCo/SPV's	1,044.89	5,691.68	276.33	232.58	540.33	480.37	660.15	1,002.41	(66.13)	276.47	723.95	3,053.95	748.91	(39.54)	462.99	15,089.34

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

Embassy Office Parks REIT
RN: IN/REIT/17-18/0001
Tel: +91 80 6935 4864 | E: compliance@embassyofficeparks.com | W: www.embassyofficeparks.com/investors
Registered Office: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka - 560032

Statement of Net Distributable Cash Flows (NDCF) at each Asset SPV and HoldCo

(all amounts in Rs. million unless otherwise stated)

Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.18 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024

For the half year ended 30 September 2024 pursuant to guidance under Chapter 3, Paragraph 3.18 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024

SI No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IE NMPL	OBPPL	QBPL	QBPPL	VC PPL	VTPL	SIPL	ECPL	ESNP	Total
1	Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	1,399.60	5,620.17	460.06	169.32	546.04	266.62	657.73	614.50	546.06	254.43	659.47	2,790.01	552.02	130.66	240.05	14,906.73
	<i>Adjustment:</i>																
2	Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (<i>relevant in case of HoldCos</i>)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	64.51	938.50	2.22	1.33	8.99	3.26	5.57	5.98	8.09	3.00	1.55	24.76	5.22	0.60	7.63	1,081.21
4	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	21.42	-	0.38	-	13.03	1.06	-	-	-	0.27	-	-	-	-	36.16
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	(3.02)	(1,443.44)	(0.01)	-	-	-	-	(79.36)	(494.21)	-	(2.00)	(482.13)	-	(144.45)	-	(2,648.62)
7	Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations; or *	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	NDCF for HoldCo/SPV's	1,461.09	5,136.65	462.27	171.03	555.03	282.91	664.36	541.12	59.94	257.43	659.29	2,332.64	557.24	(13.19)	247.68	13,375.49

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

* Any reserve funded by debt is not considered in the computation of NDCF.

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RN: IN/REIT/17-18/0001
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Statement of Net Distributable Cash Flows (NDCF) at each Asset SPV and HoldCo

(all amounts in Rs. million unless otherwise stated)

Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.18 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024

For the year ended 31 March 2025 pursuant to guidance under Chapter 3, Paragraph 3.18 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43 dated 15 May 2024

SI No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPL	VTPL	SIPL	ECPL	ESNP	Total
1	Cash flow from operating activities as per Cash Flow Statement of HoldCo/ SPV	2,264.51	12,840.31	810.03	518.85	968.95	495.21	1,223.55	1,466.95	1,063.56	520.03	1,312.46	5,772.36	1,157.10	337.52	458.66	31,210.05
	Adjustment:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Cash Flows received from SPV's which represent distributions of NDCF computed as per relevant framework (relevant in case of HoldCos)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Treasury income / income from investing activities (interest income received from FD, tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	69.44	1,500.30	3.21	5.73	16.05	5.36	10.75	9.53	16.83	5.44	3.47	33.72	7.49	1.24	13.08	1,701.64
4	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs or Investment Entity adjusted for the following	-	21.42	-	1.16	-	13.80	1.05	-	0.07	1.45	0.27	-	-	-	-	39.22
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Less: Finance cost on Borrowings, excluding amortisation of any transaction costs as per Profit and Loss Account and any shareholder debt / loan from Trust	(12.54)	(3,364.03)	-	-	-	-	-	(310.42)	(868.03)	-	(3.91)	(1,148.14)	-	(275.61)	-	(5,982.68)
7	Less: Debt repayment (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt, in any form or equity raise as well as repayment of any shareholder debt / loan from Trust)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, or (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations;*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Less: any capital expenditure on existing assets owned / leased by the SPV or Holdco, to the extent not funded by debt / equity or from reserves created in the earlier years	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	NDCF for HoldCo/SPV's	2,321.41	10,998.00	813.24	525.74	985.00	514.37	1,235.35	1,166.06	212.44	526.92	1,312.29	4,657.94	1,164.59	63.15	471.74	26,968.23

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

* Any reserve funded by debt is not considered in the computation of NDCF.

Consolidated Segment wise Revenue and Results for the quarter and half year ended 30 September 2025

Ind AS 108 establishes standards for the way that business enterprises report information about operating segments and related disclosures. Based on the 'management approach' as defined in Ind AS 108, the Chief Operating Decision Maker ('CODM') evaluates the Embassy Office Parks' performance and allocates resources based on an analysis of various performance indicators by operating segments. The accounting principles used in the preparation of the Consolidated Financial Results are consistently applied to record revenue and expenditure in individual segments and are as set out in the significant accounting policies.

Operating segments of Embassy Office Parks Group are (i) Commercial Offices, (ii) Hospitality and (iii) Other segments. Other segments comprise Generation of Renewable Energy. Revenue and identifiable operating expenses in relation to segments are categorized based on items that are individually identifiable to that segment.

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

a) Commercial Offices segment:

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

b) Hospitality segment:

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

c) Other segment:

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

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

Further, the information relating to segment assets and segment liabilities are not regularly provided to CODM for review and hence the same is not disclosed.

(all amounts in Rs. million unless otherwise stated)

Particulars	Total					
	For the quarter ended 30 September 2025	For the quarter ended 30 June 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024	For the year ended 31 March 2025
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Revenue from operations	11,244.13	10,597.86	9,973.20	21,841.99	19,314.73	40,389.32
Less: Property tax	(374.67)	(343.28)	(348.06)	(717.95)	(652.58)	(1,325.25)
Less: Repairs & Maintenance (except repairs to building)	(951.13)	(907.69)	(894.23)	(1,858.82)	(1,729.41)	(3,594.19)
Less: Other direct operating expenses	(645.21)	(629.31)	(685.07)	(1,274.52)	(1,311.77)	(2,635.20)
Net Operating Income (segment results for the period/ year)	9,273.12	8,717.58	8,045.84	17,990.70	15,620.97	32,834.68
Less: Other operating expenses	(591.64)	(508.04)	(554.05)	(1,099.68)	(1,085.82)	(2,370.85)
Add: Other income	312.14	210.31	572.01	522.45	1,043.96	1,423.67
Earnings before share of profit of equity accounted investee, finance costs, depreciation, amortisation, impairment and tax	8,993.62	8,419.85	8,063.80	17,413.47	15,579.11	31,887.50
Add: Share of profit after tax of equity accounted	330.69	266.51	270.71	597.20	511.79	1,155.25
Less: Depreciation and amortisation expenses	(2,958.72)	(2,895.51)	(2,779.30)	(5,854.23)	(5,442.90)	(11,415.15)
Impairment loss	-	-	(1,216.06)	-	(1,216.06)	(6,410.93)
Less: Finance costs	(3,841.91)	(3,718.37)	(3,281.98)	(7,560.28)	(6,370.13)	(13,286.25)
Profit/(loss) before tax	2,523.68	2,072.48	1,057.17	4,596.16	3,061.81	1,930.42
Add/(Less): Tax expense	(201.89)	(520.79)	14,246.38	(722.68)	14,029.35	14,313.94
Profit/(loss) for the year	2,321.79	1,551.69	15,303.55	3,873.48	17,091.16	16,244.36
Add: Other Comprehensive Income	-	-	-	-	-	0.49
Total comprehensive income/(loss) for the period/ year	2,321.79	1,551.69	15,303.55	3,873.48	17,091.16	16,244.85

Particulars	Commercial Offices					
Revenue from operations	9,862.37	9,280.47	8,531.74	19,142.84	16,498.64	34,359.91
Less: Property tax	(352.05)	(320.50)	(304.45)	(672.55)	(586.84)	(1,215.07)
Less: Repairs & Maintenance (except repairs to building)	(826.85)	(787.10)	(786.55)	(1,613.95)	(1,522.30)	(3,165.25)
Less: Other direct operating expenses	(138.60)	(129.19)	(167.13)	(267.79)	(333.62)	(624.53)
Net Operating Income (segment results for the period/ year)	8,544.87	8,043.68	7,273.61	16,588.55	14,055.88	29,355.07

Particulars	Hospitality					
Revenue from operations	1,251.74	1,161.28	1,219.90	2,413.02	2,285.61	5,039.47
Less: Property tax	(22.58)	(22.57)	(43.42)	(45.15)	(65.42)	(109.68)
Less: Repairs & Maintenance (except repairs to building)	(111.38)	(101.02)	(97.91)	(212.40)	(186.74)	(390.17)
Less: Other direct operating expenses	(493.89)	(487.24)	(503.04)	(981.13)	(946.12)	(1,952.79)
Net Operating Income (segment results for the period/ year)	623.89	550.45	575.53	1,174.34	1,087.33	2,586.82

Particulars	Other Segment					
Revenue from operations	130.02	156.11	221.56	286.13	530.48	989.94
Less: Property tax	(0.04)	(0.21)	(0.19)	(0.25)	(0.32)	(0.50)
Less: Repairs & Maintenance (except repairs to building)	(12.90)	(19.57)	(9.77)	(32.47)	(20.37)	(38.77)
Less: Other direct operating expenses	(12.72)	(12.88)	(14.90)	(25.60)	(32.03)	(57.88)
Net Operating Income (segment results for the period/ year)	104.36	123.45	196.70	227.81	477.76	892.79

Embassy Office Parks REIT

RN: IN/REIT/17-18/0001

Tel: +91 80 6935 4864 | E: compliance@embassyofficeparks.com | W: www.embassyofficeparks.com/investors

Registered Office: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka - 560032



Statement of Net Borrowings Ratio pursuant to guidance under Chapter 4, Paragraph 4.6.5 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

(all amounts in Rs. million unless otherwise stated)

Particulars	As at 30 September 2025																
	Embassy REIT	EPTPL	MPPL**	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPL	VTPL	SIPL	ECPL	ESNP	Total
Borrowings [A] (refer note 1 below)																	
Secured																	
Non-convertible debentures																	
Embassy Office Parks REIT Series XV	19,877.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,877.25
Embassy Office Parks REIT Series XIV	7,499.33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,499.33
Embassy Office Parks REIT Series XIII NCD-Series A	14,970.55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,970.55
Embassy Office Parks REIT Series XIII NCD-Series B	4,991.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,991.42
Embassy Office Parks REIT Series XII NCD	9,987.44	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,987.44
Embassy Office Parks REIT Series XI NCD	9,010.69	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,010.69
Embassy Office Parks REIT Series VIII NCD	4,998.78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,998.78
Embassy Office Parks REIT Series VI NCD	9,984.47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,984.47
Embassy Office Parks REIT Series V NCD-Series B	10,984.81	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,984.81
Embassy Office Parks REIT Series IV NCD	2,994.94	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,994.94
MPPL Series I NCD	-	-	10,200.27	-	-	-	-	-	-	-	-	-	-	-	-	-	10,200.27
QBPL Series I NCD	-	-	-	-	-	-	-	-	-	3,982.90	-	-	-	-	-	-	3,982.90
ECPL Series I NCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,497.86	-	2,497.86
ECPL Series II NCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,734.75	-	2,734.75
Term loans from Bank and Financial Institution																	
Term Loan from ICICI Bank	-	-	4,996.98	-	-	-	-	-	-	-	-	-	-	-	-	1,550.00	6,546.98
Term Loan from HSBC	-	-	4,498.20	-	-	-	-	-	-	-	-	-	12,398.75	-	-	-	16,896.95
Term Loan from DBS	-	-	-	-	-	-	-	-	-	-	-	-	1,978.89	-	-	-	1,978.89
Term Loan from Canara Bank	-	-	12,377.21	-	-	-	-	-	-	-	-	-	5,277.40	-	-	-	17,654.61
Term Loan from SBI Bank	-	-	7,025.10	-	-	-	-	-	1,558.61	-	-	-	2,981.07	-	-	-	11,564.78
Term Loan from Bandhan Bank	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,440.09	5,440.09
Term Loan from Bank of Baroda	-	-	4,866.33	-	-	-	-	-	-	-	-	-	-	-	-	-	4,866.33
Term Loan from Axis Bank	-	-	3,008.91	-	-	-	-	-	-	7,871.55	-	-	-	-	-	-	10,880.46
Term Loan from Bajaj Housing Financial Limited	3,232.59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,232.59
Overdraft																	
Overdraft from Axis Bank	-	-	919.90	-	-	-	-	-	-	-	-	-	-	-	-	-	919.90
Overdraft from ICICI Bank	-	-	-	-	-	-	-	-	237.29	-	-	-	-	-	-	-	237.29
Overdraft from SBI Bank	-	-	1,793.97	-	-	-	-	-	398.56	-	-	-	937.03	-	-	-	3,129.56
Overdraft from Bank of Baroda	-	-	492.63	-	-	-	-	-	-	-	-	-	-	-	-	-	492.63
Unsecured																	
Commercial Paper																	
Embassy Office Parks REIT-CP Tranche D	4,136.29	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,136.29
Embassy Office Parks REIT-CP Tranche E	3,397.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,397.06
Embassy Office Parks REIT-CP Tranche F	3,148.63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,148.63
Add: Deferred payments [B]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Cash and Cash Equivalents [C]^																	
Cash on hand	-	-	(1.06)	-	(0.54)	-	-	-	-	(0.40)	-	-	-	-	-	-	(2.00)
Balances with banks																	
- in current accounts	(105.15)	(397.54)	(3,311.51)	(115.74)	(190.47)	(163.60)	(103.80)	(137.04)	(871.90)	(110.09)	(89.97)	(172.15)	(1,628.07)	(399.55)	(24.95)	(418.81)	(8,240.34)
- in escrow accounts																	
- Balances with banks for unclaimed distributions*	(2.87)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(2.87)
- Others	-	-	(33.49)	-	-	-	-	-	(0.03)	(1.82)	-	-	(29.65)	-	-	(125.47)	(190.46)
- in fixed deposit accounts with original maturity of less than three months	-	-	-	-	(10.00)	-	-	-	-	-	-	-	-	-	-	-	(10.00)
Aggregate Borrowings and Deferred payments net of Cash and Cash Equivalents [D=A+B-C]	109,106.23	(397.54)	46,833.45	(115.74)	(201.01)	(163.60)	(103.80)	(137.04)	1,322.53	11,742.14	(89.97)	(172.15)	21,915.42	(399.55)	5,207.66	6,445.81	200,792.85
Cash and Cash Equivalents [D=A+B-C]																	
Value of REIT Assets [E] (refer note 2 below)	-	25,540.92	299,524.17	3,772.42	7,837.90	16,577.39	10,661.11	21,089.51	25,868.22	24,813.40	10,084.78	20,086.54	130,232.07	19,024.00	7,005.93	17,684.22	639,802.58
Net Borrowings Ratio [D/E]																	31%

Notes:

1 Borrowings = Long-term borrowings + Short-term borrowings

2 The value of REIT assets as at 30 September 2025 is considered based on the GAV available as at 30 September 2025.

3 * These balances are restricted and are not available for use by the Group.

4 ** Value of assets of GLSP is included only to the extent of 50% of share held by MPPL.

5 The above statement of Net Borrowings ratio is as per computation prescribed under Chapter 4, paragraph 4.6.5 to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

6 ^ As per Schedule III to Companies Act, 2013

Embassy Office Parks REIT

RN: IN/REIT/17-18/0001

Tel: +91 80 6935 4864 | E: compliance@embassyofficeparks.com | W: www.embassyofficeparks.com/investors

Registered Office: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka - 560032



Statement of Net Borrowings Ratio pursuant to guidance under Chapter 4, Paragraph 4.6.5 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025

(all amounts in Rs. million unless otherwise stated)

Particulars	As at 30 September 2024																Total
	Embassy REIT	EPTPL	MPPL**	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPL	VTPL	SIPL	ECPL	ESNP	Total
Borrowings [A] (refer note 1 below)																	
Secured																	
Non-convertible debentures																	
Embassy Office Parks REIT Series XI NCD	9,013.82	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,013.82
Embassy Office Parks REIT Series X NCD	9,996.23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,996.23
Embassy Office Parks REIT Series IX NCD	4,998.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,998.60
Embassy Office Parks REIT Series VIII NCD	4,998.33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,998.33
Embassy Office Parks REIT Series VII NCD	10,488.83	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,488.83
Embassy Office Parks REIT Series VI NCD	9,973.70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,973.70
Embassy Office Parks REIT Series V NCD-Series B	10,970.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,970.02
Embassy Office Parks REIT Series V NCD-Series A	19,997.67	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,997.67
Embassy Office Parks REIT Series IV NCD	2,989.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,989.40
VTPL Series I NCD	-	-	-	-	-	-	-	-	-	-	-	-	4,947.20	-	-	-	4,947.20
MPPL Series I NCD	-	-	10,192.47	-	-	-	-	-	-	-	-	-	-	-	-	-	10,192.47
ECPL Series I NCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,492.55	-	2,492.55
Term loans from Bank and Financial Institution																	
Term Loan from ICICI Bank	-	-	11,196.32	-	-	-	-	-	-	9,991.13	-	-	1,959.49	-	2,747.59	700.00	26,594.52
Term Loan from HSBC	-	-	4,496.40	-	-	-	-	-	-	-	-	-	14,261.79	-	-	-	18,758.19
Term Loan from DBS	-	-	-	-	-	-	-	-	-	-	-	-	1,548.22	-	-	-	1,548.22
Term Loan from Canara Bank	-	-	10,901.84	-	-	-	-	-	-	4,421.57	-	-	-	-	-	-	15,323.41
Term Loan from SBI Bank	-	-	7,108.22	-	-	-	-	-	1,580.00	-	-	-	-	-	-	-	8,688.22
Term Loan from Bandhan Bank	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,502.68	5,502.68
Term Loan from Bank of Baroda	-	-	5,983.84	-	-	-	-	-	-	-	-	-	-	-	-	-	5,983.84
Term Loan from Bajaj Housing Financial Limited	3,225.90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,225.90
Overdraft																	
Overdraft from Axis Bank	-	180.67	999.73	-	-	-	-	-	184.87	-	-	250.48	538.89	-	-	-	2,154.64
Overdraft from ICICI Bank	-	250.00	988.24	-	-	-	-	-	250.00	-	-	-	734.47	-	-	-	2,222.71
Overdraft from SBI Bank	-	-	1,810.07	-	-	-	-	-	402.10	-	-	-	-	-	-	-	2,212.17
Overdraft from Bank of Baroda	-	-	999.85	-	-	-	-	-	-	-	-	-	-	-	-	-	999.85
Unsecured																	
Commercial Paper																	
Embassy Office Parks REIT-CP Tranche B	7,343.72	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,343.72
Add: Deferred payments [B]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less: Cash and Cash Equivalents [C]^																	
Cash on hand	-	-	(0.78)	-	(0.56)	-	-	-	-	(0.40)	-	-	-	-	-	-	(1.74)
Balances with banks																	
- in current accounts	(1,049.66)	(43.76)	(7,800.05)	(39.19)	(142.87)	(181.00)	(10.52)	(35.24)	(510.62)	(46.32)	(31.93)	(20.40)	(2,972.31)	(55.02)	(79.97)	(403.91)	(13,422.77)
- in escrow accounts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- Balances with banks for unclaimed distributions*	(2.34)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(2.34)
- Others	-	-	(7,500.57)	-	-	-	-	-	(382.52)	(0.15)	(3.52)	-	(0.02)	-	-	-	(7,886.78)
- in fixed deposit accounts with original maturity of less than three months	-	-	-	-	-	-	-	-	-	(95.00)	-	-	-	-	-	-	(95.00)
Aggregate Borrowings and Deferred payments net of Cash and Cash Equivalents [D=A+B-C]	92,944.22	386.91	39,375.57	(39.19)	(143.43)	(181.00)	(10.52)	(35.24)	1,523.83	14,270.83	(35.45)	230.08	21,017.73	(55.02)	5,160.17	5,798.77	180,208.26
Value of REIT Assets [E] (refer note 2 below)	-	24,144.73	276,072.68	7,656.31	6,477.18	14,981.63	10,202.68	19,578.56	24,825.31	24,028.16	9,627.94	19,475.69	115,886.05	17,574.00	6,236.20	14,275.12	591,042.24
Net Borrowings Ratio [D/G]																	30%

Notes:

1 Borrowings = Long-term borrowings + Short-term borrowings

2 The value of REIT assets as at 30 September 2024 is considered based on the GAV available as at 30 September 2024.

3 * These balances are restricted and are not available for use by the Group.

4 ** Value of assets of GLSP is included only to the extent of 50% of share held by MPPL.

5 The above statement of Net Borrowings ratio is as per computation prescribed under Chapter 4, paragraph 4.6.5 to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

6 ^ As per Schedule III to Companies Act, 2013

Statement of Commitments and Contingencies

(all amounts in Rs. million unless otherwise stated)

Particulars	As at 30 September 2025	As at 30 September 2024
Capital commitments		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for (refer note i)	11,116.22	10,368.09
Contingent liabilities		
Claims not acknowledged as debt in respect of Income Tax matters (refer note ii)	274.72	305.14
Claims not acknowledged as debt in respect of Indirect Tax matters (refer note iii)	817.91	630.13
Claims not acknowledged as debt in respect of Property Tax matters (refer note iv)	3,124.96	3,124.96

Others (refer notes v and vi)

Based on Group's best estimate, information currently available and basis expert opinion obtained by the Group, no provisions have been made for above claims as at 30 September 2025. The Group will continue to monitor developments to identify significant uncertainties and change in estimates, if any, in future period.

Notes:

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

Particulars	As at 30 September 2025	As at 30 September 2024
MPPL	3,672.11	3,656.24
VTPL	4,592.27	3,536.21
ESNP	2,064.86	2,785.47
ECPL	205.41	160.86
IENMPL	179.43	21.17
Quadron	178.28	20.48
EPTPL	100.20	63.94
OBPPL	76.93	12.36
UPPL	18.32	1.62
Galaxy	16.64	67.05
Qubix	0.09	34.32
Others	11.67	8.37
	11,116.22	10,368.09

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

Particulars	As at 30 September 2025	As at 30 September 2024
MPPL	-	199.10
SIPL	214.53	46.68
UPPL	46.35	46.35
IENMPL	-	9.25
QBPPL	3.76	3.76
VTPL	10.08	-
	274.72	305.14

MPPL:

a) The SPV was assessed u/s. 143(3) of the Income Tax Act for AY 2016-17 and received assessment order dated 31 December 2018 with additions made u/s.14A of the Income Tax Act with a tax demand of Rs.172.28 million. Aggrieved by the assessment order, the SPV filed an appeal before CIT(A) and paid Rs.14.06 million under protest with balance demand stayed. The order of the CIT(A) is received in favor of the SPV. Accordingly, the SPV has disclosed Rs.Nil (30 September 2024: Rs.172.28 million) as contingent liability.

b) The SPV was assessed u/s. 143(3) of the Income Tax Act for AY 2018-19 and received assessment order dated 13 September 2021 with additions made u/s.14A of the Income Tax Act. The SPV has filed an appeal against the assessment order at the CIT(A). The order of the CIT(A) is received in favor of the SPV. Accordingly, the SPV has disclosed Rs.Nil (30 September 2024: Rs.26.82 million) as contingent liability.

SIPL:

(a) The SPV had received an assessment order u/s. 143(3) of the Income Tax Act for AY 2022-23 wherein the assessing officer has denied set-off of brought-forward losses u/s 79A of the Act amounting to Rs. 406.56 million. Consequently, a demand amounting of Rs. 148.22 million has been raised. Aggrieved by the assessment order, the SPV filed an appeal before CIT(A). As the SPV had already created a provision of Rs. 101.54 million against the additional income offered, the SPV has accordingly disclosed the balance demand of Rs.46.68 million (30 September 2024: Rs.46.68 million) as contingent liability.

b) The SPV had received a penalty order u/s 270A of the Income Tax Act for AY 2021-22 wherein the assessing officer has levied penalty stating that SPV has mis-reported income without accepting the fact that the SPV has suo-moto offered the income of Rs. 288.20 million in its tax return filed u/s 148. Aggrieved by the said penalty order, the SPV filed an appeal before CIT(A). Accordingly, the SPV has disclosed Rs.167.85 million (30 September 2024: Rs.Nil) as contingent liability.

UPPL: (a) The SPV had received an assessment order u/s. 154 read with 143(3) of the Income Tax Act for AY 2017-18 wherein the assessing officer has disallowed set off of losses against the addition made during assessment treating certain expenses as unexplained expenditure under section 69C of the Income Tax Act. Aggrieved by the assessment order, the SPV filed an appeal before CIT(A). Accordingly, the SPV has disclosed Rs. 46.35 million (30 September 2024: Rs.46.35 million) as contingent liability.

IENMPL: The SPV received a tax demand notice of Rs.9.25 million for Assessment Year 2014-15 for short grant of TDS. Further, the Assessing Officer had not accepted the additional claim made by the SPV on allowing the voluntary disallowance made by the SPV on management fees and additions made u/s.14A of the Income tax Act. Aggrieved by the assessment order, the SPV filed an appeal before CIT(A). As the short grant of TDS was allowed through a rectified order u/s 154, SPV filed an application for withdrawal of the appeal and an order confirming the withdrawal was received by the SPV. Accordingly, the SPV has disclosed Rs.Nil (30 September 2024: Rs.9.25 million) as contingent liability.

QBPPL: The SPV had received an assessment order u/s. 143(3) of the Income Tax Act for AY 2015-16 with 14A disallowance, certain expense disallowances and short grant of TDS credit resulting in demand of Rs.3.76 million. An appeal against the assessment order was filed before CIT(A) and the same is in the process of hearing. Penalty proceedings have been initiated. Accordingly, the SPV has disclosed the above demand of Rs.3.76 million (30 September 2024: Rs.3.76 million) as contingent liability.

VTPL: The SPV was assessed u/s. 201 of the Income Tax Act, 1961 for the AY 2019-20 and tax demand of Rs. 10.08 million was raised by TDS officer on account of non deduction of TDS on payment made to certain foreign vendors. An appeal against the said 201 order has been filed before the CIT(A). Accordingly, the SPV has disclosed Rs. 10.08 million (30 September 2024: Rs. Nil) as contingent liability.

Statement of Commitments and Contingencies (continued)

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

EEPL: The SPV has received reassessment orders for AY 2020-21 and AY 2021-22, wherein the assessing officer (AO), among other matters, has also disallowed interest under section 36(1)(iii) of the Income-tax Act, 1961 amounting to Rs. 284.10 million and Rs. 524.40 million, respectively. Aggrieved by these orders, the SPV has filed appeals before the Hon'ble CIT(A) and hearing notice is awaited. Based on the order by the AO, the disallowance will result in reduction of brought-forward losses by Rs. 808.50 million. However, management continues to recognise Deferred tax asset on such losses as at September 30, 2025. Since the management believes that there are reasonable grounds to expect a favourable outcome in the said matter, and therefore no adjustment has been made in books of accounts.

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

Particulars	As at	As at
	30 September 2025	30 September 2024
MPPL	624.42	624.42
REIT	30.92	-
UPPL	78.80	5.71
VTPL	83.77	-
	817.91	630.13

MPPL:

(a) The SPV had received Order-in-original dated 23 December 2015 with a demand to pay a sum of Rs.522.04 million (including interest and penalty) from the Commissioner of Central Excise Bangalore-V Commissionerate towards incorrectly availed Cenvat credit during the period 1 April 2006 to 31 March 2012. Appeal has been filed before CESTAT dated 18 April 2016. The appeal is heard and order is reserved. Accordingly, Rs.522.04 million (30 September 2024: Rs.522.04 million) is disclosed as contingent liability.

(b) The Principal Commissioner of Service Tax issued a final adjudication order dated 20 January 2022 with a demand of Rs.102.38 million including penalty on various issues including irregular availment of input credit, turnover reconciliation etc. The SPV has filed an appeal with CESTAT against the order received from commissioner of service tax. Accordingly, a sum of Rs.102.38 million (30 September 2024: Rs.102.38 million) has been disclosed as contingent liability.

UPPL:

(a) The SPV had received an order dated 4 March 2024 for demand of tax including interest and penalty on corporate guarantee amounting to Rs 5.71 million relating to period from 1 April 2019 to 31 March 2020. Against the said order, the SPV has filed an appeal before the Joint Commissioner (Appeals) after making a pre-deposit of Rs. 0.32 million to stay the recovery of the balance amount. The matter has been heard and order is received demanding tax on corporate guarantee. Against the said order, the Company has filed writ petition before the Hon'ble Karnataka HC wherein stay has been granted for the demand. Accordingly, a sum of 5.71 million (30 September 2024: Rs.5.71 million) has been disclosed as contingent liability.

(b) The SPV had received orders dated 28 February 2025 and 8 August 2025 for demand of tax including interest and penalty on corporate guarantee amounting to Rs. 72.94 million and Rs 0.15 million relating to period from 1 April 2020 to 31 March 2021 and 1 April 2022 to 31 March 2023 respectively. Aggrieved by the said orders, the SPV has filed a writ petition before the Hon'ble Karnataka HC wherein stay has been granted for the demand. Accordingly, a sum of Rs.73.09 million (30 September 2024: Rs. Nil) has been disclosed as contingent liability.

VTPL: The SPV had received an order dated 25 February 2025 for demand of tax including interest and penalty on corporate guarantee amounting to Rs 83.77 million relating to period from 1 April 2020 to 31 March 2021. Aggrieved by the said order, the SPV has filed a writ petition before the Hon'ble Karnataka HC wherein stay has been granted for the demand. Accordingly, a sum of Rs. 83.77 million (30 September 2024: Rs. Nil) has been disclosed as contingent liability.

Trust: The Trust had received an order dated 19 August 2024 for demand of tax on corporate guarantee given by Trust amounting to Rs.30.92 million relating to period from 1 April 2019 to 31 March 2020. Aggrieved by the said order, the Trust has filed an appeal before the Joint Commissioner (Appeals) after making a pre-deposit of Rs.1.51 million to stay the recovery of the balance amount. The matter has been heard and order is awaited. Accordingly, a sum of Rs.30.92 million (30 September 2024: Rs.Nil) has been disclosed as contingent liability.

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

Particulars	As at	As at
	30 September 2025	30 September 2024
MPPL	3,124.96	3,124.96
	3,124.96	3,124.96

MPPL:

(a) The SPV has received a demand order dated 5 October 2015 to pay a demand of Rs.844.66 million (Rs.2,739.49 million including penalty and interest upto June 2016) towards the difference in property tax payable by the SPV, which difference arose on account of classification of the property under different schedules for the purpose of computing property taxes, for the period 2008-09 to 2015-16. The SPV is contesting that the concerned property being an industrial estate that has been developed as special economic zone must be classified as category XIV as per the notification issued under Karnataka Municipal Corporation Act, 1976 ('the Act') and Bruhat Bengaluru Mahanagar Palike Property Tax Rules, 2009 ('Rules'). Whereas, the Assistant Revenue Officer has been considering the concerned property under category VIII as per the notification issued under the Act and Rules. The SPV filed a writ petition against the demand order which has been dismissed by the Hon'ble High Court of Karnataka. The said court upheld the demand made by BBMP. Against the order passed by single judge for the dismissal of writ petition, MPPL has based on external legal opinion filed an appeal before the aforementioned court and the same has been admitted by the court on 27 June 2016. The Hon'ble High Court restrained BBMP from taking any coercive action against the SPV and also directed BBMP to allow the SPV to make payment of property tax for the assessment year 2016-17. The matter is currently pending as at the date of these financial statements. Accordingly, this has been disclosed as a contingent liability. The SPV has paid Rs.646.69 million (30 September 2024: Rs.646.69 million) under protest against the above demand. The SPV has received a revised demand note dated 27 June 2024 where the updated demand amount is Rs.652.20 million (excluding penalty & interest).

Statement of Commitments and Contingencies (continued)

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

MPPL:

(b) The SPV has also received demand notices dated 9 October 2017 to pay a sum of Rs.760.07 million including penalty as of that date towards the differential property tax based on the total survey report for certain blocks for the period 2008-09 to 2017-18. An appeal had been filed before the Joint Commissioner, BBMP, Bytarayanapura, Bangalore ("Joint Commissioner") objecting the total survey report and property tax assessment notice arising therefrom. New demand notices dated 17 January 2019 were issued to pay a sum of Rs.860.39 million (including penalty) towards the differential property tax for the period 2008-09 to 2017-18 and interest upto the date of payment as per the demand notices. The SPV submitted a letter to the Joint Commissioner dated 29 March 2019 referring to the appeals preferred by the SPV and had paid a sum of Rs.286.80 million towards property tax demanded under protest. An order was passed by the Joint Commissioner dismissing the appeal preferred by the SPV. Against the order passed by the Joint Commissioner, MPPL has, based on external legal opinion, filed a writ petition before the Hon'ble High Court of Karnataka on 3 August 2020 on various grounds, inter alia, that the rates BBMP has relied on to calculate property tax in the said demand notices dated 9 October 2017 has been already challenged in a writ appeal filed by the SPV and pending before Hon'ble High Court of Karnataka as mentioned in note iv(a) above. Additionally new notices dated 24 July 2019 and 18 March 2021 were issued to pay a sum of Rs.78.56 million (including penalty) and Rs.27.25 million (including penalty) towards the differential property tax for the year 2018-19 and 2019-20 respectively and the SPV has paid Rs.35.26 million towards property tax demanded under protest. However, BBMP vide notice dated 17 June 2021 have returned the demand draft amount of Rs.9.08 million (differential property tax for the year 2019 -20 paid) requesting payment of interest and penalty along with the differential tax amounting to Rs.27.25 million. The BBMP has issued distress warrant on 1 February 2022 in relation to the above said matter with a notice to pay Rs. 727.09 million against which MPPL has obtained an interim stay on 16 February 2022 from the Hon'ble High Court of Karnataka till the next date of hearing. Pursuant to the return of the demand draft amounting to Rs.9.08 million, the SPV has filed an writ petition before the Hon'ble High Court of Karnataka for (i) staying the operation and execution of the demand notices dated 18 March 2021 and endorsement dated 17 June 2021 and (ii) directing the BBMP to accept the payment of differential property tax. The Hon'ble High Court of Karnataka on 30 September 2022 directed the BBMP to accept the principal payment of Rs.9.08 million. Basis the order of the Hon'ble High Court of Karnataka, MPPL has deposited the principal payment of Rs.9.08 million to BBMP vide letter dated 11 October 2022 via demand draft.

Pursuant to the One Time Settlement Scheme promulgated by the State of Karnataka vide government order dated 22 February 2024 (OTS Scheme) which allowed for payment of past dues with penalty while waiving interest, and based on the representation from BBMP, the SPV has made an under-protest payment of Rs.385.47 million (inclusive of one time penalty as per the OTS Scheme) towards the full and final satisfaction of the demand notices mentioned above. However, while determining the amount payable under the OTS Scheme, the BBMP has not considered a payment of Rs.26.19 million and therefore, the SPV has claimed for the credit of this amount. Further, the final amount payable was calculated based on BBMP's classification of the property which has been disputed by the SPV as specified at (a) above. However, the contingent liability amount for (a) has not been reduced on this account. Accordingly, a net contingent liability of Rs.385.47 million (30 September 2024: Rs.385.47 million) has been disclosed in these financial statements. Subsequent to the under-protest payment by the SPV, the OTS Scheme has been amended to dispense with the payment of penalty along with the interest. The SPV has addressed a letter to the BBMP seeking benefit of such amendment in respect of the under-protest payment already made.

v) Others: tax matters pertaining to equity accounted investee company

(a) GLSP (50% equity accounted investee - joint venture) Income Tax matters:

i) During the year ended 31 March 2020, GLSP has received assessment order for AY 2017-18 for disallowance under section 14A of Income Tax Act read with rule 8D of the Income-tax Rules, disallowance of claim under section 80G of the Income Tax Act and addition to the income based on differences between Form 26AS and the books of accounts. GLSP had filed an appeal against the assessment order with CIT(A). The order is received in favor of GLSP from CIT(A). Accordingly, GLSP has disclosed Rs.Nil (30 September 2024: Rs. 2.83 million) as contingent liability.

ii) During the period ended 30 September 2021, GLSP has received assessment order for AY 2018-19 with disallowance made under section 14A of Income Tax Act read with rule 8D of the Income-tax Rules. GLSP had filed an appeal against the assessment order with CIT(A). The order is received in favor of GLSP from CIT(A). Accordingly, GLSP has disclosed Rs. Nil (30 September 2024: Rs.0.68 million) as contingent liability.

(b) GLSP (50% equity accounted investee - joint venture) Service Tax matters:

i) GLSP has received show cause notice and order-in-original dated 14 August 2011 and 11 December 2011 to pay a sum of Rs.111.86 million from Office of the Commissioner of Service tax towards wrongly availed Cenvat credit during the period 1 April 2009 to 31 March 2011. Appeal was filed before CESTAT. As at 30 September 2025 the appeal for FY 2009-10 has been disposed off allowing Cenvat credit. Appeal for FY 2010-11 is pending before CESTAT for hearing and accordingly GLSP has disclosed contingent liability of Rs. 69.38 million (30 September 2024: Rs. 111.86 million).

vi) Other matters

(a) VCPPL (Forfeiture of security deposit matters): Orange Business Services India Technology Private Limited, earlier known as Equant Technologies Services (India) Private Limited ("Equant") had filed a summary suit bearing No. 388 of 2012 with the Hon'ble Bombay High Court alleging that the SPV incorrectly terminated the letter of intent dated 18 July 2008 executed between the SPV and Equant for renting premises in Embassy 247 Park pursuant to which Equant paid to the SPV a security deposit of Rs.40.32 million, which was withheld by the SPV on account of breach of agreed terms of the said letter of intent. The Hon'ble High Court had passed an order dated 10 February 2014 wherein the court has granted leave to defend the matter subject to deposit of Rs.34.42 million in the court within 12 weeks. VCPPL filed an appeal against the order dated 10 February 2014 and further obtained a stay on 7 July 2014 against the order dated 10 February 2014 till final disposal of the appeal. The matter is pending for hearing.

(b) EEPL :

i) SPV received a demand notice under the Insolvency and Bankruptcy Code, 2016 (IBC) on 28 February 2019 from a third party sub-contractor, engaged by IL&FS Development Company ("IEDCL"), IEDCL in turn appointed by the parent company of IL&FS Solar Power Limited ("ISPL"), ISPL was the main contractor appointed by Embassy Energy. The demand notice alleges that unpaid amounts (categorized as operational debts) aggregating up to Rs.1,008.10 million (including interest up to October 2018) are due to the third party sub-contractor directly from SPV for the various works claimed to have been undertaken at the site of Embassy Energy, on the basis of certain correspondence with SPV. SPV has by its letter dated 1 March 2019, refuted all such claims inter alia on the basis that the payments are due from ISPL (and/ or its parent entity) to the third party sub-contractor and not from SPV, and therefore the third party sub-contractor has no claim against SPV. By its letters dated 18 March 2019, the third party sub-contractor has responded to the letter from SPV, denying all statements made by SPV and reiterating that the unpaid amounts are due from SPV. The third party sub-contractor has thereafter filed an application under Section 9 of the Code before the Bangalore bench of National Company Law Tribunal claiming debt of Rs.1,082.50 million (including interest up to September 2019) and interest thereon against SPV. The National Company Law Tribunal vide its order dated 8 March 2022 has dismissed the petition filed by the third party sub-contractor. The third party sub-contractor filed an appeal before the National Company Law Appellate Tribunal, Chennai and the same was dismissed vide order dated 16 June 2023. The third party sub-contractor has filed an appeal before the Supreme Court of India against the orders of the NCLT and NCLAT and the next date of hearing is awaited. Sterling & Wilson Renewable Energy Limited ("SWREL") has filed for pre-institution mediation under the Commercial Courts Act, 2015 before the District Legal Services Authority, Bengaluru and the pre-mediation has failed. SWREL has initiated a summary suit before the Additional City Civil and Sessions Judge, Commercial Court, Bengaluru and SPV has filed the objections for leave to defend and also filed application for dismissal of the plaint before the Additional City Civil and Session Judge. Further, the City Civil and Sessions Judge, Commercial Court has rejected the interim applications filed by SWREL for (i) amendment of plaint and (ii) impleading of SWPL vide order dated 29 October 2025. The representative of SWREL filed a complaint before the Economic Offence Wing, Mumbai ("EOW") against the SPV and has lodged an First Information Report against the SPV, Jitendra Virwani, Karan Virwani and another claiming Rs.1,315.70 million. The SPV, Jitendra Virwani and Karan Virwani has filed a Criminal Writ Petition before the High Court of Bombay against the State of Maharashtra and representative of SWREL praying for (i) quashing and setting aside of the FIR and investigation of the EOW and (ii) stay on further proceedings under the FIR and the EOW. EOW has filed a chargesheet against the SPV and others before the Judicial Magistrate, 47th Court, Mumbai and bail has been obtained on 15 January 2025 and the next date of hearing is 22 December 2025. Pursuant to the FIR, a criminal revision petition was filed by EEPL, Mr. Jitendra Virwani and Mr. Karan Virwani before the High Court of Bombay against the State of Maharashtra and the representatives of SWREL for setting aside the order of the Judicial Magistrate dated 16 November 2024 for erroneously issuing process. Further, Mr. Jitendra Virwani and Mr. Karan Virwani have also filed a writ petition before the High Court of Bombay for modification of the bail conditions. The matter is currently pending.

Statement of Commitments and Contingencies (continued)

vi) Other matters

EEPL:

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

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

(c) MPPL :

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

ii) SPV has received a demand note dated 13 October 2022 from the Bangalore Water Supply and Sewerage Board for a payment of total charges amounting to Rs.24.62 million in relation to issuance of a no-objection certificate (NOC) for a proposed commercial building on land parcel. SPV has filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the government order dated 12 February 2016 and the demand note issued against the SPV and seeking to, inter-alia, (i) quash the demand notice dated 13 October 2022; and (ii) issuance of NOC to the SPV. The SPV has obtained an ad-interim direction from the High Court of Karnataka on 21 November 2022 wherein the Court has granted stay of demand notice on 13 October 2022 limited to advance probable pro-rata charges and beneficiary charges amounting to Rs. 21.50 million and has further instructed the SPV to pay the prescribed fee for issuance of NOC. Pursuant to the same, the SPV has made payments on 6 December 2022 amounting to Rs.3.12 million towards NOC charges and treated water charges and the NOC is received. The balance amount of Rs.21.50 million towards NOC fees which have been stayed by the Hon'ble High Court of Karnataka. The High Court of Karnataka has passed an order dated 22 April 2024, wherein it has been held that the advance probable pro-rata charges and treated water charges for construction are upheld and the beneficiary capital contribution charges and greater Bangalore water sewage project charges are held to be illegal. The SPV has filed an appeal against the order of the High Court.

iii) SPV has received a demand note dated August 3, 2023 from the Bangalore Water Supply and Sewerage Board ("BWSSB") for a payment of total charges amounting to Rs. 51.24 million in relation to issuance of a no-objection certificate for a proposed project commercial building on land parcel. SPV has filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the demand notice issued against MPPL and seeking to, inter-alia, (i) quash the demand notice dated 3 August 2022; and (ii) issuance of NOC to the SPV. The SPV has obtained an ad-interim direction from the High Court of Karnataka on 2 November 2023 wherein the Court has granted stay of demand notice on 3 August 2023 limited to advance probable pro-rata charges and beneficiary charges amounting to Rs. 46.93 million and has further instructed the SPV to pay the prescribed fee for issuance of NOC. Pursuant to the same, the SPV has made payments on 28 November 2023 amounting to Rs. 6.03 million towards NOC charges and treated water charges and the NOC is received. The balance amount of Rs. 46.93 million towards NOC fees which have been stayed by the Hon'ble High Court of Karnataka. The High Court of Karnataka has passed an order dated 22 April 2024, wherein it has been held that the advance probable pro-rata charges and treated water charges for construction are upheld and the beneficiary capital contribution charges and greater Bangalore water sewage project charges are held to be illegal. The SPV has filed an appeal against the order of the High Court.

(d) VTPL:

i) SPV has received a demand note dated 14 August 2020 and 29 September 2020 from the Bangalore Water Supply and Sewerage Board for a payment of total charges amounting to Rs.138.64 million in relation to issuance of a no-objection certificate (NOC) for a proposed project commercial building on land parcel. SPV has filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the government order dated 12 February 2016 and the demand note issued against the SPV and seeking to, inter-alia, (i) quash the demand notice dated 14 August 2020 and 29 September 2020; and (ii) issuance of NOC to SPV. SPV has obtained an ad-interim direction from the High Court of Karnataka on 17 November 2020 wherein the court has granted stay of demand notice on 14 August 2020 and 29 September 2020 limited to advance probable pro-rata charges and beneficiary charges and has further instructed the SPV to pay the prescribed fee for issuance of NOC. Pursuant to the same, SPV has made payments on 29 December 2020 and 30 December 2020 amounting to Rs.17.91 million towards NOC charges and treated water charges and the balance amount of Rs.120.73 million towards advance probable pro-rata charges and BCC charges which have been stayed by the Hon'ble High Court of Karnataka have been shown as contingent liability (30 September 2024: Rs.120.73 million). Additionally, SPV has received the NOCs dated 30 December 2020 from BWSSB with respect to the above. The High Court of Karnataka has passed an order dated 22 April 2024, wherein it has been held that the advance probable pro-rata charges and treated water charges for construction are upheld and the beneficiary capital contribution charges and greater Bangalore water sewage project charges are held to be illegal. The SPV has filed an appeal against the order of the High Court.

ii) SPV has received a demand note dated 4 May 2024 from the Bangalore Water Supply and Sewerage Board for a payment of total charges amounting to Rs.16.35 million in relation to issuance of a no-objection certificate (NOC) for a proposed project commercial building on land parcel. SPV has filed a writ petition before the High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the government order dated 12 February 2016 and the demand note issued against the SPV and seeking to, inter-alia, (i) quash the demand notice dated 4 May 2024; and (ii) issuance of NOC to SPV. Pursuant to an order dated 26 September 2024, the High Court of Karnataka granted an ad-interim stay on the demand notice dated May 4, 2020 in relation to certain charges such as advance probable pro-rata charges and beneficiary capital contribution charges and Greater Bangalore water sewage project charges.

Statement of Commitments and Contingencies (continued)

vi) Other matters

VTPL:

iii) An application dated 15 January 2025 for emergency interim relief ("Interim Application") was filed before the Singapore International Arbitration Centre ("SIAC") by certain former third-party shareholders of VTPL ("Claimants") against Axis Trustee Services Limited ("Trustee") and Embassy Office Parks Management Services Private Limited ("Manager") (Trustee and Manager collectively referred to as "Respondents"), in relation to the share purchase agreement dated November 17, 2020 ("SPA") among the Claimants and the Respondents (on behalf of Embassy REIT). The Interim Application alleged that the SPA was void, inter alia, since (i) the Claimants were allegedly not aware that Survey no. 9/4, a land parcel located within the ETV Project campus and owned by VTPL since 2004, was transferred to Embassy REIT as part of the acquisition of 100% of the equity share capital of VTPL by Embassy REIT in 2020 pursuant to the SPA; and (ii) the SPA allegedly defeated certain provisions of law. The Application was rejected by SIAC pursuant to an order dated 16 January 2025.

Thereafter, the Claimants filed a Notice of Arbitration dated 20 January 2025 ("Notice of Arbitration") before the SIAC against the Respondents. The Notice of Arbitration contains similar allegations and seeks similar reliefs to the Interim Application. This matter is currently pending.

Separately, the Claimants have filed an application under the section 9 of the Arbitration and Conciliation Act, 1996 ("Section 9 Application") before the Commercial Court, Bengaluru seeking interim reliefs on similar grounds and as indicated under the Interim Application. The Commercial Court vide order dated 10 June 2025 has dismissed the Claimants application for interim reliefs. The Claimants had also filed an appeal before the High Court of Karnataka against the order of the Commercial Court and the High Court of Karnataka dismissed the appeal vide order dated August 13, 2025. Further, a special leave petition has been filed by the Claimants before the Supreme Court against the order of the High Court of Karnataka.

Additionally, the Claimants have also filed an interim application before the tribunal and Manager has filed its response to the interim application on September 30, 2025.

Based on the expert legal opinion obtained and Group's best estimate and information currently available, no provisions have been made for above claims in these consolidated financial statements. The Group will continue to monitor developments to identify significant uncertainties and change in estimates, if any, in future period.

(e) ECPL:

i) SPV has received a demand note dated 16 June 2020 from the Bangalore Water Supply and Sewerage Board ("BWSSB") for a payment of total charges amounting to Rs.25.69 million in relation to issuance of a no-objection certificate for a proposed project commercial building on land situated at Venkata Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore and SPV has filed a writ petition before the Karnataka High Court against State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the demand note against SPV seeking to, inter-alia, (i) quash the demand notice; and (ii) issue of no-objection certificate to SPV. The High Court of Karnataka granted an ad-interim stay dated 13 November, 2020 on the demand notice issued by BWSSB in relation to certain charges amounting to Rs.22.49 million and instructed SPV to pay the prescribed fee for issuance of no-objection certificate and directed BWSSB to issue NOC by accepting Administration Fees & Scrutiny Fees amounting to Rs.3.2 million and the said demand notice will be subject to outcome of the Writ Petition. The aforesaid Rs.3.2 million was paid on 15 December 2020 to BWSSB and the NOC in relation to same has been received. The High Court of Karnataka has passed an order dated 22 April 2024, wherein it has been held that the Advance probable prorata charges and treated water charges for construction are upheld and the beneficiary capital contribution charges and greater Bangalore water sewage project charges are held to be illegal. The SPV has filed an appeal against the order of the High Court. A notice dated 18 March 2025 has been issued by BWSSB ("Notice") requesting SPV to make payments amounting to (i) 15% of the advance probable pro rata charges amounting to Rs.8.41 million and (ii) beneficiary capital contribution charges amounting to Rs.14.08 million. The SPV is in the process of filing an appeal against the Notice.

ii) SPV received a demand notice dated 16 July 2021 from BBMP towards ground rent and other charges for the purposes of issuing modified plan sanction at Embassy Business Hub owned by SPV. SPV has filed a writ petition against State of Karnataka before the High Court of Karnataka, inter alia to set aside the demand notice dated 16 July 2021 issued by BBMP. On 27 August 2021 the High Court of Karnataka has passed an interim stay against the ground rent, GST, security deposit, license fee, cess on labour charges, 5% service charges on levy and surcharge, cess towards water supply, outer ring road, slum clearance, MRTS and levy and surcharges dated 16 July 2021 and the balance demand of Rs.22.36 million in relation to security fee and labour welfare fee to be paid by the SPV. SPV has paid the requisite fee of Rs.22.36 million on 21 October 2021 to BBMP as per the order dated 27 August 2021 and we have received the modified plan sanction.

iii) SPV has received a demand note dated November 21, 2023 from the BWSSB (the "Demand Notice") for payments of total charges amounting to Rs.5.12 million in relation to issuance of a no-objection certificate for a proposed project commercial building on land situated at Venkata Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore and SPV has filed a writ petition before the High Court of Karnataka against the State of Karnataka, BWSSB and others challenging the Demand Notice and seeking order to, inter-alia, (i) quash the Demand Notice; and (ii) issue the no-objection certificate to ECPL. Pursuant to an order dated 16 January 2024, the High Court of Karnataka granted an ad-interim stay on the Demand Notice, in relation to certain charges amounting to Rs.1.72 million, and instructed ECPL to pay the remaining sum of monies to BWSSB, which has been paid. A similar order passed by the High Court of Karnataka has indicated above in (i) has been passed in this case. The SPV has filed an appeal against the order of the High Court.

(f) ESNP: A land owner has initiated arbitration under the Indian Arbitration and Conciliation Act, 1996 against Embassy Sponsor and the SPV with respect disputes arising from the Co-Development Agreement executed between the parties on account of delays in execution of the works. The land owner has filed statement of claims wherein they have claimed an amount of Rs. 137.56 million along with interest at the rate of 15% per annum against the Embassy Sponsor and SPV together are liable in relation to the construction delays relauting in losses towards rental income. The matter is pending for hearing.

(g) The Group had to meet export obligations in relation to EPCG credits availed during previous years for its hotel operations, however, due to the impact of Covid 19, the Group couldn't fulfil the export obligations in certain cases. The Group has received extension for two years. The Group will have future liability if it is not able to meet these obligations or obtain further extension, which is not quantifiable as at the balance sheet date. As at the balance sheet date, the Group has not received any demand towards the same.

Statement of Related party disclosures

I. List of related parties

A. Parties to Embassy Office Parks REIT

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

BRE/ Mauritius Investments - Co-Sponsor

SG Indian Holding (NQ) Co. I Pte. Ltd.
BRE/Mauritius Investments II
BREP NTPL Holding (NQ) Pte Ltd
BREP VII NTPL Holding (NQ) Pte Ltd
BREP VII SG Oxygen Holding (NQ) Pte Ltd
BREP GML Holding (NQ) Pte Ltd
BREP VII GML Holding (NQ) Pte Ltd

BREP Asia SG Oxygen Holding (NQ) Pte Ltd
BREP Asia HCC Holding (NQ) Pte Ltd.
BREP VII HCC Holding (NQ) Pte Ltd.
BREP VII SG Indian Holding (NQ) Co II Pte. Ltd.
BREP Asia SG Indian Holding (NQ) Co II Pte. Ltd.
India Alternate Property Limited

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

Directors

Jitendra Virwani
Vivek Mehra
Dr.Anoop Kumar Mittal
Ranjan Pai
Aditya Virwani
Punita Kumar Sinha
Arvind Kathpalia (w.e.f 4 June 2024)

KMPs

Amit Shetty - CEO (w.e.f 1 August 2025)
Ritwik Bhattacharjee - CEO (Interim) (w.e.f 7 November 2024 upto 31 July 2025)
Aravind Maiya - CEO (upto 4 November 2024)
Abhishek Agrawal - CFO
Vinitha Menon - Head - Compliance Officer and Company Secretary

B. Joint Venture

Golflinks Software Park Private Limited

C. Other related parties with whom the transactions have taken place during the period

Technique Control Facility Management Private Limited
Snap Offices Private Limited
Lounge Hospitality LLP
Wework India Management Limited (*Formerly known as Wework India Management Private Limited*)
Embassy Shelters Private Limited
FIFC Condominium
Paledium Security Services LLP
Embassy Services Private Limited
Mac Charles (India) Limited
Axis Bank Limited - Promoter of Trustee
Kanj Realty Ventures LLP
Wisdomworld Projects Private Limited
VTV Infrastructure Management Private Limited

JV Holding Private Limited
Golflinks Embassy Business Park Management Services LLP
Babbler Marketing Private Limited
Embassy One Developers Private Limited
Next Level Experiences LLP
Miracle Coatings Private Limited (*Formerly known as Bangalore Paints Private Limited*)
Global Facade Solutions
Kingston Greenscape LLP
Collaborative Workspace Consultants LLP
Embassy Developments Limited (*previously known as Nam Estates Private Limited and merged with Equinox India Developments Limited*)
Stonehill Education Foundation
JSM Corporation Private Limited

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

Tel: +91 80 6935 4864 | E: compliance@embassyofficeparks.com | W: www.embassyofficeparks.com/investors
Registered Office: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka - 560032

Statement of Related party disclosures

II Related party transactions during the period/ year

(all amounts in Rs. million unless otherwise stated)

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 June 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024	For the year ended 31 March 2025
Property Management fees						
Embassy Office Parks Management Services Private Limited	227.57	226.11	195.40	453.67	389.92	850.94
REIT Management fees						
Embassy Office Parks Management Services Private Limited	65.99	63.53	63.54	129.52	126.18	257.59
Secondment fees						
Embassy Office Parks Management Services Private Limited	0.48	0.47	0.45	0.95	0.90	1.81
Trustee fees						
Axis Trustee Services Limited	1.63	1.62	0.74	3.25	1.48	2.95
Distribution paid						
Embassy Property Developments Private Limited	421.30	411.90	401.85	833.20	772.36	1,616.49
Rental guarantee income						
Embassy Property Developments Private Limited	-	-	-	-	77.04	372.38
Acquisition of ESNP						
Embassy Property Developments Private Limited	-	-	-	-	0.30	0.30
Purchase of Investment Properties						
Babbler Marketing Private Limited	11.03	11.51	11.67	22.54	18.51	79.30
Global Facade Solutions	6.15	1.99	1.28	8.14	6.45	14.21
Miracle Coatings Private Limited	11.58	4.96	21.77	16.54	41.31	115.43
Collaborative Workspace Consultants LLP	-	-	0.60	-	1.31	0.71
Technique Control Facility Management Private Limited	1.80	2.24	-	4.05	-	3.78
Paledium Security Services LLP	1.40	0.02	-	1.42	0.31	2.32
Project cost capitalised						
Embassy Property Developments Private Limited	93.95	83.58	99.11	177.53	179.98	386.01
Embassy Services Private Limited	10.68	0.50	34.00	11.18	57.73	150.63
Capital advances paid/ (refunded)						
Embassy Property Developments Private Limited	-	-	522.60	-	522.60	522.60
FIFC Condominium	1.08	2.16	1.62	3.24	3.23	6.46
JSM Corporation Private Limited	-	10.00	-	10.00	-	35.04
Advance fit-out rent received						
Wework India Management Limited	-	-	-	-	-	896.31
Common area maintenance						
Embassy Services Private Limited	178.79	176.57	177.29	355.36	332.49	664.94
Babbler Marketing Private Limited	-	-	-	-	-	0.05
FIFC Condominium	21.60	18.85	19.40	40.45	38.80	77.69
Paledium Security Services LLP	35.38	28.72	30.79	64.10	59.29	121.38
Golflinks Software Park Private Limited	3.45	3.45	3.24	6.90	6.48	12.96
Wework India Management Limited**	11.95	13.36	16.38	25.31	25.21	50.80
Lounge Hospitality LLP**	7.06	7.05	6.44	14.11	13.48	27.31
Technique Control Facility Management Private Limited	253.73	216.63	256.62	470.37	477.65	937.59
Repairs and maintenance- building						
Global Facade Solutions	-	-	-	-	-	0.06
Babbler Marketing Private Limited	-	-	0.94	-	0.94	-
Repairs and maintenance - plant and machinery						
Babbler Marketing Private Limited	-	-	(0.02)	-	-	-
Repairs and maintenance - others						
Lounge Hospitality LLP	12.70	-	-	12.70	-	-
Babbler Marketing Private Limited	1.68	0.55	0.04	2.23	0.04	2.14
Power and fuel expenses						
Mac Charles (India) Limited	18.88	15.32	19.46	34.20	27.76	69.84

**Includes 10% management fee on business conducting agreement with Wework and Lounge Hospitality LLP

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

Tel: +91 80 6935 4864 | E: compliance@embassyofficeparks.com | W: www.embassyofficeparks.com/investors
Registered Office: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka - 560032

Statement of Related party disclosures

II Related party transactions during the period/ year

(all amounts in Rs. million unless otherwise stated)

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 June 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024	For the year ended 31 March 2025
Legal and professional charges						
Embassy Services Private Limited	6.87	3.44	6.10	10.31	11.54	23.47
Technique Control Facility Management Private Limited	3.08	3.00	3.09	6.08	6.27	13.52
Security charges						
Paedium Security Services LLP	7.55	11.36	9.40	18.92	18.78	36.50
Trademark and license fees						
Embassy Shelters Private Limited	0.36	0.36	0.36	0.72	0.71	1.42
Amount billed						
Wework India Management Limited*	38.06	46.73	28.83	84.79	81.41	170.04
Lounge Hospitality LLP	5.50	4.06	3.15	9.56	7.49	15.74
Rental and maintenance income						
Wework India Management Limited	325.32	314.93	334.98	640.24	655.84	1,262.23
Lounge Hospitality LLP	1.55	1.44	1.45	2.99	2.96	6.00
FIFC Condominium	1.58	1.58	1.59	3.17	3.17	6.34
Embassy Services Private Limited	1.99	1.74	1.60	3.73	3.09	6.83
Snap Offices Private Limited	13.48	12.89	12.55	26.37	24.25	49.91
Embassy Developments Limited	15.09	15.09	14.54	30.18	14.54	47.37
Embassy Office Parks Management Services Private Limited	13.33	13.37	21.13	26.70	21.13	55.73
Income from generation of renewable energy from the tenants of						
Golflinks Software Park Private Limited	29.78	43.69	74.73	73.48	151.20	277.50
Revenue - Room rentals, sale of food and beverages						
Jitendra Virwani	0.27	0.15	0.15	0.42	0.34	1.58
Embassy Property Developments Private Limited	0.94	6.25	0.73	7.19	0.86	8.24
Embassy Office Parks Management Services Private Limited	0.74	2.54	0.07	3.28	0.41	4.85
Embassy Services Private Limited	-	0.01	0.05	0.01	0.39	4.92
Wisdomworld Projects Private Limited	0.44	1.25	1.31	1.69	2.58	5.01
Embassy One Developers Private Limited	0.13	1.02	-	1.15	-	0.62
Wework India Management Limited	0.16	0.13	-	0.29	-	1.09
Stonehill Education Foundation	-	-	-	-	0.10	10.27
Others	0.58	2.09	0.75	2.67	1.57	8.74
Other operating income						
Golflinks Software Park Private Limited	22.24	22.25	21.86	44.49	38.68	77.37
Interest income						
Golflinks Software Park Private Limited	76.33	77.70	64.45	154.03	132.52	291.95
Embassy Property Developments Private Limited	-	-	170.03	-	381.36	381.36
Axis Bank Limited	6.10	6.64	3.66	12.74	6.95	13.81
Lease deposits received						
Wework India Management Limited	15.98	1.09	-	17.07	38.87	80.55
Embassy Developments Limited	-	9.80	15.29	9.80	15.29	15.29
Embassy Office Parks Management Service Private Limited	-	12.23	6.40	12.23	6.40	6.40
FIFC Condominium	-	-	0.05	-	0.05	0.05
Snap Offices Private Limited	-	-	-	-	-	6.50
Lease deposits paid						
Wework India Management Limited	-	-	4.99	-	4.99	5.63

* Of the total amount billed, an amount of Rs.19.43 million and Rs.6.60 million, is accrued as revenue from Embassy Office Parks Management Services Private Limited and Embassy Developments Limited respectively by Wework based on the business conducting agreement entered between Wework and Quadron for half year ended 30 September 2024.

Embassy Office Parks REIT
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Statement of Related party disclosures

II Related party transactions during the period/ year

(all amounts in Rs. million unless otherwise stated)

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 June 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024	For the year ended 31 March 2025
Redemption of investment in debentures						
Golflinks Software Park Private Limited	131.80	129.01	374.05	260.81	694.05	1,144.03
Investment in debentures						
Golflinks Software Park Private Limited	-	-	1,800.00	-	1,800.00	1,800.00
Long term borrowings availed						
Axis Bank Limited	-	9,302.47	-	9,302.47	2.50	1,760.56
Long term borrowings repaid						
Axis Bank Limited	370.24	-	385.25	370.24	386.74	1,122.18
Embassy Property Developments Private Limited	-	-	-	-	1,758.18	1,758.18
Issue expenses of borrowings						
Axis Bank Limited	-	8.00	-	8.00	-	-
Optionally convertible debentures redeemed						
Embassy Property Developments Private Limited	-	-	-	-	55.00	55.00
Interest expense (including capitalised)						
Axis Bank Limited	204.41	51.28	18.07	255.70	36.92	66.71
Bank charges						
Axis Bank Limited	2.23	3.49	3.65	5.72	5.41	7.64
Issue of Non-convertible debentures (net)						
Axis Bank Limited	-	-	-	-	-	4,000.00
Interest on Non-convertible debentures						
Axis Bank Limited	309.32	330.16	254.45	639.48	506.13	1,045.21
Issue expenses of non-convertible debentures						
Axis Bank Limited	22.86	-	-	22.86	-	17.14
Investment in fixed deposits						
Axis Bank Limited	126.00	362.56	399.00	488.56	499.05	1,122.55
Redemption of fixed deposits						
Axis Bank Limited	131.34	140.63	394.34	271.97	444.68	1,165.26
Reimbursement of expenses (received)/ paid						
FIFC Condominium	-	-	-	-	-	0.81
Embassy One Developers Private Limited	-	-	(1.61)	-	(2.20)	(3.47)
Golflinks Software Park Private Limited	-	-	-	-	0.71	1.46
Technique Control Facility Management Private Limited	4.19	4.03	1.06	8.22	1.53	8.01
Axis Trustee Services Limited	3.56	-	-	3.56	-	-
Embassy Services Private Limited	7.91	1.08	3.36	8.99	13.46	56.28
Babbler Marketing Private Limited	(0.16)	0.16	-	-	-	-
Lounge Hospitality LLP	-	-	-	-	0.23	0.23
Others	-	-	-	-	-	0.16
Marketing and advertising expenses						
Next Level Experiences LLP	(2.04)	14.62	10.19	12.58	16.49	39.98
Lounge Hospitality LLP	-	-	1.09	-	1.09	1.09
Liabilities no longer required written back						
VTV Infrastructure Management Private Limited	-	0.28	-	0.28	-	-

Statement of Related party disclosures**III. Related party balances**

(all amounts in Rs. million unless otherwise stated)

Particulars	As at 30 September 2025	As at 30 September 2024
Fixed deposits		
Axis Bank Limited	368.19	230.18
Other non-current assets - capital advance		
Embassy Shelters Private Limited	-	206.36
FIFC Condominium	18.50	12.03
Babbler Marketing Private Limited	16.15	12.39
Miracle Coatings Private Limited	-	5.74
JSM Corporation Private Limited	28.21	-
Non-Current Investments - in Debentures		
Golflinks Software Park Private Limited	6,539.25	7,095.18
Other non-current financial assets - Security deposits*		
Embassy One Developers Private Limited	5.36	5.36
Lounge Hospitality LLP	5.50	5.50
Current Investments - in Debentures		
Golflinks Software Park Private Limited	555.91	710.77
Trade receivables		
Embassy Office Parks Management Services Private Limited	46.34	26.28
Embassy Developments Limited	18.75	15.49
Embassy Property Developments Private Limited	5.19	7.14
Lounge Hospitality LLP	16.89	4.73
Wework India Management Limited	0.11	-
Embassy One Developers Private Limited	1.76	-
Wisdomworld Projects Private Limited	6.47	5.50
Others	2.90	1.06
Unbilled revenue		
Golflinks Software Park Private Limited	10.58	9.64
Snap Offices Private Limited	0.30	0.44
Embassy Services Private Limited	0.15	0.26
Wework India Management Limited	18.57	40.24
Embassy Developments Limited	13.24	-
Lounge Hospitality LLP	28.37	10.59
Other current financial assets - other receivables from related party		
Embassy Property Developments Private Limited	53.48	36.32
Embassy One Developers Private Limited	6.22	6.24
Golflinks Software Park Private Limited	2.71	1.81
Other current assets - Advance for supply of goods and rendering of services		
Embassy Office Parks Management Services Private Limited	-	66.56
Technique Control Facility Management Private Limited	-	6.09
Next Level Experiences LLP	2.45	0.29
Non-convertible debentures		
Axis Bank Limited	16,650.00	12,750.00
Non-convertible debentures - current maturities		
Axis Bank Limited	100.00	-
Long term borrowings		
Axis Bank Limited	11,779.59	994.82
Short term borrowings		
Axis Bank Limited	98.36	909.34

* Paid by Quadron to third parties.

Statement of Related party disclosures**III. Related party balances**

(all amounts in Rs. million unless otherwise stated)

Particulars	As at 30 September 2025	As at 30 September 2024
Trade payables		
Embassy Services Private Limited	134.52	163.63
Technique Control Facility Management Private Limited	23.17	66.61
Embassy Office Park Management Services Private Limited	65.49	32.37
FIFC Condominium	18.04	24.46
Wework India Management Limited	-	4.02
Embassy Real Estate Developments and Services Private Limited	-	5.19
Mac Charles (India) Limited	4.41	9.15
Paledium Security Services LLP	-	11.79
Next Level Experiences LLP	1.69	1.53
Lounge Hospitality LLP	12.70	-
Others	3.67	3.27
Current liabilities - Capital creditors for purchase of fixed assets		
Embassy Property Developments Private Limited	85.63	40.05
Technique Control Facility Management Private Limited	1.92	0.65
Embassy Services Private Limited	33.75	66.09
Miracle Coatings Private Limited	44.09	27.07
Babbler Marketing Private Limited	32.42	24.18
Collaborative Workspace Consultants LLP	-	0.60
Global Facade Solutions	3.92	1.38
Paledium Security Services LLP	1.63	0.16
Other current financial liabilities		
Embassy Services Private Limited	71.96	23.38
Technique Control Facility Management Private Limited	179.05	146.71
Embassy Office Parks Management Services Private Limited	76.24	27.05
Paledium Security Services LLP	32.86	18.59
Lounge Hospitality LLP	47.10	29.51
Next Level Experiences LLP	0.01	2.59
Babbler Marketing Private Limited	0.48	0.14
FIFC Condominium	3.29	2.61
Wework India Management Limited	10.97	54.38
Mac Charles (India) Limited	-	7.95
Other current liabilities - Advance from customers		
Wework India Management Limited	-	0.36
Embassy Services Private Limited	0.55	0.56
Embassy Property Developments Private Limited	-	32.22
Other current financial liabilities - Security deposits		
Golflinks Software Park Private Limited	80.00	80.00
Lease deposits		
Wework India Management Limited*	397.06	338.95
Snap Offices Private Limited	11.31	4.82
Embassy Office Parks Management Service Private Limited	25.87	13.64
FIFC Condominium	-	0.05
Embassy Developments Limited	25.09	15.29

*Of the above, MPPL has provided a guarantee of Rs.179.46 million to a tenant (sub-lessee) of Wework India Management Limited (Wework), for the security deposits paid by the sub-lessee to Wework. This guarantee has been provided based on the specific request of the sub-lessee and is backed by an independent bank guarantee received by MPPL for a similar amount and duration on behalf of Wework.

Note 1: Outstanding balances at the year-end, arising from transactions with related parties under ordinary course of the business, are unsecured and settlement occurs in cash as per agreed terms.

Note 2: During the previous year ended 31 March 2025, Embassy Property Development Private Limited (EPDPL) sought registration of a demerger order which approved the demerger of Embassy Splendid TechZone from EPDPL to ESNP. Pursuant to a demand for payment of stamp duty on the demerger order and subsequent issuance of and order for impounding the demerger, EPDPL filed three writ petitions before the High Court of Madras. Interim relief was sought by EPDPL and granted by the High Court of Madras whereby the release of the demerger order was directed subject to the payment of Rs.75.00 million. The amount was paid by ESNP to the relevant authority on behalf of EPDPL. Further, EPDPL had confirmed that it will ensure the repayment of the deposit along with the prescribed interest to ESNP, on receipt of the order of the court. On 17 April 2025, the High Court of Madras has passed an order allowing the writ petitions filed by EPDPL and deposit to be refunded within four weeks' time. On 2 September 2025, the Inspector General for Registration has filed a writ appeal against the order dated 17 April 2025. Subsequently, EPDPL has filed a contempt petition before the High Court of Madras against non-release of the deposit as per the terms of the order dated 17 April 2025. The matter is pending for hearing. As on 30 September 2025, the refund is awaited.

1 Disclosure required as per Paragraph 4.18.1 of SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 relating to secured, listed non-convertible debentures

Security Cover:		
Particulars	(in times)	
	As at 30 September 2025	As at 30 September 2024
Embassy Office Parks REIT Series XV	2.20	NA
Embassy Office Parks REIT Series XIV	2.66	NA
Embassy Office Parks REIT Series XIII NCD - Series A	2.26	NA
Embassy Office Parks REIT Series XIII NCD - Series B	2.26	NA
Embassy Office Parks REIT Series XII NCD	2.66	NA
Embassy Office Parks REIT Series XI NCD	2.23	2.16
Embassy Office Parks REIT Series X NCD	NA	2.91
Embassy Office Parks REIT Series IX NCD	NA	8.74
Embassy Office Parks REIT Series VIII NCD	3.37	2.68
Embassy Office Parks REIT Series VII NCD	NA	2.40
Embassy Office Parks REIT Series VI NCD	4.29	4.06
Embassy Office Parks REIT Series V NCD - Series A	NA	2.82
Embassy Office Parks REIT Series V NCD - Series B	2.96	3.01
Embassy Office Parks REIT Series IV NCD	2.61	2.51
VTPL Series I NCD	NA	1.94

2 Disclosure required as per Paragraph 4.18.2 of SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 and Chapter XVII, Part III of SEBI master circular no. SEBI/HO/DDHS/PoD1/P/CIR/2024/54 dated 22 May 2024 r/w Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Particulars	(all amounts in Rs. million unless otherwise stated)					
	For the quarter ended 30 September 2025	For the quarter ended 30 June 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024	For the year ended 31 March 2025
Asset cover ratio (refer a below)	3.06	2.80	2.93	3.06	2.93	3.09
Debt - equity ratio (refer b below)	0.95	0.98	0.84	0.95	0.84	0.87
Debt service coverage ratio (refer c below)	2.49	2.40	2.60	2.45	2.59	2.55
Interest-service coverage ratio (refer d below)	2.49	2.40	2.60	2.45	2.59	2.55
Outstanding redeemable preference shares [^]	-	-	-	-	-	-
Debenture redemption reserve	1,025.00	1,520.00	1,520.00	1,025.00	1,520.00	1,520.00
Capital redemption reserve [^]	-	-	-	-	-	-
Net worth (refer e below)	220,603.25	223,779.25	239,576.70	220,603.25	239,576.70	227,611.60
Net profit/(loss) after tax	2,321.79	1,551.69	15,303.55	3,873.48	17,091.16	16,244.36
Earnings per unit - Basic	2.45	1.64	16.14	4.09	18.03	17.14
Earnings per unit - Diluted	2.45	1.64	16.14	4.09	18.03	17.14
Current Ratio (in times) (refer f below)	0.29	0.35	0.30	0.29	0.30	0.16
Long term debt to working capital (in times) (refer g below)	4.12	3.18	2.10	4.12	2.10	2.25
Bad debts to Account receivable ratio (in times) (refer h below)	0.03	-	-	0.03	-	-
Current liability ratio (in times) (refer i below)	0.21	0.27	0.34	0.21	0.34	0.29
Total debts to total assets (in times) (refer j below)	0.43	0.43	0.40	0.43	0.40	0.41
Debtors' turnover (in times) (refer k below)	13.34	11.32	18.81	25.91	36.42	69.17
Inventory turnover (refer l below)	2.44	2.45	2.53	4.95	4.68	9.47
Operating margin percent (refer m below)	82%	82%	81%	82%	81%	81%
Net Operating income (in Rs. million)**	9,273.12	8,717.58	8,045.84	17,990.70	15,620.97	32,834.68
Net profit/(loss) margin percent (refer n below)	20%	14%	145%	17%	84%	39%
Distribution per unit (refer o below)	6.51	5.80	5.83	12.31	11.43	23.01

Formulae for computation of ratios are as follows:-

a) Asset cover ratio = Gross asset value as computed by independent valuers / Total borrowings⁽¹⁾

b) Debt equity ratio = Total borrowings⁽¹⁾ / Unitholders' Equity⁽²⁾

c) Debt Service Coverage Ratio = Earnings before share of profit of equity accounted investee, finance costs, depreciation, amortisation, impairment and Tax / [Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability) + Principal repayments made during the period to the extent not refinanced]

d) Interest Service Coverage Ratio = Earnings before share of profit of equity accounted investee, finance costs, depreciation, amortisation, impairment and Tax / Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability)

e) Net worth = Unit capital + Other equity + Distribution (Repayment of Capital)

f) Current ratio = Current Assets / Current liabilities

g) Long term debt to working capital = Long term debt⁽³⁾ (Non current) / working capital (i.e., Current assets less current liabilities)

h) Bad debts to Account receivable ratio = Bad Debts (including provision for doubtful debts) / Average trade receivables

i) Current liability ratio = Current liabilities / Total liabilities

j) Total debts to total assets = Total debt / Total assets

k) Debtors' turnover = Revenue from operations / average trade receivables

l) Inventory turnover = Cost of Materials consumed / Average Inventory

m) Operating margin percent = Net Operating Income** / Revenue from Operations

n) Net profit/(loss) margin percent = Profit/(loss) after tax / Total income

o) Distribution per unit = Total distribution / no. of units

⁽¹⁾ Total borrowings = Long-term borrowings + Short-term borrowings

⁽²⁾ Unitholder's Equity = Unit Capital + Other equity + Distribution (Repayment of Capital)

⁽³⁾ Long term debt = Long term borrowings (excluding current maturities of long term debt) + Lease liabilities (Non current)

[^] Not applicable

** refer Consolidated Segment wise Revenue and Results for definition

3 **Disclosure required as per Paragraph 4.18.1 of SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 relating to secured, listed non-convertible debentures**

(all amounts in Rs. million unless otherwise stated)

Name of Debt (NCDs)	Security terms	Debt at Face value	
		As at 30 September 2025	As at 30 September 2024
3,000 (30 September 2024: 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each	The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders): 1. A first ranking pari passu charge by way of mortgage created by SIPL on the constructed, under-construction buildings, erections, constructions of every description and related parcels identified as Block 9, admeasuring 1.1 million square feet and forming part of the development known as Embassy TechVillage. 2. A first ranking pari passu pledge created by the Embassy REIT over its shareholding in SIPL; known as the "Secured SPV". 3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from SIPL. 4. A first ranking pari passu charge by way of hypothecation created by SIPL over all current and future movable assets, including identified bank accounts and receivables. 5. A corporate guarantee issued by SIPL.	3,000.00	3,000.00
Nil (30 September 2024: 20,000) Embassy REIT Series V - Series A, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each	The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders): 1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Palm (Block F3), Mahogany (Block F2), Mulberry (Block G1), Ebony (Block G2), G Bridge (G1 & G2), Teak (Block G3), Cypress (Block D4), Beech (Block E1) and Mfar - Green Phase 4, having an aggregate leasable area of 40,16,856 sq ft and land admeasuring 30.856 acres, forming part of the development known as Embassy Manyata Business Park. 2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in MPPL; known as "Secured SPV". 3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables from MPPL. 4. A first ranking pari passu charge by way of hypothecation created by MPPL over identified bank accounts and receivables. 5. A corporate guarantee issued by MPPL.	-	20,000.00
11,000 (30 September 2024: 11,000) Embassy REIT Series V - Series B, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each	The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders): 1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Magnolia (Block B), Pine (Block L5), Mountain Ash (Block H2) and Silver Oak (Block E2) having an aggregate leasable area of 18,78,315 sq ft and land admeasuring 10.508 acres forming part of the development known as Embassy Manyata Business Park. 2. A first ranking exclusive charge by way of mortgage created by QBPL on the constructed buildings and related parcels identified as Block IT 1 and Block IT 2 having aggregate leasable area of 42,163 sq metres and underlying land situated at Embassy Qubix, Pune. 3. A first ranking pari passu pledge created by Embassy REIT over its shareholding in MPPL; known as "Secured SPV". 4. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables from MPPL. 5. A first ranking pari passu charge by way of hypothecation created by MPPL over identified bank accounts and receivables. 6. A first ranking exclusive charge by way of hypothecation created by QBPL over identified receivables. 7. A corporate guarantee issued by MPPL.	11,000.00	11,000.00
10,000 (30 September 2024: 10,000) Embassy REIT Series VI - Non-Convertible debentures (NCD) 2022, face value of Rs.1,000,000 each	The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders): 1. A sole and exclusive first ranking pari passu pledge created by MPPL over the 50% shareholding of GLSP. 2. A sole and exclusive first ranking pari passu pledge created by Embassy REIT over all the debentures issued by GLSP ("GLSP NCDs") 3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables/ cashflows of GLSP NCDs issued by GLSP. 4. A first ranking pari passu charge by way of hypothecation created by MPPL over the identified receivables from GLSP. 5. A corporate guarantee issued by MPPL.	10,000.00	10,000.00
Nil (30 September 2024: 105,000) Embassy REIT Series VII Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking charge by way of mortgage over the two levels of basements, portion of ground and 1st floor and entire 2nd to 7th floors totally admeasuring 2,26,663 square feet, together with 54.2% undivided interest in the underlying land, common areas and voting rights in the building known as First International Financial Centre owned by ETPL. 2. A first ranking pledge created by Embassy REIT over its shareholding in ETPL and GSPL; known as "Secured SPVs". 3. A first ranking charge by way of hypothecation created by Embassy REIT over the identified receivables from ETPL and GSPL. 4. A first ranking charge by way of hypothecation by ETPL including over identified bank accounts and receivables. 5. A corporate guarantee issued by ETPL and GSPL.	-	10,500.00
50,000 (30 September 2024: 50,000) Embassy REIT Series VIII Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking charge by way of mortgage over commercial development along with undivided share of approximately 0.896 Acres (39,052.04 square feet) (i.e., 15.96% in the larger property) totally admeasuring to 1,94,947.56 square feet along with 254 car parking associated with the commercial development known as Embassy One. 2. A first ranking pari passu charge by way of mortgage created by SIPL on the constructed, under-construction buildings, erections, constructions of every description and related parcels identified as Block 9, admeasuring 1.1 million square feet and forming part of the development known as Embassy TechVillage to the extent of Rs.1,500 million (SIPL Guarantee Amount). 3. A first ranking pledge created by Embassy REIT over its shareholding in QBPL. 4. A first ranking charge by way of hypothecation created by QBPL including over receivables. 5. A first ranking charge by way of hypothecation by SIPL including over identified bank accounts and receivables to the extent of SIPL Guarantee Amount. 6. A corporate guarantee issued by QBPL. 7. A corporate guarantee issued by SIPL upto an extent of SIPL Guarantee amount.	5,000.00	5,000.00
Nil (30 September 2024: 50,000) Embassy REIT Series IX Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking pari passu charge by way of mortgage over multi-storied office building known by the name "Express Towers" with leasable area of 475,587 sq.ft along with underlying freehold land admeasuring 5,918.11 square meters. 2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in EPTPL & IENMPL. 3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from EPTPL and IENMPL. 4. A first ranking pari passu charge by way of hypothecation created by EPTPL & IENMPL over identified bank accounts and receivables. 5. A corporate guarantee issued by EPTPL & IENMPL.	-	5,000.00

3 **Disclosure required as per Paragraph 4.18.1 of SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 relating to secured, listed non-convertible debentures**

(all amounts in Rs. million unless otherwise stated)

Name of Debt (NCDs)	Security terms	Debt at Face value	
		As at 30 September 2025	As at 30 September 2024
Nil (30 September 2024: 100,000) Embassy REIT Series X, Non-Convertible debentures (NCD) 2024, face value of Rs.100,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 2 having an aggregate leasable area of 19,15,325 square feet and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 12.93 acres on which the aforesaid buildings are constructed. 2. A first ranking pledge created by Embassy REIT over its shareholding in VTPL. 3. A first ranking charge by way of hypothecation created by Embassy REIT over identified receivables from VTPL. 4. A first ranking charge by way of hypothecation created by VTPL over identified bank accounts and receivables. 5. A corporate guarantee issued by VTPL.	-	10,000.00
90,000 (30 September 2024: 90,000) Embassy REIT Series XI, Non-Convertible debentures (NCD) 2024, face value of Rs.100,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking charge by way of mortgage created on the constructed buildings and related parcels identified as Tower A, Tower B and Tower C, having aggregate leasable area of 1,186,149 sq ft and underlying land situated at Embassy 247, Mumbai. 2. A first ranking pledge created by Embassy REIT over its shareholding in VCPPL. 3. A first ranking charge by way of hypothecation created by Embassy REIT over identified receivables from VCPPL. 4. A first ranking charge by way of hypothecation created by VCPPL over identified bank accounts and receivables.	9,000.00	9,000.00
100,000 (30 September 2024: Nil) Embassy REIT Series XII, Non-Convertible debentures (NCD) 2024, face value of Rs.100,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking pari passu charge by way of mortgage over multi-storied office building known by the name "Express Towers" with leasable area of 475,587 sq.ft along with underlying freehold land admeasuring 5,918.11 square meters. 2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in EPTPL & IENMPL. 3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from EPTPL and IENMPL. 4. A first ranking pari passu charge by way of hypothecation created by EPTPL & IENMPL over identified bank accounts and receivables.	10,000.00	-
150,000 (30 September 2024: Nil) Embassy REIT Series XIII - Series A, Non-Convertible debentures (NCD) 2025, face value of Rs.1,00,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Ebony (Block G2) having an aggregate leasable area of 4,03,256 sq ft and Hilton Hotel with 266 keys and Hilton Garden Inn with 353 keys along with convention Centre forming part of the development known as Embassy Manyata Business Park. 2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in OBPPL. 3. A first ranking charge by way of hypothecation created by Embassy REIT over identified receivables from OBPPL. 4. A first ranking charge by way of hypothecation created by MPPL over identified receivables. 5. A first ranking charge by way of hypothecation created by OBPPL over identified bank accounts and receivables. 6. A corporate guarantee issued by MPPL & OBPPL to the extent of 50% each of the aggregate value of debenture outstanding.	15,000.00	-
50,000 (30 September 2024: Nil) Embassy REIT Series XIII - Series B, Non-Convertible debentures (NCD) 2025, face value of Rs.1,00,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Ebony (Block G2) having an aggregate leasable area of 4,03,256 sq ft and Hilton Hotel with 266 keys and Hilton Garden Inn with 353 keys along with convention Centre forming part of the development known as Embassy Manyata Business Park. 2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in OBPPL. 3. A first ranking charge by way of hypothecation created by Embassy REIT over identified receivables from OBPPL. 4. A first ranking charge by way of hypothecation created by MPPL over identified receivables. 5. A first ranking charge by way of hypothecation created by OBPPL over identified bank accounts and receivables. 6. A corporate guarantee issued by MPPL & OBPPL to the extent of 50% each of the aggregate value of debenture outstanding.	5,000.00	-
75,000 (30 September 2024: Nil) Embassy REIT Series XIV, Non-Convertible debentures (NCD) 2025, face value of Rs.1,00,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking pari passu charge by way of mortgage over multi-storied office building known by the name "Express Towers" with leasable area of 475,587 sq.ft along with underlying freehold land admeasuring 5,918.11 square meters. 2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in EPTPL & IENMPL. 3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from EPTPL and IENMPL. 4. A first ranking pari passu charge by way of hypothecation created by EPTPL & IENMPL over identified bank accounts and receivables.	7,500.00	-
200,000 (30 September 2024: Nil) Embassy REIT Series XV, Non-Convertible debentures (NCD) 2025, face value of Rs.1,00,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking pari passu charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 2 having an aggregate leasable area of 19,15,325 square feet and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 12.93 acres on which the aforesaid buildings are constructed, to the extent of 50% of the aggregate value of debenture outstanding. 2. A first ranking pari passu charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 5 having a total built up area of 28,51,991 square feet and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 13.45 acres on which the aforesaid buildings are constructed, to the extent of 50% of the aggregate value of debenture outstanding. 3. A first ranking pari passu pledge created by Embassy REIT over its shareholding in VTPL. 4. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from VTPL. 5. A first ranking pari passu charge by way of hypothecation created by VTPL over identified bank accounts and receivables of Block 2, to the extent of 50% of the aggregate value of debenture outstanding. 6. A first ranking pari passu charge by way of hypothecation created by VTPL over identified bank accounts and receivables of Block 5, to the extent of 50% of the aggregate value of debenture outstanding. 7. A corporate guarantee issued by VTPL.	20,000.00	-
Nil (30 September 2024: 4,950) VTPL Series I, Non-Convertible debentures (NCD) 2022, face value of Rs.1,00,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking pari passu charge by way of equitable mortgage on the constructed and related parcels of immovable properties identified as Parcel 5, admeasuring 2.43 million square feet and forming part of the development known as Embassy Tech Village, Bengaluru. 2. A first ranking pari passu charge by way of hypothecation over identified bank account and receivables. 3. Keepwell Undertaking from Embassy Office Parks REIT.	-	4,950.00

4 Earnings per unit

Basic EPU amounts are calculated by dividing the profit/(loss) for the period attributable to Unitholders by the weighted average number of units outstanding during the period. Diluted EPU amounts are calculated by dividing the profit/(loss) attributable to Unitholders by the weighted average number of units outstanding during the period plus the weighted average number of units that would be issued on conversion of all the potential dilutive instruments into Unit capital.

The following reflects the profit/(loss) and unit data used in the basic and diluted EPU computation.

Particulars	(all amounts in Rs. million unless otherwise stated)					
	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the quarter ended 30 September 2024 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
Profit/(loss) after tax for calculating basic and diluted EPU	2,321.79	1,551.69	15,303.55	3,873.48	17,091.16	16,244.36
Weighted average number of Units (No. in million)	947.90	947.90	947.90	947.90	947.90	947.90
Earnings Per Unit						
- Basic (Rupees/unit)	2.45	1.64	16.14	4.09	18.03	17.14
- Diluted (Rupees/unit)*	2.45	1.64	16.14	4.09	18.03	17.14

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

5 Management Fees

Property Management Fee

Pursuant to the Investment Management Agreement dated 19 December 2023 as amended, Manager is entitled to fees @ 3% of the collection of Facility Rentals per annum of the relevant property in respect to operations, maintenance, administration and management of the Holdco or the SPV, as applicable. The fees has been determined to meet the ongoing costs of the Manager to undertake the services provided to the Embassy REIT and its SPVs. Property Management fees for the quarter and half year ended 30 September 2025 amounts to Rs.227.57 million and Rs.453.67 million respectively. There are no changes during the period in the methodology for computation of fees paid to Manager.

REIT Management Fees

Pursuant to the Investment Management Agreement dated 19 December 2023, as amended, Manager is entitled to fees @ 1% of REIT Distributions which shall be payable either in cash or in Units or a combination of both, at the discretion of the Manager. The fees has been determined for undertaking management of the REIT and its investments. REIT Management fees accrued for the quarter and half year ended 30 September 2025 amounts to Rs.65.99 million and Rs.129.52 million respectively. There are no changes during the period in the methodology for computation of fees paid to Manager.

Secondment fees

Pursuant to the Secondment Agreement dated 11 March 2019 and renewed agreement dated 25 November 2024, Manager is entitled to fees of Rs.0.10 million per month in respect of certain employees of Manager being deployed to the Embassy Office Parks REIT in connection with the operation and management of the assets of the Embassy REIT. The fees shall be subject to an escalation of 5% (five per cent) every financial year. Secondment fees for the quarter and half year ended 30 September 2025 amounts to Rs.0.48 million and Rs.0.95 million respectively. There are no changes during the period in the methodology for computation of secondment fees paid to Manager.

6 Details of utilisation of proceeds of issue of Embassy REIT Series XIV as at 30 September 2025 are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 30 September 2025	Unutilised amount as at 30 September 2025
Repayment of existing debt availed by Embassy REIT and infusion of shareholder loans into SPVs for the purpose of refinancing of existing debt of the SPVs or for capital expenditure of the SPVs and payment of fees and expenses on the Issue	7,500.00	7,500.00	-
Total	7,500.00	7,500.00	-

Details of utilisation of proceeds of issue of Embassy REIT Series XV as at 30 September 2025 are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto 30 September 2025	Unutilised amount as at 30 September 2025
Repayment of existing debt availed by Embassy REIT and infusion of shareholder loans into SPVs for the purpose of refinancing of existing debt of the SPVs or for capital expenditure of the SPVs and payment of fees and expenses on the Issue	20,000.00	20,000.00	-
Total	20,000.00	20,000.00	-

7 Notes to the unaudited consolidated financial results for the quarter and half year ended 30 September 2025

- The unaudited consolidated financial results have been reviewed by the Audit Committee and approved for issue in accordance with resolution passed by the Board of Directors of the Manager on behalf of the Trust on 05 November 2025.
- The unaudited consolidated financial results comprise of financial results of Embassy Office Parks REIT (the 'Trust' or the 'Embassy REIT' or the 'REIT'), its subsidiaries namely Manyata Promoters Private Limited ('MPPL'), Umbel Properties Private Limited ('UPPL'), Embassy Energy Private Limited ('EPL'), Galaxy Square Private Limited ('GSPL'), Quadron Business Park Private Limited ('QBPL'), Qubix Business Park Private Limited ('QBPL'), Oxygen Business Park Private Limited ('OBPL'), Earnest Towers Private Limited ('ETPL'), Vikhroli Corporate Park Private Limited ('VCPPL'), Indian Express Newspapers (Mumbai) Private Limited ('IENMPL'), Embassy Pune Techzone Private Limited ('EPTPL'), Vikas Telecom Private Limited ('VTPL'), Sarla Infrastructure Private Limited ('SIPL'), Embassy Construction Private Limited ('ECPL') and ESNP Property Builders and Developers Private Limited ('ESNP') (individually referred to as 'Special Purpose Vehicle' or 'SPV' and together referred to as 'Embassy Office Parks Group') and a Joint Venture namely Golflinks Software Park Private Limited ('GLSP') (also referred to as the Investment Entity). The SPVs are companies domiciled in India.
- The unaudited consolidated financial results have been prepared in accordance with recognition and measurement principles laid down in Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting" as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not inconsistent with the SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued there under read with SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (the "REIT regulations"), read with REIT Regulations and other accounting principles generally accepted in India.
- In accordance with SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 w.e.f 1 April 2025, Embassy Office Parks REIT along with its SPVs, subject to applicable provisions in the Companies Act, 2013, needs to ensure that minimum 90% distribution of NDCF be met for a given financial year on a cumulative periodic basis. The distributions shall be declared and paid once every quarter in every financial year.

The aforesaid net distributable cash flows are made available to Embassy Office Parks REIT in the form of (i) Interest paid on Shareholder Debt provided by Embassy Office Parks REIT to the SPV's/Holding Company, (ii) Principal repayment of Shareholder Debt, (iii) Dividend declared by the SPVs/Holding Company and (iv) Proceeds from sale of any Embassy REIT assets.
- The unaudited consolidated financial results for the quarter and half year ended 30 September 2025 have been subjected to review by Statutory Auditors of Embassy REIT and they have issued an unmodified report on the above results.
- The previous year's figures have been regrouped, rearranged & reclassified to align with the requirements of SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.
- The Finance (No. 2) Act, 2024 ("Act"), which was passed and enacted on August 16, 2024, announced changes to Capital Gains provision with effect from 23 July 2024. The Act amended the long-term tax rate on Capital Gains from 20% to 12.5% on all category of assets and removed the indexation benefit for calculation of long-term capital gains. As at September 30, 2024, pursuant to such amendment, the Group has remeasured the carrying value of deferred tax and accounted for reduction in deferred tax liability amounting to Rs.14,140.73 million through statement of profit and loss. Excluding this, the PAT for the quarter and half year ended 30 September 2024 and year ended 31 March 2025 was Rs.1,162.82 million, Rs.2,950.43 million and Rs.2,104.12 million respectively.

- 7 **Notes to the unaudited consolidated financial results for the quarter and half year ended 30 September 2025 (continued)**
- (viii) The Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of Units is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust at least once in every six months in each financial year in accordance with the REIT Regulations. The Board of Directors of the Manager approves distributions to Unitholders. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays distributions in Indian Rupees.
- Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to Unitholders not less than 90% of the net distributable cash flows of Embassy Office Parks REIT for each financial year. Accordingly, a portion of the Unitholders' funds contains a contractual obligation of the Trust to pay cash to the Unitholders. Thus, in accordance with the requirements of Ind AS 32 – Financial Instruments: Presentation, the Unit Capital should have been classified as compound financial instrument which contains both equity and liability components. However, Paragraph 4.2.3 of Chapter 4 of the SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 issued under the REIT Regulations, require the Unit Capital in entirety to be presented/classified as "Equity", which is at variance from the requirements of Ind AS 32. In order to comply with the aforesaid SEBI requirements, the Embassy Office Parks REIT has presented unit capital as equity in these financial results. Consistent with Unitholders' funds being classified as equity, the distributions to Unitholders in the form of interest and dividend is presented in Statement of Changes in Unitholders' Equity and distribution to Unitholder in the form of repayment of capital is presented as a separate line item on face of Statement of Assets and Liabilities and not as finance cost. In line with the above, the dividend payable to Unitholders is recognised as liability when the distributions are approved by the Board of Directors of the Investment Manager.
- (xi) SEBI has issued a show cause notice to Embassy Office Parks Management Services Private Limited ('EOPMSPL' or 'the Manager') and Axis Trustee Services Limited ('Trustee') of Embassy REIT in the matter of 'fit and proper' criteria of the erstwhile Chief executive officer of the Manager, with respect to certain delays in disclosures and for not ensuring proper compliance with the SEBI REIT Regulations, for which Manager has filed a settlement application. On October 13, 2025, the Manager received a demand notice from SEBI for settlement of the above matter. The Manager remitted the amount to SEBI on October 16, 2025.
- SEBI sought comments from the Management of Embassy REIT pursuant to complaints sent by unitholders to SEBI regarding certain transactions. The Management has provided the requisite responses to SEBI and no further communications have been received till date from SEBI.
- SEBI had also sought comments from the Management of Embassy REIT pursuant to a complaint received from Sterling and Wilson Renewable Energy Limited (SWREL) in connection with certain unpaid amounts alleged to be due from Embassy-Energy Private Limited, an SPV of Embassy REIT [also refer Contingent liability note vi)(b)(i)] and also alleged non-compliance with SEBI REIT Regulations with respect to "fit and proper" criteria and non-disclosure of material information in connection with the civil and criminal litigation matters pending before various judicial authorities and asking to take regulatory action. The Management has provided the requisite response to SEBI. SWREL raised a complaint on the SEBI SCORES portal of Embassy REIT on 14 July 2025, regarding the same matter. Embassy REIT has responded, and the complaint is disposed on the SEBI SCORES portal. The Manager is in continued correspondence with SEBI in this regard and provided further information to SEBI.
- Based on management assessment, the Group does not expect the outcome of these proceedings to have any significant/adverse effect on its financial position.
- (xii) The Board of Directors of the Manager in their meeting held on 31 July 2025 has approved sale of two strata blocks at MPPL in Bengaluru aggregating 375,736 sq ft for a consideration of Rs.5,300 million on a slump sale basis. Group has entered into an Business Transfer Agreement dated 31 July 2025 for sale of two strata blocks at MPPL. The estimated sale consideration less costs of sale of this asset is more than the carrying value as on 30 September 2025. Accordingly these assets are recorded at carrying amount as on 30 September 2025 and presented as assets held for sale. Hence, no gain or loss is recorded in the statement of profit and loss. The management expects to sell off these assets within a year.

Assets and associated liabilities classified as held for sale are as follows:

Particulars	Amount (in million)
Investment Property	3,187.49
Goodwill	291.29
Other financial assets (non current and current)	3.41
Trade receivables	3.82
Other current assets	7.56
Assets held for sale	3,493.56
Deferred tax liabilities	318.42
Other Current Financial Liabilities	113.28
Liabilities directly associated with assets held for sale	431.70

- (xiii) Survey proceedings under section 133A of the Income Tax Act was conducted from 28 July 2025 to 30 July 2025 on the Trust and GLSP. No further communication has been received in this regard as of date.

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

JITENDRA MOHANDAS VIRWANI
Digitally signed by JITENDRA MOHANDAS VIRWANI
Date: 2025.11.05 13:24:40 +05'30'

Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 05 November 2025

MOLAHALLI AMIT VIKRAM SHETTY
Digitally signed by MOLAHALLI AMIT VIKRAM SHETTY
Date: 2025.11.05 13:25:19 +05'30'

Amit Shetty
Chief Executive Officer
Place: Bengaluru
Date: 05 November 2025

ABHISHEK AGRAWAL
Digitally signed by ABHISHEK AGRAWAL
Date: 2025.11.05 13:25:59 +05'30'

Abhishek Agrawal
Chief Financial Officer
Place: Bengaluru
Date: 05 November 2025