CELEBRATING
5 YEARS

As India's First Listed REIT

Annual Report
FY2023-24

Contents

Awards and Certifications

5-star Rating, Global Sector Leader for Office Developments

5-star Rating for 100% Operational Portfolio[1]

Portfolio Score of 60; 48 Buildings WELL Gold Certified[2]

Golden Peacock Award 2023 for Sustainability

Multiple Recognitions at Asia Property Awards 2023

World's Largest USGBC LEED Platinum 'v4.1 O+M' Office Portfolio

35 Buildings Certified for LEED Net Zero Water

1) Excludes Embassy Business Hub for which occupancy certificate was received in Nov'23
2) In addition, 47 buildings were WELL Pre-certified and WELL Health Safety Rating was received for 100% Operational Portfolio (excluding Embassy Business Hub for which occupancy certificate was received in Nov'23)

Key Highlights FY2023-24

45.4 msf*
Portfolio

₹36,852 mn
Revenue from operations
↗ **8%** y-o-y

8.1 msf
Total lease-up

₹29,819 mn
Net operating income
↗ **8%** y-o-y

85%
Occupancy[1]

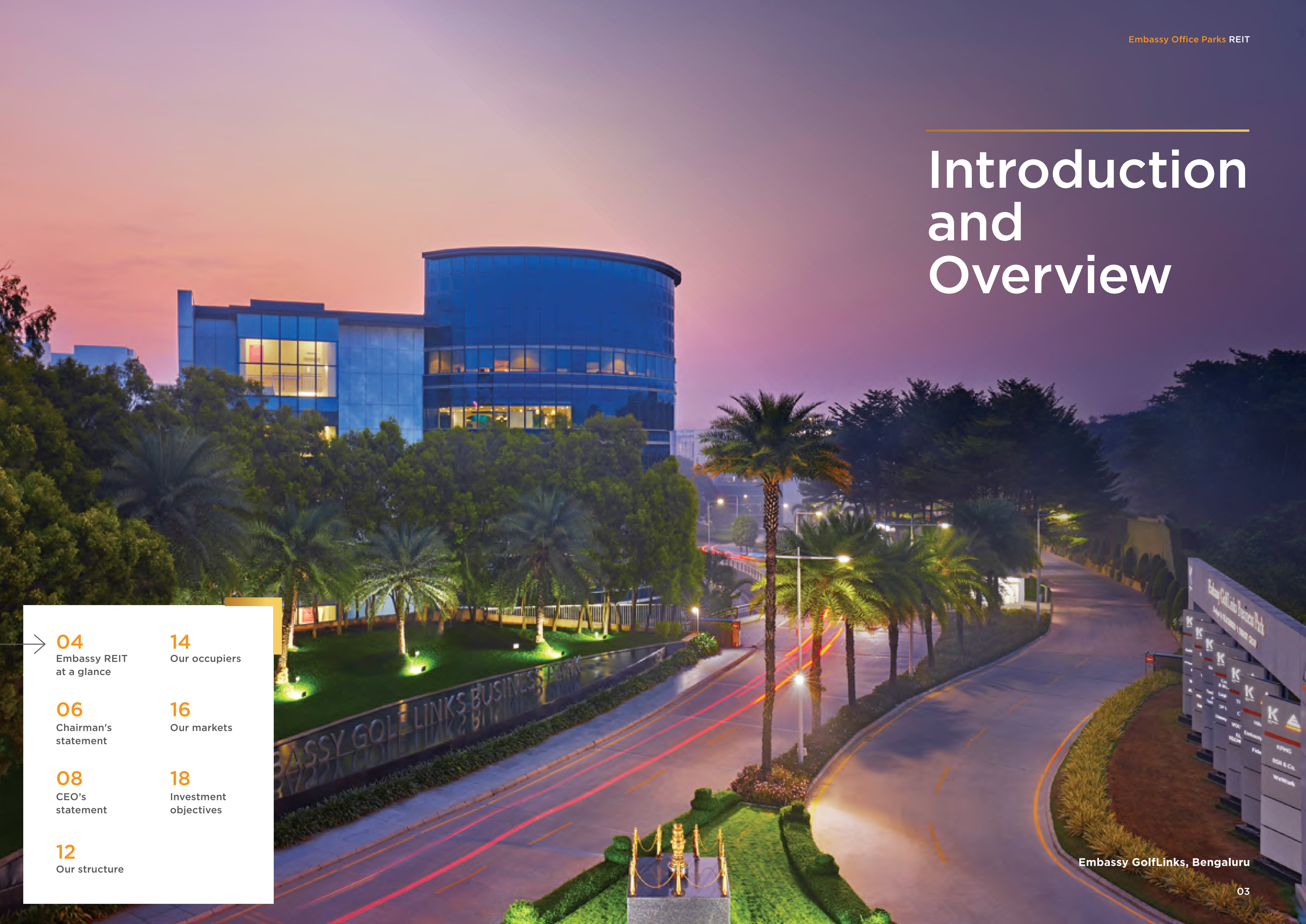
₹20,219 mn
Distributions

100%
Distribution Payout

66%
Leased to GCCs

1) As of March 31, 2024
* Includes completed, under-construction and proposed future office development | As of March 31, 2024

Embassy TechVillage, Bengaluru



Introduction and Overview

Embassy GolfLinks, Bengaluru

India's First Listed REIT

Embassy REIT is India's first publicly listed REIT. As Asia's largest office REIT by area, Embassy REIT owns and operates a 45.4 msf of nine infrastructure-like office parks and four city-centre office buildings in India's best-performing office markets of Bengaluru, Mumbai, Pune, and the National Capital Region.

Embassy REIT's portfolio comprises 36.5 msf of completed operating area and is home to 255 of the world's leading companies. The portfolio also includes strategic amenities, including four operational business hotels, two under-construction hotels, and a 100 MW solar park that supplies renewable energy to occupiers.

Quick facts

13
Grade-A office parks and city-centre office buildings

255
Blue-chip occupiers

250,000+
Occupiers' employees

6.1 msf
Ongoing development

4
Cities

1,614*
Hotel keys

*Includes completed, under-construction and proposed future hotel development

Embassy TechVillage, Bengaluru

Our sponsors

EMBASSY

Embassy Group is a leading Indian real estate developer. Embassy Group has completed over 85+ msf of commercial, residential, retail, hospitality, services, and educational spaces since the mid-1990s.

Blackstone

Blackstone is a leading global alternative investment firm that invests on behalf of pension funds, large institutions, and individuals. As of March 2024, Blackstone managed over US$1 trillion in total assets.

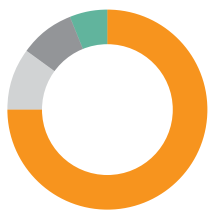
Key Embassy REIT Strengths

- Leading presence in key office markets with occupiers from high-growth technology and services sectors
- Multiple embedded growth levers such as contractual escalations, mark-to-market rental reversions, on-campus development, low leverage, and inorganic growth opportunities
- Backed by world-class sponsors with leading footprints in commercial real estate in India and globally
- Highly experienced management team with over 20 years of experience across asset management, operations, acquisitions and capital markets
- World-class tenant base with strong credit covenants

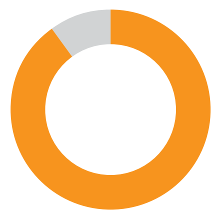
Portfolio

Our differentiated office portfolio serves as essential infrastructure for multinational corporations.

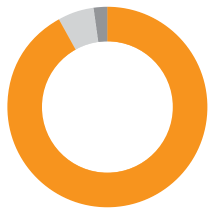
GAV break-up by geography[1]



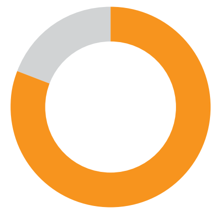
GAV break-up by construction status[1]



GAV break-up by segment[1]



Occupier Mix by Rental Obligations[2]



Notes:

1) Gross Asset Value (GAV) considered per March 31, 2024, valuation undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

2) Occupier mix based on Gross Annualised Rental Obligations as at March 31, 2024

The future holds immense promise for the Indian REIT sector

Jitendra Virwani
Chairman

"Our vision was clear: to provide investors with the opportunity to participate in the long-term growth potential of commercial real estate in India."

Dear Unitholders,

I am pleased to present our FY2024 Annual Report, marking another year of significant achievements and growth for Embassy REIT.

Five years ago, we embarked on a journey as India's pioneering Real Estate Investment Trust (REIT), and today, we stand proud of our accomplishments and the transformative impact we've had on the Indian commercial real estate landscape.

Our listing in 2019 marked a historic milestone, not just for Embassy REIT but for the entire Indian REIT sector. We believed then, as we do now, that Indian office spaces deserve a place in the globally recognised REIT asset class. Our vision was clear: to provide investors with the opportunity to participate in the long-term growth potential of commercial real estate in India.

Reflecting on our journey fills me with immense pride. Despite facing unprecedented challenges, including a global pandemic and market headwinds, we have achieved remarkable success. We have curated a world-class office portfolio spanning over 45 million square feet, hosting over 250 leading corporates from around the world. Our leasing activities have been robust, with a total of 19.5 msf leased across numerous deals. Additionally, we have expanded our portfolio through strategic acquisitions, including Embassy TechVillage and launched one of India's largest mixed-use complexes with the Hilton hotel at Embassy Manyata. we've also remained at the forefront of the ESG narrative, setting the standard for sustainability, with recognition from renowned global institutions. Looking ahead, we are guided by a clear strategy to further grow the business, creating even greater value for all our stakeholders.

Today, the office sector in India is experiencing a significant boom, driven by an unparalleled demand from companies across every industry. India's allure as a destination for Global Capability Centres (GCCs) has only intensified, with major corporations worldwide establishing their presence in the country. We're seeing pre-pandemic levels of office absorption, with major office markets like Bengaluru, Delhi, Mumbai and Hyderabad continuing to attract top global companies.

The growth vectors we are witnessing in sectors like office and retail, coupled with the steady flows of funds into financial asset classes by Indians, are already finding their way into REITs. The benefits of the REIT structure for a country like India, with its growth tailwinds, are enormous and far outweigh the near-term costs. The idea that commercial real estate can pay out a 7-8% distributions has propelled the growth of retail investment in the asset class quite sharply.

Since Embassy REIT's listing in 2019, we have distributed approximately ₹9,900 crores and have seen a remarkable 23-fold expansion of our investor base, now exceeding 90,000 unitholders.

Looking ahead, our focus remains on growing occupancy, strengthening leasing efforts, and maximising distributions in the years to come.

In closing, I want to express my heartfelt gratitude and appreciation to each one of you for your contribution to our journey. Five years may seem like a significant milestone, but for us, it's just the beginning. Here's to many more years of growth, prosperity, and partnership.

Thank you once again for your support and trust.

Committed to delivering value and driving sustainable growth for all stakeholders

Aravind Maiya
Chief Executive Officer

"FY2024 has been a blockbuster year for us, marked by exceptional performance and robust growth. We surpassed our initial leasing guidance by a remarkable 35%, leasing a record 8.1 msf space, underscoring the strong demand for our premium office spaces."

Dear Unitholders,

As we mark the fifth anniversary of Embassy REIT's listing, I am delighted to reflect on our journey and share updates on our continued growth and success.

FY2024 has been a blockbuster year for us, marked by exceptional performance and robust growth. We surpassed our initial leasing guidance by a remarkable 35%, leasing a record 8.1 msf space, underscoring the strong demand for our premium office spaces. Our occupancy levels grew to 85%, with Bengaluru and Mumbai, our core markets, reaching impressive levels of 91% and 99% respectively.

A significant portion of our leasing was driven by Global Capability Centres (GCCs), which accounted for over 65% of our annual leasing activity. The continued influx of GCCs into India, across various sectors, is a testament to India's growing stature as a preferred destination for global corporations. With 72% of the Global 500 companies yet to establish a GCC in India (as per an industry report), we anticipate this demand trend to continue, presenting ample opportunities for further growth and monetisation.

Looking ahead, our guidance for FY2025 reflects our confidence in the Indian office market, with projected total leasing of 5.4 msf and a ~7% distribution growth year-on-year.

Our current development pipeline of 6.1 msf, focused in Bengaluru, is a key lever in driving our Net Operating Income (NOI) and Distribution Per Unit (DPU) growth over the next few years. Out of this, 4.7 msf is set for completion within the next 2 years, with 84% already pre-leased, including expansion options. Additionally, our hotel portfolio demonstrated a strong performance, with a 6% year-on-year increase in occupancy, 14% growth in Average Daily Rate (ADR) and an almost 2x increase in annual EBITDA to ₹184 crores.

We are also pleased to announce our entry into a new growth market with the proposed acquisition of Embassy Splendid TechZone in Chennai. This acquisition will further strengthen our portfolio, positioning us as one of the largest office REITs globally and underlining our commitment to delivering value for our unitholders. Our strong balance sheet, with an industry-leading debt cost of 7.8% and dual AAA/Stable credit ratings, provides us with a solid foundation to finance our growth initiatives.

Furthermore, our Environmental, Social, and Governance (ESG) practices continue to position as a market leader in the industry. Recently, we were included in the 2023 Dow Jones Sustainability Indices, making us the first REIT in India to be recognised for our sustainability initiatives by a leading global benchmark. We also received the highest number of WELL Certifications globally for our pan-India office portfolio from International WELL Building Institute (IWBI), underscoring our commitment to sustainability.

At the heart of our business lies a strong focus on our client relationships. To celebrate our valued clients and partnerships, we hosted the second edition of our flagship 'Occupier Connect' Forum in March in Bengaluru. Themed, 'Powering India's growth', this year's agenda delved into India's growth story and particularly focused on the phenomenal growth of GCCs in the country. With over 300 of our corporate occupiers and strategic partners in attendance, the event was a grand success.

I would also like to highlight that in December 2023, Blackstone (one of our sponsors along with Embassy Group) divested their shareholding of 23.6% in Embassy REIT. This stake was acquired up by many prominent global and domestic institutional investors. Blackstone have been a great partner to us, and I would like to thank them for all their support over the years.

This transaction further reinforces the success of REITs in India and demonstrates how leading investors are looking at high-quality REITs like Embassy REIT in their portfolios. Our public shareholding has continued to increase as a result and has gone up from 30% at IPO to 92% today, further strengthening our governance.

As I close, on behalf of the entire team at Embassy REIT, I want to express my sincere gratitude for your continued support and trust. As we look to the future, we remain committed to delivering value and driving sustainable growth for all our stakeholders.

A best-in-class structure with the strongest safeguards for unitholders

Embassy REIT's structure aligns with the regulatory framework prescribed by SEBI.

Axis Trustee Services Limited is the trustee on behalf of the Unitholders, while Embassy Office Parks Management Services Private Limited (EOPMSPL) is the Manager of the Embassy REIT. EOPMSPL is jointly owned by the Embassy Sponsor and certain entities forming part of the Blackstone Sponsor Group.

Embassy REIT was established on March 30, 2017 at Bengaluru, Karnataka, India as an irrevocable trust under the provisions of the Indian Trusts Act, 1882 pursuant to a trust deed dated March 30, 2017 and amended on September 11, 2018 and February 29, 2024.

Embassy Oxygen, Noida

EMBASSY REIT

CELEBRATING 5 YEARS

Since listing, Embassy REIT has demonstrated strong operational performance and delivered annualised total returns of over 11%

47% Increase in Completed Area from 24.8 msf to 36.5 msf

12.0 msf Acquisitions[1]

5.5 msf New buildings delivered[2]

19.5 msf Gross leasing[3]

₹107 bn Unit capital raised

₹306 bn Debt raised/ refinanced

~23x Increase in Unitholders from 4k to 91k

92% Current Free Float (vs 30% at listing)

38% Increase in In-place Rent from ₹63 to ₹87

55% Increase in Occupiers from 165 to 255

~₹99 bn Cumulative distributions

11.3% Annualised total returns[4]

Notes: All data calculated from April 1, 2019 to March 31, 2024, unless specified otherwise

1) Includes Embassy TechVillage (9.6 msf), Embassy Business Hub (1.4 msf), GLSP add-on acquisition (0.4 msf) and M3 Block B at Embassy Manyata (0.6 msf)
2) Includes NXT Embassy Manyata (0.8 msf), T1 & T2 Embassy Oxygen (1.3 msf), H&G Embassy TechZone (0.9 msf), M3A Embassy Manyata (1.0 msf), Ph1 Embassy Business Hub (0.4 msf) and JPM BTS Embassy TechVillage (1.1 msf)
3) Includes new leases, pre-leases and renewals
4) Includes annualised capital appreciation of 4.3% (on the basis of NSE closing price as of March 28, 2024 of ₹369.6) and 7.1% distribution yield (on the basis of IPO price of ₹300 and total distributions paid out since listing)

Our structure

Public Unitholders

Embassy Group Sponsor

Blackstone Group Sponsor

Trustee (Axis Trustee) — Acts on behalf of Unitholders → EMBASSY REIT(1)

Manager (EOPMSPL) — Management Services → EMBASSY REIT(1)

EMBASSY REIT(1) → 100% → Manyata Promoters Private Limited (Embassy Manyata)

Manyata Promoters Private Limited (Embassy Manyata) → 80% → Embassy Energy Private Limited; 50%(2) → GolfLinks Software Park Private Limited

100%	Embassy Construction Pvt. Ltd.	Embassy Business Hub
100%	Sarla Infrastructure Private Limited	Embassy TechVillage
100%	Vikas Telecom Private Limited	Embassy TechVillage
100%	Indian Express Newspapers (Mumbai) Private Limited	Express Towers
100%	Quadron Business Park Private Limited	Embassy Quadron, Embassy One and Four Seasons
100%	Qubix Business Park Private Limited	Embassy Qubix
100%	Earnest Towers Private Limited	FIFC
100%	Vikhroli Corporate Park Private Limited	Embassy 247
100%	Galaxy Square Private Limited	Embassy Galaxy
100%	Oxygen Business Park Private Limited	Embassy Oxygen
100%	Embassy Pune TechZone Private Limited	Embassy TechZone
20%	Embassy Energy Private Limited	Embassy Energy
	GolfLinks Software Park Private Limited	Embassy GolfLinks
100%	Umbel Properties Private Limited	Hilton at Embassy GolfLinks

Notes: 1) The 100% owned entities are held jointly with nominee shareholders for the Embassy REIT
2) Balance 50% owned by JV partner

Embassy TechVillage, Bengaluru

Providing best office solutions to leading global companies

Our occupiers are predominantly multinational corporations, and many of them are household names globally. These companies hire Indian talent for their skills and ability to run their global operations. 33% of our rentals come from technology occupiers, and 47% gross rentals are from Fortune Global 500® Companies.

Quick facts

47%
Fortune Global 500® companies

US$200 bn+
Avg. market cap of top 10 tenants*

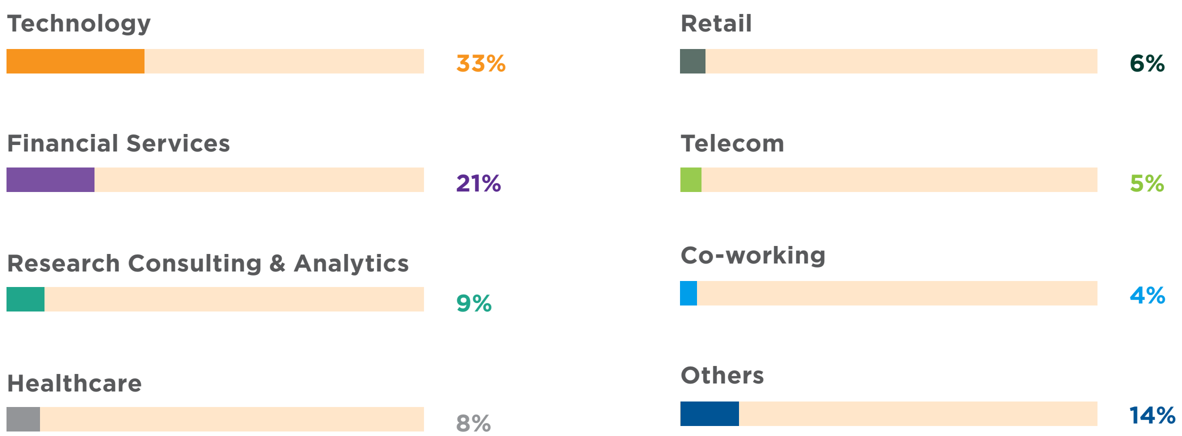
83%
Multinational occupiers

* Includes only publicly listed companies amongst our top 10 tenants

GCCs and Tech occupiers constitute over 70% of our total occupier base, which now boasts of 255 marquee names

Top 10 occupiers	Sector	% of rentals
JP Morgan	Financial Services	6.1%
Global Technology and Consulting Major	Technology	5.8%
ANSR	Consulting	3.8%
Cognizant	Technology	3.7%
NTT Data	Technology	3.1%
Wells Fargo	Financial Services	2.9%
Flipkart	E-Commerce	2.7%
WeWork	Co-working	2.7%
Global Technology Infra Services Major	Technology	2.6%
Optum Global	Healthcare	1.9%
Total		**35.2%**

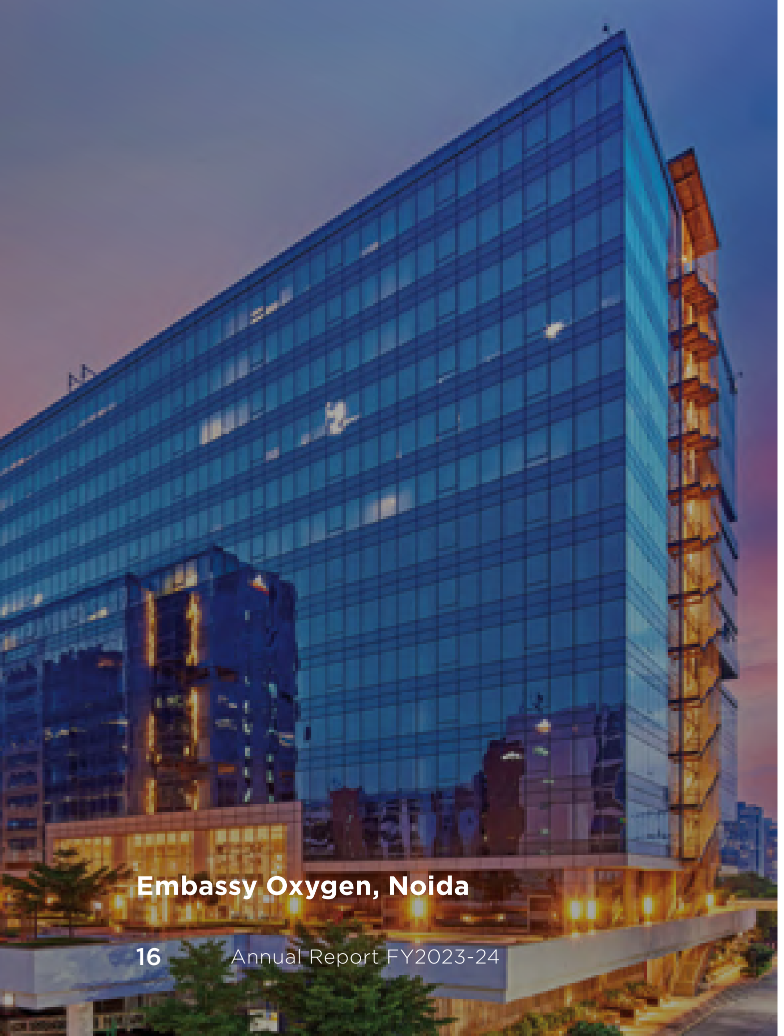
Industry diversification[1]



Note:
1) Based on Gross Annualised Rental Obligations as of March 31, 2024

Located in India's best performing office markets

Our Grade A properties are located in India's prime gateway cities and have consistently led office absorption in the Indian real estate market.



Embassy Oxygen, Noida

Market fundamentals

- Strong demand continues for India office, with continued influx of leading global corporates setting up and expanding centers
- Gross absorption up by 18% y-o-y (13.6 msf in 1Q CY2024 vs 11.6 msf in 1Q CY2023), exceeding supply additions during the period[1]
- GCCs continue to drive demand – in CY2023, 85 centers were set up in India, including 49 new entrants[2]
- Demand led by BFSI, engineering and manufacturing firms; initiation of multiple enquiries as well as closure of large deals
- With balanced demand-supply dynamics in our key markets, range-bound vacancies and marginal rent growth was witnessed

Source:

1) CBRE
2) NASSCOM, Zinnov – India GCC Trends, Half Yearly Analysis, H1 CY2023, Sep'23, Quarterly Analysis - Q3 CY2023, Dec'23, Quarterly Analysis – Q4 CY2023, Mar'24

City-wise Performance (Apr'23 to Mar'24)

City	Gross Absorption (msf)	Supply (msf)	Vacancy (%)
Bengaluru	16.5	15.6	14%
NCR	8.9	3.1	28%
Mumbai	8.4	6.1	23%
Pune	5.7	3.4	21%
Embassy REIT Markets	**39.5**	**28.3**	**21%**
Chennai	9.5	6.5	17%
Hyderabad	10.7	17.3	27%
Kolkata	1.1	0.4	32%
Other Market	**21.2**	**24.1**	**24%**
Total	**60.7**	**52.4**	**22%**

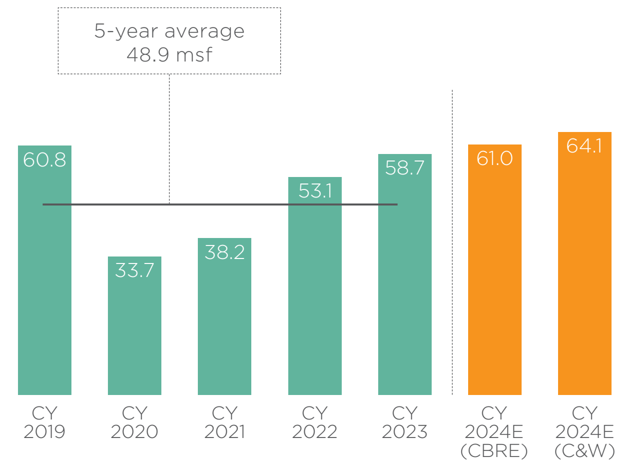
Source: CBRE, Embassy REIT

Demand and supply outlook

Gross office absorption projected to continue last year's highs, primarily driven by GCC demand. Supply remains balanced in our micro-markets, with only 21% comparable and competing supply.

Demand outlook

Gross Absorption (msf)

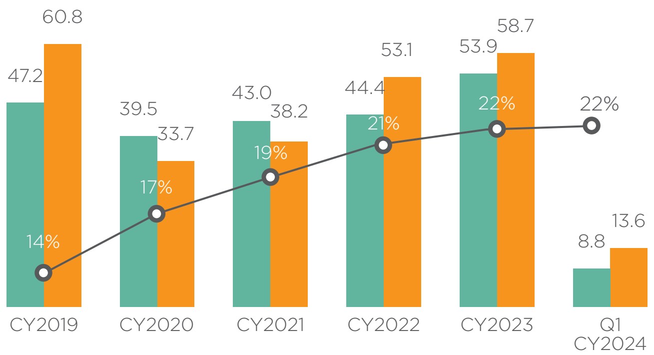


Source: CBRE, Embassy REIT

Driven by India's structural cost and scale advantages, long-term growth outlook for India office remains positive, especially for premium wellness-oriented office buildings.

Annual demand and supply trends

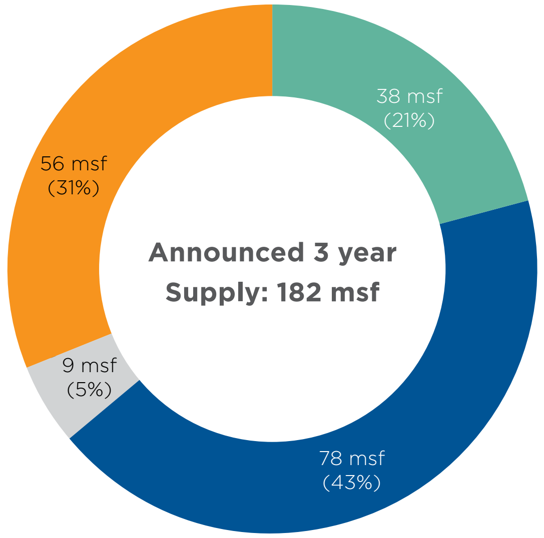
(msf)



Gross Absorption (msf)
Supply (msf)
Vacancy (%)

Source: CBRE, Embassy REIT

Supply Outlook



Comparable and competing supply in REIT markets
Non-comparable or unrealistic supply in REIT markets
Pre-committed supply in REIT markets
Supply in Non-REIT markets

Source: CBRE, Embassy REIT

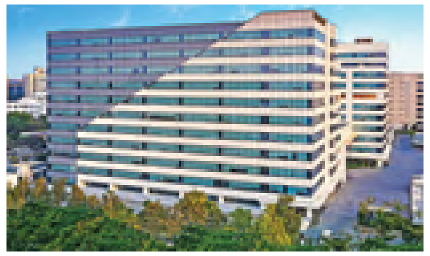
Embassy TechZone, Pune

Creating value. Maximising growth.

We invest in high-quality assets with the objective of maximising NAV growth and paying distributions to Unitholders.

Inorganic growth opportunities

Our strong balance sheet and network provides us with a steady acquisitions pipeline. We remain focused and disciplined in pursuing opportunities which enhance Unitholder value.



Embassy TechVillage backland ROFO[(1)(2)]

(Bengaluru, up to 4.2 msf)

Embassy Splendid TechZone ROFO[(1)]

(Chennai - 5 msf)[(3)]

Acquisition criteria

- Large-scale, high-quality trophy assets with global occupiers
- Located in top six cities and dominant in respective micro-markets
- Stable cash flows with strong embedded growth – both MTMs on leases and new development potential
- Accretive acquisition for Unitholders, with optimum financing mix of debt and equity

Notes:

1) There can be no assurance that Embassy REIT will enter into any definitive arrangements for any of the acquisition deals in pipeline

2) Acquisition of ETV by the Embassy REIT excluded approximately 19.39 acres being developed by Embassy Commercial Projects (Whitefield) Private Limited ("Embassy Whitefield"), an entity which is owned by certain Blackstone entities and certain third-party shareholders, which area has been leased by VTPL to Embassy Whitefield on a long-term basis. The Embassy REIT has been granted a right of first offer in respect of the controlling interest in Embassy Whitefield by the shareholders of Embassy Whitefield

3) Embassy REIT announced acquisition of 5 msf Embassy Splendid TechZone, Chennai on April 06, 2024 subject to unitholder approval and other conditions

Our strategy

Embassy REIT aims to maximise the total return for Unitholders by targeting growth in NOI, distributions and in NAV per Unit.

The operating and investment strategies we intend to execute to achieve this goal include:

01

Capitalising on our Portfolio's embedded organic growth and new development opportunities by

- Leasing up vacant space
- Delivering on-campus development

02

Disciplined acquisition strategy with strong balance sheet including

- Right of First Offer ('ROFO') assets to drive growth
- Third-party acquisitions with focus on long-term growth

03

Proactive asset management to drive value through

- Proactive property management
- Focus on occupier retention
- Adherence to world-class ESG standards

04

Industry-leading Corporate Governance

- Majority of Directors are Independent
- Strong safeguards related to Leverage, Related Party Transactions and Unitholders' Interests

FIFC, Mumbai

Performance and Business Review

Embassy TechVillage, Bengaluru

Delivering a stellar business performance

With 8.1 msf of total leasing, 2.2 msf of new office deliveries and ₹72 bn of debt refinancing at best-in-class interest rates, we surpassed our leasing guidance and delivered on our financial guidance.

Proactive capital management

29%
Net debt to GAV

₹106 bn
Available debt headroom

7.8%
Avg debt cost

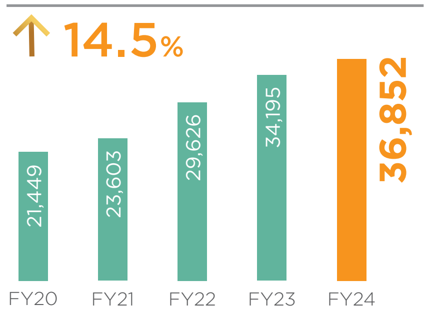
60%
Fixed rate debt

₹72 bn
Total debt raised/ refinanced in FY2024

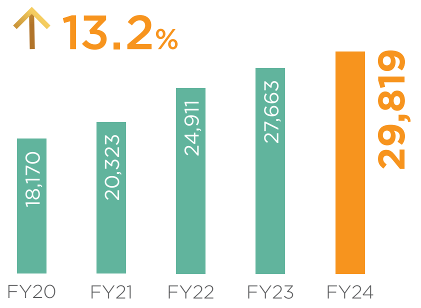
AAA/ Stable
Rating of listed NCDs by CRISIL

Embassy Manyata, Bengaluru

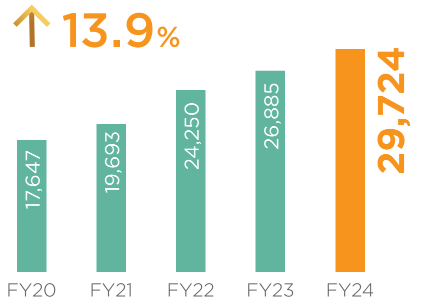
Revenue from operations
(₹ in million)



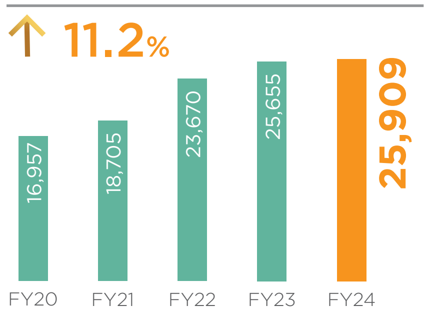
Net operating income
(₹ in million)



EBITDA
(₹ in million)



Cash flow from operations
(₹ in million)



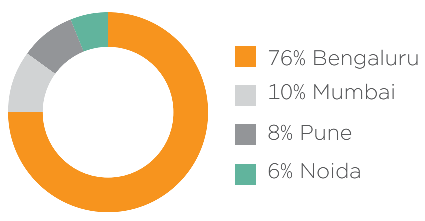
5 Year CAGR

Portfolio value update

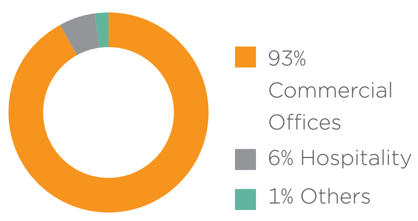
Particulars (₹ mn)	March 31, 2024	% Change over Mar'23
Gross Asset Value (GAV)[1,2]	555,005	8%
Add: Other Assets	65,579	
Less: Other Liabilities	(71,843)	
Less: Gross Debt	(168,080)	
NET ASSET VALUE (NAV)	**380,661**	
Number of Units (mn)	-948	
NAV per Unit (₹)	401.59	2%

Particulars	March 31, 2024
Net Debt to GAV	29%
Net Debt to EBITDA[3]	4.9x
Interest Coverage Ratio	
- excluding Capitalised interest	2.8x
- including Capitalised interest	2.4x
AVAILABLE DEBT HEADROOM	**₹106 bn**

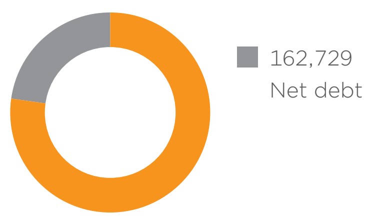
GAV break-up by region



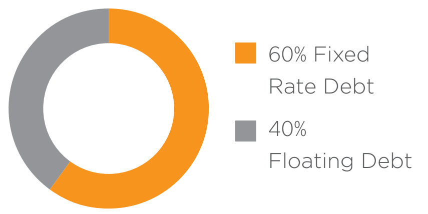
GAV break-up by segment

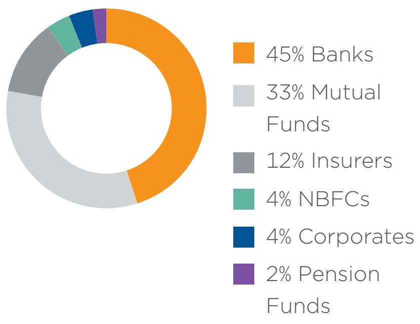


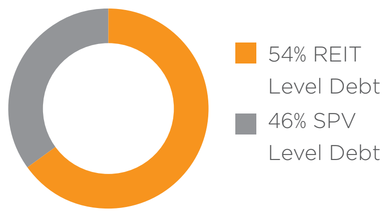
Net debt to GAV
(₹ in million)



REIT debt composition

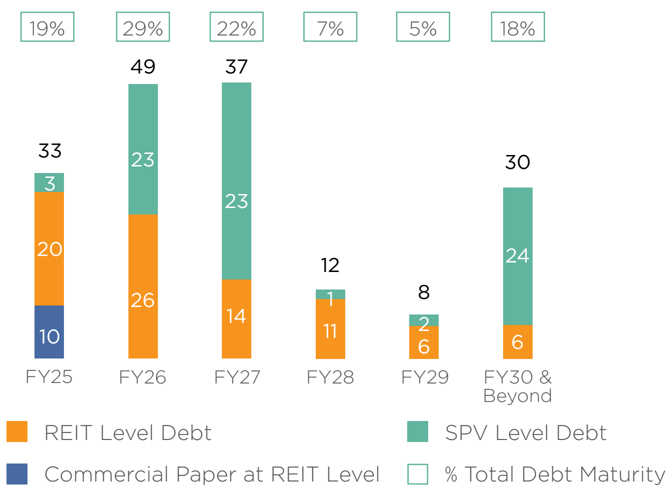






Total debt
₹168 bn

Principal maturity schedule
(₹ in million)



Notes:
1) Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually.
2) Given Embassy REIT owns 50% economic interest in GLSP, GAV includes fair value of equity investment in GLSP basis equity valuation method
3) Net Debt to EBITDA calculated as per financial covenants agreed under the financing documents for REIT NCDs

A world-class portfolio

Portfolio summary

Commercial offices

Asset	Location	Leasable Area (msf)				WALE (yrs)	Occupancy (%)[1]	Rent (₹ psf pm)			GAV[5] as of Mar'24 (₹ mn)		
		Completed	Under Construction	Proposed Development	Total			In-place	Market	MTM (%)	Completed	Under Construction	% of total
Embassy Manyata	Bengaluru	12.4	2.8	0.4	15.6	7.0	87%	82	96	17%	184,598	27,024	38%
Embassy TechVillage	Bengaluru	7.3	2.3	-	9.6	8.1	96%	81	96	19%	103,005	21,565	22%
Embassy GolfLinks[2]	Bengaluru	3.1	-	-	3.1	7.4	95%	149	155	4%	37,240	-	7%
Embassy One	Bengaluru	0.3	-	-	0.3	8.6	82%	144	147	2%	5,390	-	1%
Embassy Business Hub	Bengaluru	0.4	1.0	-	1.4	14.6	92%	57	65	14%	3,950	1,793	1%
Bengaluru Sub-total		**23.5**	**6.1**	**0.4**	**30.0**	**7.5**	**91%**	**91**	**104**	**14%**	**334,184**	**50,383**	**69%**
Express Towers	Mumbai	0.5	-	-	0.5	4.1	96%	268	285	7%	18,935	-	3%
Embassy 247	Mumbai	1.2	-	-	1.2	3.9	100%	110	115	4%	19,075	-	3%
FIFC	Mumbai	0.4	-	-	0.4	3.0	100%	320	290	(9%)	14,977	-	3%
Mumbai Sub-total		**2.0**	**-**	**-**	**2.0**	**3.7**	**99%**	**184**	**185**	**1%**	**52,988**	**-**	**10%**
Embassy TechZone	Pune	3.0	-	2.4	5.5	4.3	78%	54	48	(11%)	21,792	2,345	4%
Embassy Quadron	Pune	1.9	-	-	1.9	4.6	54%	54	48	(10%)	11,398	-	2%
Embassy Qubix	Pune	1.5	-	-	1.5	4.3	68%	47	48	2%	9,521	-	2%
Pune Sub-total		**6.4**	**-**	**2.4**	**8.8**	**4.4**	**69%**	**52**	**48**	**(8%)**	**42,711**	**2,345**	**8%**
Embassy Oxygen	Noida	3.3	-	-	3.3	8.4	58%	54	48	(11%)	23,826	-	4%
Embassy Galaxy	Noida	1.4	-	-	1.4	7.9	97%	44	48	8%	9,894	-	2%
Noida Sub-total		**4.6**	**-**	**-**	**4.6**	**8.2**	**69%**	**50**	**48**	**(4%)**	**33,720**	**-**	**6%**
Sub-total (Commercial offices)		**36.5**	**6.1**	**2.8**	**45.4**	**6.8**	**85%**	**87**	**96**	**10%**	**463,602**	**52,727**	**93%**

Hospitality

Asset	Location	Leasable Area (msf)				Occupancy (%)[1]	GAV[5] as of Mar'24 (₹ mn)		
		Completed	Under Construction	Proposed Development	Total		Completed	Under Construction	% of total
Hilton at Embassy GolfLinks	Bengaluru	247 Keys	-	-	247 Keys	70%	6,341	-	1%
Four Seasons at Embassy One	Bengaluru	230 Keys	-	-	230 Keys	47%	9,077	-	2%
Hilton and Hilton Garden Inn at Embassy Manyata	Bengaluru	619 Keys	-	-	619 Keys	69%	13,868	-	2%
Hilton and Hilton Garden Inn at Embassy TechVillage	Bengaluru	-	518 Keys	-	518 Keys	NA	-	1,576	0%
Sub-total (Hospitality)		**1,096 Keys**	**518 Keys**	**-**	**1,614 Keys**	**64%**	**29,286**	**1,576**	**6%**

Others[3]

Asset	Location	Leasable Area (msf)				Generated (mn units)[1]	Average Tariff[4]	GAV[5] as of Mar'24 (₹ mn)		
		Completed	Under Construction	Proposed Development	Total			Completed	Under Construction	% of total
Embassy Energy	Karnataka	100MW	-	-	100MW	53	8.0	7,813	-	1%
Sub-total (Others)		**100MW**	**-**	**-**	**100MW**			**7,813**	**-**	**1%**
Total		**36.5 msf/1,096 Keys/100MW**	**6.1 msf/518 Keys**	**2.8 msf**	**45.4 msf/1,614 Keys/100MW**			**500,701**	**54,304**	**100%**

Notes:

1) Represents occupancy as at March 31, 2024 for commercial offices (on completed area basis). Hospitality occupancy and units generated for Embassy Energy are for three months period ended March 31, 2024

2) Details include 100% of Embassy GolfLinks except Gross Asset Value (GAV) which reflects only our 50% economic interest in Embassy GolfLinks and accounts for only the proportionate profits of Embassy GolfLinks basis the equity method

3) Comprises Solar Park located at Bellary district, Karnataka

4) Average blended realised tariff for the quarter ended March 31, 2024

5) Gross Asset Value (GAV) considered per March 31, 2024, valuation undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

Focused growth investments

Delivered

Embassy Manyata – M3 Block A, Bengaluru

1 msf
Total area

15.6 msf
One of the largest office parks in India

2
Marquee GCC occupiers

44%
Occupancy

Embassy Business Hub – Phase 1, Bengaluru

0.4 msf
Total area

Airport Road
High visibility location

Philips
Marquee GCC occupier

92%
Occupancy

Embassy Oxygen - Tower 1, NCR

0.7 msf
Total area

Non-SEZ
Building[1]

3
Blue-chip occupiers

29%
Occupancy

1) Demarcated as Non-Processing Area under the amended SEZ rules

Focused growth investments

Upcoming Deliveries in Bengaluru

Embassy TechVillage – Block 8

1.9 msf
Total area

1.2 msf
Pre-leased to JP Morgan and a US-based Tech Co.[1]

76%
Pre-leasing incl. expansion options[2]

Oct'24 - Dec'24
Target delivery

Embassy Manyata – Block D1 and D2

1.4 msf
Total area

0.8 msf
Pre-leased to a major Australian Bank[1]

78%
Pre-leasing incl. expansion options[1,3]

Feb'26
Target delivery

Embassy Manyata – M3 Block B

0.6 msf
Total area

ANZ
Marquee GCC occupier

100%
Pre-leasing

Mar'25
Target delivery

Embassy Manyata – Block L4

0.8 msf
Total area

0.8 msf
Pre-leased to an American Retail Major[1]

100%
Pre-leasing[1]

Sep'25
Target delivery

1) LOI signed and ATL underway
2) Includes expansion option of 275 k sf available with a US-based tech company in Embassy TechVillage
3) Includes expansion option of 313 k sf available with an Australian Banking Major in Embassy Manyata

Portfolio review

Developments in progress(1)

as of March 31, 2024

Asset	Projects	Development Area (msf)	Development Keys	Pre-committed/ Leased(2) Area (%)	Occupier(3)	Estimated Completion Date	Balance cost to be spent (₹ mn)
BASE-BUILD PROJECTS (COMPLETED)							
Embassy Business Hub	Phase 1 — Philips BTS	0.4	NA	92%	Philips	Completed in Nov-23	151
Embassy Oxygen	Tower 1	0.7	NA	29%	Pacific BPO, American Banking Major	Completed in Mar-24(4)	102
Sub-total		**1.2**	**NA**	**52%**			**253**
BASE-BUILD PROJECTS (UNDER-CONSTRUCTION)							
Embassy TechVillage	Block 8	1.9	NA	61%	JP Morgan, US-based tech company(5)	Oct-Dec-24	4,613
Embassy Manyata(6)	M3 Block B	0.6	NA	100%	ANZ(7)	Mar-25	825
Embassy Manyata	Block L4	0.8	NA	100%	American Retail Major	Sep-25	2,592
Embassy TechVillage	Hilton Hotels	NA	518	NA	NA	Mar-26	8,067
Embassy Manyata	Block D1 & D2 Redevelopment	1.4	NA	56%	Australian Banking Major(8)	Feb-26	6,300
Embassy TechVillage	Block 6	0.4	NA	-	-	Dec-26	1,987
Embassy Business Hub	Phase 2	1.0	NA	-	-	Sep-27	6,022
Sub-total		**6.1**	**518**	**55%**			**30,406**
INFRASTRUCTURE AND UPGRADE PROJECTS(9,10)							
Embassy Manyata	C1 Refurbishment	NA	NA	NA	NA	May-24	192
Embassy Manyata	F2 Refurbishment	NA	NA	NA	NA	Sep-24	1,129
Embassy Manyata	G1 Refurbishment	NA	NA	NA	NA	Sep-24	350
Embassy TechVillage	Metro Works	NA	NA	NA	NA	Mar-27	1,000
Embassy Business Hub	Food Court	NA	NA	NA	NA	Sep-24	166
Embassy TechVillage	Master Plan Upgrade	NA	NA	NA	NA	Sep-24	125
Others	Various	NA	NA	NA	NA	Various	4,048
Sub-total		**NA**	**NA**	**NA**			**7,010**
Total (Under-construction)		**6.1**	**518**	**55%**			**37,668**

Notes:
1) Excludes GolfLinks as it is a portfolio investment
2) Excludes all expansion options available to the occupier
3) Actual legal entity name may differ
4) Occupancy Certificate received post quarter closure
5) Expansion Option of 275 k sf available with a US-based tech company
6) During the financial year ended March 31, 2020, to consolidate the M3 land parcel within Embassy Manyata campus, MPPL and EPDPL entered into another co-development agreement whereby EPDPL shall develop 0.6 msf M3 Block B warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of ₹7,367 million, of which ₹6,533.20 million has already been paid as of March 31, 2024 (March 31, 2023: ₹5,411.90 million) and balance is to be disbursed linked to achievement of development milestones. Furthermore, as per the co- development agreement, during the period of construction, EPDPL is obligated to pay interest to MPPL on the amount of the Development Consideration disbursed by MPPL to EPDPL. There has been delay in project development as per the planned construction timeline, as the acquisition of necessary development rights and certain building approvals are yet to be received and are currently being pursued by EPDPL. Site works have been initiated and are underway and the revised estimated date of completion and obtaining occupancy certificate is now March 2025. A pending regulatory approval has been received which will facilitate access to development rights enabling the completion of the construction subject to receipt of certain other pending regulatory approval and agreement on commercials. Basis EPDPL's representation, the Group is confident of timely completion of the property under development after obtaining pending regulatory approvals.
As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be trued up/down accordingly upon project completion and final handover.
MPPL has obtained mortgage of 8.1 acres of land as security against the consideration paid till date.
7) ANZ Support Services India Private Limited
8) Expansion Option of 313 k sf available
9) Over the next 3 years
10) Includes select infrastructure and upgrade projects across the portfolio such as Solar Rooftop, Lobby upgrades, Food Court, refurbishments amongst various others


Embassy 247, Mumbai

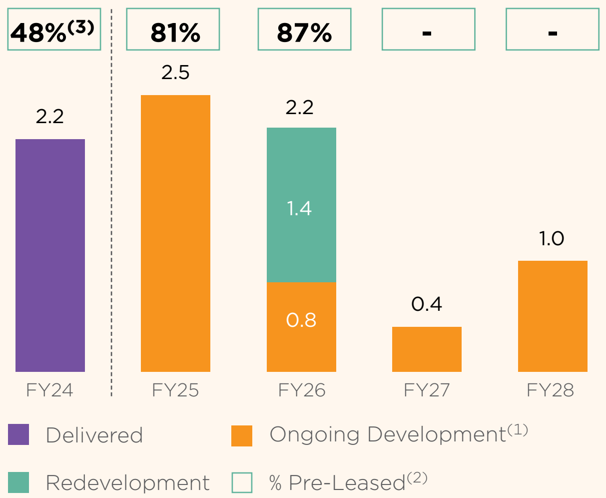
Proposed developments (As of March 31, 2024)

Asset	Projects	Development Area (msf)	Development Keys
Embassy Manyata	F1 Block	0.4	NA
Embassy TechZone	Blocks 1.4, 1.9 & 1.10	2.4	NA
Total		**2.8**	**NA**

- ₹31 bn total capex for commercial office development
- ₹7 bn incremental NOI upon stabilisation

Development pipeline

(msf)



1) Excludes 518 key Hilton hotels at Embassy TechVillage
2) Includes expansion option of 275 k sf available with US based tech company in Embassy TechVillage and expansion option of 313 k sf available with Australian Banking Major in Embassy Manyata
3) Excluding Oxygen Tower 1 which got delivered in Apr'24, pre-leasing in FY2024 is 58%

Commercial office update

During FY2024

8.1 msf Leased across 99 deals

4.4 msf New leases at 28% re-leasing spreads

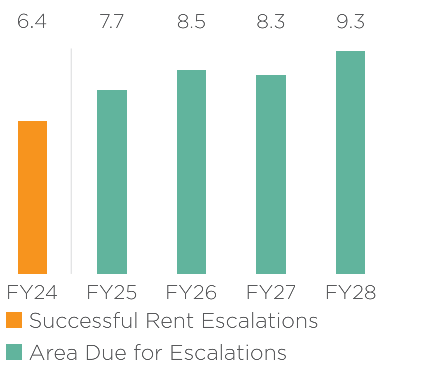
1.3 msf Renewed at 37% renewal spreads

2.4 msf Pre-commitments in Bengaluru

66% Leasing driven by GCCs

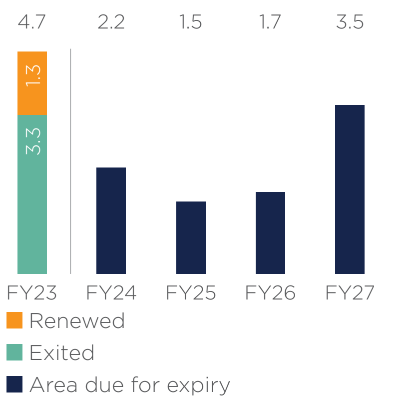
Embassy GolfLinks, Bengaluru

Embedded rent escalations of ~15% aids NOI growth



	FY25	FY26	FY27	FY28
Rent Escalations Due (%)	13%	13%	14%	14%
Post-escalation MTM Opportunity (%)	0.4%	NM	14%	1%

29% of leases expire between FY2025-28



	FY25	FY26	FY27	FY28
Mark-to-market opportunity(%)[1]	33%	8%	8%	15%
Rents expiring(%)[2]	6%	6%	5%	12%

1) MTM potential computed basis market rent per latest C&W estimate and in-place rent for respective leases

2) Refers to annualised rent obligations

Notable deals signed for the year ended March 31, 2024

Quarter	Occupier[1]	Asset	City	Area ('000 sf)	Sector	Remarks
Q1	Kyndryl	Embassy Manyata	Bengaluru	244	Technology	Pre Lease[2]
Q1	ANSR	Embassy Manyata	Bengaluru	204	Research, Consulting & Analytics	Pre Lease[2]
Q1	ANSR	Embassy Manyata	Bengaluru	96	Research, Consulting & Analytics	New Lease
Q1	Quest Global	Embassy TechVillage	Bengaluru	60	Engineering & Manufacturing	New Lease
Q1	Link Intime	Embassy 247	Mumbai	63	Financial Services	Renewal
Q1	Large US Investment Bank	Embassy GolfLinks	Bengaluru	61	Financial Services	Renewal
Q1	Others	Various	Various	336	Various	Various
Sub-total				**1,064**		
Q2	BM	Embassy GolfLinks	Bengaluru	579	Technology	Renewal
Q2	Sumitomo Mitsui	Embassy 247	Mumbai	194	Financial Services	New Lease
Q2	Large Tech Services Co	Embassy TechZone	Pune	162	Technology	New Lease
Q2	Salesforce	Embassy GolfLinks	Bengaluru	134	Technology	New Lease
Q2	ANZ	Embassy Manyata	Bengaluru	133	Financial Services	Pre Lease
Q2	American Financial Major	Embassy Manyata	Bengaluru	119	Financial Services	New Lease
Q2	DHL	Embassy 247	Mumbai	71	Logistics	Renewal
Q2	Others	Various	Various	596	Various	Various
Sub-total				**1,987**		
Q3	American Retail Major	Embassy Manyata	Bengaluru	831	Retail	Pre Lease
Q3	Australian Banking Major	Embassy Manyata	Bengaluru	777	Financial Services	Pre Lease
Q3	US-based tech company	Embassy TechVillage	Bengaluru	632	Technology	Pre Lease
Q3	Workshaala	Embassy Galaxy	Noida	314	Co-working	New Lease
Q3	Concentrix	Embassy Manyata	Bengaluru	120	Technology	Renewal
Q3	American Healthcare Major	Embassy TechZone	Pune	81	Healthcare	New Lease
Q3	WeWork	Embassy Galaxy	Noida	79	Co-working	New Lease
Q3	E-Clerx	Embassy Quadron	Pune	73	Research, Consulting & Analytics	New Lease
Q3	Others	Various	Various	586	Various	Various
Sub-total				**3,492**		
Q4	WeWork	Embassy Manyata	Bengaluru	183	Co-working	New Lease
Q4	Fidelity Business	Embassy Manyata	Bengaluru	178	Financial Services	New Lease
Q4	AstraZeneca	Embassy Manyata	Bengaluru	134	Healthcare	New Lease
Q4	Randstad	Embassy Manyata	Bengaluru	94	Research, Consulting & Analytics	New Lease
Q4	Large Tech Co.	Embassy Manyata	Bengaluru	85	Technology	New Lease
Q4	Flextronics	Embassy TechZone	Pune	81	Engineering & Manufacturing	Renewal
Q4	American Pharma Co.	Embassy TechVillage	Bengaluru	63	Healthcare	New Lease
Q4	Pacific BPO	Embassy Oxygen	Noida	59	Healthcare	New Lease
Q4	Others	Various	Various	653	Various	Various
Sub-total				**1,529**		
Total				**8,073**		

1) Actual legal entity name may differ

2) Pre-leased area of 0.4 msf disclosed in 1Q FY2024 has shifted to New Lease-up due to completion of building at Embassy Manyata

Responsible communication with stakeholders

In FY2024, we engaged with over 200 institutional investors and conducted retail roadshows in 11 cities as a part of our retail education campaign.

Key index inclusions

- FTSE All World Index
- FTSE Emerging Index
- FTSE Global Mid Cap Index
- FTSE EPRA NAREIT Global Index
- FTSE EPRA NAREIT Emerging Index
- FTSE EPRA NAREIT Emerging Asia Pacific Index
- FTSE EPRA NAREIT Asia Pacific Index
- FTSE EPRA NAREIT Global ex US Index
- S&P Global Property Index
- S&P Global REIT Index
- S&P Global Large Mid Cap ESG Index
- Dow Jones Sustainability EM Index
- MSCI Global Small Cap Index
- MSCI Emerging Markets Small Cap Index
- MSCI Emerging Markets IMI Core REIT Index
- MSCI India Domestic Index

FY2024 highlights

11.3%
Annualised total returns since listing[(1)]

100%
Distributions payout

23x
Increase in Unitholders since listing

~US$4 bn
Free Float Market Capitalisation

91,000+
Total Unitholders

16
Sell-side analysts cover Embassy REIT

Note: Data as of March 31, 2024

1) Includes annualised capital appreciation of 4.3% (on the basis of NSE closing price as of March 28, 2024 of ₹369.6) and 7.1% distribution yield (on the basis of IPO price of ₹300 and total distributions paid out since listing)

Analyst coverage

Embassy REIT is covered by following broking houses:

- Ambit Capital
- Avendus Spark
- Axis Capital
- Bank of America
- CLSA
- Goldman Sachs
- HSBC Securities
- ICICI Securities
- IIFL Securities
- Investec
- Jefferies
- JM Financial
- JP Morgan
- Kotak Institutional Equities
- Morgan Stanley
- Nuvama Institutional Equities

We are particularly focused on

Engaging proactively with our Unitholders

Embracing quality disclosure standards

Addressing Unitholders' grievances and queries swiftly and accurately

Every quarter, we deliver a consolidated set of information that includes

- Unaudited financial statements
- Earnings presentation
- Supplementary databook, providing
- Valuation report (semi-annually)
- Unitholders' report (semi-annually)

Embassy Qubix, Pune

Capital markets and investor relations updates

Investor and analyst engagement in FY2024

Participation Date	Event	Quarter
April 13, 2023	Webinar for ICICI Bank Wealth Managers	1Q FY2024
May 10-12, 2023	Meeting with institutional investors in Mumbai	1Q FY2024
May 16, 2023	Participation in CLSA: India Real Estate and Hospitality Access Day (Second Edition) - Virtual	1Q FY2024
May 22, 2023	Participation in APAC Financial Real Estate Equity and Credit Conference hosted by Bank of America - Virtual	1Q FY2024
May 23-24, 2023	Meetings with retail investors in Ahmedabad and Jaipur	1Q FY2024
June 07, 2023	Participation in Morgan Stanley India Investment Forum in Mumbai	1Q FY2024
June 14, 2023	Meeting with retail investors in Chandigarh	1Q FY2024
June 27, 2023	Webinar for Kotak Bank Wealth Managers	1Q FY2024
June 27, 2023	Meeting with retail investors in Kolkata	1Q FY2024
August 02, 2023	Meeting with retail investors in Lucknow	2Q FY2024
August 21, 2023	Participation in Motilal Oswal Annual Global Investor Conference in Mumbai	2Q FY2024
September 12-13, 2023	Participation in Global Real Estate Conference 2023 hosted by Bank of America in New York	2Q FY2024
September 14, 2023	Meeting with retail investors in Indore	2Q FY2024
September 14-15, 2023	Meeting with institutional investors in New York and Boston	2Q FY2024
September 22, 2023	Webinar for Axis Bank Wealth Managers	2Q FY2024
September 27-28, 2023	Meetings with retail investors in Ludhiana Ambala and Rajkot	2Q FY2024
November 21-23, 2023	Participation in JM Financial India Conference in Mumbai	3Q FY2024
November 28-29, 2023	Meeting with institutional investors & Participation in IIFL Invest India Conference in London	3Q FY2024
November 29, 2023	Meeting with retail investors in Kochi	3Q FY2024
December 14, 2023	Meeting with retail investors in Pune	3Q FY2024
February 07, 2024	Webinar for ICICI Bank Wealth Managers	4Q FY2024
February 13-16, 2024	Participation in IIFL Enterprising India Global Investors' Conference in Mumbai	4Q FY2024
February 20-21, 2024	Participation in Kotak Institutional Equities India Chasing Growth Conference in Mumbai	4Q FY2024
February 22-23, 2024	Hosted Sell Side Analyst Day and Asset Tours	4Q FY2024
March 11, 2024	Webinar for Avendus Wealth with IRA	4Q FY2024
March 18-19, 2024	Meetings with institutional investors in Singapore	4Q FY2024
March 20-21, 2024	Meeting with institutional investors & Participation in Jefferies Asia Conference in Hong Kong	4Q FY2024

Unitholding pattern

As of March 31, 2024

Name	Units	% Holding
Sponsor and Sponsor Group		
Foreign Body a. BRE/Mauritius Investments - Sponsor (Body Corporate) b. Sponsor Group (Bodies Corporate)	–	–
Indian Body Corporate - Embassy Property Developments Private Limited	7,28,64,279	7.69
Sub-total Sponsors	**7,28,64,279**	**7.69**
Institutional		
AIF	5,12,63,390	5.41
FPI	39,65,40,197	41.83
Insurance Companies	3,68,58,856	3.89
Mutual Funds	21,21,89,963	22.39
Pension/Provident Fund	11,25,137	0.12
Sub-total Institutions	**69,79,77,543**	**73.63**
Non Institutional		
Clearing Members	1	-
Body Corporates	2,62,92,857	2.77
Individuals	14,30,12,374	15.09
NBFC	18,09,400	0.19
NRI	42,73,608	0.45
Trust	16,63,681	0.18
Sub-total Non-Institutional	**17,70,51,921**	**18.68**
Total Units Outstanding	**94,78,93,743**	**100**

Note: Data as of March 31, 2024

Trading snapshot for FY2024

Unit Price Performance	NSE	BSE
Units Outstanding	94,78,93,743	94,78,93,743
Opening Price: April 03, 2023	313.61	314.00
Closing Price: March 28, 2024	369.61	369.16
52 Weeks High	395.03	395.35
52 Weeks Low	291.07	290.80
Market Capitalisation (₹ bn)		
March 31, 2024	350.35	349.92
Trading Volume for FY24		
Units (mn)	205.88	252.08
Value (₹ bn)	67.90	79.39
Average Daily Trading Volume (ADTV) for FY2024		
Units	8,36,899	10,24,703
Value (₹ mn)	276.01	322.73

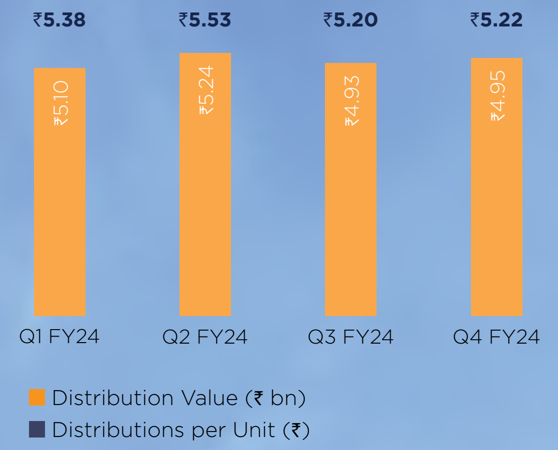
Delivering on distributions

₹20.2 bn in FY2024

₹99 bn distributions paid since listing

₹21.33

DPU in FY2024



Financing

₹41 bn

Maturing debt refinanced at an average rate of ~8.2%

<2 years

Rates locked-in for new debt

103 bps

Proforma interest savings in ₹31 bn proactive refinance[1]

9

New entrants in debt investor book

Note

1) Represents proforma interest savings on ₹31 bn due to reduction in rate from ~9% (rate that would have been applicable had the debt facilities not been refinanced) as compared to 7.9%(rate achieved)

Key listed debt raises

Series VII NCD — ₹10.5 bn (Tenor: 24 months)

- Raised NCD at 7.77% coupon, paid quarterly
- Robust participation seen from mutual funds with several new investors added to the investor base
- Achieved our lowest-ever 120 bps rate spread over G-sec

Series VIII NCD — ₹5 bn (Tenor: 60 months)

- Raised NCD at 8.10% coupon, paid quarterly
- First-ever dual rated NCD issuance (CRISIL AAA & CARE AAA)
- First time participation from leading pension funds

Series IX NCD — ₹5 bn (Tenor: 24 months)

- Raised NCD at 8.03% coupon, paid quarterly
- Robust participation seen from mutual funds

Series X NCD — ₹10 bn (Tenor: 20 Months)

- Raised NCD at 8.17% coupon paid quarterly
- Robust participation seen from mutual funds

Commercial Paper — ₹10 bn (Tenor: 6 months & 12 months)

- First time issuance of Commercial Paper by Embassy Office Parks REIT
- Issued in two tranches at a coupon rate of 8.20% & 8.30%

Embassy One, Bengaluru

ESG Focus

Embassy TechVillage, Bengaluru

Beyond total business ecosystem

ESG focus at Embassy REIT

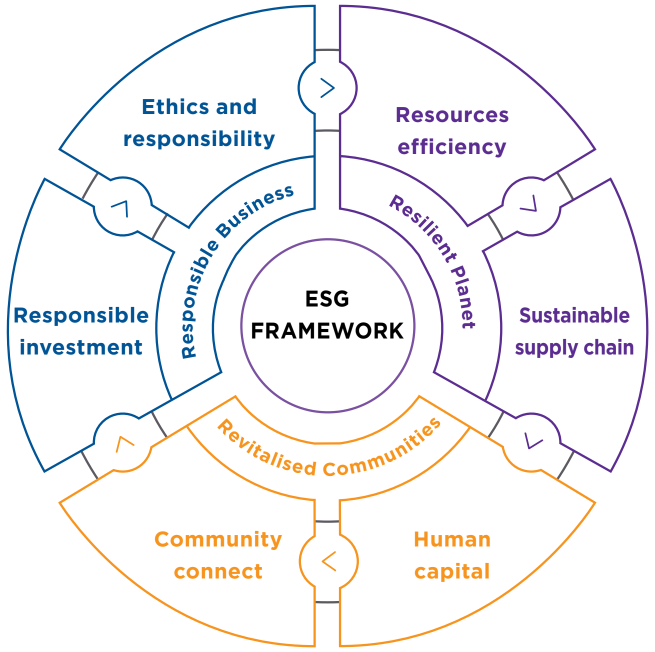
Embassy REIT is focused on providing best-in-class wellness and sustainability-oriented workspaces to our 250+ marquee occupier base. Over the years, we have initiated numerous programmes focusing on the environment, social and wellness aspects and have adopted a best-in-class governance structure since our listing. In the past few years, we have moved beyond driving ad-hoc sustainability programmes and have adopted a holistic Environmental, Social, and Governance (ESG) framework focused around 3 key pillars — Resilient Planet, Revitalised Communities and Responsible Business.

We have been at the forefront of catalysing positive change and have ingrained sustainability into our very core and across all our business functions. Our sheer scale and on-ground partnerships help us collaborate across the value chain and create 'network effects', which further amplify our combined environmental and social contributions.

We believe that our ability to develop and maintain sustainable and energy-efficient buildings is a clear competitive advantage in a market increasingly focused on high-quality sustainable workspaces. We want to ensure that our business leaves a positive impact on the lives of the people we touch, directly or indirectly. We recognise that our journey towards sustainability is ongoing, and we are committed to keep raising the bar on our sustainability efforts.

Our ESG strategy and framework

Our ESG strategy focuses on evolving and implementing sustainable interventions that contribute towards building a safer, healthier and greener environment for our staff, occupiers, vendors and the communities in which we operate, while delivering enhanced returns for our investors. Our ESG Framework, comprising of 19 specific programmes, is driven by our vision to "Reimagine spaces" for a sustainable tomorrow for all our stakeholders. The framework comprises of 3 key pillars — Resilient Planet, Revitalised Communities and Responsible Business — supported by six focus areas wherein we have set clear targets and a three-year roadmap till FY2025.



Resource efficiency
- Energy and Emissions
- Water Stewardship
- Waste Management
- Biodiversity

Human capital
- Employment Practices and Engagement
- Training and Development
- Health, Safety and Well-being

Responsible investment
- Sustainable Finance
- Asset Acquisition and Site Selection

Sustainable supply chain
- ESG Performance of Suppliers
- Local Sourcing
- Certified Materials

Community connect
- Corporate Social Responsibility (CSR)
- Corporate Connect
- Customer Centricity

Ethics and responsibility
- Disclosures
- Corporate Governance
- Regulatory Compliance
- Risk Management

Pathway to net zero

We have announced our commitment to achieve net zero-carbon emissions by 2040 across our operational portfolio, three decades ahead of India's 2070 target set at the Glasgow COP26 summit in 2021. This commitment is aligned with the broader goals of our occupiers, unitholders, and other key stakeholders, who share our vision of a more sustainable future.

Our 5-point strategy to achieve net zero

- **Increase usage of renewable energy, through both internal and third-party initiatives**
- **Reduce energy consumption footprint of existing facilities, by investing to improve energy-efficiency**
- **Partner with key occupiers, suppliers and contractors to develop joint action plans towards reducing emissions**
- **Embed net zero evaluation in pre-acquisition due diligence**
- **Offset residual emissions through selected projects**

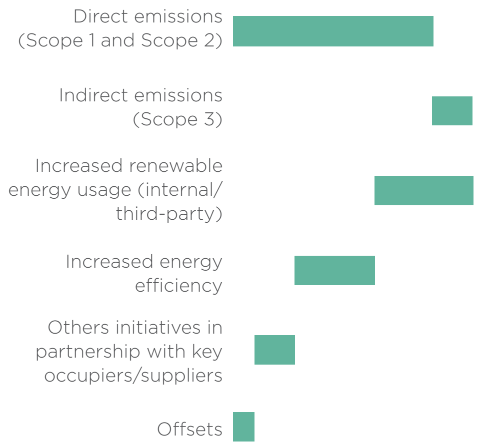
As per the Greenhouse Gas Protocol guidelines, our carbon emissions are segmented into three scopes.

Scope 1
Direct emissions from sources owned or controlled by Embassy REIT

Scope 2
Indirect emissions produced offsite as a result of purchased energy such as electricity and heat

Scope 3
These emissions occur across the organisation's value chain, including suppliers, contractors and occupiers

Net zero carbon operations by 2040



Notes:
1) The waterfall chart here is for Illustrative purposes only and is not based on actual data. It is meant to highlight the sources of carbon emissions for Embassy REIT's operations and our planned initiatives to reduce the same
2) Embassy REIT has selected FY2020 as the baseline year for its Scope 1 and Scope 2 emissions and we are in the process of assessing and setting the baseline for our select Scope 3 emissions

We strive to directly reduce our Scope 1 and 2 emissions and are working closely to align strategies with our suppliers, contractors, and occupiers to reduce select Scope 3 emissions. Further, we are also in the process of assessing and creating an inventory for our emissions under Scope 3. For all future acquisitions, we aim to bring the asset under the purview of our net zero commitment within 5 years post the completion of the acquisition.

Resilient Planet

We are focused on improving resource efficiency across our asset lifecycle and developing a sustainable supply chain by integrating ESG aspects across our value chain.

Embassy Manyata, Bengaluru

Resource efficiency

Energy and Emissions

We have committed to transition to a net zero carbon portfolio by growing the share of clean and sustainable energy sources to build and operate our properties and offset carbon emissions at every stage of our assets' lifecycle. To this end, we had launched the 75/25 Renewable programme, designed to increase the proportion of renewable energy consumption at our operational properties to 75% by FY2025, and we are on track to achieve our target. Further, in line with our sustainability efforts, we design and operate buildings aligned with LEED (Leadership in Energy and Environmental Design) requirements certified by the United States Green Building Council (USGBC), the most widely used green building rating system globally. To reduce our carbon footprint, we are also promoting the use of electric vehicles and cleaner and greener fuels across our properties.

Water Stewardship

We understand the importance of water stewardship in urban metropolitan areas where our properties are situated. Our goal to achieve water neutrality across all our businesses is based on the tenets of reducing, reusing, and recycling. All our assets are equipped with Sewage Treatment Plants (STP) and rainwater harvesting systems. We are committed to minimising wastewater discharge and promoting water recycling across our office parks. Sensor-based taps, smart meters and other water efficient fixtures have been installed to reduce water wastage.

Waste Management

In line with our goal of being a zero-waste campus, we minimise, recover and reuse the waste we generate. We have partnered with authorised vendors to treat hazardous waste and ensure that the waste is discarded as per regulatory guidelines. A traceability assessment for all the waste generated on our campuses is helping us track and reduce the amount of operational waste reaching landfills. We aim to achieve 100% waste diversion from the landfills by reducing, recycling and reusing as much waste as possible.

Biodiversity

We are mindful of the environmental implications of our projects and take all measures required to reduce their environmental impact by adhering to all regulations. Our goal is to promote and conserve biodiversity in the areas in which we operate. Native flora and fauna are integrated in all our parks.
Tree plantation drives across our properties have helped increase the urban greenery, further aiding in decarbonisation. Innovative landscape designs comprising of increased share of green walls, native greens and biophilic elements are being adopted in all our existing and under construction projects.

Sustainable supply chain

ESG Performance of Suppliers

We work with 700+ suppliers and contractors who are critical to our success and capabilities to meet our commitments to our stakeholders. We track, monitor and undertake initiatives to improve sustainability performance across our supply chain by training and encouraging our suppliers to adopt sustainability initiatives and disclose their sustainability performance transparently. ESG clauses are incorporated in our agreements and contracts with major suppliers supporting our functions. We conduct periodic audits and continuously monitor and review their performance to ensure ESG compliance across our value chain.

Local Sourcing

Localising supply chains presents a significant opportunity to enhance the socio-economic well-being of communities near our operations, while also reducing our carbon footprint. We have defined a 1,000 km radius around our respective sites to evaluate the availability of local materials. To increase our share of local sourcing, we have developed a 'Local Sourcing Data Tracker' and incorporated a 'Local Sourcing Clause' in all our major contracts. Our suppliers and contractors are being trained and encouraged to understand and initiate tracking of selected Scope 3 emissions relevant to their footprint.

Certified Materials

We recognise the importance of using green and eco-certified materials and prioritise their use. To manage, monitor and regulate the certified material usage in our portfolio, we have initiated the tracking of material certificates and have developed a certifications database. We plan to initiate usage of EPD (Environmental Product Declaration) or HPD (Health Product Declaration) materials as well as third-party certified wood-based materials and products in our portfolio to enhance the sustainability aspects of our projects.

Environment: Performance highlights

Energy and Emissions

Renewable energy consumption share

Target	FY2024 progress
75% by FY2025	53%(1)

Key initiatives for FY2025

- Evaluate options to expand installed renewable energy capacity for our portfolio
- To achieve ISO 50001 certification for our portfolio

USGBC LEED certified portfolio (% operational area)

Target	FY2024 progress
100% by FY2023	100%

Key initiatives for FY2025

- Energy audit for the portfolio to identify opportunities for energy efficiencies and savings
- Maintain USGBC LEED Platinum O+M certification for the portfolio
- To achieve ISO 14001 recertification for the portfolio

Water Stewardship

Water consumption reduction across operational portfolio

Target	FY2024 progress
7% by FY2025	19%

Key initiatives for FY2025

- Water audit for the portfolio to identify opportunities for water efficiencies and savings

Waste Management

Organic Waste Converter (OWC) capacity increase

Target	FY2024 progress
25% by FY2025	4%

Key initiatives for FY2025

- Upgrade the capacity of existing OWCs
- Re-align waste programme target to align with 'zero to landfill' goal

Biodiversity

Improve biodiversity in our properties

FY2024 progress

- Butterfly parks created across multiple properties
- Innovative biophilic design incorporated for the Central Garden at Embassy TechVillage

Key initiatives for FY2025

- Develop biophilic designs and promote native greens in all ongoing constructions
- Continue to support local flora and fauna by promoting native plants and herbs within our operational properties

ESG performance of suppliers

Adherence to supplier code of conduct

Target	FY2024 progress
100%	100%

Key initiatives for FY2025

- Continuous performance monitoring and regular ESG audits of identified key suppliers

Local Sourcing

Local sourcing share

Target	FY2024 progress
70% by FY2025	91%(2)

Key initiatives for FY2025

- Continue evaluation and adoption of local vendors for sourcing materials

Certified Materials

Increase usage of certified and eco-labelled materials

FY2024 progress

- Identified and added more certified and eco-labelled materials into our database

Key initiatives for FY2025

- Continue to identify more certified and eco-labeled materials to add to our database

Notes: Targets set against baseline of FY2020 actuals for the portfolio (including Embassy TechVillage acquisition)

1) Expansion of renewable energy capacity being finalised

2) Local sourcing is defined as sourcing of materials for our new developments and operations within 1,000 km radius of respective sites

Revitalised Communities

We are focused on creating shared value for our employees, our occupiers, our vendors and the communities that we operate in.

Human capital

Employment Practices and Engagement

We are an equal opportunity employer and strive to create a holistic workplace for our workforce. We ensure diversity in our employee profile in terms of gender, ethnicity, caste and creed. Our hiring practices are meritocratic, and our compensation policy is solely dependent on our employees' qualifications, experience, skill set and performance. We aim to create a diverse, inclusive, high-performing and engaged workforce by implementing equitable practices, infrastructure and engagement strategies for our employees. As of March 2024, 26% of our workforce were women. We also conduct a third-party independent survey annually to understand and improve the employee engagement levels in the organisation.

Health, Safety and Well-being

We are focused on providing best-in-class sustainable buildings for our employees, occupiers, indirect property management staff, visitors, and others by improving quality of life and creating healthier and safer work environments. 'Biophilic design' elements, efficient filtration and HVAC systems and indoor air quality monitoring systems are installed to improve the wellness aspects of our buildings. Our complete portfolio is ISO/IMS certified for quality management (ISO 9001), environmental management (ISO14001), occupational health and safety management (ISO45001), and data security (ISO27001). We have subscribed to a 3-year programme with the British Safety Council and a 5-year WELL programme with the International WELL Building Institute (IWBI).

Training and Development

We recognised the importance of developing internal talent and investing in future talent, and we encourage our employees to engage in continuous learning and development. Our learning and development programmes are designed to help our employees in developing their professional competencies and potential for career growth advancement. These programmes help to upskill our employees and maintain our culture of continuous learning.

Case Study

WELL GOLD 2023

Embassy REIT awarded the most WELL certifications globally for its focus on health and well-being across its portfolio

Embassy REIT received the highest number of WELL Certifications globally for its pan-India office portfolio conferred by international WELL Building Institute (IWBI). The WELL Certification programme under IWBI's WELL Building Standard evaluates various aspects of building design, construction, and operation, focusing on ten key areas - air, water, nourishment, light, movement, thermal comfort, sound, materials, mind, and community.

Embassy REIT earned 183 WELL achievements and a portfolio score of 60. Of the 90 office buildings evaluated, 48 were "WELL Certified" at the gold level, 47 were "WELL Pre-certified" and 100% of the operational portfolio received the "WELL Health Safety Rating".

Embassy REIT was also recognised with prestigious awards such as People First Award in Real Estate, the WELL Certification Leadership Award, the WELL Concept Leadership Award for Movement and the WELL Concept Leadership Award for Innovation concept by IWBI.

Community connect

Corporate Social Responsibility (CSR)

At Embassy REIT, we nurture and contribute to the economic, social and environmental development of our communities. Our CSR goal is to improve the quality of life in villages and rural communities around our business parks. Underpinned by the philosophy 'together we can do more', we champion collective action for increased social impact through partnerships with other corporates, non-government organisations (NGOs) and the government. A dedicated CSR committee oversees our Corporate Social Responsibility initiatives, and our endeavours comply with Section 135 of the Companies Act 2013.

Some of our key projects include

Education

We have adopted around 15 government schools, 50 tribal schools and 8 Anganwadis, which we support every year with multi-year projects to enable sustained support for student development through holistic and innovative learning programmes. However, this year we have supported around 200 more tribal schools at a special request from our implementing partner, Friends of Tribals Society. In FY2024, over 16,565 students benefitted through our education CSR projects implemented along with our NGO partners Colours of Life, Friends of Tribals Society and Lila Poonawalla Foundation.

Health and Hygiene

We have designed a holistic health programme covering preventive and detective measures to tackle common health issues for government school students across 5 cities. During FY2024, over 26,162 students benefitted through our healthcare CSR projects implemented along with our NGO partner, Bengaluru North Round Table.

Environment

We are a proud partner of The Anonymous Indian Charitable Trust's (TAICT) EcoGram project, which aims to propagate sustainable waste, water and soil management. Further, we have undertaken the rejuvenation of the Thimmasandra, and Thanisandra lakes in North Bengaluru and are undertaking civil works, planting saplings, and conducting clean-up drives as part of the restoration project.

Sustainable Infrastructure

We have been actively investing in community infrastructure upgrades around our properties to benefit the public at large. In partnership with our corporate occupier ANZ, we delivered a new school building at the Government Model Primary School, Thanisandra, in Bengaluru, expected to benefit over 1,000 students. This is the third school building project by Embassy REIT and ANZ under Embassy REIT's Corporate Connect Programme.

Sports

To promote national sports, we are also contributing to training over 270 athletes for the Asian Games, Olympics and Paralympics, along with our implementing partners International Horse Agency and Olympic Gold Quest.

Social

Corporate Connect

We aim to bring together corporate leaders from across the private and public sectors on a common platform to discuss and work towards shared challenges and visions. Most of our education, health and education infrastructure CSR projects are being carried out in partnership with our occupiers under the Corporate Connect umbrella. These initiatives help us in amplifying our CSR projects and aligning our CSR mandates with our 250+ corporate occupiers, thereby promoting long-lasting relationships and partnerships. We have completed 90+ projects till date in partnership with 30+ corporates.

Case Study

Embassy REIT and ANZ collaborate to build a third government school in Bengaluru

Embassy REIT together with ANZ Bengaluru, announced the construction of a third government school in Thanisandra, Bengaluru. The new school building will benefit 1,240 students from grade 1 to 8 and comprises 20 classrooms, a staff room, 24 toilets, a handwash, clean drinking water, and a playground. Additional planned projects include rooftop solar installation and a multipurpose lunch hall, as part of a comprehensive approach to school infrastructure and sustainability.

This is the third time Embassy REIT & ANZ Bengaluru have collaborated for the construction of school buildings, this partnership has benefited over 3,000 students. The partnership is not limited just to infrastructure upliftment but extends to delivering overall educational experience to the students.

S V Venkataraman, Managing Director, ANZ Group Capability Centre, Bengaluru, said,

"We are proud of our six-year partnership with Embassy REIT in enhancing the educational system for the under-served communities. Education is a priority area of our sustainability framework, as we believe that investing in education is an investment in the future. Providing accessible, conducive learning environments is essential to nurture learning and potential. By constructing basic amenities like toilet blocks, library plus computer labs, and providing clean drinking water in Government Kannada medium schools, we have seen a significant rise in enrolments and elevated the quality of education. Education is the cornerstone for a brighter future, which aligns seamlessly with our purpose to shape a world where people and communities thrive, and we remain committed to the cause."

Case Study

Launch of Novo Health @ Embassy Manyata, a one-of-its-kind runners club

Novo Nordisk Education Foundation (NNEF) and Embassy REIT have come together in an exciting partnership to champion the cause of 'Health at Workplace' for over 1,00,000 employees working at Embassy Manyata Business Park located in North Bengaluru. A Memorandum of Understanding (MoU) was signed between the two organisations in Mar'24 marking a significant milestone in advancing healthcare initiatives targeting employees of around 50 leading corporates that operate out of the park.

As a part of the program, weekly 5 km runs would be organised every Saturday within Embassy Manyata's premises, promoting a healthier lifestyle among the workforces. All members would also get professional training on health and good eating habits.

Non-communicable diseases (NCDs) account for 74% and 53% of all deaths globally and in India respectively[1][2]. Obesity tops the chart for NCDs and it is estimated that over 1.5 billion people in India and 400 million children would be suffering from obesity by 2035 if no action is taken.[3]

Managing Trustee, NNEF, Vikrant Shrotriya emphasised, "We are situated at the heart of this very modern business park which holds umpteen opportunities for employee engagement activities. Being in this neighbourhood opens numerous avenues to collaborate with existing companies towards developing a product for all our employees. This unique partnership with Embassy REIT will promote positive and lasting lifestyle changes for all professionals in this office park. We believe that this initiative will lay a strong foundation towards generating awareness about obesity management and fostering a healthier community."

Notes:

1) https://www.who.int/news-room/fact-sheets/detail/noncommunicable-diseases#:~:text=Key%20facts,%2D%20and%20middle%2Dincome%20countries
2) Kumar D, Raithatha SJ, Gupta S, Raj R, Kharod N. Burden of Self-Reported Noncommunicable Diseases in 26 Villages of Anand District of Gujarat, India. Int J Chronic Dis. 2015;2015:260143.
3) https://www.worldobesity.org/news/economic-impact-of-overweight-and-obesity-to-surpass-4-trillion-by-2035#:~:text=Rising%20rates%20and%20rising%20costs&text=Rates%20are%20expected%20to%20double,unless%20significant%20action%20is%20taken

Social

Customer Centricity

We believe that corporate occupier engagement and satisfaction is critical to the success of our business. Several cultural and entertainment programs are undertaken at our campuses to engage our occupiers' employees and foster a sense of culture. We have created an ESG occupier forum with participation from our key occupiers, and we hold periodic meetings to discuss and partner for key ESG initiatives. We undertake a customer satisfaction (CSAT) survey each year to understand and improve the occupier satisfaction levels with our services and facilities. Further, as part of our standard leasing contracts, we have initiated the inclusion of 'Green Lease' clauses which entail mutual sharing of utilities management data as well as declaring a common statement of intent to jointly work towards our ESG goals.

Case Study

Hosted 2nd Annual Occupier Connect Forum

Embassy REIT hosted its 2nd Annual Occupier Connect Forum on March 1, 2024, at Hilton Manyata in Bengaluru. The event was an inspiring congress of leaders across industries indulged in panel discussions on the India growth story. Insightful thoughts from a cricket icon, and the active participation of over 300 of our occupiers and our strategic partners amongst others made the event a resounding success.

Social: Performance highlights

Employee Practices and Engagement

Females as % of total workforce

Target	FY2024 progress
25%	26%

Key initiatives for FY2025

- Track diversity-related KRAs of hiring managers

Training & Development

Average training hours per employee

Target	FY2024 progress
16 hours	19 hours

Key initiatives for FY2025

- Implement training sessions as per annual development plan

Health, Safety and Well-being

5-star BSC certified portfolio (% of operational area)

Target	FY2024 progress
100%	100%(1)

Key initiatives for FY2025

- Recertification of ISO 9001 & ISO 45001 for our portfolio

Corporate Social Responsibility (CSR)

Positively impact communities around our properties

FY2024 progress

- ₹129 mn CSR spend, positively impacting over 54,000 direct beneficiaries

Key initiatives for FY2025

- Undertake pan-India CSR projects across education, health, environment, infrastructure and sports as per the annual CSR plan

Corporate Connectc

Occupiers engaged under Corporate Connect

Target	FY2024 Progress
10%	11%

Key initiatives for FY2025

- Continue engaging with occupiers on CSR initiatives

Customer Centricity

'Green leases' signed during the period

Target	FY2024 progress
70% by FY2024	99%

Key initiatives for FY2025

- Engage with occupiers periodically on sustainability initiatives through newsletters, events and one-on-one conversations
- Continue the Energise occupier engagement programme in our properties

Note: Targets set against baseline of FY2020 actuals for the portfolio (including Embassy TechVillage acquisition)
1) Excluding Embassy Business Hub since the occupancy certificate was received in Nov 2023

Responsible Business

We are focused on creating and adopting a best-in-class governance and risk management framework to serve the interest of all our stakeholders.

Ethics and responsibility

Sustainable Finance

We have expanded our sustainability strategy to our capital structure by seeking opportunities to raise green debt or to certify existing debt as green. Notably, we have secured green loan certifications for loans related to our 20 MW solar rooftop project, our 100 MW solar park and other USGBC LEED pre-certified buildings. In FY2024, we raised green finance for Embassy Business Hub (USGBC LEED Platinum pre-certified), the latest addition to our portfolio. We are the first organisation in the Indian real estate sector to receive a green loan certification from Climate Bonds Initiative, an investor-focused international not-for-profit organisation working to mobilise global capital for climate action towards a low carbon and climate-resilient economy. Our listed green bond was awarded the Asset Triple A Country Award for Sustainable Finance, a further recognition of our industry-leading green loan book. Our sustainable finance portfolio currently stands at ₹35 billion, ahead of our FY2025 target as we continue to engage with financial institutions and agencies to expand our green loan book, in support of our sustainability initiatives.

Asset Acquisition and Site Selection

We are committed to ensuring that our investment evaluation criteria take into account relevant ESG considerations. For this, we have created an ESG checklist, and all proposed acquisitions now undergo an 'ESG due diligence' using this checklist, which is certified by external advisor(s) and presented to the Investment Committee. Additionally, we have strong related party safeguards in place for all acquisitions. Also, for all future acquisitions, we aim to bring the asset under the purview of our net zero commitment within 5 years post the completion of the acquisition.

Responsible investment

Disclosures

We are committed to maintaining our strong corporate governance standards and continuously endeavour to further refine our disclosures in sync with global best practices. In line with regulatory guidelines, we publish quarterly financial results and semi-annual performance reports as well as an annual sustainability report aligned with the Global Reporting Initiative (GRI) framework. In addition, we have voluntarily adopted the BRSR reporting as per Indian regulator SEBI's ESG reporting guidelines, in our efforts to provide transparent disclosures comparable across Indian entities. We intend to align our disclosures to the Task Force on Climate-related Financial Disclosures (TCFD) by FY2025 and have continued the inclusion of certain TCFD disclosures in our recent ESG report.

We also strive to achieve a leadership position in all ESG ratings, certifications and assessments that we participate in and continuously improve our performance by scaling up our ongoing ESG programs and commitments.

In FY2024, we got included in the 2023 Dow Jones Sustainability Indices, making us the first Indian REIT to be recognised for our sustainability initiatives and placing us among select Indian companies in this landmark family of ESG indices used by global investors.

Case Study

Embassy REIT Ranks #1 in India for public disclosures and achieves GRESB 5-star rating for second year in a row

Embassy REIT was ranked number one in India for its public disclosures and awarded a 5-star rating for its 45.4 msf office portfolio by GRESB in its 2023 annual sustainability assessment. The REIT was recognised as a global 'Sector Leader' for its development portfolio which received a score of 99%, standing investments achieved 88%, and public disclosures received 97%, all of which were higher than the GRESB overall average. Furthermore, Embassy REIT received a 100% score on the social and governance pillars.

Corporate Governance

Embassy REIT's conduct of business is underpinned by a commitment to high standards of corporate governance, which are aligned with global best practices. Our governance philosophy emphasised accountability, transparency and integrity, with a view to maximising unitholder value.

Our governance structure

Embassy REIT is managed by Embassy Office Parks Services Private Limited (EOPMSPL), herein, referred to as the 'Manager'. The CEO of the Manager holds responsibility for the day-to-day functioning of Embassy REIT and is accountable to the Board of Directors. The Board consists of six Non-executive Directors, four of whom are Independent Directors and the rest are Nominee Directors. Together, they bring to the table many decades of experience and expertise in diverse fields such as Finance, Investment, Healthcare and Business Administration. The Board is chaired by a Non-executive Director and has 16.7% women representation as of March 2024.

The Board has also constituted nine committees that are responsible for handling specific functions. These include the Investment Committee, Audit Committee, Stakeholders' Relationship Committee, Nomination and Remuneration Committee, Management Committee, Debenture Committee, Corporate Social Responsibility Committee, Risk Management Committee and Securities Committee.

Our policies

A comprehensive set of compliance policies guide the governance of the organisation and ensure strict adherence to the REIT regulatory framework to protect the interests of our unitholders. Our key policies include:

- Code of Conduct and Ethics for Directors, Senior Management and Other Employees
- Distribution Policy
- Whistleblower Policy
- Policy on Related Party Transactions
- Corporate Social Responsibility Policy
- Risk Management Policy
- Investors and Other Stakeholders' Grievance and Redressal Policy
- Anti-Money Laundering Policy and Anti-Bribery and Corruption Policy
- Prevention of Sexual Harassment Policy
- Environment, Social, and Governance Policy
- Policy for Processing and Claiming of Unclaimed Amounts
- Policy for Appointment of Unitholder Nominee Director
- Board Diversity Policy
- Borrowing Policy
- Policy for Determining Materiality of Information for Periodic Disclosures
- Code on Unpublished Price Sensitive Information and Dealing Insecurities of the Embassy Office Parks REIT

Our ESG governance

At Embassy REIT, an ESG committee has been established to drive the organisation's ESG agenda. The ESG committee is a cross-functional committee of the Manager and is chaired by the CEO, with the Head of Asset Management as the Secretary. The ESG committee reports to the Management Committee and is responsible for aligning Embassy REIT's ESG objectives with its business objectives by creating a three-year ESG roadmap, overseeing all ongoing and proposed ESG initiatives, analysing an current and emerging ESG trends that may have an impact on the business, operations, performance, stakeholders needs and interests, and by advising the Board on appropriate actions for the same.

In addition, we are dedicated to integrating ESG in our governance systems, including the linkage of KRAs of the senior executives to ESG performance. We follow a growth-and-distributions-linked management fee structure to ensure overall alignment of business operations with Unitholder interests.

Strong Regulatory Framework

Asset

- Minimum 80% of value in completed and income producing asset
- Minimum 90% of distributable cash flows to be distributed
- Restrictions on speculative land acquisition

Manager

- More than 50% of Board comprises Independent Directors
- Manager can be removed with approval of 60% unrelated Unitholders
- Alignment with Unitholder interests due to a distribution-linked management fee structure

Debt

- Majority Unitholder approval required if debt exceeds 25% of asset value
- Debt cannot exceed 49% of asset value

Related Party Safeguards

- Sponsors are prohibited from voting on their related-party transactions
- Majority Unitholder approval required for acquisition or disposal of asset which exceeds 10% of REIT value
- Acquisition or sale price of new asset cannot deviate from average valuation of two independent valuers by +/- 10%
- Fairness opinion from independent valuer required if related party leases exceed 20% of the underlying asset's rentals

Regulatory Compliance

At Embassy REIT, we strive to adhere to all regulatory requirements that govern our operations. We continuously monitor our adherence to the relevant laws and on a quarterly basis any non-compliance with regard to environmental, social and governance-related laws and requirements is reported to the Board.

Risk Management

Embassy REIT has a robust risk management framework to address risks that arise from the economic, operational, social and environmental ecosystems that we operate in. At Embassy REIT, risk management is a continuous and ongoing process that involves the complete lifecycle of the company. Under the oversight of the Manager's Board, the organisation's Risk Management Committee has responsibility for the early identification of the many multi-dimensional risks we face - both current and potential - and articulate mitigation options, oversee the implementation and track ongoing action to assess the extent of impact in terms of risk reduction.

Embassy TechVillage, Bengaluru

Governance: Performance highlights

Sustainable Finance

Cumulative green/sustainable finance portfolio

Target

₹35 bn

by FY2024

FY2024 progress

₹35 bn

Key initiatives for FY2025

- Continue engagement with financial institutions and agencies to seek opportunities to expand our 'Green loan' book

Corporate Governance

Adopt and follow best-in-class governance framework

FY2024 progress

- Quarterly ESG updates provided to the Board

Key initiatives for FY2025

- Continue quarterly reporting of the progress on ESG roadmap to the ESG committee and the Board

Asset Acquisition and Site Selection

ESG due diligence for acquisitions

Target

100%

FY2024 progress

- ESG due diligence completed[(1)]

Key initiatives for FY2025

- Undertake ESG due diligence for all acquisition opportunities assessed during the period

Regulatory Compliance

Compliance with all SEBI regulations within timelines

FY2024 progress

- Zero incidents of non-compliance

Key initiatives for FY2025

- Continue adherence to SEBI regulations

Disclosures

TCFD-compliant annual report

Target

100%

by FY2025

FY2024 progress

- Summary TCFD disclosures made in FY2023 ESG report published in June 2023

Key initiatives for FY2025

- Continue work to disclose TCFD metrics in annual ESG reports, with an aim for full TCFD alignment by FY2025
- Continue participation and score improvement in GRESB, S&P CSA, FTSE Russell, CDP Climate Change benchmarks

Risk Management

Continuous monitoring and mitigation of key risks

FY2024 progress

- Initiated work on a 3-5 year roadmap based on the outcomes of the TCFD assessment conducted in FY2023

Key initiatives for FY2025

- Implement mitigation plans for the key identified risks
- Initiate property-wise detailed risk assessment

Note Targets set against baseline of FY2020 actuals for the portfolio (including Embassy TechVillage acquisition)

1) ESG due-diligence undertaken for the proposed acquisition of Embassy Splendid TechZone, Chennai – announced on April 6, 2024

ESG memberships, certificates, and awards

ESG certifications, awards and performance on global benchmarks reflect our commitment to sustainability and transparency

Building Certifications

World's Largest USGBC LEED Platinum 'v4.1 O+M' Office Portfolio

35 Buildings Certified for LEED Net Zero Water

Portfolio Score of 60: 48 Buildings WELL Gold Certified[1]

5-star Rating for 100% Operational Portfolio)[2]

ISO 9001/14001/45001 /27001 Certification for 100% Operational Portfolio[2]

ESG Benchmarks

5-star Rating, Global Sector Leader for Office Developments

Member of FTSE4Good Index, 3.5 Score in 2023 (78th Percentile)

Member of S&P Global Large MidCap ESG & Dow Jones Sustainability EM Indices, 67 Score in 2023

B Rating in 2022, Higher than the Global and Asia Average

Awards

12 Swords of Honor for 100% Operational Portfolio[2]

Ranked #1 in India for Public Disclosures

Golden Peacock Award 2023 for Sustainability

Multiple Recognitions at Asia Property Awards 2023

Notes:

1) In addition, 47 buildings were WELL Pre-certified and WELL Health Safety Rating was received for 100% Operational Portfolio (excluding Embassy Business Hub for which occupancy certificate was received in Nov'23)

2) Excludes Embassy Business Hub for which occupancy certificate was received in Nov'23

Key performance highlights

	Aspect	Units	FY2024	FY2023	FY2022
Resilient Planet	**Energy and Emissions**				
	Contribution of renewable energy in portfolio	%	53	52	55
	Renewable power consumption (wheeled and rooftop)	GJ	876,498	787,437	681,986
	Reduction in emissions through solar power consumption	tCO_2e	200,377	177,173	149,658
	Water				
	Water withdrawal	$1000m^3$	2,293	1,797	1,027
	Water recycled (% of withdrawal)	$1000m^3$	1,481 (65%)	1,037 (58%)	549 (53%)
	Waste				
	Waste generated - Hazardous waste (Oil)	KL	67	46	51
	Waste generated - Hazardous waste	Tons	17	32	30
	Waste generated - Non-hazardous waste	Tons	4,800	2,827	596
	Waste generated - Other waste	Tons	98	74	58
Revitalised Communities	**Human Capital**				
	Employees trained	Nos.	119	125	120
	Average training hours per employee	Hours	19	26	13
	Corporate Occupiers[1]				
	Green leases signed during the period	%	99	96	86
	CSR and Corporate Connect				
	Total CSR spend	Rs. Mn	129	127	112
	Education support - Students benefitted	Nos.	16,565	9,026	18,757
	Health and hygiene - Students impacted	Nos.	26,162	41,482	25,889
	Community health - Free and subsidised treatments provided	Nos.	12,185	9,833	2,845
	Environment - Waste recycled	MT	218	158	125

Certification	Current Score	Previous Score
GRESB	5-star (2023)	5-star (2022)
FTSE Russell	3.5 (2023)	3.1 (2022)
S&P Global CSA	67 (2023)	53 (2022)
CDP	B (2023)	B (2022)

Board of Directors

M M M M M

Mr. Jitendra Virwani

Non-executive Director, Chairman

Mr. Jitendra Virwani is the Chairman and Managing Director of the Embassy Group of Companies, including the Embassy Sponsor. He is also the Founder of the Embassy Sponsor. He has over 30 years of experience in the real estate and property development sector. He is a fellow of the Royal Institution of Chartered Surveyors and a member of the Equestrian Federation of India.

M M M M

Mr. Aditya Virwani

Non-executive Director

Aditya Virwani is the Chief Operating Officer (COO) of the Embassy Group and is a Board member of Embassy Office Parks REIT. He is one of the heirs to the Embassy Group and is a key decision-maker for most of the companies within the parent company. Aditya was mentored by Group Chairman, Jitu Virwani, for two years before taking on the role as Group COO. He was a member of the team that successfully filed India's first REIT. His exposure to diverse cultures and experiences translates to a hands-on and problem-solving approach in his work. He is focused on growing the Embassy Group whilst focusing on its core strengths and entering new asset classes within real estate. His long-term focus is to give back towards education for underprivileged communities in India. He is actively involved in the CSR activities of the Embassy Group, which are focused on education and sustainable initiatives. Aditya has a bachelor's degree from the University of San Francisco and holds a bronze Duke of Edinburgh Award.

C Chairperson M Member

Audit Committee	Stakeholders' Relationship Committee
Nomination and Remuneration Committee	Corporate Social Responsibility Committee
Risk Management Committee	Debenture Committee
Investment Committee	Securities Committee

C C M M

Dr. Ranjan Pai

Independent Director

Dr. Ranjan Pai holds an MBBS degree from the Manipal Academy of Higher Education. He is the Chairman of Manipal Education and Medical Group (MEMG), the Group's holding company. He is currently on the Board of Directors of several Manipal Group companies, including Manipal Hospitals, Manipal Global Learning, UNext Pvt. Ltd., and Manipal Cigna Health Insurance Company.

C C M M M

Mr. Vivek Mehra

Independent Director

Mr. Vivek Mehra, is a well-respected senior Chartered Accountant with an illustrious professional career spanning over 44 years and experience spanning across sectors in Taxation, accounting, risk management and Regulatory domains of Merger & Acquisition specialising in Cross-border Investment and Transaction Structuring. He has held various leadership roles till April 2017 in PWC as Partner/ Executive Director. He was the founder and national leader for PwC Regulatory and M&A Tax Practices and has been elected on PwC Governance Oversight Board for two consecutive terms. Mr. Mehra is extending his expertise as an Independent Director and esteemed Board Member for Havells India Limited, DLF Limited, HT Media Limited, Chambal Fertilisers and Chemicals Limited, Jubilant Pharmova Limited, Embassy Office Parks Management Services Private Limited, among other prominent companies. He is also on the Board of Governors of 'Grassroot Trading Network for Women'- a SEWA venture and 'The Asthma, Bronchitis and Cancer Lung Foundation of India'. He graduated in 1975 with a Bachelor of Commerce (Hons.) Degree from Shri Ram College of Commerce, University of Delhi. He has been a fellow member of the Institute of Chartered Accountants of India since 1979. Mr. Mehra had given his valuable contribution as a member of the Federation of Indian Chambers of Commerce and Industry (FICCI) Steering Committee and National Executive Committee.

C C M M

Dr. Punita Kumar-Sinha

Independent Director

Dr. Punita Kumar-Sinha, Ph.D, CFA, has focused on investment management and financial markets during her 30-year career. She has significant governance and Board experience across India and North America, having served on Boards for more than a decade. She serves as an Independent Director for many companies and chairs committees on several Boards. Dr. Kumar-Sinha has been investing in emerging markets since the late 1980s and pioneered some of the first foreign investments in the Indian subcontinent in the early 1990s. Formerly, Dr. Kumar-Sinha was a Senior Managing Director, Blackstone. Dr. Kumar-Sinha was the Chairperson of the Investment Subcommittee of the CFA Institute and is also the Chair of the Investment Advisory Board of IIT Delhi. Dr. Kumar-Sinha has a Ph.D and a Master's in Finance from the Wharton School, University of Pennsylvania. She received her undergraduate degree in Chemical Engineering with Distinction from the Indian Institute of Technology, New Delhi. She has an MBA and is a CFA charter holder. Dr. Kumar-Sinha is a member of the CFA Institute, a member of the CFA Society Boston, a TiE Charter Member, and a member of the Council on Foreign Relations. Dr. Kumar-Sinha has been awarded the Distinguished Alumni Award from IIT Delhi.

M M M M M

Dr. Anoop Kumar Mittal

Independent Director

Dr. Anoop Kumar Mittal, a distinguished veteran in the construction industry with over four decades of rich experience, holds a prominent position among eminent civil engineers in the country. His expertise encompasses Merger & Acquisitions, revival of ailing companies, in addition to his core areas of infrastructural development and Real Estate. Serving as the Chairman-cum-Managing Director (CMD) of NBCC (India) Ltd., Dr. Mittal led the organisation to achieve 'Navratna' status, shaping India's infrastructure landscape significantly. With extensive experience in both public and private sectors, he continues to contribute to various advisory committees. Dr. Mittal, a recipient of Doctor of Philosophy (Honoris Causa) by the Chancellor, Singhania University, holds a Bachelor's degree in Civil Engineering from Thapar Institute of Engineering & Technology, Punjab University, Patiala. He has held directorial roles in esteemed private and PSUs, showcasing his versatile leadership. Dr. Mittal's contributions extend to various sectors including Real Estate Development, Project Management Consultancy, and he has been recognised for his eminence in Construction Engineering & Management.

Senior Management

M M

Mr. Aravind Maiya

Chief Executive Officer

Mr. Aravind Maiya has over 22 years of experience in real estate, capital markets, audit and consulting. Aravind was the Chief Financial Officer at Embassy REIT from May 2019 to May 2022, and played a pivotal role in driving the growth of India's first listed REIT. He re-joined Embassy REIT from Tata Realty, where he was the Chief Financial Officer overseeing the finance and tax functions as well as investor relations. He was also actively involved in the strategic growth initiatives with the CEO. At Embassy REIT, Aravind was a core member of the management team and was responsible for the finance, legal and compliance functions. Prior to that, he was Partner at BSR & Associates LLP, where he specialised in commercial real estate across audit, assurance and capital market transactions including listed companies. Aravind holds a bachelor's degree in Commerce from Bengaluru University and is a member of the Institute of Chartered Accountants of India.

M

Mr. Ritwik Bhattacharjee

Chief Investment Officer

Mr. Ritwik Bhattacharjee is the Chief Investment Officer at Embassy REIT. Ritwik was a member of the IPO team that listed Embassy REIT on the Indian stock exchanges in April 2019. Prior to joining Embassy REIT in 2018, Ritwik managed a family office in India that invested across public and private asset classes. Ritwik spent over 12 years as an investment banker at global banks, including Nomura, Citi, UBS and JP Morgan. As an investment banker, Ritwik worked on numerous REIT and real estate capital markets and advisory transactions in the United States and across Asia. He holds a Bachelor's of Arts degree in Economics from Middlebury College, a Master's degree in Business Administration from the Amos Tuck School of Business Administration, Dartmouth College, and a Master of Arts degree in Law and Diplomacy from the Fletcher School of Law and Diplomacy, Tufts University.

M M

Mr. Abhishek Agrawal

Chief Financial Officer

Mr. Abhishek Agrawal is the Chief Financial Officer of the Manager and has been associated with Embassy REIT since August 2020. He has previously been the interim Chief Financial Officer from June 2022 till July 2023, prior to which he handled the role of Finance Controller of the Manager which included financial reporting, budgeting and management reporting, risk management and internal controls, compliance, business finance activities, fund-raise and valuations. Prior to joining the Manager, he was associated with S. R. Batliboi & Associates LLP between April 2008 and January 2017 and B S R & Co. LLP between January 2017 and August 2020 where he was Associate Director – Assurance and Audit Services. He has handled audits of large listed and unlisted companies across various sectors and specialised in the real estate sector with specific focus on commercial real estate. He was also involved in various assignments for the firms, including capital market transactions, assurance services for listed companies and leading large audit and assurance assignments.

Management Committee | Debenture Committee | M Member

Mr. Amit Shetty

Head — Leasing

Mr. Amit Shetty has over 18 years of work experience in leading office, retail leasing and real estate management across the country. Prior to joining Embassy Office Parks Management Services Private Limited, he worked with CBRE and Honeywell. He holds a bachelor's degree in Engineering and master's degree in Business Administration. He is Six Sigma Green Belt Certified professional.

Mr. Rishad Pandole

Co-head, Commercial Leasing

Mr. Rishad Pandole holds a bachelor's degree in Economics and minor in Marketing and Finance from the University of Rochester, New York. He has over 18 years of experience in the real estate industry. He has previously worked as the Leasing Head for Blackstone owned 100% assets from 2017 to 2018, where his last held position was of Head, Corporate Solutions (Commercial). He has been associated with the Manager since 2018.

Ms. Vinitha Menon

Head — Company Secretary and Compliance Officer

Ms. Vinitha Menon is a qualified Company Secretary and holds a bachelor's degree in Commerce. She has 14 years of experience in managing statutory and compliance functions across a spectrum of industries. Her expertise spans listed and private companies, including those in warehousing & logistics, industrial gases manufacturing, real estate, and ITes. She was part of the core team that successfully concluded the IPO of Snowman Logistics Limited. She brings experience in company secretarial matters, arbitration, and interfacing with regulatory bodies and government authorities. She has technical competence on a broad range of issues in the areas of general corporate and business laws, contract laws, labour laws, and compliance.

Mr. Rajendran Subramaniam

Head — Projects and Capex

Mr. Rajendran Subramaniam is Head - Projects and Capex of the Manager. He holds a bachelor's degree and a master's degree in Commerce from Madurai Kamaraj University. He is an associate member of The Institute of Chartered Accountants of India. He has held the positions of Manager in Sandur Laminates Limited, and Regional Head - Commercial with Electrosteel Castings Limited. Prior to joining Embassy REIT, he was the Senior Director - Commercial with Tishman Speyer India Private Limited for 11 years. He has three decades of vast experience across various fields of infrastructure and commercial real estate projects development, including that of mixed-use real estate development and worked across the country handling global stakeholders.

Ms. Shwetha Reddy

Head — Marketing and Communications

Ms. Shwetha Reddy is responsible for the REIT's marketing, outreach, and communication initiatives across multiple stakeholders including occupiers, investors, media and policymakers. Shwetha has 14 years of experience as a senior communications strategist with extensive experience in the international finance sector. Prior to joining Embassy REIT, she was Vice President, Global Head of Public Relations at Pioneer Investments, an asset management firm based in London. She has been in global leadership roles in the communication, marketing, and PR space for over a decade and has worked closely with top management on strategic initiatives including M&A, organisational restructurings, leadership changes, and crisis management across several countries and cultures. Shwetha holds a bachelor's degree in Commerce from University of Mumbai.

Mr. Ray Vargis Kallimel

Head — Asset Management

Mr. Ray Vargis Kallimel is the Head of Asset Management of the Manager. He has over 15 years of experience in real estate and finance sector. He has previously worked with Cushman & Wakefield India Pvt. Ltd. and has been associated with various functions of Embassy Group companies since 2012. He holds a master's degree in Commerce from the University of Mumbai, and a master's degree in Business Administration from the Oral Roberts University.

Mr. Donnie Dominic George

General Counsel

Mr. Donnie Dominic George is a Law graduate from Gujarat National Law University and has more than 14 years of experience. In his prior assignment, he was working as Vice President with the Lodha Group, where he was heading a vertical within the Legal team responsible for all non-litigation legal mandates and consumer litigation. He has also worked with Bharucha & Partners as a Senior Associate handling Mergers & Acquisitions, Foreign Direct Investment and General Corporate, Regulatory, and Banking & Finance segments for their clients. In his current role at Embassy Office Parks Management Services Private Limited, he is supporting the senior management on the legal, compliance and regulatory framework, and acts as a business legal partner.

Ms. Sakshi Garg

Head — Investor Relations

Ms. Sakshi Garg is the Head of Investor Relations of the Manager and has been associated with Embassy REIT since February 2020. Prior to joining Embassy REIT, she has worked with Goldman Sachs for around 7 years in various roles – ranging from investment banking to internal audit and risk management.

She is a qualified Chartered Accountant from the Institute of Chartered Accountants of India. She also holds a bachelor's degree in commerce from the University of Delhi and a master's degree in business administration from Indian Institute of Foreign Trade, Delhi.

Mr. Raghu Sapra

Head — Hospitality

Mr. Raghu Sapra holds a Diploma in Hotel Management and Catering Technology from the Institute of Hotel Management, Mumbai. He has over 22 years of experience in the hospitality sector and has worked with reputed international hotel brands like Radisson, Hyatt, Marriott and Hilton. Prior to his role in Embassy REIT, he worked for 5 years with Hilton, and his last role with them was as General Manager of Hilton Mumbai.

Our people

(as of March 31, 2024)

CEO's Office
Aravind Maiya
Manish Kumar Manu
Rajeshwari Roy

Acquisitions
Ritwik Bhattacharjee
Rahul Chhajer

Administration
Prabhulinga H

Asset Management
Ray Vargis Kallimel
Ajay Thomas Vergis
Ashwini Kumar
Dharmendra Kumar
Jyoti Deepak Kadam
Mandar Vijay Inamdar
Nagaraj Naik
Paramvir Singh Paul
Pradeep Kumar Sharma
Raiju John Balan
Rajiv Banerjee
Sandeep Prabhakar Manjrekar
Sandeep Shrikisan Tapadia
Sangram Singha
Vadlamani Venkata Bhanoji Rao
Vaibhav Jindal

Commercial Leasing
Molahalli Amit Vikram Shetty
Rishad Naval Pandole
Abhilash V K
Dennis Joseph Valanatt
Devansh Suhasaria
Dimpy Ajay Vyshampayan
Divya Gupta Pohare
Kalyani Shekhar Jaiswal
Keerthana C P
Loyal Rudolph Pinto
Mamta Chand
Prashant Rawat
Ritesh Yallappa Ganiger
Saurabh Arun Todi
Shine Joseph
Tej Ram Sharma
Vishal Vashisth

Corporate Finance
Amit Anil Kharche
Nidhi Chauhan
Rushikesh Jayawant Bhosale
Saurabh Pandey

Counsel and Compliance
Donnie Dominic George
Vinitha Menon
Apoorva Ravi
Bindu C C
Gautham Nambiar
Lavanya Kumar
Namitha S Kutnikar
Yalavarti Srimukha

Finance and Accounts
Abhishek Agrawal
Savitha Babu
Aditi Jain
Arun M S
Arunkumar Ramakrishnan
Ashwath Kumar. S
Chandrahas K Purohit
Channabasavaiah T
D G Ajaya Simha
D L Ramalinge Gowda
Deviprasad C Raykar
Hemant Prakash Gawde
Kamlesh Motiyani
Kapil Rameshchandra Agrawal
Kirthi Ravidas Shenoy
M N Manjunath
Mahadeva D N
Manish Khandelwal
Mittal Kunal Janshali
Nandan R
Nilesh Girdharilal Marshiya
Prabhata Kumar Mishra
Sachinkumar
Magundappa Bevinamarad
Saritha Prabhakar
Shantanu Devidas Sawargaonkar
Sujith M
Sunil Kumar H
Sunil Kumar L
Sunny Ahuja
Swetha Susan Saji

Hospitality Business
Raghu Sapra
Angad Pahwa
Pawan Kumar Singh

Human Resources
Mansi Bahl

Information Technology
S N Bibin
Anil Dattu Patil

Investor Relations
Sakshi Garg
Shamanth Nagendra Vasisht

Marketing and Communications
Shwetha Reddy
Chaitra Anand
Tithi Chandranath Jha
Uday Philip

Procurement
Anuradha Rao
Ravindra B
Sridharappa

Projects and Capex
Rajendran Subramaniam
Anindya Chowdhury
Mukesh Aggarwal
Naveen R
Paul Thomas Jayaraj
Pramod S R
Pranam Battepati
Praveen Uppalapati
Sudhakar Saridevi
V Sachin Govind
Vinay M A
Walmik Harishchandra Shelke

Taxation
Lata Vishnoi
Crisstina John Joseph
Nidhi Bajaj
Nikita Shah
Samarth Jain
Subhashini G N

Treasury
Rahul R Parikh
Ashwin Surahonne
Chandrappa Hanumanthappa Sali
Karthik Haridas Acharya
Savitha Suresh
Sini Mary George
Sudarsan Balasubramaniam

Portfolio Overview

68 Commercial Offices

94 Other Assets

Embassy Qubix, Pune

EMBASSY TECHVILLAGE BENGALURU

Embassy TechVillage is a large-scale, best-in-class integrated office park situated on the Outer Ring Road in Bengaluru. Home to over 50,000 employees of 40+ corporate occupiers, Embassy TechVillage is an infrastructure-like asset that serves as a complete business ecosystem for its occupiers and their employees.

Key statistics

7.3 msf
Completed area

2.3 msf
Development area

9.6 msf
Leasable area

96%
Occupancy

44
Occupiers

₹126,147 mn
Market value

Occupier mix

- 13% Technology
- 1% Retail
- 4% Telecom
- 6% Healthcare
- 37% Financial Services
- 13% Engineering & Manufacturing
- 4% Research, Consulting & Analytics
- 22% Others

On-campus developments

Block 8 (1.9 msf)

Targeting Oct'24 - Dec'24 delivery

Hilton Hotels at ETV (518 keys)

Targeting Mar'26 delivery

Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

EMBASSY MANYATA BUSINESS PARK

BENGALURU

Embassy Manyata Business Park is one of India's largest contiguous and most-well known business parks. Spanning 15.6 msf, Embassy Manyata is located in a prominent growth corridor, which connects the international airport to the city centre.

Key statistics

12.4 msf
Completed area

3.2 msf
Development area

15.6 msf
Leasable area

87%
Occupancy

58
Occupiers

₹211,622 mn
Market value

Occupier mix

- 28% Technology
- 14% Retail
- 10% Telecom
- 12% Healthcare
- 14% Financial Services
- 4% Engineering & Manufacturing
- 13% Research, Consulting & Analytics
- 5% Others

On Campus Developments

M3 Block B (0.6 msf)

- Targeting Mar'25 delivery

Block L4 (0.8 msf)

- Targeting Sep'25 delivery

Block D1/D2 Redevelopment (1.4 msf)

- Targeting Feb'26 delivery

Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

EMBASSY GOLFLINKS
BENGALURU

Located in the heart of Bengaluru, Embassy GolfLinks is one of India's most recognised and awarded business parks.

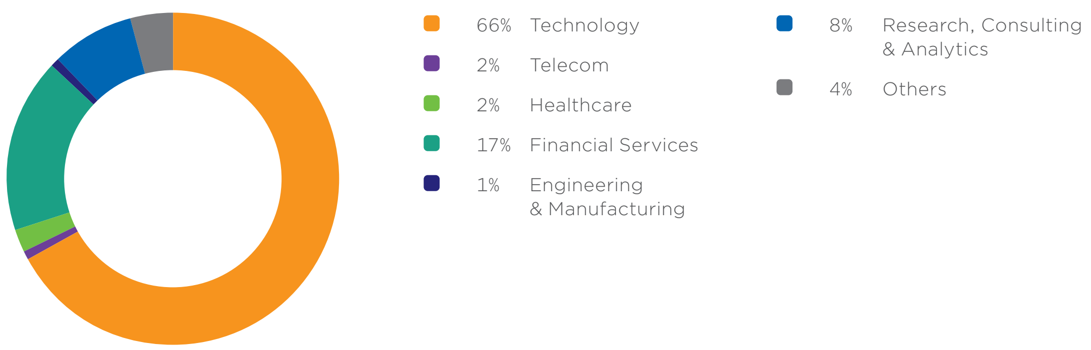
Key statistics

3.1 msf Completed area	3.1 msf Leasable Area	95% Occupancy
31 Occupiers	₹37,240 mn Market value*	

Note: Accounts for only the proportionate profits of Embassy GolfLinks basis the equity method

* Embassy REIT owns 50% economic interest in Embassy GolfLinks and accounts for only the proportionate profits of Embassy GolfLinks basis the equity method

Occupier mix



Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

EMBASSY ONE
BENGALURU

Embassy One is strategically located on the main road entering Bengaluru CBD from the international airport. It provides premium small format office space to corporate occupiers with the added benefit of being part of a mixed use project that also comprises a luxury Four Seasons Hotel.

Key statistics

0.3 msf
Completed area

0.3 msf
Leasable area

82%
Occupancy

12
Occupiers

₹5,390 mn
Market value

Occupier mix

Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

EMBASSY BUSINESS HUB
BENGALURU

Embassy Business Hub, a 59-acre campus-style business park, is situated in the high visibility growth corridor of North Bengaluru and is close to both the airport and Embassy REIT's 15.6 msf flagship property Embassy Manyata Business Park.

Key statistics

1.4 msf
Leasable Area

0.4 msf
Completed Area

1.0 msf
Development Area

92%
Occupancy

₹5,743 mn
Market value

On-campus developments

Phase 2 (1 msf)
Targeting Sep'27 delivery

Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

Phase 2 (Perspective)

EXPRESS TOWERS

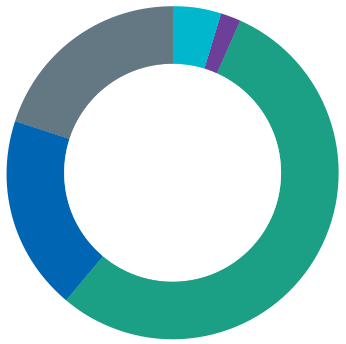
MUMBAI

Express Towers, located in Nariman Point (Mumbai's CBD), enjoys proximity to some of India's most exclusive residential neighbourhoods as well as the state administrative and legislative hubs, such as the Legislative Assembly and the High Court.

Key statistics

0.5 msf Completed area	0.5 msf Leasable area	96% Occupancy
30 Occupiers	₹18,935 mn Market value	

Occupier mix



Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

EMBASSY 247

MUMBAI

Embassy 247 is one of our premium Grade A city-centre office buildings located at Peripheral Business District of Vikhroli on an arterial road (LBS Marg) between Mumbai's two major highways – the Eastern Express Highway and the Western Express Highway.

Key statistics

1.2 msf
Completed area

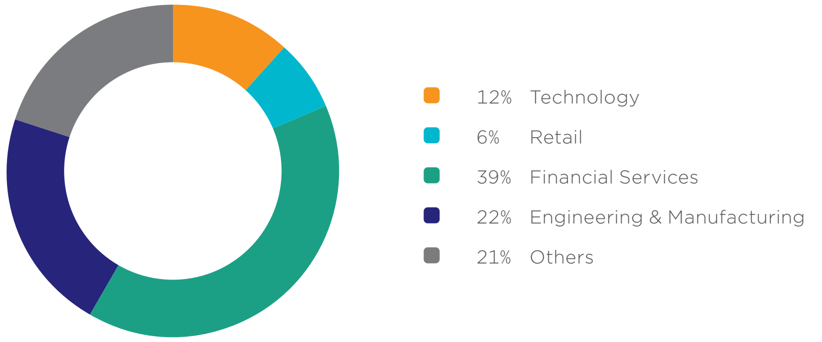
1.2 msf
Leasable Area

100%
Occupancy

26
Occupiers

₹19,075 mn
Market value

Occupier mix



Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

FIRST INTERNATIONAL FINANCE CENTRE (FIFC)

MUMBAI

FIFC is one of our finest Grade A city-centre office buildings, and is located in the Bandra-Kurla Complex (BKC) that has emerged as the financial hub of India's commercial capital.

Key statistics

0.4 msf
Completed area

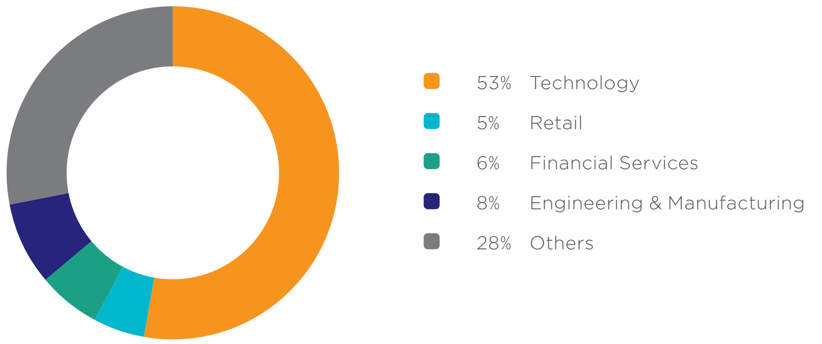
0.4 msf
Leasable area

100%
Occupancy

8
Occupiers

₹14,977 mn
Market value

Occupier mix



Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

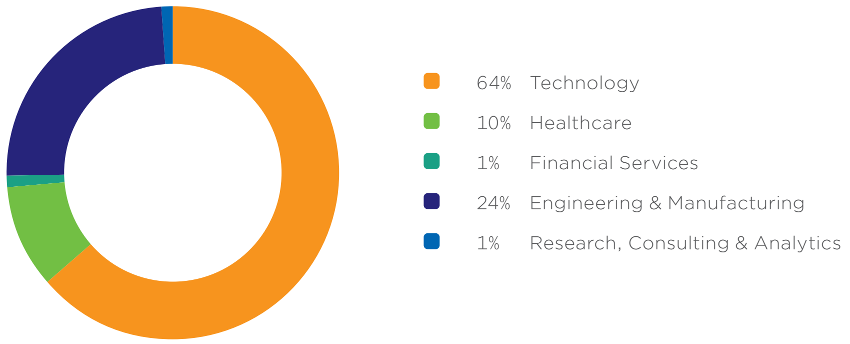
EMBASSY TECHZONE
PUNE

Located near the Mumbai-Pune Expressway, Embassy TechZone is a premium office park that is home to many of Pune's marquee corporate occupiers. It provides unhindered connectivity to Mumbai and Pune CBD.

Key statistics

3.0 msf Completed area	2.4 msf Development area	5.5 msf Leasable area
78% Occupancy	20 Occupiers	₹24,137 mn Market value

Occupier mix



Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

Commercial offices

EMBASSY QUADRON

PUNE

Embassy Quadron is a large hub of technology companies and among the most popular office locations in Pune. It is located in the West Pune submarket that has emerged among the most popular office locations in the city, and is well connected to Mumbai and Central Pune.

Key statistics

1.9 msf
Completed area

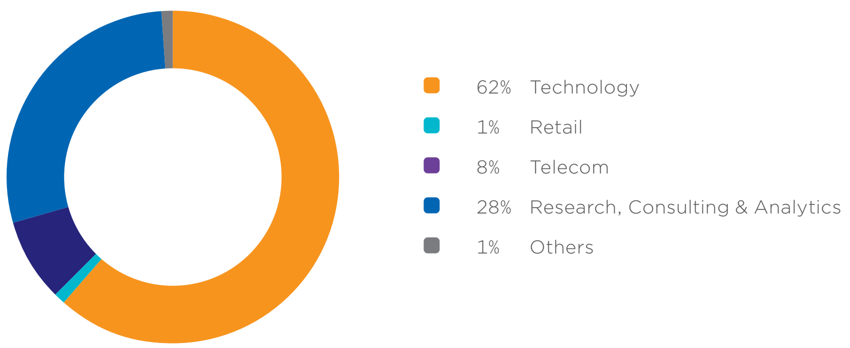
1.9 msf
Leasable Area

54%
Occupancy

7
Occupiers

₹11,398 mn
Market value

Occupier mix



Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

EMBASSY QUBIX

PUNE

Embassy Qubix is located in the submarket of West Pune, and is among the most expansive technology hubs in the city, offering excellent social and lifestyle infrastructure, various transportation links to both Mumbai and Pune Central Business District (CBD), and a large residential catchment catering to the growing technology workforce.

Key statistics

1.5 msf
Completed area

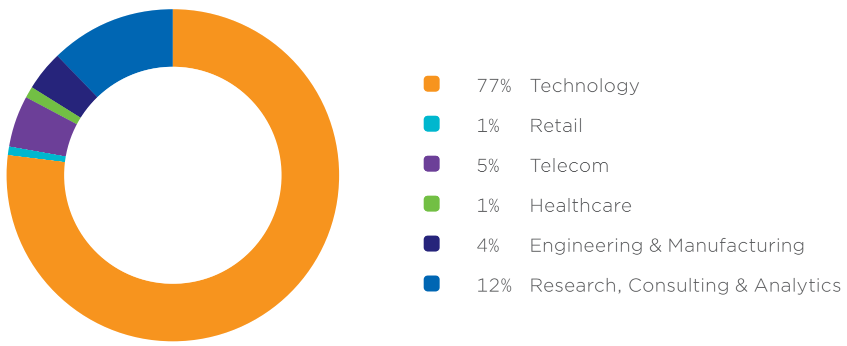
1.5 msf
Leasable Area

68%
Occupancy

21
Occupiers

₹9,521 mn
Market value

Occupier mix



Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

EMBASSY OXYGEN NOIDA

Embassy Oxygen is located close to the Noida-Greater Noida Expressway. The property is one of the city's largest office parks in its submarket, complete with architectural brilliance, excellent connectivity and easy availability of STEM talent.

Key statistics

3.3 msf
Completed area

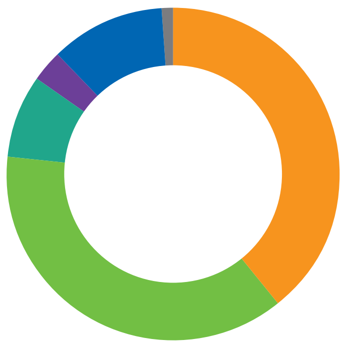
3.3 msf
Leasable area

58%
Occupancy

12
Occupiers

₹23,826 mn
Market value

Occupier mix



- 39% Technology
- 37% Healthcare
- 8% Financial Services
- 3% Engineering & Manufacturing
- 10% Research, Consulting & Analytics
- 1% Others

Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

EMBASSY GALAXY

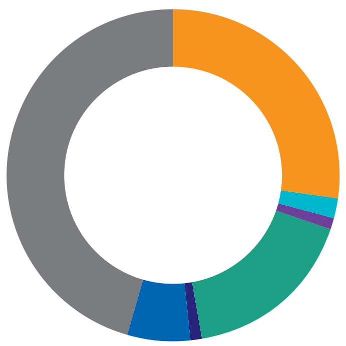
NOIDA

Embassy Galaxy is one of our campuses located in the peripheral Noida submarket. The property provides an integrated work ecosystem with adjoining residential areas and universities, among others, bringing together many multinational corporate occupiers, a walk-to-work culture and seamless connectivity.

Key statistics

1.4 msf Completed area	1.4 msf Leasable area	97% Occupancy
23 Occupiers	₹9,894 mn Market value	

Occupier mix



- 27% Technology
- 2% Retail
- 1% Telecom
- 17% Financial Services
- 1% Engineering & Manufacturing
- 5% Research, Consulting & Analytics
- 47% Others

Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

HILTON EMBASSY GOLFLINKS

BENGALURU

Integrated into the Embassy GolfLinks ecosystem, the property is a 5-star hospitality asset in our portfolio. It overlooks the picturesque Karnataka Golf Course and is a 247-key hotel set within our most recognised office park.

Key statistics

247
Hotel Keys

25 acres
Site area

64%
Occupancy

₹6,341 mn
Market value

5-star Business
Hotel category

Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

FOUR SEASONS AT EMBASSY ONE

BENGALURU

The Four Seasons at Embassy One is the only luxury hotel situated on the Airport corridor, and is highly complementary to the small-format high-end office premises within the same complex. Nestled within lush, green expanses and premium residential areas, the property combines luxury, leisure and work with unrivalled standards.

Key statistics

230 Hotel Keys	3.58 acres Site area	41% Occupancy
₹9,077 mn Market value	5-star Luxury Hotel category	

Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

HILTON HOTELS EMBASSY MANYATA

BENGALURU

The Hilton Hotels at Embassy Manyata is one of the largest hotel complexes in South India. The mixed-use hotel complex comprises 619-key dual-branded hotels and over 60,000 sf of convention space, including a 13,000 sf pillarless grand ballroom that can accommodate upto 1,500 people.

Key statistics

619
Hotel Keys

59%
Occupancy

₹13,868 mn
Market value

Over 100 ksf
Retail and Convention Centre

Hilton

5-star Business
Hotel category

Hilton Garden Inn

3-star Business
Hotel category

Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

EMBASSY ENERGY

KARNATAKA

Embassy Energy is our 460-acre solar park (with a 100 MW capacity), supplying green energy to our properties in Bengaluru. The plant has a capacity of 215 mn units per annum and offsets up to 200 mn kg of CO_2 annually.

Key statistics

2018
Year of commencement

460 acres
Site area

215 mn units
Annual capacity

₹7,813 mn
Market value

100 MW
Capacity

Note: All data as of March 31, 2024. Market Value or Gross Asset Value (GAV) considered per Mar'24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

Statutory Reports and Financial Statements

Embassy Manyata, Bengaluru

Management Discussion and Analysis

Embassy Manyata, Bengaluru

The discussion and analysis of our financial condition and results of operations that follow are based on Audited Consolidated Financial Statements of Embassy REIT and the REIT assets/SPV's (together known as the Group) for the year ended March 31, 2024 ('FY2024') prepared in accordance with Indian Accounting Standards (Ind AS) and applicable REIT regulations, which include the comparative numbers for the year ended March 31, 2023 ('FY2023'). The financial information included herein is being presented to provide a general overview of the Group's performance for the financial year ended March 31, 2024 as compared against the financial year ended March 31, 2023 based on certain key financial metrics for general information purposes only and does not purport to present a comprehensive representation of the financial performance of the Group for these periods.

The Embassy REIT, the Trustee, the REIT assets and the Manager make no representation, express or implied, as to the suitability or appropriateness of this comparative information to any investor or to any other person. Some of the information contained in the following discussion(s), including information with respect to our plans and strategies, may contain forward-looking statements based on the currently held beliefs, opinions and assumptions. Forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the actual results, financial condition, performance, or achievements of the Embassy REIT or industry results, to differ materially from the results, financial condition, performance or achievements expressed or implied by such forward-looking statements. In addition to statements which are forward looking by reason of context, the words may, will, should, expects, plans, intends, anticipates, believes, estimates, predicts, potential or continue and similar expressions identify forward-looking statements. Please refer the disclaimer section at the end of the Annual Report for a discussion of the risks and uncertainties related to those statements. You should read this discussion in conjunction with our Audited Consolidated Financial Statements that we have included in this Annual Report and the accompanying notes to accounts.

Executive overview

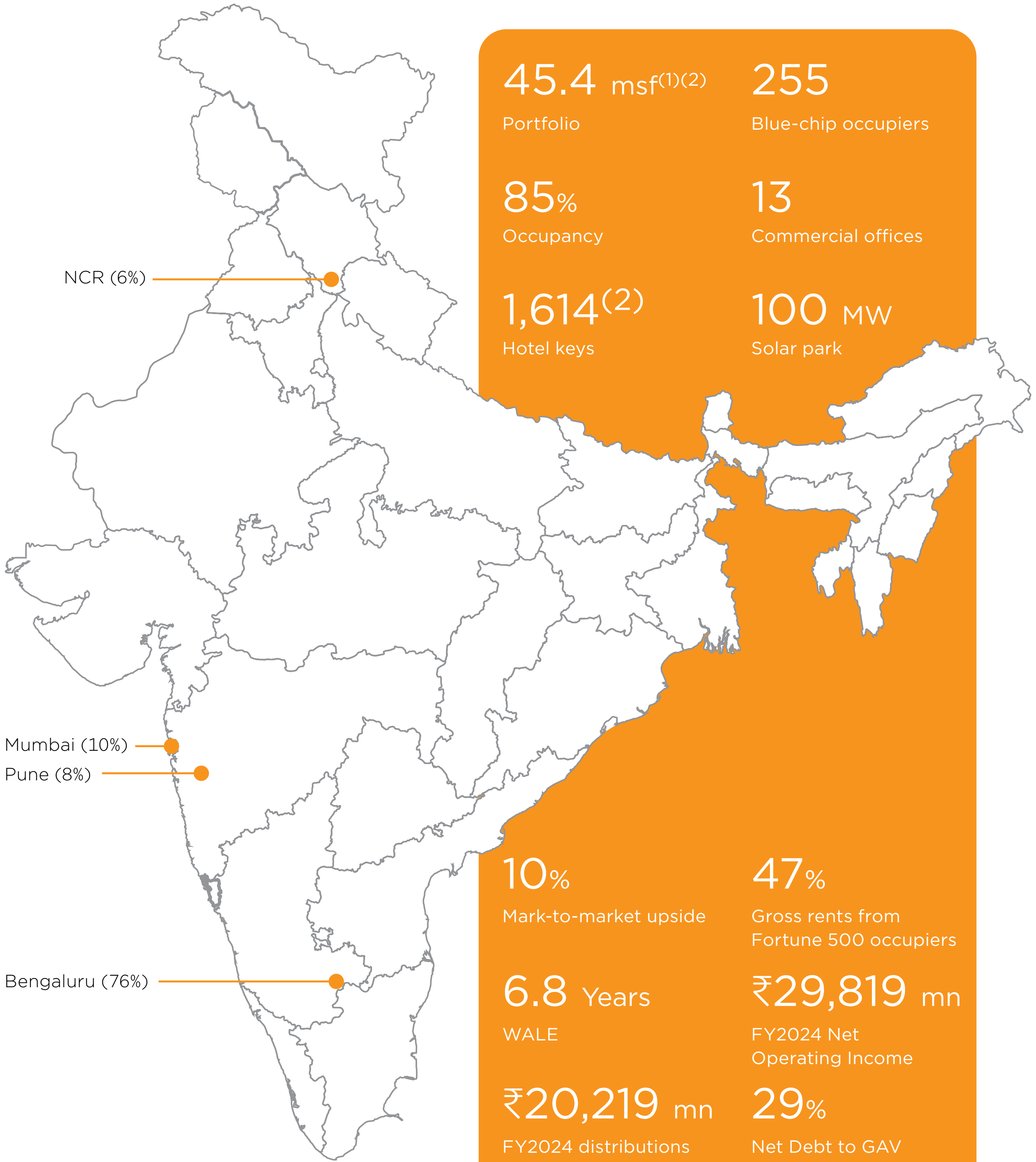
Embassy REIT is India's first publicly listed REIT. We own, operate, and invest in high-quality real estate and related assets that generate rental income from our occupiers. We generate 47% of gross rents from Fortune 500 corporations. As a REIT, we are mandated by SEBI to pay atleast 90% of our Net Distributable Cash Flows as distributions to our Unitholders.

Embassy REIT comprises 36.5 msf of completed leasable area and 6.1 msf of under construction area. With the future potential development area of another 2.8 msf the total leasable area adds up to 45.4 msf as on March 31, 2024. The commercial office portfolio is spread across nine infrastructure-like office parks (43.2 msf) and four prime city-centre office buildings (2.3 msf) in Bengaluru, Mumbai, Pune and the National Capital Region (NCR).

The portfolio is home to 255 blue-chip corporate occupiers and comprises 99 buildings with strategic amenities, including four completed hotels, two under-construction hotels, and a 100 MW solar park that supplies renewable energy to park occupiers.

Our competitive strengths include the following:

- Best-in-class office properties that are complemented by high-quality infrastructure
- Diversified, high-quality, multinational occupier base
- Simple business with embedded growth levers
- Assets strategically located in the top-performing markets with high barriers to entry
- Highly experienced management team
- Backing by renowned sponsors who bring global expertise and local knowledge to our operations
- Our focus on sustainability while executing our business



Note: Map not to scale

45.4 msf(1)(2)
Portfolio

255
Blue-chip occupiers

85%
Occupancy

13
Commercial offices

1,614(2)
Hotel keys

100 MW
Solar park

10%
Mark-to-market upside

47%
Gross rents from Fortune 500 occupiers

6.8 Years
WALE

₹29,819 mn
FY2024 Net Operating Income

₹20,219 mn
FY2024 distributions

29%
Net Debt to GAV

Notes: City wise split by % of Gross Asset Value (GAV) considered per Mar 24 valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W

1) Comprises 36.5 msf completed, 6.1 msf under construction and 2.8 msf future development

2) Includes completed, under construction and proposed future development

Our strategy

- Embassy REIT aims to maximise the total return for Unitholders by targeting growth in distributions and in NAV per Unit
- The operating and investment strategies we intend to execute to achieve this goal include:

Capitalising on our portfolio's embedded organic growth and new development opportunities by

- Leasing up vacant space
- Delivering 'on-campus' development

Disciplined acquisition strategy with strong balance sheet including

- Right of First Offer ('ROFO') assets to drive growth
- Third-party acquisitions with focus on long-term growth

Proactive asset management to drive value through

- Proactive Property Management
- Focus on Occupier Retention
- Adherence to world-class ESG standards

Industry-leading Corporate Governance

- Majority of Directors are Independent
- Strong safeguards related to Leverage, Related Party Transactions and Unitholders' Interests

Notes:

1) Includes under construction area of 6.1 msf and proposed future development of 2.8 msf

2) In addition, secured ROFO from Embassy Sponsor for Embassy Business Hub - Phase 3 (approx 46 acres), adjacent to Phase 1 and Phase 2 developments acquired in 2023

3) The Board of Directors of the Manager of the Embassy REIT, in its meeting on April 6, 2024, has approved the acquisition of 100% of the equity share capital of ESNP Property Builders and Developers Private Limited, which holds Embassy Splendid TechZone, Chennai, for an enterprise value of up to ₹12,690 million, subject to closing adjustments. The completion of the acquisition is subject to Unitholder approval and other conditions precedent.

4) There can be no assurance that Embassy REIT will enter into any definitive arrangements for any of the acquisition deals in pipeline.

Embassy 247, Mumbai

Management Discussion and Analysis

Current business environment

CY2024 was a year of rebound for the Indian office real estate. With annual gross absorption within striking distance of an all-time high of 60 msf, India was one of the best-performing office markets in the world and the robust performance continued in 4Q of FY2024 with 13.6 msf absorption. In terms of cities, our core market Bengaluru once again outshined and contributed to over 35% of the total pan-India absorption in 4Q FY2024 and around 60% of the active RFPs as of date. (Source: CBRE) Also, with absorption outpacing supply, market rents in Bengaluru recorded a 3-5% y-o-y growth. (Source: JLL)

Global Capability Centres (GCC's) continue to lead the office space take-up in India, on the back of the skilled Indian talent available at scale. As per recent reports, 85 such centres were set up newly or expanded further in CY2023, taking up around 25 msf space. These global companies continue to pursue premium-quality wellness-focused properties, to attract and retain talent and to strengthen their presence in India. With around 800+ GCCs expected to be setup by 2030, the Indian office sector is set to repeat this stellar performance in the coming years.

Business performance and outlook

We recently celebrated our 5th year anniversary as a listed REIT, continuing our strong business performance and accelerating our growth investments. Over these last 5 years, we grew our completed office portfolio by 47% to 36.5 msf, added 619 keys to our Total Business Ecosystem, increased our in-place rents by 38% from ₹63 to ₹87 psf, expanded our occupier base from 165 to 255 leading companies and our investor base from 4k to over 91k today. All these efforts have translated to annualised returns of over 11% to our unitholders, including almost ₹9,900 crores in distributions.


Embassy TechVillage, Bengaluru

Coming to our annual results. FY2024 was an outstanding year. With 8.1 msf of total leasing, 2.2 msf of new office deliveries and ₹7,200 crores of debt raised or refinanced at leading rates, we surpassed our leasing guidance for the year and met our financial guidance.

On the leasing front, we leased our highest-ever annual total of 8.1 msf in FY2024 and exceeded our original 6 msf leasing guidance by 35%. This 8.1 msf was signed across 99 deals and included 4.4 msf of new leases, 1.3 msf of renewals and 2.4 msf of pre-commitments.

GCCs contributed to over 65% of this total leasing, with the demand primarily driven by Technology, BFSI, Retail and Healthcare sectors. With 8 new GCC entrants this year, we now have 86 GCCs in our occupier roster of 255 corporates, contributing to over 60% of our annual rentals. Another highlight this year was the return of large deals. We signed five deals over 300 k sf during the year, highlighting the confidence many of these companies have regained regarding their India footprint.

We also noted 3.3 msf of tenant exits during the year, primarily from IT services occupiers. Of this, we already leased around 64% of the area vacated at around 19% spreads and have a promising pipeline for the remainder. With this churn in the portfolio, while our occupancy levels dropped marginally during the year, our in-place rents went up by around 8% year on year.

We also met our occupancy guidance of 85% on a portfolio level at year-end. Especially, Bengaluru and Mumbai, our two core cities which contribute to around 86% of REIT's value, continue to see an uptick in the occupancy levels with multiple demand tailwinds. At year-end, our Bengaluru portfolio was at 91% occupancy and Mumbai at 99% levels, with 2 properties in Mumbai 100% occupied. Our Pune and Noida markets continue to be soft, with around 70% occupancy levels, and will take some more time to increase.

On the development front, we delivered 2.2 msf of new office buildings. This included 1 msf of M3 Block A in Embassy Manyata in Bengaluru, 0.4 msf of Phase 1 in Embassy Business Hub in Bengaluru and 0.7 msf Tower 1 in Embassy Oxygen in Noida.

Our current development pipeline now totals 6.1 msf, all of which is in Bengaluru. Of this, 4.7 msf is scheduled for delivery over the next 2 years, with 84% already pre-leased, including expansion options.

On the financial front, we met our FY2024 guidance for Net Operating Income ('NOI') and Distributions Per Unit ('DPU'). Our Revenue from Operations stood at ₹3,685 crores and NOI at ₹2,982 crores, both up 8% y-o-y. This was mainly driven by new lease-up at high re-leasing spreads, contracted rent escalations, and a ramp-up in our hotel business. This was partially offset by the impact of exits in our office portfolio. Our commercial office margins of 85% and hotel margins of over 45% continue to lead the industry.

Our total distributions for the year amounted to ₹21.33 per unit, down 2% y-o-y. This was primarily led by an increase in our interest costs and other working capital changes, mainly related to security deposit refunds on tenant exits.

During the year, ₹4,100 crores of debt was due for maturity, which we successfully refinanced at an average rate of 8.2%. We also proactively refinanced an additional ₹3,100 crores of debt with lower rate instruments and achieved 103 bps proforma interest savings. We did these refinances through a combination of listed debentures, bank loans and first-time commercial paper; all of which had rates locked in for less than 2 years on average. We followed this tactical approach to benefit from any turn in the rate cycle. With this, we also expanded our debt investor base with 9 new entrants, including large public sector banks, private pension funds, domestic mutual funds and insurers. Our net debt book now totals ₹16,000 crores, implying a 29% leverage ratio and a 7.8% in-place cost. Also, less than 2% of our debt matures in the first half of the financial year, limiting any refinancing exposure.

As per the independent valuer's assessment, our Gross Asset Value at March 31, 2024 stood at ₹55,000 crores and our Net Asset Value at ₹401.59 per unit. This increase was mainly driven by our new deliveries, ongoing development capex, improved hotel performance and an increase in in-place rents as well as market rents for our Bengaluru and Mumbai properties.

FY2024 Key highlights

Business highlights

- Highest-ever leasing of 8.1 msf across 99 deals in FY2024, including record pre-leasing of 2.4 msf across 4 large deals with leading multinationals; achieved occupancy guidance of 85% at year-end
- Global Capability Centres (GCCs) account for more than 65% of the annual leasing activity
- Bengaluru occupancy at 91% and Mumbai at 99%. Both markets represent ~86% of total assets by value

Financial highlights

- Grew Revenue from Operations and Net Operating Income by 8% y-o-y to ₹3,685 crores and ₹2,982 crores, respectively
- Delivered distributions of ₹2,022 crores or ₹21.33 per unit for FY2024; cumulative distributions of ~₹9,900 crores since listing
- Refinanced ₹4,100 crores of maturing debentures at an average rate of 8.2% through a combination of listed debentures, first-time commercial paper and bank loans; strong balance sheet with an industry-leading debt cost at 7.8% and dual AAA/ Stable credit ratings

Operational & development highlights

- Announced proposed acquisition of Embassy Splendid TechZone ('ESTZ') in Chennai for an enterprise value of up to ₹1,269 crores and an institutional placement of up to ₹3,000 crores, subject to unitholder approval and other conditions
- Development pipeline of 6.1 msf in Bengaluru at highly attractive yields of ~20%
- Hotel portfolio continued to perform strongly with y-o-y 6% increase in occupancy, 14% ADR growth and an annual EBITDA of ₹184 crores

Forward outlook

We are focused on further solidifying our business and striving for accretive growth to cater to the continued offshoring demand for India's talent and thereby office needs. As long-term asset owners, we continue to enhance the scale, quality and reach of our properties as well as our occupier base. We continued to be driven by our ultimate goal of maximising value for our Unitholders.

Looking forward, we expect our NOI and distributions to grow further from this year's levels. This will be led by the following growth levers embedded in our business:

Embassy Manyata, Bengaluru

Occupancy ramp-up

India remains optimally positioned to drive global offshoring demand, led by favourable demographics, skilled talent availability and cost-efficient high-quality spaces offered in India's gateway cities. Hence, the demand for India offices continues to be largely driven by Global Capability Centres ('GCC's), especially in our core market of Bengaluru. These GCCs area sector-agnostic and continue to climb up the value chain in terms of the work being offshored to India. As per a recent study by JLL, 72% of Global 500 companies do not have a GCC presence in India and this will be the major growth driver for India office absorption in the coming years.

On the other hand, many IT services occupiers continue to rationalise their real estate footprint as they focus on optimising margins amid a business slowdown. Such IT Services occupiers contribute to only 11% of our portfolio rents (as of FY2024-end), as these occupiers have continued to churn out, positively impacting our in-place portfolio rents.

Led by the offshoring demand from these GCCs, we currently have around 1.8 msf of leasing pipeline and expect to lease a total of 5.4 msf during FY2025. With this, we expect to increase our portfolio occupancy to 89% by year-end (vs 85% at March 31, 2024). However, this does not factor potential downside risk of any further portfolio optimisation initiatives by an occupier in the IT services sector. This occupancy ramp-up will be a major driver for our NOI growth in FY2025.

New developments

Of our 6.1 msf active developments, we expect to complete and deliver 2.5 msf of office buildings over this fiscal year. Since all these developments are in Bangalore, these projects are at ~20% NOI yields. Of these 2.5 msf, 1.8 msf is already leased-out to marquee tenants.

The incremental interest expense on the currently capitalised construction debt will impact our distributions in the short-term, till these buildings are stabilised. Also, the interest expense for the year is the expected to increase by around 15-18% y-o-y, driven by full-year impact of buildings delivered during FY2024, new deliveries scheduled for FY2025 and also due to the impact of refinancing and rate resets from last year and this year. Our annual interest cost remains dependent on the trajectory of the market rate movement.

Rent growth

Our in-place portfolio rents have grown by 38% from ₹63 to ₹87 psf since our listing. Contracted rent escalations (generally around 15% every 3 years) and significant mark-to-market opportunity on lease expiries (16% blended MTM till FY2028) are key drivers for the rent growth in our portfolio. Further, the market rents in our key micro-markets of Bangalore and Mumbai have also started growing this year, post the pause in rent growth during the pandemic period. In addition, due to the premium nature of our properties, we usually lease at a premium to market rents.

For FY2025, we expect to achieve around 13% contracted rent escalations on 7.7 msf leases. Further, 2.2 msf of leases are due for expiry with 33% MTM opportunity. Based on our on-ground conversations, we expect to renew 0.6 msf of these leases and will look to re-lease the remaining at healthy re-leasing spreads.

Inorganic growth

We have 10 msf+ of indicative ROFO opportunities and other growth pipeline. This includes the proposed acquisition of the rights, title and interest in 5 msf Embassy Splendid TechZone, Chennai, announced by Embassy REIT on April 06, 2024, which is subject to applicable approvals and other conditions.

Factors affecting our financial condition and results of operations

Our financial performance and results of operations are affected by several factors. The important ones in our view are listed here:

Commercial real estate market: We depend on the performance of the commercial real estate market in the cities where our office parks and commercial offices are located. The commercial real estate market in these cities, in turn, depends upon various factors such as economic and other market conditions, demographic trends, employment levels, availability of financing, prevailing interest rates, competition, bargaining power of occupiers, operating costs, government regulations and policies, and market sentiment.

Our office parks and office buildings are in the key markets of Bengaluru, Mumbai, Pune and Noida. Within these cities, our business significantly depends on the performance of the submarkets where our portfolio assets are located. Most of these micro-markets have historically exhibited strong market dynamics with robust absorption and balanced infusion of new office supply resulting in rent stability/growth and low vacancy on an average, even during the tough periods of the pandemic.

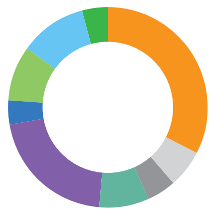
Our portfolio assets are strategically located within their respective markets, which allows us to attract, retain and grow key occupiers within our office parks and commercial office buildings.

Industry of occupiers: Our business also depends on the performance of the industry sectors of our occupiers. Sectors such as technology, banking, financial services, insurance, engineering, and manufacturing drive commercial leasing activity in India. Additionally, new sectors such as healthcare, retail, research and analytics and consulting have also emerged as key drivers of office real estate demand, as domestic and multinational companies in these sectors have been increasingly expanding or setting up operations in India.

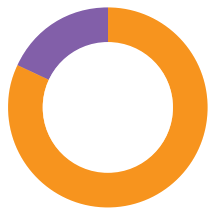
Our tenant base is highly diverse with technology sector clients contributing to 33% of our gross rentals, followed by financial services at 21% as of March 31, 2024. We believe that the domination of technology and banking and financial services sector as key occupiers of space in India's commercial office segment will continue to significantly influence the results of our operations.

We derive 83% of Gross Annualised Rental Obligations from multinational corporation at March 31, 2024. Further, we derive 47% of the gross rentals from Fortune 500 companies. The global and other factors impacting the businesses of these types of corporations may affect their ability to service contracted lease agreements.

Occupiers from various industry sectors (%)



Gross Annualised Rental Obligations among corporations (%)



Gross Annualised Rental Obligations according to type of companies (%)

Note: Based on Gross Annualised Rental Obligations as at March 31, 2024


Embassy Oxygen, Noida

Occupancy rates: The success of our business depends on our ability to maintain high occupancy across the portfolio. Our same store occupancy across the portfolio as of March 31, 2024 was 85% as against 86% as of March 31, 2023. Occupancy rates largely depend on the attractiveness of the markets and submarkets in which the portfolio assets are located, rents relative to competing properties, the supply of and demand for comparable properties, the facilities and amenities offered, the ability to minimise the intervals between lease expiries (or terminations) and our ability to foray into new leases (including pre-leases for under-construction properties or properties where leases are expiring).

We believe that our strategically located assets in attractive submarkets allow us to maintain high levels of occupancy. Further, we believe that replicating large infrastructure-like business parks such as ours is difficult given land acquisition complexities and long development timelines in India. We believe that we enjoy greater credibility with our occupiers because of our reputation, scale of operations and the amenities and infrastructure that we provide, which generally allows our assets to be viewed as premium properties, thereby enhancing the portfolio's appeal to occupiers, which has resulted in high occupancy rates.

Lease expiries: We typically enter into long-term leases with our occupiers, which provide us a steady source of rental income. The tenure of leases for our office parks are typically nine to fifteen years (assuming successive renewals at our occupiers' option), with a three to five-year initial commitment period, and contractual escalations of 15% every three years. For our city-centre office buildings, the lease tenure is typically five to nine years with a three to five-year initial commitment period and contractual escalations of 15% every three years.

We endeavour to foster and maintain strong relationships with our occupiers. We maintain regular communication with the corporate real estate heads of our occupiers through a dedicated customer relationship management programme, which ensures we anticipate and cater to tenant needs. Further, at most of our portfolio assets, we have implemented various energy efficiency and sustainability initiatives, which help attract occupiers. However, in cases where occupiers do not renew leases or terminate leases earlier than expected, it generally takes some time to find new occupiers which can lead to periods where we have vacant areas within the portfolio assets that do not generate facility rentals.

Rental rates: Our rental income primarily comprises facility rentals and income from maintenance services that we provide to our occupiers at the portfolio assets. Accordingly, our revenue from operations is directly affected by the lease rental rates of the portfolio assets, which are in turn affected by various factors like prevailing economic, income and demographic conditions in the submarket, prevailing rental levels in the submarket, amenities and facilities provided, property maintenance, government policies and competition.

Escalations: Our existing lease agreements typically have built-in rent escalations, which has led to growth in our revenues in prior years and we expect it will help us generate stable and predictable growth in our revenue from operations. Our leases typically have contractual escalations in the range of 10% to 15% every three to five years. Besides, due to the tenure of our existing leases and growth in the market rents of our portfolio, our average in-place rents are significantly below current market rents. We believe that this presents us with a rental growth opportunity by re-leasing the same space at higher rentals, given the demand for office real estate in respective submarkets coupled with our low vacancy levels. This allows us to be well positioned to capitalise on our Grade A office portfolio by realising the embedded rental growth within our office parks.

Development timeline and costs: As of March 31, 2024, we had 6.1 msf of under-construction area and 2.8 msf of proposed development area. The timely development of our pipeline is expected to positively impact our financial performance. We typically commence construction based on our pre-leasing arrangements and an assessment of upcoming supply and recent absorption trends, as well as various other micro and macro factors impacting the demand for our assets.

We also construct office space on a built-to-suit basis, considering the specific requirements of our occupiers. This enhances our ability to develop and maintain long-term relationships with our occupiers. The timeline for development varies depending on factors such as size, complexity, and occupier specifications. Some examples of our built-to-suit projects are the 1.1 msf building delivered in December 2021 to JP Morgan at Embassy TechVillage in Bengaluru and also the 0.4 msf building delivered in November 2023 to Philips at Embassy Business Hub in Bengaluru.

Construction progress depends on various factors, including business plans, the availability of finance, labour and raw materials, the receipt of regulatory clearances, access to utilities such as electricity and water, the operating and financial condition of the construction companies we use in our business, and other contingencies such as adverse weather conditions. While industry construction costs have increased due to rise in costs of input materials led by global factors, our nimble design and robust procurement strategy, centralised procurement team and long-term relation with key vendors enables us to optimise the construction cost.

We capitalise our construction and borrowing costs in relation to our under-construction properties and capitalise brokerage costs with respect to our investment properties. These costs are depreciated based on the straight-line method over their estimated useful lives. When construction is completed, borrowing costs are charged to our statement of profit and loss as finance costs, causing an increase in expenses.

Cost of financing: Our finance costs primarily comprise interest expense on our non-convertible debentures and borrowings from banks and financial institutions. Our ability to obtain financing, as well as the cost of such financing, affects our business. Though we believe we can obtain funding at competitive interest rates as evidenced basis the fundraising done by us during FY2024, the cost of financing is material for us, as we require significant capital to develop our projects and any increase in interest rates might affect our distributable surplus.

Government regulations and policies including taxes and duties: The real estate sector in India is highly regulated and there are several laws and regulations that apply to our business. Regulations applicable to our business include those related to land acquisition, funding sources, the ratio of built-up area to land area, land usage, the suitability of building sites, road access, necessary community facilities, open spaces, water supply, sewage disposal systems, electricity supply, environmental suitability, and size of the project. We also keep abreast of the evolving SEBI REIT regulations which oversee the setup, operations and governance of REITs in India. We strive to continuously maintain compliance with these regulations and incur various costs in the process, including fees to consultants, property tax and other taxes and duties.

In addition, some of our portfolio assets are located on land notified as part of SEZs. In the past, the leasing traction for these SEZ areas had been impacted by the uncertainty around amendments to the SEZ rules or introduction of the proposed DESH bill as a separate framework. The leasing traction has picked up again post the Dec'23 amendment to the SEZ rules permitting demarcation of a portion of the built-up area within an SEZ unit on a floor-by-floor basis as a non-processing area. However, certain duties might need to be repaid for this SEZ demarcation which might impact our distributable surplus.

Embassy TechVillage, Bengaluru

Competition: We operate in competitive markets for the acquisition, ownership, and leasing of commercial real estate. We compete for occupiers with numerous real estate owners and operators who own properties like our own in these markets. Among the factors influencing leasing competition are location, rental rates, building quality and levels of services provided to occupiers.

Competition from other developers in India may adversely affect our ability to sell or lease our projects, and continued development by other market participants could result in saturation of the real estate market, which could adversely impact our revenues from commercial operations. Increasing competition could result in price and supply volatility which could materially and adversely affect our operations and cause our business to suffer.

Future acquisitions: We intend to selectively acquire from the Embassy Sponsor or third parties, commercial real estate assets that meet our investment criteria. Each new acquisition that we complete may materially affect our overall results of operations and financial position. In addition, our acquisition strategy may require a significant amount of working capital and long-term funding. Our ability to acquire properties will depend on our ability to secure financing on commercially viable terms, which will in part be affected by the prevailing interest rates or the price of our units at the time of acquisition.

Embassy Galaxy, Noida

Operating and maintenance expenses: Our operating and maintenance expenses primarily consist of repair and maintenance (of buildings, common areas, machinery, and others), power and fuel expenses and expenses related to housekeeping and security services. Factors which impact our ability to control these operating expenses include (but are not limited to) asset occupancy levels, fuel prices, general cost inflation, periodic renovation, refurbishment, and other costs related to re-leasing.

For the portfolio assets, we provide Common Area Maintenance (CAM) services to our occupiers. We derive income from these maintenance services that include a margin on the expenses incurred for providing such services.

Cost increases because of any of the foregoing may adversely affect our profitability, margins, and cash flows. Circumstances such as a decline in market rent or pre-term lease cancellation may cause revenue to decrease, although the expenses of owning and operating a property may not decline in line with the decrease in revenue. While certain expenses may vary with occupancy, operating and maintenance expenses such as those relating to general maintenance, housekeeping and security services may not decline even if a property is not fully occupied.

Basis of preparation of consolidated financial statements

The Consolidated Financial Statements of the Embassy Office Parks Group comprises the Consolidated Balance Sheet and the Consolidated Statement of Net Assets at fair value as at March 31, 2024, the Consolidated Statement of Profit and Loss including other comprehensive income, the Consolidated Statement of Cash Flow, the Consolidated Statement of Changes in Unitholders' Equity, the Statement of Net Distributable Cashflows of Embassy REIT and each of the SPVs, the Consolidated Statement of Total Returns at fair value and a summary of material accounting policies and other explanatory information for the year ended March 31, 2024. The Consolidated Financial Statements were approved for issue in accordance with resolution passed by the Board of Directors of the Manager on behalf of the Trust on 25 April, 2024.

The Consolidated Financial Statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued there under read with SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 dated 6 July 2023 (the 'REIT regulations'); Indian Accounting Standard as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations.

The Consolidated Financial Statements have been prepared using uniform accounting policies for like transactions and other events in similar circumstances. The financial statements of all the SPVs and the Trust used for the purpose of consolidation are drawn up to the same reporting date i.e. March 31, 2024. The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standard) Amendment Rules 2023 dated March 31, 2023 to amend the following Ind AS which are effective from April 01, 2023.

Ind AS 1, Presentation of Financial Statements

Ind AS 8, Accounting policies, Change in Accounting Estimates and Errors

Ind AS 12, Deferred tax related to leases and decommissioning, restoration and similar liabilities

There were certain amendments to standards and interpretations which are applicable for the first time for the year ended March 31, 2024, but either the same are not relevant or do not have an impact on the consolidated financial statements of the Group. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

Summary of significant judgements and estimates used in the preparation of the Consolidated Financial Statements

Use of judgement and estimates: The preparation of Consolidated Financial Statements in conformity with generally accepted accounting principles in India (Ind AS) requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, income, and expenses. Actual results could differ from those estimates.

Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the Consolidated Financial Statements is included in the following notes:

1. Business combinations
2. Impairment of goodwill and intangible assets with infinite useful life
3. Classification of lease arrangements as finance lease or operating lease
4. Classification of assets as investment property or as property, plant and equipment
5. Significant judgement involved in the purchase price allocation of the assets acquired and liabilities assumed on account of business combination and deferred tax accounting on the resultant fair value accounting
6. Judgements in preparing Consolidated Financial Statements
7. Classification of Unitholders' funds

8. Significant judgements is involved in the allocation cost of acquisition to the identifiable assets and liabilities based on their relative fair values at the date of acquisition in case of acquisition that does not represent a business combination

Information about assumptions and estimation uncertainties that have a significant risk resulting in a material adjustment during the year ended March 31, 2024 is included in the following notes:

1. **Fair valuation and disclosures and impairment of non-financial assets being investment properties and property plant and equipment:** The fair value of investment properties and property, plant and equipment are reviewed regularly by management with reference to independent property valuations and market conditions existing on a half yearly basis. The independent valuers are independent appraisers with a recognised and relevant professional qualification and with recent experience in the location and category of the investment property being valued. Judgement is also applied in determining the extent and frequency of independent appraisals.
2. **Useful lives of Investment Property and Property, Plant and Equipment**
3. **Valuation of financial instruments**
4. **Recognition of deferred tax asset on carried forward losses and recognition of minimum alternate tax credit:** The availability of future taxable profit against which tax losses carried forward can be used. Further, significant judgements are involved in determining the provision for income taxes, including recognition of minimum alternate tax credit, in SPVs entitled for tax deduction under Section 80IAB of the Income Tax Act, 1961, wherein the tax deduction is dependent upon necessary details available for exempt and non-exempt income.

Analysis of consolidated statement of profit and loss

(₹ in Mn)

Particulars	FY2024	As % of Revenue	FY2023	As % of Revenue
Revenue from operations	36,851.82	100%	34,195.43	100%
Interest income	1,305.60	4%	1,123.37	3%
Other income	725.24	2%	317.87	1%
Total income	**38,882.66**		**35,636.67**	
Expenses				
Cost of materials consumed	414.36	1%	390.22	1%
Employee benefits expense	582.76	2%	590.08	2%
Operating and maintenance expenses	910.66	2%	968.22	3%
Repairs and maintenance	3,334.31	9%	3,028.11	9%
Valuation expenses	10.83	0%	10.62	0%
Audit fees	57.17	0%	54.33	0%
Insurance expenses	174.05	0%	180.34	1%
Investment management fees	1,003.98	3%	934.89	3%
Trustee fees	2.95	0%	2.95	0%
Legal and professional fees	360.01	1%	524.73	2%
Other expenses	2,307.47	6%	2,067.19	6%
Total expenses	**9,158.55**	**25%**	**8,751.68**	**26%**
Earnings before finance costs, depreciation, amortisation, impairment loss and tax	**29,724.11**	**81%**	**26,844.99**	**79%**
Finance costs	10,872.35	30%	9,760.63	29%
Depreciation expense	7,572.24	21%	9,164.92	27%
Amortisation expense	2,117.65	6%	2,119.24	6%
Impairment loss	(836.75)	(2%)	-	0%
Profit before share of profit of equity accounted investee and tax	**9,998.62**	**27%**	**5,840.20**	**17%**
Share of profit after tax of equity accounted investee	892.11	2%	777.50	2%
Profit before tax	**10,890.73**	**29%**	**6,617.70**	**19%**
Tax expense	1,250.45	3%	1,558.12	5%
Profit for the year	**9,640.28**	**26%**	**5,059.58**	**15%**
Other comprehensive income	6.74	0%	3.51	0%
Total comprehensive income	**9,647.02**	**26%**	**5,063.09**	**15%**

Revenue from operations

(₹ in Mn)

Particulars	FY2024	FY2023	Variance	Variance %
Facility rentals	25,285.61	23,798.00	1,487.61	6%
Income from finance lease	237.45	217.58	19.87	9%
Revenue from contracts with customers				
- Maintenance services	4,891.33	4,394.56	496.77	11%
- Room rentals	2,475.20	1,808.82	666.38	37%
- Sale of food and beverages	1,692.29	1,424.31	267.98	19%
- Income from generation of renewable energy	1,582.22	1,612.10	(29.88)	(2%)
- Other operating income:				
- Hospitality	195.22	160.42	34.80	22%
- Others	492.50	779.64	(287.14)	(37%)
Total revenue from operations	**36,851.82**	**34,195.43**	**2,656.39**	**8%**

Our revenue from operations comprises the following sources:

Facility rentals

Revenue from facility rentals comprises the base rental from our properties, car parking income, fit-out rentals and other rentals as below:

- **Base rentals:** Base rentals comprises rental income earned from the leasing of our assets.
- **Car parking income:** Car parking income comprises revenue earned from the operations of parking facilities located at our properties;
- **Fit-out rentals:** For some of our occupiers, we provide customised alterations and enhancements as per the occupiers' requirements (as opposed to warm shell premises that contain only minimally furnished interiors). For such properties, we recover the value of the fit-outs provided through fit-out rentals, to the extent such leases are classified as operating lease as per accounting requirements.

- Facility rentals for the portfolio increased by ₹1,487.61 million or 6% from ₹23,798.00 million in FY2023 to ₹25,285.61 million in FY2024. A summary of movement is captured in the below table:

Facility rental portfolio

Particulars	Amount (₹ in Mn)	% of total movement
Facility rentals for the year ended March 31, 2023	23,798.00	
Add:		
Increase in contracted revenue	1 ,039.91	4%
Lease up, vacancy and Mark-to-Market (MTM) etc.	447.70	2%
Facility rentals for the year ended March 31, 2024	**25,285.61**	**6%**

Facility rentals increased primarily due to:

- **Contracted revenue:** Contracted lease escalation increased the revenue by ₹1,039.91 million, mainly in Embassy Manyata and Embassy Tech Village.
- **Lease up, vacancy and Mark-to-Market (MTM):** Lease up across Embassy Manyata, Embassy Tech village Embassy TechZone, Embassy Galaxy, Embassy 247 and others as well as renewals spread across all the parks amounting to ₹2,652.28 million off set by reduction in facility rentals to the extent of ₹2,204.58 million due to Occupier exits during the year, net increase in revenue for ₹447.70 million

Income from finance lease

- Income from finance leases comprise income from fit-out rentals where such leases are classified as finance leases. Leases are classified as finance leases when substantially all the risks and rewards of ownership transfer to the lessee.
- Income from finance lease increased by ₹19.87 million or 9% from ₹217.58 million in FY2023 to ₹237.45 million in FY2024 due to new fit-out rental contracts with occupiers at Embassy Manyata, Embassy Techzone, Embassy Tech Village, Embassy 247 and Embassy Galaxy.

Revenue from room rentals and sale of food and beverages

- Revenue from room rentals and sale of food and beverages comprises revenue generated from our operating hotels viz. Hilton at Embassy Golflinks and Hilton Garden Inn (HGI) and Hilton Inn (HI) at Embassy Manyata and Four Seasons at Embassy One
- During the year, the hospitality sector improved and witnessed a robust performance due to steady domestic demand and an increase in demand from corporate as they ramp up their operations. This has resulted into an increase of revenue from room rentals by ₹666.38 million or an increase of 37% from ₹1,808.82 million in FY2023 to ₹2,475.20 million in FY2024
- The segment also witnessed corresponding increase in sale of food and beverages by ₹267.98 million or 19%, from ₹1,424.31 million in FY2023 to ₹1,692.29 million in FY2024
- Additionally, hospitality segment also witnessed an increase in other hospitality income by ₹34.80 million or 22% from ₹160.42 in FY2023 to ₹195.22 million in FY2024

Key performance indicators for our hotels

(₹ in Mn)

	Financial year ended							
	Hilton at Embassy GolfLinks		Four Seasons at Embassy One		Hilton at Embassy Manyata*		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Keys	247	247	230	230	619	619	1,096	1,096
Occupancy	64%	62%	41%	36%	59%	50%	55%	50%
Rooms Available	90,402	90,155	84,180	83,950	2,26,554	2,17,955	4,01,136	3,92,060
Rooms Sold	57,879	56,015	34,748	29,843	1,32,548	1,08,756	2,25,175	1,94,614
ADR	12,365	10,285	15,697	13,619	8,955	7,964	10,872	9,499
RevPAR (₹)	7,917	6,390	6,480	4,841	5,239	NM	6,103	4,715
Total Revenue (₹ mn)	1,026	846	1,185	920	2,152	1,628	4,363	3,394
NOI (₹ Mn)	510	359	389	192	1,170	600	2,069	1,151
NOI Margin	50%	42%	33%	21%	54%	37%	47%	34%
EBITDA (₹ Mn)	454	319	345	157	1,042	506	1,841	982

* Hotel started its operation from May 01, 2022.

Maintenance services

Income from maintenance services consists of the revenue received from our occupiers for the Common Area Maintenance (CAM) services provided across our commercial office portfolio. Income from maintenance services is generally a function of our maintenance expenses at the portfolio assets, with a change in maintenance expenses resulting in a corresponding change in maintenance service income, along with the impact of lease up/exits at our properties.

Income from maintenance services for the portfolio increased by ₹496.77 million or 11% from ₹4,394.56 million in FY2023 to ₹4,891.33 million in FY2024, primarily due to new lease ups and CAM escalations.

Income from generation of renewable energy

The 100 MW solar park at Embassy Energy is located in Bellary district of Karnataka and helps reduce an estimated 200 million kgs of carbon footprint by providing green energy to our occupiers. The solar generation shown an increase of 10 million units (FY: 24 194 million & FY2023: 184 million), a marginal increase of 5% from the FY2023 higher generation has led to an increase in revenue of ₹80 million which is set off by a decrease in blended tariff rate by ₹0.54 per unit in FY2024, which resulted in overall decrease of revenue by ₹29.88 million or 2% from ₹1,612.10 million in FY2023 to ₹1,582.22 million in FY2024.

Solar power generation

Particulars	FY2024	FY2023
Capacity (MW)	100	100
Solar units generated (million units)	195	185
Solar units consumed (million units)	195	185
Average blended tariff (₹ per unit)	**8.14**	**8.7**

Other operating income

Other operating income primarily includes revenue from ancillary operating departments at our Hospitality segment as well as the rental compensation receivable from Embassy Property Developments Private Limited (EPDPL) in relation to M3 Block A. Other operating income decreased by ₹287.14 million or 37% from ₹779.64 million in FY2023 to ₹492.50 million in FY2024 primarily due to reduction in compensation income received from EPDPL in FY2023, due to receipt of the occupancy certificate in respect of the warm shell building for M3 Block A at Embassy Manyata which was received in October, 2023 whereby EPDPL was no longer obligated to pay a rental compensation.

Embassy GolfLinks, Bengaluru

Property-wise revenue from operations

We have provided a property-wise/asset-wise break-up of our revenue from operations for FY2024 vis-à-vis FY2023.

Asset-wise revenue from operations

(₹ in Mn)

Asset SPV	Name of the property	Location	FY2024		FY2023	
			Revenue	As % of total revenue	Revenue	As % of total revenue
MPPL	Embassy Manyata	Bengaluru	14,500.46	39%	13,288.26	39%
ETV Assets	Embassy TechVillage	Bengaluru	8,258.93	22%	8,134.59	24%
QBPL	Hotel, Retail and Office at Embassy One and Embassy Quadron	Bengaluru	2,311.91	6%	1,781.79	5%
IENMPL	Express Towers	Mumbai	1,484.57	4%	1,297.32	4%
VCPPL	Embassy 247	Mumbai	1,686.95	5%	1,453.47	4%
ETPL	FIFC	Mumbai	1,302.16	4%	1,163.67	4%
EPTPL	Embassy TechZone	Pune	1,673.90	5%	1,497.10	4%
QBPPL	Embassy Qubix	Pune	851.13	2%	807.46	2%
OBPPL	Embassy Oxygen	Noida	1,464.48	4%	1,569.43	5%
GSPL	Embassy Galaxy	Noida	577.72	2%	744.03	2%
UPPL	Hilton - Embassy Golflinks	Bengaluru	1,026.43	3%	846.20	2%
EEPL	Embassy Energy	Bellary	1,582.22	4%	1,612.10	5%
ECPL	Embassy HUB	Bengaluru	130.96	0%	-	-
Total			**36,851.82**	**100%**	**34,195.43**	**100%**

Interest income

Interest income includes interest on (i) debentures, (ii) fixed deposits with banks, (iii) security deposits, (iv) other statutory deposits (v) income-tax refunds and (vi) others. Interest income increased by ₹182.23 million or 16% from ₹1,123.37 million for FY2023 to ₹1,305.60 for FY2024.

The increase in interest income is mainly on account of interest received on income tax refund and interest income on advances for M3 Block B partially set-off by decrease in interest on investment in debentures and security deposits.

Other income

The details of other income as per the Consolidated Financial Statements is set forth in the below table:

Other income (₹ in Mn)

Particulars	FY2024	FY2023	Variance	Variance %
Net changes in fair value of financial instruments	54.13	-	54.13	100%
Liabilities no longer required written back	84.38	11.97	72.41	605%
Profit on sale of mutual funds	159.04	143.79	15.25	11%
Net gain on disposal of Property, Plant and Equipment/ Investment Properties	139.74	4.58	135.16	2951%
Miscellaneous	287.95	157.53	130.42	83%
Total	**725.24**	**317.87**	**407.37**	**128%**

Other income for FY2024 was ₹725.24 million, an increase of ₹407.37 million or 128%, compared to ₹317.87 million for FY2023. This was primarily as a result of a change in fair value of financial assets, a one-time income from sale/ scrap of investment properties, write back of excess liabilities which was no longer required and refund of taxes in FY2024.

Expenses

The Consolidated Financial Statements include expenses as set forth in the below table:

Expenses (₹ in Mn)

Particulars	FY2024	FY2023	Variance	Variance %
Cost of materials consumed	414.36	390.22	24.14	6%
Employee benefits expense	582.76	590.08	(7.32)	(1%)
Operating and maintenance expenses	910.66	968.22	(57.56)	(6%)
Repairs and maintenance	3,334.31	3,028.11	306.20	10%
Valuation expenses	10.83	10.62	0.21	2%
Audit fees	57.17	54.43	2.84	5%
Insurance expenses	174.05	180.34	(6.29)	(3%)
Investment management fees	1,003.98	934.89	69.09	7%
Trustee fees	2.95	2.95	-	-
Legal and professional fees	360.01	524.73	(164.72)	(31%)
Other expenses	2,307.47	2,067.19	240.28	12%
Total expenses	**9,158.55**	**8,751.68**	**406.87**	**5%**

Our expenses comprises the following:

Cost of materials consumed

Cost of materials consumed includes direct material cost of our three operating hotels, i.e., Hilton at Embassy Golflinks and Embassy Manyata and the Four Seasons at Embassy One ('Hospitality operations') primarily towards the provision of food and beverage services to the guests at these hotels.

Cost of materials consumed increased marginally by ₹24.14 million or 6% from ₹390.22 million for FY2023 to ₹414.36 million for FY2024 in line with increase in revenue from hospitality operations.

Employee benefits expense

Employee benefits expense primarily includes salaries and wages, contribution to provident and other funds and staff welfare expenses in relation to our Hospitality operations.

Employee benefit expenses decrease by ₹7.32 million or 1% from ₹590.08 million in FY2023 ₹582.76 million in FY2024 mainly due to employee exits pending replacement and one time incentive cost in FY2023.

Operating and maintenance expenses

Operating and maintenance expenses include power and fuel expenses and operating consumables in relation to our Common Area Maintenance operations.

Operating and maintenance expenses decreased by ₹57.56 million or 6% from ₹968.22 million for FY2023 to ₹910.66 million for FY2024 mainly attributable to savings in electricity expenses due to roof top solar panel installation across all locations.

Repairs and maintenance

Repairs and maintenance expenses include manpower expenses, repairs towards common area maintenance, buildings, machinery, and others.

Our repairs and maintenance expenses increased by ₹306.20 million or 10% from ₹3,028.11 million for FY2023 to ₹3,334.31 million for FY2024. This increase was primarily due to increased operations in our hospitality segment and the full year operation of acquired asset, Embassy Business Hub and increase in maintenance cost of projects after the expiry of the defect liability period during FY2024.

Insurance

Insurance expenses decreased marginally by ₹6.29 million or 3% from ₹180.34 million for FY2023 to ₹174.05 million for FY2024 due to cost optimisation and negotiations with our insurers.

Investment management fees

This includes the property management fees and REIT management fees.

Property management fees: This represents the fees earned by the Manager to the REIT pursuant to the investment management agreement.

The Manager earns property management fees computed at 3% per annum of facility rentals collected by the relevant property with respect to operations, maintenance, administration, and management of the Holdco or the SPVs, as applicable. The fees have been determined to meet the ongoing costs of the Manager to undertake the services provided to the Embassy REIT and REIT assets. Property management fees increased by ₹70.20 million or 10% from ₹695.42 million for FY2023 to ₹765.62 million for FY2024 in line with increase in collection from facility and fitout rentals.

REIT management fees: This represents fees earned by the Manager to the REIT pursuant to the investment management agreement between the REIT and Manager. REIT management fees is computed at 1% of the REIT distributions. The fees have been determined for undertaking management of the REIT and its investments. REIT management fees for FY2024 amounts to ₹238.36 million vis-à-vis ₹239.47 million for FY2023, which are in line with the distributions for respective years.

Legal and professional fees

Legal and professional fees represent amounts paid to consultants for their services in relation to legal and compliance advisory, accounting and taxation advisory and internal audit. Legal and professional fees have decreased by ₹164.72 million or 31% from ₹524.73 million for FY2023 to ₹360.01 million for FY2024 due to non-recurring expenses in FY2023 towards consulting and advisory services.

Other expenses

Other expenses mainly include the following:

Other expenses (₹ in Mn)

Particulars	FY2024	FY2023	Variance	Variance %
Property tax (net)	1,197.07	1,115.04	82.03	7%
Rates and taxes	68.81	81.36	(12.55)	(15%)
Corporate Social Responsibility (CSR) expenses	128.72	126.55	2.17	2%
Marketing and advertising expenses	293.03	271.45	21.58	8%
Loss on sale of fixed assets	6.89	7.86	(0.97)	(12%)
Brokerage and commission	111.30	81.52	29.78	37%
Other direct and indirect expenses	501.65	383.41	118.24	31%
Total other expenses	**2,307.47**	**2,067.19**	**240.28**	**12%**

Property tax

Property tax increased by ₹82.03 million or 7% from ₹1,115.04 million for FY2023 to ₹1,197.07 million for FY2024 mainly due to new deliveries in FY2024 namely M3 Block A in Embassy Manyata and Embassy Hub and full year impact of previous year deliveries.

Rates and taxes

Rates and taxes decreased by ₹12.55 million or 15% from ₹81.36 million for FY2023 to ₹68.81 million for FY2024 mainly due to non-recurring charges incurred in FY2023 in Qubix and VTPL.

Marketing and advertisement expenses

Marketing and advertisement expenses has increased by ₹21.58 million or 8% from ₹271.45 million for FY2023 to ₹293.03 million for FY2024 mainly due to increase in expenses on tenant engagement and other marketing initiatives at Hotels.

Brokerage and commission

Brokerage and commission represents brokerage expenses for Hospitality segment. The expense for FY2024 amounts to ₹111.30 million vis-à-vis ₹81.52 million for FY2023, mainly due to increase in Hospitality operations during the year.

Embassy TechVillage, Bengaluru

Other direct and indirect expenses

Other direct and indirect expenses mainly include management fees paid by hotels, travel and conveyance, and bank charges. Other direct and indirect expenses increased by ₹118.24 million or 31% from ₹383.41 million for FY2023 to ₹501.65 million for FY2024 mainly due to increase in the management fees paid by hotels owing to increased operations during the year.

Earnings before share of profit of equity accounted investee, finance costs, depreciation, amortisation, impairment loss and tax (EBITDA)

Our EBITDA for FY2024 was ₹29,724.11 million, an increase of ₹2,839.12 million or 11%, compared to ₹26,884.99 million for FY2023 primarily driven by the increase in Revenue from Operations, savings in legal and professional fees, operating and maintenance expenses partially offset by increased repairs and maintenance expenses and other expenses including hotel operating expenses. The EBITDA margins stood at 81% compared to 79% for FY2023 and continue to be best-in-class.

Finance costs

The Consolidated Financial Statements include finance costs as set forth in the below table:

Finance costs (₹ in Mn)

Particulars	FY2024	FY2023	Variance	Variance %
Interest expenses				
- on borrowings from banks and financial institutions	3,062.52	3,245.17	(182.65)	(6%)
- on lease deposits	466.51	474.56	(8.05)	(2%)
- on lease liabilities	114.77	34.84	79.93	229%
- on non-convertible debentures	7,050.14	6,006.06	1,044.08	17%
Commercial papers	178.41	-	178.41	100%
Total finance costs	**10,872.35**	**9,760.63**	**1,111.72**	**11%**

We capitalise our finance costs in relation to our under-construction properties. When construction is completed, the finance cost is charged to our statement of profit and loss, causing an increase in our finance costs. The Company has also explored various new options for refinancing existing debt and new borrowings.

The increase in finance costs is attributable to following:

(a) higher interest on the refinance of Series II and III NCDs

(b) increase in interest rate of existing borrowings

(c) an increase in interest on deferred payment liability of lease obligation in ETV assets

(e) interest expenses incurred on new deliveries (capitalisation of Hudson and Ganges Block at Embassy TechZone, ECPL, M3 at Embassy Manyata etc.)

(d) interest expended on other capital infrastructure projects

Depreciation and amortisation expense

Depreciation and amortisation expense decreased by ₹1,594.27 million or 14% from ₹11,284.16 million in FY2023 to ₹9,689.89 million in FY2024 primarily due to non-recurring impact of accelerated depreciation of D1 and D2 blocks at Embassy Manyata on account of redevelopment.

Impairment loss reversal (net of depreciation)

In FY2024, we recorded a one-time impairment loss reversal amounting to ₹836.75 million. As at March 31, 2023, an impairment loss amounting to ₹886.18 million was accounted against property, plant and equipment and impairment loss amounting to ₹31.71 million was accounted against investment property. Considering the ramp up of room occupancy, recovery in our hospitality business operations and increase in lease-up, we updated the financial projections based on which the future cash flows have been estimated for the purpose of determining the recoverable amount of the aforesaid property, plant and equipment and investment properties as at March 31, 2024. Since the recoverable amount exceeds the carrying value of property, plant and equipment and investment properties as at March 31, 2024, we reversed the impairment loss of ₹836.75 million (net of depreciation of ₹80.12 million) which was recognised in the statement of profit and loss during the year ended March 31, 2024.

Profit before share of profit of equity accounted investee and tax

As a result of the foregoing, we recorded ₹9,998.62 million in profit before share of profit of equity accounted investee and tax for FY2024, as compared to ₹5,840.20 million in FY2023, an increase of ₹4,158.42 million or 71%.

Share of profit after tax of equity accounted investee

The share of profit after tax in Embassy Golfinks, our investment entity, an equity accounted investee, for FY2024 was ₹892.11 million as compared with ₹777.50 million for FY2023. The increase was largely a result of an improved operational and financial performance of Embassy Golflinks, leading to an increase in revenue from operations and an increase in operating and maintenance expenses.

Profit before tax

As a result of the foregoing, we recorded a profit before tax of ₹10,890.73 million for FY2024, as compared to a profit before tax of ₹6,617.70 million for FY2023, an increase of ₹4,273.03 million or 65%.

Tax expense

The portfolio of assets which we own are housed in 14 SPVs, which have different tax considerations including SEZ benefits, available MAT credit etc. and accordingly will have varying current tax percentages. On a blended basis, our current taxes works out to ~4% of our revenue from operations for both the years at the Consolidated Group level.

The Consolidated Financial Statements include tax expenses as set forth in the below table:

Tax expense (₹ in Mn)

Particulars	FY2024	FY2023	Variance	Variance %
Current tax	1,427.74	1,527.66	(99.92)	(7%)
Deferred tax charge/(credit)	(177.29)	30.46	(207.75)	(682%)
Total tax expenses	**1,250.45**	**1,558.12**	**(307.67)**	**(20%)**

Total tax expenses decreased by ₹307.67 million or 20% from ₹1,558.12 million for FY2023 to ₹1,250.45 million for FY2024 as a result of depreciation and interest on new deliveries.

Current tax expense has decreased by ₹99.92 million or 7% from ₹1,527.66 million to ₹1,427.74 million for FY2024. This was primarily due to a tax shield on the accelerated depreciation of D1 and D2 blocks at Embassy Manyata.

Deferred tax charge has decreased significantly by ₹207.75 or 682% and resulted into a net deferred tax credit of ₹177.29 million from deferred tax charge of ₹30.46 million in FY2023 primarily due to reversal of net deferred tax liability on the capitalisation of M3 (Block A) of Embassy Manyata in MPPL and impairment reversal at group level.

Total Comprehensive Income for the year

As a result of the foregoing, our profit for FY2024 was ₹9,647.02 million as compared with ₹5,063.09 million for FY2023, an increase of ₹4,583.93 million or 91%.

Non-GAAP Measures

Net Operating Income ('NOI')

Based on the 'management approach' as specified in Ind AS 108, our Chief Operating Decision Maker (CODM) evaluates our performance and allocates resources based on an analysis of various performance indicators by operating segments.

We use NOI internally as a performance measure and believe it provides useful information to investors regarding our financial condition and results of operations because it offers a direct measure of the operating results of our business segments. Other companies may use different methodologies for calculating NOI, and accordingly, our presentation of the same may not be comparable to other companies. We define NOI for each of our segments 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 include (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 include (i) cost of materials consumed, (ii) employee benefits expenses, (iii) operating and maintenance expenses, excluding property management fees, and (iv) other expenses].

c) Other segment

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

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

Embassy Quadron, Pune

The table below gives the computation of our NOI and a reconciliation up to EBITDA:

(₹ in Mn)

Particulars	FY2024	FY2023	Variance	Variance %
Revenue from operations	36,851.82	34,195.43	2,656.39	8%
Property taxes and insurance	(1,371.12)	(1,295.38)	(75.74)	6%
Direct operating expenses	(5,661.23)	(5,237.25)	(423.98)	8%
Net operating income	**29,819.47**	**27,662.80**	**2,156.67**	**8%**
Other income	2,030.84	1,441.24	589.60	41%
Property management fees	(1,003.98)	(934.89)	(69.09)	7%
Indirect operating expenses	(1,122.22)	(1,284.18)	161.96	(13%)
EBITDA	**29,724.11**	**26,884.99**	**2,839.12**	**11%**
EBITDA (%) of revenue	**81%**	**79%**		

Segment-level profitability

Particulars	Commercial offices		Hospitality		Other segment	
	FY2024	FY2023	FY2024	FY2023	FY2024	FY2023
Revenue from operations	30,906.89	29,189.78	4,362.71	3,393.55	1,582.22	1,612.10
Net operating income	26,260.01	25,029.30	2,068.80	1,150.94	1,490.66	1,482.56
NOI margin (%)	**85%**	**86%**	**47%**	**34%**	**94%**	**92%**

NOI margins

We were able to maintain our NOI margin at 81% for FY2024 in line with FY2023. During the year, the hospitality sector improved and witnessed a robust performance due to steady domestic demand and an increase in demand from corporate as they ramp up their operations at pre-pandemic level accordingly hotel operating expenses also increased which has resulted into increase in NOI by 13%.

Embassy 247, Mumbai

EBITDA

We use Earnings Before Finance costs, Depreciation, Amortisation, Impairment loss and Tax, excluding share of profit of equity accounted investee (EBITDA) internally as a performance measure. We believe it provides useful information to investors regarding our financial condition and results of operations because it offers a direct measure of the operating results of our business segments. Other companies may use different methodologies for calculating EBITDA and accordingly, our presentation of the same may not be comparable to other companies.

EBITDA does not have a standardised meaning, nor is it a recognised measure under Ind AS and may not be comparable with measures among similar names presented by other companies. EBITDA should not be considered by itself or as a substitute for comparable measures under Ind AS or other measures of operating performance, liquidity or ability to pay dividends. Our EBITDA may not be comparable to the EBITDA or other similarly titled measures of other companies/REITs as not all companies/REITs use the same definition of EBITDA or other similarly titled measures. Accordingly, there can be no assurance that our basis for computing this non-GAAP measure is comparable with that of other companies/REITs.

We believe that the comparable Ind AS metric to our EBITDA is profit for the year, and a reconciliation between these two is provided here:

(₹ in Mn)

Particulars	FY2024	FY2023
Profit for the year	**9,640.28**	5,059.58
Add: Tax expense	1,250.45	1,558.12
Profit before tax	**10,890.73**	**6,617.70**
Less: Share of profit after tax of equity accounted investee	(892.11)	(777.50)
Add: Depreciation expense	7,572.24	9,164.92
Add: Amortisation expense	2,117.65	2,119.24
Add: Finance costs	10,872.35	9,760.63
Add: Impairment loss	(836.75)	-
Earnings before equity accounted investee, finance costs, depreciation, amortisation, impairment loss and tax	**29,724.11**	**26,884.99**

Net Asset Value (NAV)

We use NAV internally as a performance measure and believe it provides useful information to investors regarding our financial condition. The computation of NAV is as prescribed under the REIT regulations.

This computation takes into account the Gross Asset Value (GAV) as arrived at by our independent external property valuers appointed under Regulation 21 of REIT regulations, along with the recorded book values of other assets as well as all other liabilities recorded in the financial statements to arrive at the NAV.

Our Statement of Net Assets at Fair Value as of the dates indicated, at a consolidated level, along with the NAV per unit is set forth here:

Statement of Net Assets at Fair Value

(₹ in Mn)

Particulars	FY2024	FY2023	Variance %
Gross asset value (GAV)	5,55,005.26	514,141.14	8%
Other assets	65,579.39	80,460.68	(18)%
Other liabilities	(2,39,923.84)	(220,294.35)	9%
NAV	**3,80,660.81**	**3,74,307.47**	**2%**
NAV per unit	**401.59**	**394.88**	**2%**

L.Anuradha and iVAS Partners in conjunction with value assessment services undertaken by Cushman & Wakefield and CBRE South Asia Pvt. Ltd carried out our property valuation as an independent valuer for March 31, 2024 & March 31, 2023 respectively. As at 31 March 2024, the GAV of our portfolio is Rs.5,55,005.26 million with ~93% of value from core commercial office segment and with over 76% of value from Bengaluru, underpinning Embassy REIT's asset quality.

Asset-wise GAV, along with the key assumptions used in the valuation are provided here:

Commercial Offices		Leasable Area (msf)						Rent (Rs psf pm)			GAV[5] as of Mar-24 (₹ mn)		
Asset	Location	Completed	Under Construction	Proposed Development	Total	WALE (yrs)	Occupancy (%)[1]	In-place	Market	MTM (%)	Completed	Under Construction	% of total
Embassy Manyata	Bangalore	12.4	2.8	0.4	15.6	7.0	87%	82	96	17%	184,598	27,024	38%
Embassy TechVillage	Bangalore	7.3	2.3	-	9.6	8.1	96%	81	96	19%	103,005	21,565	22%
Embassy GolfLinks[2]	Bangalore	3.1	-	-	3.1	7.4	95%	149	155	4%	37,240	-	7%
Embassy One	Bangalore	0.3	-	-	0.3	8.6	82%	144	147	2%	5,390	-	1%
Embassy Business Hub	Bangalore	0.4	1.0	-	1.4	14.6	92%	57	65	14%	3,950	1,793	1%
Bangalore Sub-total		**23.5**	**6.1**	**0.4**	**3-**	**7.5**	**91%**	**91**	**104**	**14%**	**334,184**	**50,383**	**69%**
Express Towers	Mumbai	0.5	-	-	0.5	4.1	96%	268	285	7%	18,935	-	3%
Embassy 247	Mumbai	1.2	-	-	1.2	3.9	100%	110	115	4%	19,075	-	3%
FIFC	Mumbai	0.4	-	-	0.4	3.0	100%	320	290	(9%)	14,977	-	3%
Mumbai Sub-total		**2.0**	**-**	**-**	**2.0**	**3.7**	**99%**	**184**	**185**	**1%**	**52,988**	**-**	**10%**
Embassy TechZone	Pune	3.0	-	2.4	5.5	4.3	78%	54	48	(11%)	21,792	2,345	4%
Embassy Quadron	Pune	1.9	-	-	1.9	4.6	54%	54	48	(10%)	11,398	-	2%
Embassy Qubix	Pune	1.5	-	-	1.5	4.3	68%	47	48	2%	9,521	-	2%
Pune Sub-total		**6.4**	**-**	**2.4**	**8.8**	**4.4**	**69%**	**52**	**48**	**(8%)**	**42,711**	**2,345**	**8%**
Embassy Oxygen	Noida	3.3	-	-	3.3	8.4	58%	54	48	(11%)	23,826	-	4%
Embassy Galaxy	Noida	1.4	-	-	1.4	7.9	97%	44	48	8%	9,894	-	2%
Noida Sub-total		**4.6**	**-**	**-**	**4.6**	**8.2**	**69%**	**50**	**48**	**(4%)**	**33,720**	**-**	**6%**
Sub-Total (Commercial Offices)		**36.5**	**6.1**	**2.8**	**45.4**	**6.8**	**85%**	**87**	**96**	**10%**	**463,602**	**52,727**	**93%**

Hospitality		Keys					GAV[5] as of Mar-24 (₹ mn)		
Asset	Location	Completed	Under Construction	Proposed Development	Total	Occupancy (%)[1]	Completed	Under Construction	% of total
Hilton at Embassy GolfLinks	Bangalore	247 Keys	-	-	247 Keys	70%	6,341	-	1%
Four Seasons at Embassy One	Bangalore	230 Keys	-	-	230 Keys	47%	9,077	-	2%
Hilton and Hilton Garden Inn at Embassy Manyata	Bangalore	619 Keys	-	-	619 Keys	69%	13,868	-	2%
Hilton and Hilton Garden Inn at Embassy TechVillage	Bangalore	-	518 Keys		518 Keys	NA	-	1,576	0%
Sub-Total (Hospitality)		**1,096 Keys**	**518 Keys**	**-**	**1,614 Keys**	**64%**	**29,286**	**1,576**	**6%**

Others[3]		MW						GAV5 as of Mar-24 (₹ mn)		
Asset	Location	Completed	Under Construction	Proposed Development	Total	Generated (mn units)[1]	Average Tariff[4]	Completed	Under Construction	% of total
Embassy Energy	Karnataka	100MW		-	100MW	53	8.0	7,813	-	1%
Sub-Total (Others)		**100MW**			**100MW**			**7,813**	**-**	**1%**
Total		**36.5 msf/1,096 Keys/100MW**	**6.1 msf/518 Keys**	**2.8 msf**	**45.4 msf/1,614 Keys/100MW**			**500,701**	**54,304**	**100%**

1) Represents occupancy as at March 31, 2024 for commercial offices (on completed area basis). Hospitality occupancy and units generated for Embassy Energy are for three months period ended March 31, 2024

2) Details include 100% of Embassy GolfLinks except Gross Asset Value (GAV) which reflects only our 50% economic interest in Embassy GolfLinks and accounts for only the proportionate profits of Embassy GolfLinks basis the equity method

3) Comprises Solar Park located at Bellary district, Karnataka

4) Average blended realised tariff for the quarter ended March 31, 2024

5) Gross Asset Value (GAV) considered per March 31, 2024, valuation undertaken by Ms. L. Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually

Liquidity and Capital Resources

Overview

Our liquidity position of ₹13 bn which includes cash equivalents as well as undrawn committed facilities and lower Net debt to GAV of 29% clears our pathways towards accelerating growth.

Financial resources

As of March 31, 2024, we had cash and cash equivalents of ₹10,113.73 million. Cash and cash equivalents primarily consist of cash on hand; balances with banks in current accounts, escrow accounts and deposit accounts with original maturity below three months. Primarily, our liquidity requirements have been to fund construction and asset upgrades. We expect to meet our working capital and other liquidity requirements for the next 12 months from (i) cash and bank balances; (ii) cash flows from our business operations; (iii) short term and long term loans from banks and financial institutions, we believe that we will have sufficient working capital to fulfil our present requirements for the next 12 months.

This table depicts a selected summary of our statement of cash flows for the periods indicated:

Cash flows

(₹ in Mn)

Particulars	FY2024	FY2023
Cash generated from operating activities	25,908.96	25,655.10
Net cash flow used in investing activities	(11,797.32)	(16,696.43)
Net cash used in financing activities	(12,171.39)	(8,689.52)
Net increase/(decrease) in cash and cash equivalents	**1,940.25**	**269.15**
Cash and cash equivalents at the beginning of the year	8,173.48	5,884.49
Cash and cash equivalents acquired due to asset acquisition	-	2,019.84
Cash and cash equivalents at the end of the year	**10,113.73**	**8,173.48**

Cash generated from operating activities

Net cash generated from operating activities for FY2024 was ₹25,908.96 million. Our profit before share of profit of equity accounted investee and tax was ₹9,998.62 million which was adjusted for non-cash items and items relating to financing and investing activities as well as other non-cash items and movement in working capital by a net amount of ₹15,910.34 million. This increase is in line with the growth in net operating income of 8% and EBITDA of 11% in FY2024.

Adjustments to reconcile profit before tax to net cash flows were primarily for depreciation and amortisation expense amounting to ₹9,689.89 million, finance costs amounting to ₹10,872.35 million, impairment loss reversal (net of depreciation) of ₹836.75 million, interest income of ₹1,305.60 million and gain on sale of property, plant and equipment / investment properties (net) of ₹132.85 million.

Working capital adjustments primarily comprised an increase in trade receivables of ₹203.45 million and trade payables of ₹35.64 million, partially offset by a decrease in other financial assets (current and non-current) of ₹266.05 million, other assets (current and non-current) of ₹313.37 million and other financial liabilities (current and non-current) of ₹711.29 million. In addition, we paid income tax of ₹1,027.75 million during FY2024.

Net cash flow used in investing activities

Our net cash flow used in investing activities for FY2024 was ₹11,797.32 million, primarily due to payment for purchase of investment properties, property, plant and equipment and intangibles including capital work-in-progress and investment property under development amounting to ₹16,293.80 million. Such purchases were primarily deployed towards under construction blocks which include Block 8 at Embassy TechVillage, M3 Block A and B at Embassy Manyata, Tower 1 at Embassy Oxygen, capital expenditure spends towards various infrastructure and upgrade projects across our parks including roof top solar projects and the master plan upgrades at multiple assets. Such cash outflows were partially offset by receipt of interest on bank and other security deposits and cash inflows from the repayment of investment in debentures of ₹1,457.83 million, interest received from investment in debentures of GLSP of ₹1,706.66 million.

Net cash used in financing activities

Our net cash used in financing activities in FY2024 was ₹12,171.39 million, primarily due to the repayment of borrowings of ₹69,419.62 million, payment of interest on our borrowings of ₹11,200.31 million and distributions to our unitholders of ₹20,589.74 million, payment of lease liability of ₹28.04 million, partially offset by a cash generated from financing activities of ₹89,066.31 million from the proceeds of our borrowings.

Distributions

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to the Unitholders not less than 90% of the Net Distributable Cash Flows (NDCF) of Embassy Office Parks REIT and the current policy of the Manager is to comply with such requirement. The NDCF is calculated in accordance with the REIT Regulations and in the manner provided in the NDCF framework defined by the Manager. The aforesaid NDCF 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 SPVs/Holding Company, (ii) Principal repayment of Shareholder Debt, (iii) dividend declared by the SPVs/Holding Company and received by Embassy Office Parks REIT and (iv) Proceeds from sale of any Embassy REIT assets. Since Embassy Office Parks REIT endeavors to quarterly distributions, any shortfall as regards minimum quarterly distribution by the SPVs and Holding Company to Embassy Office Parks REIT, post interest paid on Shareholder Debt, Interim Dividend payments and Principal repayment of Shareholder Debt, would be done by declaring dividend, to the extent permitted under the Companies Act, 2013. SEBI has issued Revised framework for computation of Net Distributable Cash Flow (NDCF) by Real Estate Investment Trusts (REITs) dated December 06, 2023 which is effective from April 1, 2024.

The Board of Directors of the Manager to the Trust have declared a cumulative distribution of ₹20 billion or ₹21.33 per unit for FY2024 and cumulative distribution of ₹99 billion since listing.

Borrowings

During the year, ₹41,000 million of debt was due for maturity, which was successfully refinanced at an average rate of 8.2%. Proactively refinanced an additional ₹31,000 million of debt with lower rate instruments and achieved 103 bps proforma interest savings. These refinances were done through a combination of listed debentures, bank loans and first-time commercial paper; all of which had rates locked in for less than 2 years on average. This tactical approach was followed to benefit from any turn in the rate cycle. Our net debt book now totals ₹162,729 million, implying a 29% leverage ratio and a 7.8% in-place cost. Also, less than 2% of our debt matures in the first half of the financial year, limiting any refinancing exposure.

Embassy TechVillage, Bengaluru

This table presents a breakdown of borrowings as at March 31, 2024 and the corresponding ratios:

Debt analysis

(₹ in Mn)

Description	Rating	Fixed/ Floating	Total Facility	Balance Facility	Out-standing Principal	Amor-tised Cost	Interest Rate	Maturity Date	Principal Repayment Schedule FY25	FY26	FY27	FY28	FY29	FY30 & Beyond	Total
At REIT															
Embassy Office Parks REIT Series IV NCD	CRISIL AAA/ Stable	Fixed	3,000	-	3,000	2,987	6.80%	Sep-26(1)	-	-	3,000	-	-	-	3,000
Embassy Office Parks REIT Series V NCD (Tranche A)	CRISIL AAA/ Stable	Fixed	20,000	-	20,000	19,974	6.25%	Oct-24(2)	20,000	-	-	-	-	-	20,000
Embassy Office Parks REIT Series V NCD (Tranche B)	CRISIL AAA/ Stable	Fixed	11,000	-	11,000	10,962	7.05%	Oct-26(3)	-	-	11,000	-	-	-	11,000
Embassy Office Parks REIT Series VI NCD	CRISIL AAA/ Stable	Fixed	10,000	-	10,000	9,968	7.35%	Apr-27(4)	-	-	-	10,000	-	-	10,000
Embassy Office Parks REIT Series VII NCD	CRISIL AAA/ Stable	Fixed	10,500	-	10,500	10,480	7.77%	Jun-25(5)	-	10,500	-	-	-	-	10,500
Embassy Office Parks REIT Series VIII NCD	CRISIL AAA/ Stable CARE AAA/Stable	Fixed	5,000	-	5,000	4,998	8.10%	Aug-28(6)	-		-	-	5,000	-	5,000
Embassy Office Parks REIT Series IX NCD	CRISIL AAA/ Stable	Fixed	5,000	-	5,000	4,997	8.03%	Sep-25(7)	-	5,000	-	-	-	-	5,000
EOP REIT Series X NCD	CRISIL AAA/ Stable	Fixed	10,000	-	10,000	9,994	8.17%	Sep-25	-	10,000	-	-	-	-	10,000
EOP REIT - CP Tranche I	CRISIL A1+ / CARE A1+	Fixed	2,500	-	2,460	2,459	8.20%	Jun-24	2,460	-	-	-	-	-	2,460
EOP REIT - CP Tranche II	CRISIL A1+ / CARE A1+	Fixed	7,500	-	7,057	7,055	8.30%	Jan-25	7,057	-	-	-	-	-	7,057
Term Loan	-	Floating	10,000	-	7,600	7,574	8.24%	Feb-35	-	-	57	712	771	6,061	7,600
Sub-total (A)			**94,500**	**-**	**91,617**	**91,447**	**7.44%**		**29,517**	**25,500**	**14,057**	**10,712**	**5,771**	**6,061**	**91,617**
At SPV															
VTPL Series I NCD (Green Bond)	CRISIL AAA/ Stable	Fixed	4,950	-	4,950	4,945	7.65%	Aug-25(8)	-	4,950	-	-	-		4,950
MPPL Series I NCD (Embassy Manyata)	CARE AAA/ Stable	Fixed	10,250	-	10,250	10,179	7.90%	Oct-26	-	-	10,250	-	-		10,250
ECPL Series I NCD	CRISIL AAA/ Stable	Fixed	2,500	-	2,500	2,490	8.10%	May-26(9)	-	-	2,500	-	-		2,500
Term Loan (Embassy Manyata)	NA	Floating	9,000	-	8,998	8,985	8.10%	Feb-39	63	102	240	287	352	7,955	8,998
Term Loan (Embassy Manyata)	CRISIL AAA/ Stable	Floating	1,380	-	1,380	1,356	8.60%	May-33	1	3	3	6	24	1,344	1,380
Term Loan (Embassy Manyata)	CRISIL AAA/ Stable	Floating	5,500	-	4,871	4,846	8.60%	May-31	-	198	396	791	989	2,497	4,871
Term Loan (Embassy Manyata)	CRISIL AAA/ Stable	Floating	5,880	1,380	4,434	4,424	8.55%	Dec-37	77	100	115	147	237	3,758	4,434
Term Loan (Embassy Manyata)	CRISIL AAA/ Stable	Floating	5,000	-	5,000	4,997	8.25%	Sep-26			5,000				5,000
Term Loan (Embassy Manyata)	CRISIL AAA/ Stable	Floating	3,500	-	3,479	3,460	8.00%	Aug-38	43	55	67	72	107	3,135	3,479
Term Loan (Embassy Manyata)	NA	Floating	4,500	3,500	1,000	1,000	8.47%	Mar-26	-	1,000	-	-	-	-	1,000
Term Loan (Embassy TechVillage)	CARE AAA/ Stable	Floating	7,212	-	7,212	7,197	8.36%	Oct-25	-	7,212	-	-	-		7,212
Term Loan (Embassy TechVillage)	CARE AAA/ Stable	Floating	3,000	-	2,954	2,954	8.62%	Oct-25	30	2,924	-	-	-	-	2,954
Construction Finance (Embassy TechVillage)	CRISIL AAA/ Stable	Floating	6,670	2,850	3,820	3,808	8.70%	Dec-25	-	3,820	-	-	-	-	3,820
Term Loan (Embassy Quadron)	NA	Floating	3,000	-	3,000	2,996	8.35%	Jan-27	-	-	3,000	-	-	-	3,000
Term Loan (Embassy Quadron)	NA	Floating	4,500	-	4,452	4,445	8.35%	Jan-39	75	111	125	151	195	3,796	4,452
Term Loan (Embassy Oxygen)	CARE AAA/ Stable	Floating	2,000	-	1,999	1,999	8.09%	Nov-24	15	20	20	20	50	1,874	1,999
Term Loan (Embassy Business Hub)	CRISIL AAA/ Stable	Floating	2,750	-	2,750	2,746	8.53%	Mar-25	2,750	-	-	-	-	-	2,750
Overdraft Facility (Various)	CARE AAA/ Stable	Floating	3,775	-	3,775	3,750	8.91%	Jul-25	225	2,550	1,000	-	-	-	3,775
Others	-	-	109		55	55		Various	55	-	-	-	-	-	55
Sub-total (B)			**85,476**	**7,730**	**76,880**	**76,633**	**8.27%**		**3,334**	**23,045**	**22,715**	**1,473**	**1,953**	**24,360**	**76,880**
Total (A+B)			**1,79,976**	**7,730**	**1,68,497**	**1,68,080**	**7.82%**		**32,851**	**48,545**	**36,771**	**12,185**	**7,724**	**30,420**	**1,68,497**

1) Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis at any time on a specified call option date (between March 2026 to August 2026) subject to terms of the Debenture Trust Deed
2) Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis at any time on a specified call option date (between April 2024 to July 2024) subject to terms of the Debenture Trust Deed
3) Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis at any time on a specified call option date (between April 2026 to July 2026) subject to terms of the Debenture Trust Deed
4) Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis on a specified call option date (October 2026) subject to terms of the Debenture Trust Deed
5) Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis on a specified call option date (March 2025) subject to terms of the Debenture Trust Deed
6) Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis on a specified call option date (February 2028) & (May 2028) subject to terms of the Debenture Trust Deed
7) Embassy REIT has option to redeem all or part of the debentures on a pro-rata basis on a specified call option date (June 2025) subject to terms of the Debenture Trust Deed
8) VTPL has option to redeem all or part of the debentures on a pro-rata basis at any time on a specified call option date (April 2025 to June 2025) subject to terms of the Debenture Trust Deed
9) ECPL has option to redeem all or part of the debentures on a pro-rata basis at any time on a specified call option date (January 2026 to March 2026) subject to terms of the Debenture Trust Deed

Key leverage metrics

Our key leverage metrics are:

(₹ in Mn)

Particulars	FY2024	FY2023
Net debt to TEV (%)	32	33
Net debt to GAV (%)	29	28
Net debt to EBITDA	4.9x	4.7x
Interest coverage ratio		
- excluding capitalised interest	2.8X	2.9x
- including capitalised interest	2.4X	2.7x
Available debt headroom (₹in Bn)	106	104

We continue to maintain a strong liquidity position of ₹13 billion and a low leverage of 29% Net Debt to Gross Asset Value (GAV). Considering our AAA credit rating, additional proforma headroom of ₹106 billion and our ability to raise debt at competitive rates, we are in a strong position to pursue growth through on campus development and accretive acquisitions.

Capital expenditures and capital investments

Historical capital expenditure

Capital expenditure comprises additions during the year to property, plant and equipment, capital-work- in progress, investment property and investment property under development.

In FY2024, we incurred capital expenditure of ₹16,293.80 million, primarily towards (a) construction of 6.1 msf of under construction blocks which include Block 8 at Embassy TechVillage, M3 Block A and B, Block D1, D2 and L4 at Embassy Manyata, (b) capital expenditure spendings towards various infrastructure and upgrade projects across our parks including solar projects and the master plan upgrades and leasing area upgrades at various assets.

Planned capital expenditure[1]

This table presents the development status and balance costs to be spent for development projects in progress as at March 31, 2024.

Asset	Projects	Development Area (msf)	Development Keys	Pre-committed/ Leased[2] Area (%)	Occupier[3]	Estimated Completion Date	Balance cost to be spent (₹ mn)
Base-Build Projects (Completed)							
Embassy Business Hub	Phase 1 - Philips BTS	0.4	NA	92%	Philips	Completed in Nov-23	151
Embassy Oxygen	Tower 1	0.7	NA	29%	Pacific BPO, American Banking Major	Completed in Mar-24[4]	102
Sub-total		**1.2**	**NA**	**52%**			**253**
Base-Build Projects (Under Construction)							
Embassy TechVillage	Block 8	1.9	NA	61%	JP Morgan, US based tech company[5]	Oct - Dec-24	4,613
Embassy Manyata[6]	M3 Block B	0.6	NA	100%	ANZ[7]	Mar-25	825
Embassy Manyata	Block L4	0.8	NA	100%	American Retail Major	Sep-25	2,592
Embassy TechVillage	Hilton Hotels	NA	518	NA	NA	Mar-26	8,067
Embassy Manyata	Block D1 & D2 Redevelopment	1.4	NA	56%	Australian Banking Major[8]	Feb-26	6,300
Embassy TechVillage	Block 6	0.4	NA	-	-	Dec-26	1,987
Embassy Business Hub	Phase 2	1.0	NA	-	-	Sep-27	6,022
Sub-total		**6.1**	**518**	**55%**			**30,406**
Infrastructure and Upgrade Projects[9,10]							
Embassy Manyata	C1 Refurbishment	NA	NA	NA	NA	May-24	192
Embassy Manyata	F2 Refurbishment	NA	NA	NA	NA	Sep-24	1,129
Embassy Manyata	G1 Refurbishment	NA	NA	NA	NA	Sep-24	350
Embassy TechVillage	Metro Works	NA	NA	NA	NA	Mar-27	1,000
Embassy Business Hub	Food Court	NA	NA	NA	NA	Sep-24	166
Embassy TechVillage	Master Plan Upgrade	NA	NA	NA	NA	Sep-24	125
Others	Various	NA	NA	NA	NA	Various	4,048
Sub-total		**NA**	**NA**	**NA**			**7,010**
Total (Under Construction)		**6.1**	**518**	**55%**			**37,668**

Notes for Development in Progress:

1) Excludes GolfLinks as it is a portfolio investment
2) Excludes all expansion options available to the occupier
3) Actual legal entity name may differ
4) Occupancy Certificate received post quarter closure
5) Expansion Option of 275 k sf available with US-based tech company
6) During the financial year ended 31 March 2020, to consolidate the M3 land parcel within Embassy Manyata campus, MPPL and EPDPL entered into another co-development agreement whereby EPDPL shall develop 0.6 msf M3 Block B warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of ₹7,367 million, of which ₹6,533.20 million has already been paid as of 31 March 2024 (31 March 2023: ₹5,411.90 million) and balance is to be disbursed linked to achievement of development milestones. Furthermore, as per the co-development agreement, during the period of construction, EPDPL is obligated to pay interest to MPPL on the amount of the Development Consideration disbursed by MPPL to EPDPL. There has been delay in project development as per the planned construction timeline, as the acquisition of necessary development rights and certain building approvals are yet to be received and are currently being pursued by EPDPL. Site works have been initiated and are underway and the revised estimated date of completion and obtaining occupancy certificate is now March 2025. A pending regulatory approval has been received which will facilitate access to development rights enabling the completion of the construction subject to receipt of certain other pending regulatory approval and agreement on commercials. Basis EPDPL's representation, the Group is confident of timely completion of the property under development after obtaining pending regulatory approvals.
   As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be trued up/down accordingly upon project completion and final handover.
   MPPL has obtained mortgage of 8.1 acres of land as security against the consideration paid till date.
7) ANZ Support Services India Private Limited
8) Expansion Option of 313 k sf available
9) Over the next 3 years
10) Includes select infrastructure and upgrade projects across the portfolio such as Solar Rooftop, Lobby upgrades, Food Court, refurbishments amongst various others

Embassy Manyata, Bengaluru

Off-balance sheet arrangements and contingent liabilities

We do not have any material off-balance sheet arrangements. The table below sets forth our contingent liabilities as of March 31, 2024

Off-balance sheet arrangements and contingent liabilities

(₹ in Mn)

Particulars	FY2024	FY2023
Claims not acknowledged as debt in respect of Income Tax matters	276.07	252.94
Claims not acknowledged as debt in respect of Indirect Tax matters	707.36	772.09
Claims not acknowledged as debt in respect of Property Tax matters	3,418.89	3,418.89

Risk Management

We are the owner of a high-quality office portfolio in India that serves as essential corporate infrastructure to multinational tenants and has significant embedded growth prospects. The growth of domestic companies has resulted in robust demand for commercial office space and strong growth across India's major office markets. We are highly dependent on the prevailing economic conditions in India and our results of operations are significantly affected by factors influencing the Indian economy. Further, the real estate sector in India including REITs is heavily regulated. We are also subject to environmental, health and safety regulations in the ordinary course of our business. These and many other factors might affect our business, results of operations or financial condition. We are committed to maintaining our strong corporate governance standards and have a robust risk management framework in place to address risks that arise from the economic, operational, social and environmental ecosystems that we operate in.

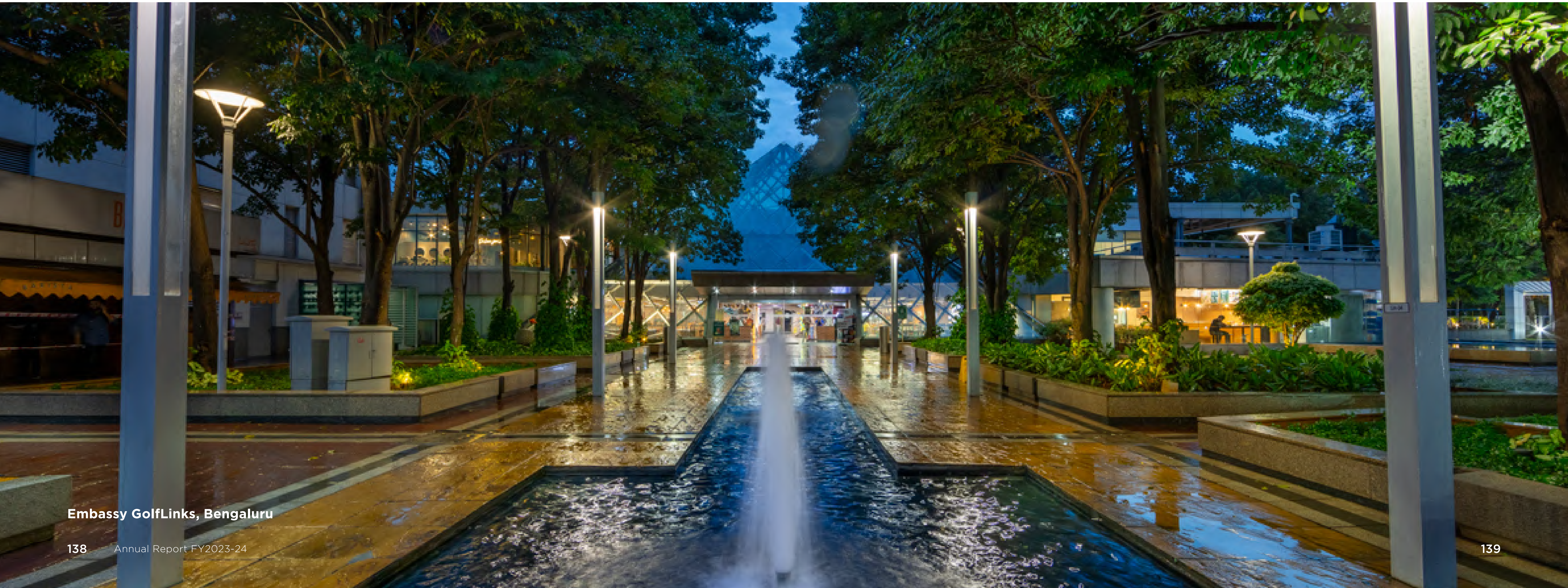
The Board of Directors of the Manager of Embassy Office Parks Group has overall responsibility for the establishment and oversight of the Embassy Office Parks Group's risk management framework. The Embassy Office Parks Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Board of Directors of the Managers of Embassy Office Parks Group oversees how management monitors compliance with the Group's risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the group. The Audit Committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad-hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

Internal financial control systems

Embassy REIT has a strong internal financial control system to manage its operations, financial reporting, and compliance requirements. The Manager has clearly defined roles and responsibilities for all managerial positions. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information. All business parameters are regularly monitored, and effective steps are taken to control them.

Embassy REIT has appointed one of the Big4 firms to conduct internal audit of its activities. The internal audit plan is reviewed each year and is approved by the audit committee. The internal audit is focused on review of internal controls and operational risk in the business of Embassy REIT. Embassy REIT takes a proactive approach to risk management, making it an integral part of our business both strategically and operationally. Our objective is optimisation of opportunities within the known and agreed risk appetite levels set by our Board. We take measured risks in a prudent manner for justifiable business reasons. Our ERM framework encompasses all our risks such as strategic, operational, and compliance risks. Appropriate risk indicators are used to identify these risks proactively. A robust internal control system and an effective, independent review and audit process underpin our ERM Framework.

While management is responsible for the design and implementation of effective internal controls using a risk-based approach, external consultant reviews such design and implementation to provide reasonable assurance on the adequacy and effectiveness of the risk management and internal control systems. The Audit Committee and the Board of Directors periodically reviews the adequacy and effectiveness of internal financial control systems and suggests improvements to further strengthen them. The internal financial control systems are adequate and operating effectively as at March 31, 2024. The effectiveness of the internal control over financial reporting for each of the SPVs as at March 31, 2024 has been attested by the respective statutory auditors of SPVs who expressed an unqualified opinion on the effectiveness of each SPV's internal control over financial reporting as of March 31, 2024.



Embassy GolfLinks, Bengaluru

Report on Corporate Governance

Overview

Embassy Office Parks REIT ("**Embassy REIT**") seeks to ensure a high standard of corporate governance consistent with global best practices. Our governance framework emphasises accountability, transparency and integrity, with a view to maximising Unitholder value. Embassy REIT has in place a comprehensive set of compliance policies to implement this corporate governance framework.

Authorisation Structure

Embassy REIT was settled on March 30, 2017 at Bengaluru, Karnataka, India as an irrevocable trust under the provisions of the Indian Trusts Act, 1882, pursuant to a trust deed dated March 30, 2017 as amended on September 11, 2018 and February 29, 2024. Embassy REIT was registered with SEBI on August 3, 2017 as a real estate investment trust under Regulation 3(1) of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 ("**REIT Regulations**") having registration number IN/REIT/17-18/0001. Embassy Sponsor and Blackstone Sponsor are the sponsors of Embassy REIT. Units of Embassy REIT were listed on National Stock Exchange of India Limited ("**NSE**") and BSE Limited ("**BSE**") on April 1, 2019.

Manager

Embassy Office Parks Management Services Private Limited ("**EOPMSPL**" or "**Manager**") is the Manager to Embassy REIT. The Manager is a private limited company incorporated in India under the Companies Act, 1956 on January 31, 2014, at Bengaluru, Karnataka. EOPMSPL is held by Embassy Sponsor and certain entities forming part of the Blackstone Sponsor Group with the shareholding of 51% and 49%, respectively. The Manager's role is to manage Embassy REIT and its assets in accordance with the Trust Deed, the Investment Management Agreement and the REIT Regulations in the interests of Unitholders.

Trustee

Axis Trustee Services Limited is the Trustee of Embassy REIT. The Trustee is a registered intermediary with SEBI under the Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993, as a debenture trustee with registration number IND000000494 which is valid until suspended or cancelled by SEBI. The Trustee is a wholly owned subsidiary of Axis Bank Limited.

The Trustee is not an Associate of either of the Sponsors or the Manager. The Trustee is responsible for holding the assets in trust for the benefit of the Unitholders.

Governance Statement

For the year ended March 31, 2024, the Manager and Embassy REIT have complied with the provisions of the Trust Deed, the REIT Regulations and the Corporate Governance policies.

Board of Directors and Management Constitution of the Board

a. The Manager has 6 (six) Directors. All the Directors of the Manager are Non-executive Directors, more than one half of which are Independent Directors including one Woman Director. The profiles of the Directors are set forth on pages 58-60 of this report.

   Mr. Jitendra Virwani was elected as the Chairperson of the Board of Directors of the Company for the FY2023-24.

   Mr. Jitendra Virwani, Non-executive director, is the father of Mr. Aditya Virwani, Non-executive director.

b. The Board is responsible for the overall management and governance of the Manager.

c. The Chief Executive Officer of the Manager is responsible for the day-to-day business operations and the management of the Manager and Embassy REIT, subject to the superintendence, control and direction of the Board of Directors of the Manager.

Meetings of the Board of Directors

a. Five Board Meetings were held during the year ended March 31, 2024, i.e., on April 27, 2023, July 26, 2023, September 29, 2023, October 26, 2023, and February 02, 2024. The necessary quorum was present through Audio-Visual Electronic Communication means in all the meetings. The time gap between any two board meetings was less than 120 days.

b. The Board meets at regular intervals to discuss and decide on policies and business strategy apart from other Board and compliance matters. Advance notice is given to all directors to schedule the Board meetings, including those held at shorter notice. The agenda and other related papers are circulated to the Directors ahead of the Meetings. The minutes of the meetings of all the Board and Committees are circulated to all the Directors and are finalised after incorporating comments of the Directors, if any. Unanimous decisions were carried through and there were no instances where any director expressed any dissenting views.

c. The Board and Committee meetings are scheduled in co-ordination with the offices of the directors. In case of special and urgent business needs, the Board's approval is taken by passing resolutions through circulation, subject to applicable law, which are noted and confirmed in the subsequent Board meeting.

d. None of the Directors is a member of more than ten Board level committees (considering only Audit Committee and Stakeholders' Relationship Committee) or Chairman of more than five committees across all public limited companies (listed or unlisted).

e. The Company has availed Directors and Officers Insurance for all its Directors, including Independent Directors of the Company.

f. The Board passed sixteen resolutions through circulation during the year ended March 31, 2024,which were subsequently noted by the Board in their meetings held on July 26, 2023, September 29, 2023, February 02, 2024 and April 06, 2024 and *inter-alia*, covering the matters as set out below:

   On June 14, 2023, the Board approved:

   (i) the Annual Report including the Management Discussion and Analysis of the financial condition and results of operation of Embassy REIT for the Financial Year ended March 31, 2023; and

   (ii) convening of the Fifth Annual Meeting of the Unitholders' of Embassy REIT and the Notice thereof.

   On August 25, 2023, the Board approved the revised Annual Action Plan in relation to CSR activities, for the FY2023-24.

   On September 04, 2023, the Board approved the provision of leasing management services by EOPMSPL to Embassy Property Developments Private Limited.

   On September 26, 2023, the Board:

   (i) approved, adopted and recommended the amended Articles of Association of EOPMSPL; and

   (ii) approved convening of an Extra-Ordinary General Meeting of EOPMSPL and the Notice thereof.

   On November 10, 2023, the Board approved the half- yearly report of Embassy REIT for the half-year ended September 30, 2023.

   On December 27, 2023, the Board approved the authorisation for delegation of powers to the Debenture Committee for availing any form of debt financing by Embassy REIT.

   On January 10, 2024, the Board approved the revised Annual Action Plan in relation to CSR activities, for the FY2023-24.

   On January 11, 2024, the Board accepted and took on record the resignation of Mr. Tuhin Parikh and Mr. Robert Christopher Heady, as Non-executive Non-independent Directors of EOPMSPL, with effect from January 11, 2024 and resignation of Mr. Asheesh Mohta as an Alternate Director to Mr. Robert Christopher Heady, with effect from January 10, 2024.

   On January 18, 2024, the Board approved the re-constitution of the Corporate Social Responsibility Committee and Investment Committee of EOPMSPL.

   On March 11, 2024, the Board approved the matrix for levying fines for the violation of the Code on unpublished price sensitive information and dealing in securities of the Embassy REIT.

   On March 27, 2024, the Board approved the revised Annual Action Plan in relation to CSR activities, for the FY2023-24

g. Performance Evaluation of the Board, its Committees and Individual Directors, including Independent Directors:

   The Board, in consultation with its Nomination & Remuneration Committee, has formulated a framework containing, inter-alia, the process, format, attributes and criteria for the performance evaluation of the entire Board, its committees and individual Directors, including Independent Directors. The framework is monitored, reviewed and updated by the Board, in consultation with the Nomination and Remuneration Committee.

   The Independent Directors had met separately on April 26, 2023, without the presence of Non-Independent Directors and the Management and discussed, inter-alia, the performance of Non- Independent Directors and the Board as a whole and the performance of the Chairperson of the Board of Directors of the Company after taking into consideration the views of Non-Independent Directors.

The table below sets out the number of Board and Unitholder meetings attended by each director:

Name of the Director	Category	Number of Board Meetings attended during the year ended March 31, 2024	Whether attended the Annual Meeting of the Unitholders held on July 12, 2023
Mr. Anuj Puri	Independent Non-executive Director	2	Yes
Mr. Vivek Mehra	Independent Non-executive Director	5	Yes
Dr. Ranjan Pai	Independent Non-executive Director	5	No
Dr. Punita Kumar-Sinha	Independent Non-executive Director	5	Yes
Dr. Anoop Kumar Mittal	Independent Non-executive Director	3	NA
Mr. Jitendra Virwani	Non-independent Non-executive Director	5	Yes
Mr. Aditya Virwani	Non-independent Non-executive Director	5	Yes
Mr. Tuhin Parikh	Non-independent Non-executive Director	4	No
Mr. Robert Christopher Heady	Non-independent Non-executive Director	3	Yes
Mr. Asheesh Mohta	Non-independent Non-executive Director	1	NA

Notes:

1. Mr. Anuj Puri ceased to be an Independent Non-executive Director of the Manager with effect from August 06, 2023, upon completion of his tenure.
2. Dr. Anoop Kumar Mittal was appointed as an Independent Non-executive Director of the Manager with effect from August 06, 2023.
3. Mr. Asheesh Mohta ceased to be a Non-independent Non- Executive Director of the Manager with effect from January 10, 2024, due to resignation.
4. Mr. Tuhin Parikh and Mr. Robert Christoper Heady ceased to be Non-independent Non- Executive Directors of the Manager with effect from January 11, 2024, due to resignation.

    I. The Manager held all its Board and Committee meetings, for the year ended March 31, 2024, through Audio-Visual Electronic Communication. The Fifth Annual Meeting of Unitholders of Embassy REIT held on July 12, 2023, was held physically and also through Audio-Visual Electronic Communication.

    II. As on March 31, 2024, the following members of the Board held units in Embassy REIT.

Name	Category	Number of Embassy REIT Units held
Mr. Vivek Mehra	Independent Non-executive Director	6,400
Mr. Aditya Virwani	Non-independent Non-executive Director	5,200

Committees Constituted by the Board

The Board has constituted nine (9) committees. The composition and terms of reference of each of those committees is set forth below:

Committee	Composition: Name	Category
Audit Committee	Mr. Vivek Mehra – Chair	Independent Non-executive Director
	Dr. Anoop Kumar Mittal	Independent Non-executive Director
	Dr. Punita Kumar-Sinha	Independent Non-executive Director
	Dr. Ranjan Pai	Independent Non-executive Director
	Mr. Jitendra Virwani	Non-independent Non-executive Director
Nomination and Remuneration Committee	Dr. Ranjan Pai – Chair	Independent Non-executive Director
	Mr. Vivek Mehra	Independent Non-executive Director
	Dr. Anoop Kumar Mittal	Independent Non-executive Director
Stakeholders' Relationship Committee	Dr. Punita Kumar-Sinha – Chair	Independent Non-executive Director
	Mr. Aditya Virwani	Non-independent Non-executive Director
	Mr. Vivek Mehra	Independent Non-executive Director
Corporate Social Responsibility Committee	Dr. Punita Kumar-Sinha – Chair	Independent Non-executive Director
	Mr. Aditya Virwani	Non-independent Non-executive Director
	Mr. Jitendra Virwani	Non-independent Non-executive Director
Risk Management Committee	Mr. Vivek Mehra – Chair	Independent Non-executive Director
	Dr. Ranjan Pai	Independent Non-executive Director
	Dr. Punita Kumar-Sinha	Independent Non-executive Director
	Dr. Anoop Kumar Mittal	Independent Non-executive Director
	Mr. Jitendra Virwani	Non-independent Non-executive Director
Investment Committee	Dr. Ranjan Pai – Chair	Independent Non-executive Director
	Dr. Anoop Kumar Mittal	Independent Non-executive Director
	Mr. Vivek Mehra	Independent Non-executive Director
	Mr. Jitendra Virwani	Non-independent Non-executive Director
Debenture Committee	Mr. Aditya Virwani	Non-independent Non-executive Director
	Mr. Aravind Maiya	Chief Executive Officer
	Mr. Abhishek Agrawal	Chief Financial Officer
Securities Committee	Mr. Aditya Virwani	Non-independent Non-executive Director
	Dr. Anoop Kumar Mittal	Independent Non-executive Director
	Mr. Jitendra Virwani	Non-independent Non-executive Director
Management Committee	Mr. Aravind Maiya	Chief Executive Officer
	Mr. Ritwik Bhattacharjee	Chief Investment Officer
	Mr. Abhishek Agrawal	Chief Financial Officer

Environment, Social and Governance ("ESG")

An Environment Social and Governance (ESG) Committee has been established to drive ESG initiatives and compliances. The ESG Committee is a cross- functional management committee of the Manager. It is chaired by the Chief Executive Officer of the Manager. The Committee reports to the Management Committee and the Chairperson of the ESG Committee is responsible to provide the ESG update to the Board every quarter.

The Committee is responsible for aligning Embassy REIT's ESG objectives along with its business objectives by creating a periodic Environmental, Social and Governance roadmap for achieving the Embassy REIT's goals and targets. The Committee is responsible for overseeing all ESG initiatives. It plays a pivotal role in analysing current and emerging ESG trends that may have an impact on business, operations, performance, stakeholders needs and interests, and advising the Board on appropriate actions for the same.

Audit Committee — Terms of Reference

The terms of reference of the Audit Committee is set out below:

a. Providing recommendations to the Board of Directors regarding any proposed distributions;

b. Overseeing the Embassy REIT's financial reporting process and disclosure of its financial information to ensure that its financial statements are correct, sufficient and credible;

c. Giving recommendations to the Board of Directors regarding appointment, re-appointment and replacement, remuneration and terms of appointment of the statutory auditors of the Embassy REIT and the audit fee, subject to the approval of the Unitholders (if required under applicable law);

d. Reviewing and monitoring the independence and performance of the statutory auditors of the Embassy REIT, and effectiveness of audit process;

e. Approving payments to statutory auditors of the Embassy REIT for any other services rendered by such statutory auditors;

f. Reviewing the annual financial statements and auditors' report thereon of the Embassy REIT, before submission to the Board of Directors for approval, with particular reference to:

   i. changes, if any, in accounting policies and practices and reasons for such change;

   ii. major accounting entries involving estimates based on the exercise of judgment by management;

   iii. significant adjustments made in the financial statements arising out of audit findings;

   iv. compliance with listing and other legal requirements relating to financial statements;

   v. disclosure of any related party transactions; and

   vi. modified opinions in the draft audit report;

g. reviewing, with the management, the quarterly financial statements before submission to the board for approval;

h. Reviewing, with the management, the statement of uses/application of funds raised through an issue of units or other securities (if applicable) by Embassy REIT (public issue, rights issue, preferential issue, etc.) and the statement of funds utilised for purposes other than those stated in the offer documents/notice, and making appropriate recommendations to the Board of Directors for follow-up action and monitoring the use of proceeds of offerings of securities of the Embassy REIT, as applicable;

i. Reviewing and monitoring the Embassy REIT's auditors' independence and performance, and effectiveness of the audit process;

j. Approval or any subsequent modifications of transactions of the Embassy REIT with related parties, as may be required under applicable law;

k. Scrutiny of inter-corporate loans and investments of the Embassy REIT, as applicable;

l. Reviewing valuation reports required to be prepared under applicable law, periodically, and as required, under applicable law.

m. Evaluating internal financial controls and risk management systems of the Embassy REIT;

n. Reviewing, with the management, the performance of statutory and internal auditors of the Embassy REIT, and adequacy of the internal control systems, as applicable;

o. Reviewing the adequacy of internal audit function of the Embassy REIT, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;

p. Reviewing the findings of any internal investigations by the internal auditors of Embassy REIT in matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board of Directors;

q. Reviewing the procedures put in place by the Manager for managing any conflict that may arise between the interests of the Unitholders, the parties to the Embassy REIT and the interests of the Manager, including related party transactions, the indemnification of expenses or liabilities incurred by the Manager, and the setting of fees or charges payable out of the Embassy REIT's assets;

r. Discussing with statutory auditors and valuers of the Embassy REIT prior to commencement of the audit or valuation, respectively, about the nature and scope, as well as post-audit/valuation discussion to ascertain any area of concern;

s. Reviewing and monitoring the independence and performance of the valuer of the Embassy REIT;

t. Giving recommendations to the Board of Directors regarding appointment, re-appointment and replacement, remuneration and terms of appointment of the valuer of the Embassy REIT;

u. Evaluating any defaults or delay in payment of distributions to the Unitholders or dividends/distributions by the Asset SPVs to the Embassy REIT and payments to any creditors of the Embassy REIT or the Asset SPVs, and recommending remedial measures;

v. Reviewing periodically the statement of related party transactions, submitted by the management;

w. Reviewing the Management letters/letters of internal control weaknesses issued by the statutory auditors of the Embassy REIT;

x. Discussion with internal auditors of the Embassy REIT of any significant findings and follow up there on (and the internal auditors may report directly to the Audit Committee);

y. To review the functioning of the whistle blower mechanism/vigil mechanism;

z. Approval of appointment of Chief Financial Officer after assessing the qualifications, experience and background, etc. of the candidate;

aa. Reviewing the utilisation of loans and/or advances from/investment by the Embassy REIT/holding company in the holding company/special purpose vehicle exceeding rupees 100 crores or 10% of the asset size of the subsidiary, whichever is lower, or such other thresholds as may be prescribed and as may be required under applicable law;

ab. Consider and comment on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the Embassy REIT and its Unitholders, to the extent applicable;

ac. To investigate any activity within its terms of reference, seek information from any employee, obtain outside legal or other professional advice and secure attendance of outsiders with relevant expertise, if it considers necessary;

ad. Periodic review compliance with the provisions of the Code on unpublished price sensitive information and dealing in securities of the Embassy REIT and Code of Practices and Procedures for Fair Disclosure in respect of the Embassy REIT, verification that the systems for internal control are adequate and are operating effectively and general supervision of the implementation of such Code;

ae. Formulating any policy for the Manager, as necessary, in relation to its functions, as specified above; and

af. Performing such other activities or functions as may be delegated by the Board of Directors of the Manager and/or prescribed under any applicable law.

The Audit Committee shall mandatorily review the following information:

a. management discussion and analysis of financial condition and results of operations;

b. statement of significant related party transactions (as defined by the Audit Committee), to the extent applicable, submitted by management;

c. management letters/letters of internal control weaknesses issued by the statutory auditors;

d. internal audit reports relating to internal control weaknesses; and

e. the appointment, removal and terms of remuneration of the chief internal auditor;

f. statement of deviations:

   (a) quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 and to the extent applicable, the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, together with the circulars, clarifications, guidelines and notifications issued thereunder, each as amended.

   (b) annual statement of funds utilised for purposes other than those stated in the offer document/prospectus/notice in terms of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 and to the extent applicable, the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, together with the circulars, clarifications, guidelines and notifications issued thereunder, each as amended.

Nomination and Remuneration Committee — Terms of Reference

The terms of reference of the Nomination and Remuneration Committee is set out below:

a. Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors of the Manager a policy relating to, the remuneration of the directors, key managerial personnel and other employees. For every appointment of an independent director, the Nomination and Remuneration Committee shall evaluate the balance of skills, knowledge and experience on the board of directors and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the board of directors for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Nomination and Remuneration Committee may:
    i. use the services of an external agencies, if required;
    ii. consider candidates from a wide range of backgrounds, having due regard to diversity; and
    iii. consider the time commitments of the candidates;

b. Formulation of criteria for evaluation of performance of independent directors and the board of directors;

c. Devising a policy on diversity of the board of directors of the Manager;

d. Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the board of directors their appointment and removal, to the extent required under applicable law;

e. Determining whether to extend or continue the term of appointment of the independent directors, on the basis of the report of performance evaluation of independent directors;

f. Ensuring that the level and composition of remuneration is reasonable and sufficient to attract, retain and motivate directors of the quality required to run the Manager successfully;

g. recommending to the board of directors, all remuneration, in whatever form, payable to senior management, to the extent required under applicable law;

h. Overseeing the administration and execution of any employee incentive scheme adopted in relation to the employees of the Company including the Employee Incentive Plan 2020 (“Plan 2020”), including matters relating to the settlement and administration of any employee welfare trusts. The role of the committee shall, inter alia, include determining the following:
    i. the eligibility criteria for employees eligible for incentives under the Plan 2020;
    ii. the terms and conditions of the awards granted under the Plan 2020, including the Deferred Unit awards and Performance Unit awards, including the criteria and performance parameters for the granting and vesting of such awards to eligible employees;
    iii. the number of tranches in which the awards are to be granted and the number of awards to be granted in each such tranche;
    iv. the quantum of awards to be granted to each employee under the Plan 2020;
    v. the timing of issuance of the letters of grant, vesting letters, or amendments or modifications thereto, determining the pool of units available for grant and the timing of contributions to such pool;
    vi. the number of awards if any, reserved for granting to new employees who would join the services of the Company;
    vii. specify the method, as applicable, which the Company shall use to value the awards;
    viii. lay down the procedure for cashless exercise of awards, if any;
    ix. provide for the grant, vesting and exercise of awards in case of eligible employees or awards holders who are on long leave or who have been seconded to any other company by the Company;
    x. the vesting and exercise period for the awards;
    xi. terms on which the awards would lapse on failure to Exercise within the relevant exercise period;
    xii. specifying the time period within which an employee shall exercise the vested awards in the event of termination or resignation of such employee;
    xiii. the conditions under which the vested awards may lapse, in case of termination of employment for fraud or misconduct;
    xiv. the treatment of unvested awards upon events including but not limited to, termination of employment or upon a director ceasing to hold office;
    xv. the procedure for surrender and cancellation of awards, if required;
    xvi. framing appropriate procedures and rules for granting, vesting and exercise of awards and amending, altering, modifying or rescinding such procedures and rules from time to time;
    xvii. ensuring submission of information, reports, etc., in connection with the Plan 2020 or the EWT, if required, to the recognised stock exchange(s) at stipulated periodical intervals or otherwise, as the case may be;
    xviii. obtaining permissions from, and making periodic reports, to regulatory authorities, as may be required, and ensuring compliance with applicable law;
    xix. laying down a method for satisfaction of any tax obligation arising in connection with the awards in compliance with applicable law;
    xx. provide for any statutory, contractual, regulatory or such other matters as may be necessary for the administration and implementation of the Plan 2020 in accordance with applicable law;
    xxi. finalise, approve and authorise executives of the Company to execute various agreements, deeds, writings, confirmations, undertakings, indemnities, letters or other documents, as may be necessary, under the common seal of the Company or otherwise, with any party including the Blackstone Sponsor Group and the Embassy Sponsor group, legal advisors, accountants, registrar and transfer agents, depositories, custodians, trustees, bankers, employees and/or others for the purposes of the Plan 2020 and accept modifications, changes and amendments to any such documents/agreements;
    xxii. formulation of suitable policies and systems to ensure that there is no violation of any applicable law;
    xxiii. such other matters, not captured above, which may be required in relation to the implementation of the Plan 2020 in accordance with applicable law and the terms set out herein;
    xxiv. formulate various sets of special terms and conditions under the Plan 2020 to apply to an employee (or his nominee or legal heir, as the case may be). Each of such sets of special terms and conditions under the Plan 2020 shall be restricted in their application to such employee (or his respective nominees/legal heirs). The Nomination and Remuneration Committee may also formulate separate sets of special terms and conditions to apply to each class or category of employees (or their respective nominees/legal heirs) and each of such sets of special terms and conditions shall be restricted in its application to such class or category of employees (or their respective nominees/legal heirs);
    xxv. the Nomination and Remuneration Committee may appoint a third party to administer the Plan 2020 and support employee communication, on its behalf; and
    xxvi. any and all the above matters in relation to any other employee incentive scheme that may be considered or adopted by the Company in the future.
    xxvii. delegate activities pertaining to any and all of the above matters to one or more persons as it may deem fit.

i. Performing such other activities or functions as may be delegated by the board of directors of the Manager and/or prescribed under any applicable law.

Stakeholders’ Relationship Committee — Terms of Reference

The terms of reference of the Stakeholders’ Relationship Committee is set out below:

a. Considering and resolving grievances of security holders of the Embassy REIT, including complaints related to the transfer or transmission of units, non-receipt of annual report and non-receipt of declared distributions, general meetings etc.;

b. Reviewing of any litigation related to Unitholders’ grievances;

c. Reporting specific material litigation related to Unitholders’ grievances to the Board of Directors;

d. Approving report on investor grievances, if any, to be submitted to the Trustee by the Manager;

e. Review of measures taken for effective exercise of voting rights by Unitholders;

f. Review of adherence to the service standards adopted by the Embassy REIT in respect of various services being rendered by the Registrar & Share Transfer Agent;

g. Review of the various measures and initiatives taken by the Embassy REIT for reducing the quantum of unclaimed distributions and ensuring timely receipt of distribution warrants/annual reports/statutory notices by the Unitholders of the company; and

h. Performing such other activities or functions as may be delegated by the Board of Directors of the Manager and/or prescribed under any applicable law.

Corporate Social Responsibility Committee — Terms of Reference

The terms of reference of the Corporate Social Responsibility Committee is set out below:

a. Formulating and recommending to the Board, a CSR Policy, which shall indicate the activities to be undertaken by the company in areas or subject, specified in Schedule VII of the Companies Act, 2013 and their budgets as well as recommendation of any subsequent change/ modification to the CSR Policy;

b. Instituting an implementation and monitoring mechanism for CSR Activities and CSR Policy;

c. Periodically updating the Board on the progress being made in the planned CSR Activities; and

d. Providing a responsibility statement in the Board's Report.

Risk Management Committee — Terms of Reference

The terms of reference of the Risk Management Committee is set out below:

a. Assessing the Embassy REIT's risk profile and key areas of risk;

b. Recommending the adoption of risk assessment and rating procedures;

c. to ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Embassy REIT;

d. Examining and determine the sufficiency of the internal process for reporting on and managing key risk areas;

e. Assessing and recommending to the Board the acceptable levels of risk

f. to keep the Board informed about the nature and content of its discussions, recommendations and actions to be taken;

g. Assisting the Board in formulating risk strategies, policies, frameworks, models and procedures in liaison with management and in the discharge of its duties relating to corporate accountability and associated risk in terms of management assurance and reporting;

h. Reviewing the nature and level of insurance coverage of the assets of the Embassy REIT;

i. Investigating areas of corporate risk and breakdowns in internal controls, in coordination with the Audit Committee;

j. Periodically reviewing the enterprise risk management process of the Embassy REIT;

k. Reviewing and assessing the quality, integrity and effectiveness of the risk management systems and ensure that the risk policies and strategies are effectively managed;

l. to monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems;

m. Ensuring effective and timely implementation of corrective actions to address risk management deficiencies;

n. To formulate a detailed risk management policy which shall include:

   i. A framework for identification of internal and external risks specifically faced by Embassy REIT, in particular including financial, operational, sectoral, sustainability (particularly, ESG related risks), information, cyber security risks or any other risk as may be determined by the Committee.

   ii. Measures for risk mitigation including systems and processes for internal control of identified risks.

   iii. Business continuity plan.

o. Periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity;

p. Powers to seek information from any employee, obtain outside legal or other professional advice and secure attendance of outsiders with relevant expertise, if it considers necessary;

q. Appointment, removal and terms of remuneration of the Chief Risk Officer (if any) shall be subject to review by the Risk Management Committee;

r. Performing such other activities or functions as may be delegated by the Board and/or prescribed under any applicable law; and

s. Coordinating its activities with other committees, in instances where there is any overlap with activities of such committees, as per the framework laid down by the Board.

Investment Committee — Terms of Reference

The terms of reference of the Investment Committee is set out below:

a. Reviewing of investment decisions with respect to the underlying assets or projects of the Embassy REIT including any further investments or divestments to ensure protection of the interest of Unitholders including, investment decisions which are related party transactions;

b. Undertaking all functions in relation to protection of Unitholders' interests and resolution of any conflicts while making an investment, including reviewing agreements or transactions in this regard;

c. Approving any proposal in relation to acquisition of assets or further issue of Units including in relation to acquisition of assets;

d. Formulating any policy for the Manager as necessary, in relation to its functions, as specified above; and

e. Performing such other activities as may be delegated by the Board of Directors of the Manager and/or are statutorily prescribed under any law to be attended by the Investment Committee.

Management Committee — Terms of Reference

The terms of reference of the Management Committee is set out below:

a. Adopting, reviewing and monitoring of various policies, systems and procedures with regards to day to day operations such as human resource, information technology, data management etc.;

b. Investing of idle funds of Embassy REIT in areas and up to a limit specifically delegated by the Board of Directors;

c. Monitoring of Accounts Receivables, Accounts Payables and other routine finance related matters;

d. Providing status updates on various statutory matters such as Income Tax, Goods and Service Tax, Labour Laws etc.;

e. Providing status updates on pending litigations initiated by or against the Manager (if any);

f. Providing reviews and recommendations on all matters presented to the Board including the following:

   i. Business and strategy review;

   ii. Long-term financial projections and cash flows

   iii. Capital and revenue budgets and capital expenditure programmes;

   iv. Acquisitions, divestments and business restructuring proposals; and

   v. Senior management succession planning.

g. Opening, operating, modifying and/or closing any and all bank accounts of and/or in the name of the Manager and/or Embassy REIT including authorising any official/s to do any and all actions for or in connection therewith, with or without monetary limit on such authority, from time to time;

h. To avail, renew and enhance the Auto Loan facilities including bank overdraft, from time to time, up to prescribed limits and authorise execution of loan and other agreements including hypothecation agreements and to create charges on the Company's assets;

i. To approve any amendments to the primary/ secondary approvers under the Delegation of Authority Matrix ("DoA") of Embassy REIT, its holding company and special purpose vehicles and the Company from time to time, provided that any modification of the prescribed limits under the DoA shall be approved by the Board of Directors;

j. To consider and approve including authorising such officials of the Company for approval and execution of undertaking(s), declaration(s), guarantee(s), letters of comfort and such other documents to the banks/financial institutions with respect to financial assistance availed for loans availed by the Special Purpose Vehicle's and Holdco of Embassy Office Parks REIT; and

k. Opening, operating, modifying and/or closing of any and all demat account(s) of and/or in the name of the Company and/or Embassy Office Parks REIT including authorising any official/s to do any and all actions for or in connection therewith, from time to time.

Debenture Committee — Terms of Reference

The terms of reference of the Debenture Committee is set out below:

a. perform all actions and undertake all responsibilities of the REIT to be undertaken by the Company pursuant to the Investment Management Agreement;

b. approve the debt proposed to be availed by the REIT including by way of issuance and listing of non-convertible debentures;

c. approve the terms and execution of the transaction contemplated by the Transaction Documents (to which it is a party);

d. comply with the requirements applicable to an investment manager under the REIT Regulations and under applicable law;

e. completing all legal, statutory and procedural formalities, including appointment of various intermediaries, filing/registering the Information Memorandum with SEBI, BSE Limited or/and National Stock Exchange of India Limited, as the case may be (the "Stock Exchanges"), authorising affixation of common seal (if applicable), and any other forms or applications required to be filed with any other statutory agencies or relevant authorities in accordance with applicable law and do all acts in relation thereto;

f. approve the terms and execute the Transaction Documents (to which it is a party), and any other document designated in writing as a transaction document by the Trustee (as the case may be) and the REIT;

g. to appoint a director or other authorised persons to, inter alia, negotiate, finalise and execute the Transaction Documents (to which it is a party;

h. authorising any director or directors of the Company or other officer or officers of the Company, including by the grant of power of attorney, to do such acts, deeds and things as such authorised person in his/her/its absolute discretion may deem necessary or desirable in connection with the Issue;

i. giving or authorising any concerned person on behalf of the Company to give such declarations, affidavits, certificates, consents and authorities as may be required from time to time;

j. authorising the appointment of credit rating agencies in order to obtain a credit rating in relation to the Debentures;

k. authorising any director or directors of the Company or other officer or officers of the Company to participate in investor road shows and prepare investor presentations for syndication of the Debentures;

l. approving the information memorandum (including amending, varying or modifying the same, however fundamental they may be, as may be considered desirable or expedient) in relation to the Issue of Debentures;

m. filing of the information memorandum with BSE Limited or/and National Stock Exchange of India Limited, as the case may be (the "Stock Exchanges") within the prescribed time period and setting up an online bidding mechanism on the electronic book platform of the Stock Exchanges, in accordance with applicable law;

n. obtaining in-principle approval, seeking the listing of the Debentures on the Stock Exchanges, submitting the listing application to such Stock Exchange and taking all actions that may be necessary in connection with obtaining such listing;

o. dealing with all matters up to allotment of the Debentures to the debenture holders;

p. authorising the maintenance of a register of debenture holders;

q. dealing with all matters relating to the issue and listing of the Debentures as specified under REIT Regulations, the SEBI (Issue and Listing of Non- Convertible Securities) Regulations, 2021 SEBI (Debenture Trustee) Regulations, 1993 and any guidelines as may be issued by SEBI or the Reserve Bank of India ("RBI") in this regard;

r. dealing with all matters in relation to availing of loan by the REIT as specified under REIT Regulations and under any other applicable law;

s. opening and operating of bank accounts for the Issue;

t. accepting and utilising the proceeds of the non- convertible debentures issued by the REIT in the manner provided under the respective transaction documents and the applicable law;

u. deciding the pricing and the terms of the non-convertible debentures issued by the REIT (including but not limited to creation of security on all securities held by the REIT in its Secured SPVs), and all other related matters;

v. appointing the registrar and any other intermediaries and security trustee/debenture trustee in relation to the Debentures, in accordance with the provisions of the REIT Regulations and other applicable law and entering into the required agreements with all intermediaries and security trustee/debenture trustee; and

w. to do any other act and/or deed, to negotiate and execute any document(s), application(s), agreement(s), undertaking(s), deed(s), affidavits, declarations and certificates, and/or to give such direction as it deems fit or as may be necessary or desirable with regard to issue of non-convertible debentures by the REIT.

Securities Committee — Terms of Reference

The terms of reference of the Securities Committee is set out below:

a. Subject to unitholder approval and applicable law, approving amendments to the trust deed and the investment management agreement;

b. To make applications, where necessary, to such authorities or entities as may be required and accept on behalf of the Board such conditions and modifications as may be prescribed or imposed by any of them while granting such approvals, consents, permissions and sanctions as may be required in relation to any Offering;

c. To authorise any director or directors of the Company or other officer or officers of the Company, including by the grant of power of attorney, to do such acts, deeds and things as such authorised person in his/her/its absolute discretion may deem necessary or desirable in connection with any Offering;

d. To give or authorise the giving by concerned persons of such declarations, affidavits, certificates, consents and authorities as may be required from time to time;

e. To seek, if required, the consent of the lenders, parties with whom the Embassy REIT, the Asset SPVs, the Investment Entity and any other portfolio assets as may be acquired by the Embassy REIT from time to time, have entered into various commercial and other agreements, all concerned government and regulatory authorities in India or outside India, and any other consents that may be required in connection with any Offering;

f. To finalise, settle, approve, adopt and file where applicable, the draft offer document, the offer document, the final offer document, the preliminary placement document, placement document, preliminary placement memorandum, placement memorandum, draft letter of offer, letter of offer, any preliminary and final international wrap (including any notices, amendments, addenda, corrigenda or supplements thereto) or any other Offering document, in accordance with all applicable law, rules, regulations and guidelines, to be filed with the Securities and Exchange Board of India (the "SEBI") and the stock exchanges and such other authorities, as may be applicable, and to make necessary amendments or alterations therein and to submit undertakings/certificates or provide clarifications to the SEBI and the stock exchanges or any other regulatory authority in relation to any Offering;

g. To decide on the timing, pricing (including any discount or premium), relevant date, record date and all terms and conditions in relation to any Offering, including the determination of the minimum subscription for the Offering (if applicable), allotment, any rounding off in the event of over subscription as permitted under applicable law and to accept any amendments, modifications, variations or alterations thereto;

h. To appoint and enter into, modify or amend arrangements with the trustee, sponsors, book running lead managers, legal counsel and any other agencies or persons or intermediaries in relation to any Offering and to negotiate and finalise the terms of their appointment and give them instructions in connection with the Offering;

i. To arrange for the submission, withdrawal and filing of any offering document including incorporating such alterations/modifications as may be required by the SEBI, the Reserve Bank of India (the "RBI"), the stock exchanges, or any other relevant governmental and statutory authorities or in accordance with the rules, regulations, guidelines, notifications, circulars and clarifications issued thereon from time to time by the Government of India, the RBI, the SEBI and/or any other competent authorities, if applicable, and taking all such actions as may be necessary for submission, withdrawal and filing of the Offering documents;

j. To negotiate, finalise and settle and to execute where applicable and deliver or arrange the delivery of the agreements and all other documents, deeds, agreements and instruments and any notices, supplements and corrigenda thereto, as may be required or desirable in relation to any Offering;

k. To open with bankers (including bankers to an issue registered with the SEBI) such accounts as may be required by applicable law and to authorise one or more officers of the Company to execute all documents/deeds as may be necessary in this regard;

l. Opening and operating bank accounts, share/securities accounts, escrow or custodian accounts, in India or abroad, in Rupees or in any other currency, in accordance with the terms of any agreement entered into in this respect and subject to applicable law;

m. To authorise and approve, the incurring of expenditure and payment of fees, commission, remuneration and expenses in connection with any Offering;

n. To issue all documents and authorise one or more officers of the Company to sign all or any of the above documents;

o. To seek further listing of the Securities on any Indian stock exchanges, submitting the listing application to such stock exchanges and taking all actions as may be necessary in connection with obtaining such listing and trading approval;

p. To appoint the registrar and other intermediaries to any Offering, in accordance with the Securities and Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 as amended, including any applicable circulars, notifications, guidelines and clarifications issued thereunder from time to time (the "REIT Regulations") and other statutory and/or regulatory requirements;

q. To enter into agreements with, and remunerate the lead managers, syndicate members, bankers to the Offering, the registrar to the Offering, underwriters, guarantors, escrow agents, accountants, auditors, legal counsel, depositories, trustees, custodians, credit rating agencies, monitoring agencies, advertising agencies, and all other agencies or persons as may be involved in or concerned with the Offering, by the way of commission, brokerage, fees or the like;

r. To issue advertisements as it may deem fit and proper in accordance with and subject to applicable law;

s. To authorise the maintenance of a register of Unitholders or holders of other Securities;

t. To accept and appropriate the proceeds of any Offering;

u. To finalise and take on record the allocation and allotment of Securities on the basis of the applications received, including the basis of the allotment (if applicable);

v. To enter into share purchase agreements, business transfer agreements and other agreements in connection with any Offering with the Asset SPVs, the Investment Entity, any other portfolio assets or any third party;

w. For and on behalf of the Company, to execute and deliver, on a several basis, any agreements and arrangements as well as amendments or supplements thereto that the Securities Committee considers necessary, desirable or advisable, in connection with any Offering, including, without limitation, engagement letter(s), memoranda of understanding, the listing agreements, the registrar's agreement, the depositories agreements, the issue agreement with the lead managers (and other entities as appropriate), the underwriting agreement, the syndicate agreement, the escrow agreement, placement agreement, confirmation of allocation notes, the advertisement agency agreement and any agreement or document in connection with any Offering, with, and to make payments to or remunerate by way of fees, commission, brokerage or the like, the book running lead managers, syndicate members, placement agents, bankers to any Offering, registrar to any Offering, managers, underwriters, guarantors, escrow agents, accountants, auditors, legal counsel, depositories, trustees, custodians, credit rating agencies, monitoring agencies, advertising agencies, and all such persons or agencies as may be involved in or concerned with any Offering, if any; and any such agreements or documents so executed and delivered and acts and things done by the Securities Committee shall be conclusive evidence of the authority of the Authorised Officer and the Company in so doing; and

x. To do all such acts, deeds, matters and things and execute all such other document/s, application/s, agreement/s, undertaking/s, deed/s, affidavits, declarations and certificates, etc., as may be necessary or authorised in relation to any Offering.

Number of Committee Meetings held and attendance records:

The table below sets out the number of committee meetings attended by each member with reference to certain committees:

Name of the Committee	Audit Committee ("AC")	Risk Management Committee ("RMC")	Stakeholders' Relationship Committee ("SRC")	Corporate Social Responsibility Committee ("CSR")
No. of meetings held	6	4	1	3
Date of meetings	April 26, 2023	April 26, 2023	February 01, 2024	April 27, 2023
	April 27, 2023	July 26, 2023		February 01, 2024
	July 25, 2023	October 25, 2023		February 29, 2024
	September 29, 2023	February 01, 2024		
	October 25, 2023			
	February 01, 2024			
		No. of Meetings Attended		
Name of Member				
Vivek Mehra	6	3	1	NA
Anuj Puri	3	2	NA	NA
Dr. Anoop Kumar Mittal	3	2	NA	NA
Dr. Punita Kumar-Sinha	6	4	1	2
Jitendra Virwani	5	2	NA	0
Dr. Ranjan Pai	5	4	NA	1
Tuhin Parikh	NA	NA	NA	1
Aditya Virwani	NA	NA	1	3
Robert Christopher Heady	4	1	NA	NA
Asheesh Mohta	1	1	NA	NA

Name of the Committee	Nomination and Remuneration Committee ("NRC")	Debenture Committee ("DC")	Investment Committee ("IC")
No. of meetings held	4	4	5
Date of meetings	April 26, 2023 April 27, 2023 July 25, 2023 October 25, 2023	May 29, 2023 June 05, 2023 August 23, 2023 January 03, 2024	April 26, 2023 July 25, 2023 September 29, 2023 October 25, 2023 February 01, 2024
Name of Member		**No. of meetings attended**	
Vivek Mehra	4	NA	1
Anuj Puri	1	NA	2
Dr. Anoop Kumar Mittal	1	NA	3
Dr. Punita Kumar-Sinha	NA	NA	NA
Jitendra Virwani	2	NA	5
Dr. Ranjan Pai	4	NA	5
Tuhin Parikh	NA	4	4
Aditya Virwani	NA	3	NA
Robert Christopher Heady	NA	NA	NA
Asheesh Mohta	NA	NA	NA
Vikaash Khdloya	NA	0	NA
Aravind Maiya	NA	4	NA
Abhishek Agrawal	NA	4	NA

During the year, no Securities Committee Meeting was held.

Notes:

1. Mr. Anuj Puri ceased to be an Independent Non-executive Director of the Manager with effect from the close of business of August 05, 2023, upon completion of his tenure. He ceased to be the Chairperson of Investment Committee and Member of the Audit Committee, Nomination and Remuneration Committee, Risk Management Committee, Investment Committee and Securities Committee with effect from August 06, 2023.
2. Dr. Anoop Kumar Mittal was appointed as an Independent Non-executive Director of the Manager with effect from August 06, 2023. He was appointed as the Member of the Audit Committee, Nomination and Remuneration Committee, Risk Management Committee, Investment Committee and Securities Committee with effect from August 06, 2023.
3. Mr. Asheesh Mohta ceased to be a Non-independent Non-executive Director of the Manager with effect from January 10, 2024, due to resignation.
4. Mr. Tuhin Parikh ceased to be Non-independent Non-executive Director of the Manager with effect from January 11, 2024, due to resignation. He ceased to be a Member of the Corporate Social Responsibility Committee, Investment Committee and the Securities Committee with effect from January 11, 2024.
5. Mr. Jitendra Virwani was appointed as a Member of the Corporate Social Responsibility Committee with effect from January 17, 2024.
6. Mr. Vivek Mehra was appointed as a Member of the Investment Committee with effect from January 17, 2024.
7. Mr. Robert Christopher Heady ceased to be Non-independent Non-executive Director of the Manager with effect from January 11, 2024, due to resignation. He ceased to be a Member of the Audit Committee, Stakeholders' Relationship Committee, and Risk Management Committee with effect from January 11, 2024.
8. Mr. Vikaash Khdloya was the Chief Executive Officer until June 30, 2023. He ceased to be a Member of the Management Committee and Debenture Committee with effect from June 30, 2023.
9. Mr. Aravind Maiya was the Chief Executive Officer Designate with effect from April 28, 2023 till June 30, 2023, and is the Chief Executive Officer with effect from July 01, 2023. He was appointed as a Member of the Management Committee and Debenture Committee with effect from April 28, 2023.
10. Dr Ranjan Pai was appointed as the Chairperson of the Investment Committee with effect from August 06, 2023.He ceased to be the Chairperson of the Corporate Social Responsibility Committee with effect from August 06, 2023, and Dr. Punita Kumar-Sinha was appointed as the Chairperson of the Corporate Social Responsibility Committee in his place with effect from August 06, 2023.

Remuneration of Directors

Sitting fees is paid to the independent directors for attending Board/Committee meetings.

Policies of the Board of Directors of the Manager in relation to the Embassy REIT

The Manager has adopted the following policies in relation to the Embassy REIT:

1. Code of Conduct and Ethics for Directors, Senior Management and other employees
2. Code on unpublished price sensitive information and dealing in the securities of Embassy REIT and Code of Practices and Procedures for Fair Disclosure in respect of the Embassy REIT
3. Distribution Policy
4. Policy for Determining Materiality of Information for Periodic Disclosures
5. Whistle Blower Policy
6. Investors and Other Stakeholders' Grievances and Redressal Policy
7. Borrowing Policy
8. Corporate Social Responsibility Policy
9. Policy on Appointment of Auditor and Valuer
10. Risk Management Policy
11. Anti-Money Laundering Policy and Anti-Bribery and Corruption Policy
12. Prevention of Sexual Harassment Policy
13. Nomination and Remuneration Policy
14. Data Privacy Policy
15. Fraud Prevention Policy
16. Cyber Security Policy
17. Policy on Succession Planning for the Board and Senior Management
18. Policy on Related Party Transactions
19. Document Archival Policy
20. Board Diversity Policy
21. Policy for appointment of Unitholder Nominee Director
22. Policy for processing and claiming of unclaimed amounts

The above-mentioned policies can be accessed at - https://www.embassyofficeparks.com/esg/governance-documents/

As a part of the overall governance framework, the Board of Directors reviews all the policies, including ESG polices, once in a year.

ESG Policy:

Our ESG policy demonstrates Embassy REIT's overall commitment to undertake sustainable initiatives that contribute to creating a sustainable organisation with a focus on environmental stewardship, social responsibility and governance. It is supplemented by policy documents which guide the activities in each of the focus areas.

These policy documents may be viewed on:

Environment	https://www.embassyofficeparks.com/esg/environment-policies/
Social	https://www.embassyofficeparks.com/esg/social-engagement-policies/
Governance	https://www.embassyofficeparks.com/esg/governance-documents/

Apart from above mentioned policies, Manager has also adopted Document Archival Policy, Board Evaluation Policy and Business Continuity Policy.

Unitholders

The number of Unitholders of the Embassy REIT as on March 31, 2024 was 91,469. The detailed category wise break-down of the composition of the Unitholders as on March 31, 2024 is given below:

Category	Category of Unit holder	No. of Units Held	As a % of Total Out-standing Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
A.	**Sponsor(s)/Manager and their associates/related parties and Sponsor Group**			-			
1.	**Indian**						
a.	Individuals/HUF	0	0.00				
b.	Central/State Govt.	0	0.00				
c.	Financial Institutions/Banks	0	0.00				
d.	Any Other: Embassy Property Developments Private Limited – (Body Corporate) Sponsor	72,864,279	7.69	-	-	72,864,279	100
	Sub- Total (A) (1)	**`72,864,279**	**7.69**	**-**	**-**	**72,864,279**	**100**
2.	**Foreign**						
a.	Individuals (Non-Resident Indians/Foreign Individuals)	0	0.00				
b.	Foreign government	0	0.00				
c.	Institutions	0	0.00				
d.	Foreign Portfolio Investors	0	0.00				
e.	Any Other: a. BRE/Mauritius Investments – Sponsor (Body Corporate) b. Sponsor Group (Bodies Corporate)	- -	- -	- -	- -	- -	- -
	Sub- Total (A) (2)	**-**	**-**	**-**	**-**	**-**	**-**
	Total unit holding of Sponsor & Sponsor Group (A) = (A)(1) + (A)(2)	**72,864,279**	**7.69**	**-**	**-**	**72,864,279**	**100**

Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units
1.	**Institutions**		
a.	Mutual Funds	212,189,963	22.39
b.	Financial Institutions/Banks	-	-
c.	Central/State Govt.	-	-
d.	Venture Capital Funds	-	-
e.	Insurance Companies	36,858,856	3.89
f.	Provident/pension funds	1,125,137	0.12
g.	Foreign Portfolio Investors	396,540,197	41.83
h.	Foreign Venture Capital Investors	-	-
i.	Any Other:- Alternative Investment Fund	51,263,390	5.41
	Sub- Total (B) (1)	**697,977,543**	**73.63**
2.	**Non-Institutions**		
a.	Central Government/State Governments(s)/President of India	-	-
b.	Individuals	143,012,374	15.09
c.	NBFCs registered with RBI	1,809,400	0.19
d.	Any Other (specify):		
i.	Trusts	1,663,681	0.18
ii.	Non-Resident Indians	4,273,608	0.45
iii.	Clearing Members	1	-
iv.	Body Corporates	26,292,857	2.77
	Sub- Total (B) (2)	**177,051,921**	**18.68**
	Total Public Unit holding (B) = (B)(1)+(B)(2)	**875,029,464**	**92.31**
	Total Units Outstanding (C) = (A) + (B)	**947,893,743**	**100.00**

Meetings of the Unitholders

Annual Meeting of the Unitholders of Embassy REIT:

The Annual Meeting of the Unitholders of Embassy REIT was held as per below details in accordance with the provisions of the REIT Regulations:

Venue	Date and Time	Resolutions passed
Ballroom - 1, Hilton Convention Centre, Embassy Manyata Business Park, Hebbal, Outer Ring Road, Nagawara, Bengaluru 560 045, India and also through Video Conferencing Other Audio- Visual Means	July 12, 2023, at 09.30 Hrs IST	1. Consideration, approval and adoption of the Audited Standalone Financial Statements and Audited Consolidated Financial Statements of Embassy REIT as at and for the Financial Year ended March 31, 2023, together with the Report of the Auditors thereon and the Report on performance of Embassy REIT 2. Consideration, approval and adoption of the Valuation Report issued by iVAS Partners, represented by Mr. Manish Gupta, Partner, Independent Valuer for the Valuation of Embassy REIT's Portfolio as at March 31, 2023; and 3. Consideration and approval of the appointment of the Valuer and Value Assessment Service Provider for the Financial Years 2023-24 to 2026-27.

Postal Ballot:

The Unitholders of Embassy REIT by means of Postal Ballot, considered and approved with requisite majority, the following resolutions:

Date	Resolutions passed
December 08, 2023	1. Consideration and approval of borrowings from Axis Bank Limited of amounts up to 33% of the total consolidated borrowings of Embassy Office Parks REIT, its Special Purpose Vehicles and Holdco; and 2. Consideration and approval of amendments to the Trust Deed of Embassy Office Parks REIT.

Investor Complaints

Details of investor complaints received and redressed during the year ended March 31, 2024 are as follows:

Details of Investor Complaints	Number of complaints during the quarter ended June 30, 2023	Number of complaints during the quarter ended September 30, 2023	Number of complaints during the quarter ended December 31, 2023	Number of complaints during the quarter ended March 31, 2024
Number of investor complaints pending at the beginning of the quarter	Nil	Nil	Nil	Nil
Number of investor complaints received during the quarter	1	Nil	Nil	1
Number of investor complaints disposed of during the quarter	1	Nil	Nil	1
Number of investor complaints pending at the end of the quarter	Nil	Nil	Nil	Nil
Average time taken for redressal of complaints during the quarter	5 days	Nil	Nil	4 days

Company Secretary and Compliance Officer

Ms. Vinitha Menon

12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka – 560 032.

Statutory Auditors

S. R. Batliboi & Associates LLP (ICAI Firm Registration No.: 101049W/E300004) Chartered Accountants, having their office at 12th Floor, "UB City", Canberra Block No. 24, Vittal Mallya Road, Bengaluru - 560001 have been appointed as the Statutory Auditors of Embassy REIT for a term of five consecutive years from the financial year 2019–20.

Internal Auditors

KPMG Assurance and Consulting Services LLP, Chartered Accountants, having their office at Embassy Golf links Business Park, Pebble Beach, B Block, 1st and 2nd Floor, Off Intermediate Ring Road, Bengaluru – 560071 have been appointed as the Internal Auditors of Embassy REIT for the financial year 2023–24.

Secretarial Auditor

Ms. Rupal D. Jhaveri (Membership No. 5441 and Certificate of Practice No. 4225), Practicing Company Secretary, having her office at 207 Regent Chambers, 2nd Floor, 208, Jamnalal Bajaj Road, Nariman Point, Mumbai - 400020 has been appointed as the Secretarial Auditor of Embassy REIT for the Financial Year 2023–24.

Ms. Rupal D. Jhaveri, as the Secretarial Auditor conducted the Secretarial Audit of Embassy REIT for the FY2023-24 and her Report is annexed to this report (Annexure 1). There are no qualifications, observations or adverse remarks mentioned in the said Report.

Valuer

Ms. L. Anuradha, MRICS having their office at 23/10 Kennedy 1st Street , Mylapore, Chennai 600002 and Cushman & Wakefield (India) Private Limited having their office at 4th Floor, Pine Valley, Embassy Golf Links Business Parks, Intermediate Ring Road, Bengaluru - 560071, have been appointed as the Independent Valuer and Independent Property Consultant Review Services Provider of Embassy REIT for a term of four consecutive years from the FY2023-24.

Debenture Trustees for NCDs issued by Embassy REIT

a. SBICAP Trustee Company Limited, were Debenture Trustees to the issue of Series II NCDs amounting to 1,500 Crores raised by way of private placement. Series II NCDs have been fully redeemed pursuant to exercise of call option on September 08, 2023.

b. IDBI Trusteeship Services Limited, as Debenture Trustee to the issue of Series III NCDs amounting to 2,600 Crores raised by way of private placement. Series III NCDs have been fully redeemed pursuant to exercise of call option on January 15, 2024.

c. Catalyst Trusteeship Limited, as Debenture Trustee to the issue of Series IV NCDs amounting to 300 crores, Series V Tranche A NCDs amounting to 2,000 crores, Series V Tranche B NCDs amounting to 1,100 crores, Series VI NCDs amounting to 1,000 crores, Series VII NCDs amounting to 1,050 Crores, Series VIII NCDs amounting to 500 Crores, Series IX NCDs amounting to 500 Crores and Series X NCDs amounting to 1000 Crores, raised by way of Private Placement.

Registrar and Transfer Agent

Name and Address: Kfin Technologies Limited Selenium, Tower B, Plot No. 31-32, Financial District, Nanakramguda, Hyderabad, Telangana, India. PIN - 500032.

Telephone	:	+91 40 79615205
Fax	:	+91 40 2343 1551
E-mail	:	embassy.reit@kfintech.com
Website	:	http://www.kfintech.com

Publications

The information required to be disclosed to the stock exchanges (including financial results, press releases and presentations made to the investors) have been duly submitted to the NSE and BSE as well as uploaded on Embassy REIT's website. Further Embassy REIT has opted voluntarily to publish newspaper advertisements in relation to its the financial results.

Market Price Data:

High, Low (based on daily closing prices) and the number of REIT Units traded during each month for the year ended March 31, 2024 on the BSE and NSE:

Month	NSE			BSE		
	High (₹)	Low (₹)	Volume	High (₹)	Low (₹)	Volume
Apr-23	330	313	82,02,715	330	313	26,17,916
May-23	330	297	2,51,13,880	330	297	67,14,667
Jun-23	308	291	2,06,97,446	308	291	1,12,70,977
Jul-23	312	293	68,89,908	311	293	14,02,531
Aug-23	311	302	91,78,263	311	302	4,07,151
Sep-23	311	300	1,08,27,733	310	300	4,04,495
Oct-23	312	298	73,43,587	312	299	3,47,028
Nov-23	322	310	61,14,123	322	310	3,50,357
Dec-23	336	297	3,70,40,404	336	298	22,73,85,654
Jan-24	359	327	2,84,36,922	361	327	4,46,021
Feb-24	374	354	2,67,01,295	379	354	3,80,634
Mar-24	395	370	1,93,30,771	395	369	3,49,481

Transfer of Units:

Embassy REIT's units are in dematerialised form and transfers of Embassy REIT's units are effected through the depositories.

Statutory Disclosures Section

1. Business & Financial Summary

a. Manager's brief report on the activities of the REIT:

Embassy REIT was settled on March 30, 2017 at Bengaluru, Karnataka, India as an irrevocable trust under the provisions of the Indian Trusts Act, 1882 pursuant to a trust deed dated March 30, 2017 as amended on September 11, 2018 and February 29, 2024. The Sponsors of Embassy REIT are Embassy Property Developments Private Limited ("**Embassy Sponsor**") and BRE/ Mauritius Investments ("**Blackstone Sponsor**"). For further details on the structure of Embassy REIT please refer to pages 12-13 of this report. Embassy REIT owns a high-quality office portfolio comprising of nine best-in-class office parks and four prime city center office buildings totalling 45 msf as of March 31, 2024. For further details on the properties please refer to pages 68-101 of this report. Embassy REIT was listed on the BSE and NSE on April 01, 2019 after an initial public offering that was oversubscribed by 2.6 times. Embassy REIT is registered under SEBI (Real Estate Investment Trusts) Regulations, 2014. A brief overview and a quick glance at Embassy REIT activities for the year ended on March 31, 2024 on Commercial offices, Development and Hospitality are set forth on pages 22-33 respectively. The NAV of Embassy REIT as on March 31, 2024 was ₹ 401.59, as represented on page 257. With respect to trading price, kindly refer to page 158 of this report.

b. Summary of the audited standalone and consolidated financial statements for the year

Please refer to pages 188-359 of this report.

2. Management discussion and analysis by the directors of the manager on activities of the REIT during the year, forecasts and future course of action

Please refer to pages 104-139 of this report

3. Brief details of all the assets of the REIT including a break-up of real estate assets and other assets, location of the properties, area of the properties, current tenants (not less than top 10 tenants as per value of lease), lease maturity profile, details of under-construction properties, if any, etc.

a. Real estate assets and other assets

Please refer to pages 68-101 of this report.

b. Location of the properties

Please refer to pages 68-93 of this report.

c. Area of the properties

Please refer to pages 68-93 of this report.

d. Current tenants (top 10 tenants as per value of lease) and lease maturity profile

The top 10 tenants of each of the Asset SPVs/ Holdco as per the value of the lease are tabled below (in alphabetical order):

Name of the Asset SPV/ Holdco	Name of the Tenant
Vikhroli Corporate Park Private Limited — Embassy 247	SMFG India Credit Company Limited
	Link Intime India Private Limited
	Wework India management Pvt. Ltd.
	Accelya Kale Solutions Limited
	DHL Logistics Private Limited
	Kent Engineering India Private Limited
	ICICI Lombard General Insurance Company Limited
	Gallagher Service Center LLP
	ATC Tires Private Limited
	Radius Corporate Solutions India Pvt. Ltd.
Quadron Business Park Private Limited — Embassy One	NAM Estates Private Limited
	Embassy Office Parks Management Services Private Limited
	Canon India Private Limited
	Illumina India Biotechnology Private Limited
	Knight Frank India Private Limited
	Belden India Private Limited
	Hyundai Motors India Pvt. Ltd.
	The State of the Netherlands
	MuSigma Foundation
	Lohia Corp Limited
Indian Express Newspapers (Mumbai) Private Limited — Express Towers	DBS Bank India Limited
	Shardul Amarchand Mangaldas & Co.
	Blackstone Advisors India
	The Indian Hotels Company Limited
	Warburg Pincus India Private Limited
	Jefferies India Pvt. Ltd.
	Enam Holdings Private Limited
	Capovitez Trading LLP
	Bain Capital Advisors (India) Pvt. Ltd.
	NVP Ventures Capital India Private Limited

Name of the Asset SPV/ Holdco	Name of the Tenant
Earnest Towers Private Limited — FIFC	Google India Private Limited
	Executive Centre India Pvt. Ltd.
	Oracle India Private Limited
	Pernod Ricard India Private Limited
	Sony Music Entertainment India Pvt. Ltd..
	ICICI Securities Primary Dealership Limited
	Mirah Hospitality and Gourmet Solutions Pvt. Ltd.
	Integrow Asset Management Private Limited
	Massive Restaurants Private Limited (Masala Library)
	Impresario Entertainment and Hospitality Pvt. Ltd. (Smoke House Deli)
Galaxy Square Private Limited — Embassy Galaxy	Workshaala Spaces
	Fiserv India Private Limited
	DXC Technology India Pvt. Ltd.
	WeWork India management Private Limited
	Arrise Solutions (India) Private Limited
	Qualitest India Private Limited
	Deloitte Shared Services India LLP
	Ingenico International India Private Limited
	Eurofin Scientific
	Dev Accelerator Private Limited
Oxygen Business Park Private Limited — Embassy Oxygen	NTT Data Information Processing Services Private Limited
	Optum Global Solutions (India) Private Limited
	Metlife Global Operations Support Center Pvt. Ltd.
	Global Logic India Private Limited
	ExlService.com (India) Private Limited
	CPA Global Support Services India Private Limited
	Pacific BPO Private Limited
	Samsung Heavy Industries India Private Limited
	Sapient Consulting Private Limited
	J.P. Morgan Services India Private Limited
Quadron Business Park Private Limited — Embassy Quadron	Cognizant Technology Solutions India Private Limited
	E-CLERX Services Private Limited
	Telstra Global Business Services LLP
	Luxoft India LLP
	Human Business Intellegence Technology Solutions Private Limited

Name of the Asset SPV/ Holdco	Name of the Tenant
	Teledyne Lecroy India Trading Private Limited
	Storybook Ventures Private Limited
	Glow Energy
	EIT Services India Private Limited
	Reliance BP Mobility Limited
Qubix Business Park Private Limited — Embassy Qubix	L & T Infotech Limited
	Accenture services Private Limited
	Persistent systems & solutions Limited
	Tata Technologies Limited
	Sciformix Technologies Private Limited
	Aker Powergas Subsea Private Limited
	Crisil Limited
	NCSI Technologies (India) Private Limited
	Searce Logistics Analytics LLP
	Akzo Nobel Global Business Services LLP
Manyata Promoters Private Limited — Embassy Manyata Business Park	ANSR Global Corporation Private Limited
	Cognizant Technology Solutions India Private Limited
	Kyndryl Solutions Private Limited
	IBM India Private Limited
	Target corporation India Private Limited
	Nokia Solutions and Networks India Pvt. Ltd.
	FIL India Business and Research Services Private Limited
	Lowe's Services India Pvt. Ltd.
	ANZ Support Services India Private Limited
	Optum Global Solutions (India) Private Limited
Embassy Pune Techzone Private Limited — Embassy TechZone	HCL Technologies Limited
	IBM India Private Limited
	Volkswagen services India Private Limited
	Infosys BPM Limited
	Nice Interactive Solutions India Private Limited
	Garfield Health Solutions East Private Limited
	Mercedes Benz Research and Development
	Rockwell automation India Pvt. Ltd.
	Access Healthcare Services Pvt. Ltd.
	Adient India Private Limited

Name of the Asset SPV/ Holdco	Name of the Tenant
Vikas Telecom Private Limited and Sarla Infrastructure Private Limited — Embassy TechVillage	JP Morgan Services India Private Limited
	Wells Fargo Bank NA
	Flipkart Internet Private Limited
	Quest Global Engineering Services Private Limited
	Eli lilly services India Private Limited
	Bundl Technologies Pvt. Ltd.
	Cisco Systems (India) Private Limited
	Mathwork India Private Limited
	Telstra global business services LLP
	Great West Global Business Services India Private Limited
Embassy Construction Private Limited — Embassy Business Hub	Philips India Limited

Additionally, for the top 10 tenants of Embassy REIT, please refer to page 15 of this report.

For the lease maturity profile of each Asset SPV, please refer to pages 24-25 of this report.

e. Details of under-construction properties, if any, etc.

Please refer to pages 24-25 of this report.

4. Brief summary of the full valuation report as at the end of the year

Please refer to pages 360-429 of this report.

5. Details of changes during the year pertaining to:

a. Addition and divestment of assets including the identity of the buyers or sellers, purchase/sale prices and brief details of valuation for such transactions

Not applicable.

b. Valuation of assets (as per the full valuation reports) and NAV

Please refer to page 375 of this report forGross Asset Valuation and pages 199 and 257 for standalone and consolidated NAV respectively.

c. Letting of assets, occupancy, lease maturity, key tenants, etc.

Please refer to pages 33 of this report with respect to the new leases for the year ended March 31, 2024. The occupancy of Embassy REIT as of March 31, 2024 was 85% The WALE of Embassy REIT is set out at pages 24-25. The current list of key tenants is set out at page 15 of this Report.

d. Borrowings/repayment of borrowings (standalone and consolidated)

Please refer to pages 219-229 of this report with respect to borrowings on a standalone basis as on March 31, 2024 and pages 301-320 of this report with respect to borrowings on a consolidated basis, as on March 31, 2024.

Please refer to pages 219-229 of this report with respect to repayment of borrowings on a standalone basis and pages 301-320 of this report with respect to repayment of borrowings on a consolidated basis. On a standalone and consolidated basis as on March 31, 2024, the repayment of borrowings was ₹43,400 million and ₹69,419.62 million respectively.

e. Sponsors, manager, trustee, valuer, directors of the Trustee/manager/sponsor, etc.

There was no change in the Sponsors, Manager and Trustee during the year ended March 31, 2024. iVAS Partners, represented by Mr. Manish Gupta and CBRE South Asia Private Limited completed their tenure as the Valuer and Independent Property Consultant Review Services Provider of Embassy REIT, on March 31, 2023. Ms. L. Anuradha, MRICS and Cushman & Wakefield (India) Private Limited have been appointed as the Valuer and Independent Property Consultant Review Services Provider, respectively, of Embassy REIT for the financial years 2023-24, 2024-25, 2025-26 and 2026-27 pursuant to the approval of the Unitholders, at the Fifth Annual Meeting of Embassy REIT held on July 12, 2023.

The tenure of Mr. Anuj Puri (DIN: 00048386), as an Independent Director on the Board of the Manager, ended with effect from close of business on August 05, 2023.

The Board of Directors at their meeting on July 26, 2023, approved the re-appointment of Dr. Punita Kumar-Sinha (DIN: 05229262) and appointment of Dr. Anoop Kumar Mittal (DIN: 05177010) as Independent Directors on the Board of directors of the Manager for a term of 5 (five) years commencing from August 06, 2023 to August 05, 2028, not liable to retire by rotation. The Shareholders of the Manager approved the re-appointment and appointment by way of special resolutions in their meeting held on July 27, 2023.

Mr. Tuhin Parikh (DIN: 00544890) and Mr. Robert Christoper Heady (DIN: 06401388) ceased to be Non-independent Non- Executive Directors of the Manager with effect from January 11, 2024, and Mr. Asheesh Mohta (DIN:00358583) ceased to be a Non-independent Non-executive Director of the Manager with effect from January 10, 2024, due to resignation.

Mr. Devananda Naraidoo resigned as a Director and Mr. Rishal Tanee was appointed as a Director of BRE/Mauritius Investments, with effect from December 15, 2023.

Mr. Chandra Das Sitaram resigned as a Director with effect from May 30, 2023 and Mr. Sartaj Sewa Singh was appointed as a director of Embassy Property Developments Private Limited with effect from July 28, 2023.

During the year, there was no change in the composition of the Board of Directors of the Trustee.

On December 20, 2023, BRE/Mauritius Investments ("**Blackstone Sponsor**"), along with certain entities forming part of the Blackstone Sponsor Group, sold 2,23,597,193 units, on the stock exchange platform i.e., through an on-market transaction (referred to as the "**Trade**") after releasing the encumbrance on the said Units. Prior to such Trade, the Blackstone Sponsor and Sponsor Group held an aggregate of 2,23,597,193 units, aggregating to 31.28% of the total outstanding Units of Embassy REIT and ceased to hold any units post such trade.

f. Clauses in trust deed, investment management agreement or any other agreement entered into pertaining to activities of REIT

During the year, the following changes were made to the Trust Deed of Embassy REIT:

Clause no.	Amended Provision
1.1(iv)	*"Auditor" shall mean any individual or independent qualified firm of chartered accountants appointed by the Manager, in consultation with the Trustee, to act as the auditor of the REIT, in accordance with the REIT Regulations."*
10.2	*"The net distributable cash flows of the REIT shall be distributed to the Unit Holders by the Trustee in compliance with the REIT Regulations and such distribution shall be declared and made not less than once every 6 (six) months in every financial year or such other period prescribed by SEBI and the dates for such distribution and its manner shall be specified in the offer document of the REIT. Unpaid or unclaimed distributions shall be dealt with in the manner specified under the REIT Regulations."*
12.3	*"No Unit Holder shall enjoy superior voting or any other rights over another Unit Holder, other than any inter se voting/pooling arrangements entered into between/ amongst the other Unit Holders, or as may be permitted under the REIT Regulations. Further, subject to and in accordance with the REIT Regulations and other Applicable Law, eligible Unit Holders shall have the right (but not the obligation) to nominate director(s) on the board of directors of the Manager. Such right shall be exercised in accordance with the manner and mechanism prescribed by the SEBI."*
New Clause 12.11	*"Unit Holders shall be required to comply with the stewardship code under the REIT Regulations, to the extent applicable"*

During the year, the following changes were made to the Investment Management Agreement of Embassy REIT:

Clause no.	Amended Provision
1.1	*"Auditor" shall mean any individual or independent qualified firm of chartered accountants appointed by the Manager, in consultation with the Trustee, to act as the auditor of the REIT, in accordance with the REIT Regulations.*
3.3 (xiv)	*"Power to appoint intermediaries: The Manager shall, in consultation with the Trustee, appoint Valuers, Auditors, registrar and transfer agent, merchant banker, custodian, credit rating agency and any other intermediary or service provider or agent, as may be applicable with respect to the activities pertaining to the REIT as per the provisions of the REIT Regulations and Applicable Law. The Manager shall appoint an Auditor for a such period of not more than 5 (five) consecutive years as may be permitted under the REIT Regulations, subject to approval of the Unit Holders in terms of the REIT Regulations".*
3.4(vi)	*"The net distributable cash flows of the REIT shall be distributed to the Unit Holders by the Trustee in compliance with the REIT Regulations and such distribution shall be declared and made not less than once every 6 (six) months in every financial year or such other period prescribed by SEBI and the dates for such distribution and its manner shall be specified in the offer document of the REIT. Unpaid or unclaimed distributions shall be dealt with in the manner specified under the REIT Regulations."*
New Clause 3.4(xiii)	*"All claims, differences or disputes between investors and the Manager arising out of or in relation to the activities of the Manager in the securities market shall be submitted to a dispute resolution mechanism that includes mediation and/or conciliation and/or arbitration, in accordance with the procedure specified by the SEBI"*
New Clause 3.4(xix) (m)	*"Other Duties: Without prejudice to any other provision of this Agreement, the Manager will also have the following duties and obligations:* *"...facilitating the exercise of the right to nominate director(s) on the board of directors of the Manager by eligible Unit Holders in accordance with the manner and mechanism prescribed by the SEBI"*
Clause no. 3.4(xix) (n)	*"Other Duties: Without prejudice to any other provision of this Agreement, the Manager will also have the following duties and obligations:* *".... complying with corporate governance requirements under the REIT Regulations and other Applicable Law, to the extent applicable"*

g. Any other material change or events during the year

Not Applicable

6. Update on development of under-construction properties, if any

Please refer to pages 30-31 of this report.

7. Details of outstanding borrowings and deferred payments of Embassy REIT including any credit rating(s), debt maturity profile, gearing ratios of the REIT on a consolidated and standalone basis as at the end of the year

Please refer to page 134-135 and pages 219-229 for standalone and pages 301-320 for consolidated of this report.

8. Debt maturity profile over each of the next 5 years and debt covenants, if any

Please refer debt maturity profile on page 134-135 and for debt covenants refer pages 219-229 for standalone and pages 301-320 for consolidated of this report.

9. The total operating expenses of the REIT, including all fees and charges paid to the manager and any other parties, if any during the year

Please refer to pages 231-232 and pages 322-324 of this report.

10. Past performance of Embassy REIT with respect to unit price, distributions and yield for the last 5 years, as applicable and Unit price quoted on the designated stock exchanges at the beginning and end of the financial year, the highest and lowest unit price and the average daily volume traded during the financial year

Particulars	31-Mar-24		31-Mar-23		31-Mar-22		31-Mar-21		31-Mar-20	
Units Outstanding	94,78,93,743	94,78,93,743	94,78,93,743	94,78,93,743	94,78,93,743	94,78,93,743	94,78,93,743	94,78,93,743	77,16,65,343	77,16,65,343
Unit Price Performance (₹)	NSE	BSE	NSE	BSE	NSE	BSE	NSE	BSE	NSE	BSE
Opening Price: April 3, 2023	313.61	314.00	371	369.15	325.4	325	351	350.2	308	300
Closing Price: March 28, 2024	369.61	369.16	312.17	312.25	371.75	371.72	325.45	325.43	350.74	351.51
52-Weeks-High (₹ per unit)	395.03	395.35	404.99	404.95	389.98	390.07	397.4	397.7	512	518
52-Weeks-Low (₹ per unit)	291.07	290.80	301	301.05	304.57	304.89	318.65	318.51	301.35	300
Market Capitalisation (₹ billion)										
March 31, 2024	350.35	349.92	295.9	295.98	352.38	352.35	308.49	308.47	270.65	271.25
Trading Volume for FY2023-24										
Units (Million)	205.88	252.08	270.92	71.58	190.3	90.53	142.29	119.93	98.54	15.03
₹ Billion	67.90	79.39	94.07	25.43	66.63	31.7	49.75	40.79	38.28	5.94
Average Daily Trading Volume (ADTV) for FY2023-24										
Units	8,36,899	10,24,703	10,88,025	2,87,484	7,67,321	3,65,036	5,71,461	4,81,639	3,98,951	60,856
₹ million	276.01	322.73	377.8	102.13	268.66	127.83	199.79	163.81	154.99	24.06
Distribution per unit	21.33		21.71		21.76		21.48		24.39	
Distribution Yield	5.77*		6.95%		5.85%		6.60%		6.95%	

* Distributions per unit for the full year divided by the closing price of ₹369.61 on NSE as of March 28, 2024.

10. Related party transactions

a. Refer to pages 343-349 of this report which contains details of all related party transactions entered into by the Embassy REIT and its Asset SPVs during the financial year ended March 31, 2024 (excluding transactions between Embassy REIT and its Asset SPVs which are eliminated on consolidation).

b. Refer to pages 233-238 of this report which contains details of all related party transactions entered into by Embassy REIT including monies lent by Embassy REIT to its HoldCo and its Asset SPVs.

11. Details of fund-raising during the financial year ended March 31, 2024

Embassy REIT Series VII NCD of 10,500 million

The Debenture Committee, in its meeting held on May 29, 2023 and June 5, 2023, had approved the issue and allotment, respectively, of 1,05,000 rupee denominated, listed, rated, secured, redeemable, transferable, non-convertible debentures (**"NCDs"**) of 1,00,000 per debenture, aggregating to ₹10,500 million on a private placement basis as per the terms and conditions as mentioned in the Information Memorandum for the said issue.

Embassy REIT Series VIII NCD of 5,000 million

The Debenture Committee, in its meeting held on August 23, 2023 and by way of a circular resolution dated August 28, 2023, had approved the issue and allotment, respectively, of 50,000 rupee denominated, listed, rated, secured, redeemable, transferable, non-convertible debentures (**"NCDs"**) of 1,00,000 per debenture, aggregating to 5,000 million on a private placement basis as per the terms and conditions as mentioned in the Key Information Document for the said issue.

Embassy REIT Series IX NCD of 5,000 million

The Debenture Committee, in its meeting held on August 23, 2023 and by way of a circular resolution dated September 04, 2023, had approved the issue and allotment, respectively, of 50,000 rupee denominated, listed, rated, secured, redeemable, transferable, non-convertible debentures (**"NCDs"**) of 1,00,000 per debenture, aggregating to 5,000 million on a private placement basis as per the terms and conditions as mentioned in the Key Information Document for the said issue.

Embassy REIT Series X NCD of 10,000 million

The Debenture Committee, in its meeting held on January 03, 2024 and by way of a circular resolution dated January 09, 2024, had approved the issue and allotment, respectively, of 1,00,000 rupee denominated, listed, rated, secured, redeemable, transferable, non-convertible debentures ("**NCDs**") of 1,00,000 per debenture, aggregating to 10,000 million on a private placement basis as per the terms and conditions as mentioned in the Key Information Document for the said issue

Embassy REIT Tranche I and Tranche II Commercial Papers of 10,000 million

The Debenture Committee, in its meeting held on January 03, 2024 and by way of a circular resolution dated January 08, 2024, had approved the issue and allotment, respectively, of Commercial Papers aggregating to ₹10,000 million (Indian Rupees Ten Thousand Million only) on a private placement basis as per the terms and conditions as mentioned in the Key Information Document for the said issues.

12. Brief details of material and price sensitive information

Not Applicable

13. Brief details of material litigations and regulatory actions which are pending against Embassy REIT, sponsor(s), manager or any of their associates and sponsor group(s) and the trustee, if any, as at the end of the year

Legal and other information

This section discloses all outstanding material litigation and regulatory action against Embassy REIT, the Sponsors, the Manager, their respective Associates, the Blackstone Sponsor Group and the Trustee (the "**Relevant Parties**"). Details of all outstanding regulatory actions and criminal proceedings against the Relevant Parties have been disclosed. Only such outstanding civil/commercial matters against the Relevant Parties have been disclosed where amounts involved are in excess of the materiality thresholds disclosed below. All property tax, direct tax and indirect tax matters against the Relevant Parties have been disclosed in a consolidated manner.

"**Associates**" of a person shall be as defined under the Companies Act, 2013, or under applicable accounting standards, and shall also include: (i) any person directly or indirectly controlled by the said person; (ii) any person who directly controls the said person;(iii) where the said person is a company or a body corporate, any person(s) who is designated as a promoter of the company or body corporate and any other company or body corporate with the same promoter; and (iv) where the said person is an individual, any relative of the individual. With respect to the Manager and the Sponsors, only entities which directly control the Sponsors or the Manager, as applicable, have been considered under (ii).

I. Material title litigation pertaining to the Portfolio

For the purpose of this section, details of all pending material title litigation pertaining to the Portfolio have been disclosed. Other than as disclosed below, there are no pending material title litigations pertaining to the Portfolio as of March 31, 2024:

A. Embassy Manyata

a. MPPL has filed a writ petition 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 ₹127.91 million. MPPL has paid betterment charges under protest vide letter dated March 30, 2022. The High Court of Karnataka granted an interim stay on the applicability of the above circular and notice. The matter is currently pending.

b. A third party suit was filed against MPPL and other defendants in 2020 before the City Civil Court, Bengaluru seeking inter-alia: (i) 1/8th share of several land parcels by way of partition out of which Embassy Manyata is only concerned with one land parcel; and (ii) a declaration that certain sale deeds, including the lease deed executed by MPPL, are null and void. The matter is currently pending.

c. An original suit was filed by a third party in 2003 against MPPL and other defendants before the Additional City Civil and Sessions Judge, Bengaluru for inter-alia partition of property including in respect of a land parcel admeasuring approximately 3 acres and 32 guntas located in Embassy Manyata. The court pursuant to its judgement and decree dated October 16, 2019 inter-alia, decreed that the plaintiff could not claim for possession of the relevant land parcel but could only seek compensation as regards the land concerning MPPL. A regular first appeal has been filed by a third party against MPPL and other defendants before the High Court of Karnataka challenging the judgement and decree dated October 16, 2019. The matter is currently pending.

A co-defendant in the original suit has filed a miscellaneous petition dated September 8, 2020 before the Additional Judge, City Civil Court, Bengaluru to set aside the judgement and decree dated October 16, 2019 and the matter is currently pending.

d. A third-party suit has been filed against MPPL and other defendants on September 23, 2020 before the Principal City and Sessions Judge, Bengaluru seeking possession of a land parcel admeasuring 1 acre and 12 guntas forming part of Embassy Manyata. The plaintiff claims that the land parcel was mortgaged by his ancestors in 1905 and they were unable to redeem the mortgage. The plaintiff has filed the suit to redeem the mortgaged premises and seek possession of the land parcel. MPPL has filed its response in this matter. The matter is currently pending.

e. Certain third parties have filed a writ petition against State of Karnataka, MPPL and others before the High Court of Karnataka challenging the acquisition proceedings initiated by the state government with respect to inter-alia land parcels admeasuring 1 acre and 3 acres and 32 guntas at Nagavara Village which currently forms part of Embassy Manyata. The third parties were party to the proceedings in which the acquisition of the above lands had been challenged and the matter attained finality with the Supreme Court upholding the acquisition. The third parties have alleged that their representations for determination of compensation have not been addressed by KIADB and on this ground they have sought: (i) quashing of the awards proceedings initiated by respondents which has led to arbitrary determination of the compensation (ii) directions for the State of Karnataka to pass an award and pay compensation under the provisions of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation And Resettlement Act, 2013; and (iii) quashing of the acquisition of property situated in Embassy Manyata. The matter is currently pending.

f. MPPL had filed a suit against a third party for a relief that the third party be restrained for interfering with MPPL's possession and enjoyment of the land parcel admeasuring 4 guntas which forms part of Embassy Manyata before the Additional City Civil Judge, Bengaluru. The Additional City Civil Judge, Bengaluru passed a judgement and decree on December 8, 2017 in favour of MPPL. Aggrieved by the judgement and decree dated December 8, 2017, the third party has filed an appeal before the High Court of Karnataka against MPPL in 2018. The matter is currently pending.

g. An original suit was filed by third parties in 2007 against certain defendants before the City Civil Judge, Bangalore in relation to land parcels admeasuring 1 acre and 38 guntas situated in Nagavara Village, Kasaba Hobli, Bangalore, North Taluk. MPPL impleaded itself as party to this suit. The plaintiffs claim that the land parcels are their ancestral properties and sought, inter-alia (i) half share of the land parcels by way of partition in favour of the plaintiffs and possession of such property; (ii) a declaration that the sale of the land parcels and the consequent khata and mutation in favour of the defendants (including MPPL) was illegal and is not binding on the plaintiffs; (iii) a direction to MPPL to deposit the amount of compensation paid by KIADB along with interest before the court and to release half of the compensation amount or alternative land to the plaintiffs; and (iv) permanent injunction against certain defendants (including MPPL) in relation to the land parcels. The matter is currently pending.

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

i. An original suit was filed by third parties in 2008 against certain defendants before the City Civil Judge, Bangalore in relation to certain land parcels admeasuring 0.26 guntas situated at Thanisandra Village, K.R. Puram Hobli, Bangalore East Taluk, among others. The plaintiffs claim that the land parcels are their ancestral properties and have seeking inter-alia (i) 1/4th share of several land parcels by way of partition to each of the two plaintiffs; and (ii) a declaration that the compromise entered between certain defendants is not binding of the plaintiffs. The matter is currently pending.

j. An original suit was filed by a third party in 2009 against MPPL and others before the City Civil Judge, Bangalore in relation to multiple land parcels situated at Nagavara Village, Bangalore, North Taluk, among others. The plaintiffs claim that the land parcels are their joint family properties and sought, inter-alia: (i) 1/3rd share of the properties by way of partition to the plaintiffs and possession of such property; and (ii) a declaration that the sale deed executed in favour of defendants (including MPPL) was null and void and is not binding on the plaintiffs. The matter is currently pending.

k. An original suit was filed by third parties in 2010 against MPPL and certain others before the City Civil Judge, Bangalore in relation to land parcels admeasuring 1 acre and 13 ⅓ guntas situated at Nagavara Village, Kasaba Hobli, Bangalore, North Taluk, among others. The plaintiffs claim that the land parcels are their joint family properties and sought, inter-alia: (i) 5/10th share in the land parcels by way of partition to the plaintiffs and possession of such property; (ii) a declaration that the transactions made by the defendants (including MPPL) are not binding on the plaintiffs; and (iii) order for mesne profit. The matter is currently pending.

l. An original suit was filed by a third party in 2019 before the City Civil Judge, Bangalore in relation to land parcels admeasuring 1 acre and 18 guntas situated at Rachenahalli Village K.R. Puram, Hobli, Bangalore, East Taluk, Bangalore. The plaintiff claims that the land parcels are its ancestral properties and has sought, inter-alia, (i) 1/6th share of the land parcels by way of partition and possession of such property; and (ii) a declaration that certain sale deeds executed are not binding upon plaintiff's share. MPPL has filed an impleading application seeking to be included as an additional defendant in this matter. The matter is currently pending.

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

n. An original suit was filed by third parties in 2014 before the City Civil Judge, Bangalore in relation to land parcels admeasuring 7.5 guntas situated at Rachenahalli Village, K.R Puram Hobli, Bangalore East Taluk, Bangalore forming part of Embassy Manyata. The plaintiff claims that the land parcels are its ancestral properties and has sought inter-alia (i) 2/3rd share in the land parcels; (ii) declaration that the sale deed executed by the defendant is not binding on the plaintiff. The matter is currently pending.

o. An original suit was filed by a third party in 2022 against MPPL and others before the 4th Additional Senior Civil Judge, Bengaluru Rural in relation to certain land parcels situated at Chokkanahalli Village, Yalahanka Hobli, Yalahanka Taluk, among others, which do not form part of the assets held by MPPL. The plaintiff claims that the land parcels are their ancestral properties and has sought, inter-alia, (i) 1/5th share in the land parcels; and (ii) a permanent injunction restraining certain defendants (including MPPL) from carrying on developmental activities on the land parcels and from alienating or encumbering the land parcels to any third parties. The matter is currently pending.

p. An original suit was filed by third parties in 2022 before the City Civil Judge, Bangalore in relation to land parcels admeasuring 31 guntas situated at Rachenahalli Village K.R. Puram, Hobli, Bangalore, East Taluk, Bangalore. The plaintiffs claim that the land parcels are their joint family properties and have sought, inter-alia, (i) for a separate possession of the 1/9th share of the suit properties and (ii) declaration that the sale deeds executed in relation to such properties are not binding on the plaintiffs. MPPL is not a party to the suit, however, MPPL is concerned with certain land parcels in relation to which suit is filed as they form a part of Embassy Manyata and MPPL has filed an impleadment application. The matter is currently pending.

q. An original suit was filed by third parties in 2022 before the City Civil Judge, Bangalore in relation to land parcels admeasuring 2 acre 27 guntas situated at Nagavara Village K.R. Puram, Hobli, Bangalore, East Taluk, Bangalore. The plaintiffs' claim that the land parcels were acquired through a partition deed and has sought, inter-alia, (i) for partition and separate possession of plaintiff's 4/6th share of the suit properties; and (ii) a declaration that sale deeds executed in relation to such land parcels are not binding upon the plaintiff's share. The matter is currently pending.

r. A third party suit was filed against MPPL and others in 2022 before the City Civil Court, Bengaluru, seeking (i) partition of the land parcels in accordance with the Hindu Succession Act, 1956; (ii) 1/5th share in the land parcel; and (ii) permanent injunction against alienation/sale of the joint family properties. The court vacated the interim stay granted in 2022. The plaintiff has challenged the order of the City Civil Court before the

High Court of Karnataka in an appeal. MPPL has been arraigned as respondents in the appeal. Please note that the land parcels in this matter do not form part of Embassy Manyata. The matter is currently pending.

B. Hilton at Embassy Golflinks

A third party has filed a suit against GLSP, UPPL, Mac Charles (India) Limited and others in 2003 before the Additional City Civil Judge, Bengaluru, seeking specific performance of an agreement for sale for 94,000 square feet of land forming part of the larger parcel of land admeasuring 5 acres and 23 guntas situated at Challaghatta village. The court dismissed the suit in 2009. The plaintiff has challenged such dismissal in 2009 before the High Court of Karnataka in an appeal. GLSP, UPPL and Mac Charles (India) Limited have been arraigned as respondents in the appeal. The High Court of Karnataka has recorded the submission made by GLSP, UPPL and Mac Charles (India) Limited indicating that no encumbrance would be created on the suit property of 94,000 square feet. The matter is currently pending.

C. Express Towers

(a) IENMPL has filed a writ petition against the Government of Maharashtra and the Collector, Mumbai in 2003 before the Bombay High Court, challenging the demand against IENMPL for payment of increased transfer charges in relation to a sub-lease. While transfer charges amounting to ₹0.12 million annually for 61 years as per GoI's letter were levied in 2001, the transfer charges were revised to ₹2.34 million in the same year by the Collector, Bombay. In 2004, the Bombay High Court passed an order staying the operation of demand for increased transfer charges, subject to IENMPL continuing to pay the original transfer charges. IENMPL has also undertaken that in the event of dismissal of petition it will pay the demanded increased transfer charges. This matter is currently pending.

(b) IENMPL had initiated legal proceedings against an occupier before the Court of Small Causes, Mumbai in 2007 for eviction and recovery of possession of 2,150 square feet in Express Towers and for mesne profits. On November 15, 2011, the court directed the occupier to pay ₹0.26 million per month towards mesne profits for the period between March 1, 2007 and February 2010, and ₹0.29 million per month March 1, 2010 onward. An appeal by the occupier against this order before the Court of Small Causes was dismissed on May 6, 2015. Aggrieved, the occupier filed a petition before the Bombay High Court. On August 28, 2017, the High Court passed an order directing the occupier to pay ₹225 per square foot per month from May 1, 2015 to continue the possession of the premises. The occupier continues to occupy the premises and pay rentals. This matter is currently pending.

(c) A criminal public interest litigation has been instituted by a third party against the state of Maharashtra and others in 2017 which has alleged irregularities in the manner in which Express Towers was being used, and the manner in which the shareholders of IENMPL have acquired the asset. IENMPL impleaded itself as party to this public interest litigation. The Bombay High Court had directed the third party to file an amended petition to, inter-alia, include IENMPL as a party. The matter is currently pending.

D. Embassy Golflinks

a) A third party individual has filed a suit before the Court of the City Civil Judge, Bengaluru in 2005, against GLSP and others for declaring a sale deed allegedly executed in 2004 by him in favour of GLSP and another pertaining to a portion of land situated at Embassy Golflinks, as null and void on account of fraud and misrepresentation. The plaintiff died at the evidence stage and his alleged heir was not permitted to come on record as the court rejected his application by passing an order in 2015. Aggrieved by the order, the alleged heir filed a civil revision petition before the High Court of Karnataka in 2015 which was subsequently converted into a writ petition. The High Court of Karnataka allowed the writ petition and directed the trial court to pass appropriate orders after giving an opportunity of being heard to the parties. The matter is currently pending.

b) GLSP has filed a petition in 2014 before the High Court of Karnataka inter-alia, against a show cause notice issued under the Public Premises (Eviction of Unauthorised Occupation) Act, 1971, in relation to eviction of GLSP from certain parcels of land admeasuring 92 square meters, 274.86 square meters and 2,079.79 square meters in Domlur Village, Bengaluru, which as per the show cause notice allegedly belongs to the Department of Defence and seeking a direction against the BBMP and others to complete the construction of the road on the aforementioned lands. The High Court in 2014 directed BBMP to continue with the construction of the road in terms of certain agreements signed between the Department of Defence and BBMP and also restrained the respondents from acting upon the impugned notice or taking coercive steps against GLSP. The respondents have obtained a stay on such order in 2016 by way of an appeal filed in 2015 before the High Court of Karnataka. The stay order also stated that GLSP could not be evicted without the leave of court. In 2019, the High Court of Karnataka allowed the appeals. Further, the High Court of Karnataka on July 11, 2022 directed the deputy commissioner to take steps to conduct a survey for identification of limits of Domlur Village. The survey report along with a memo was taken on the record by the High Court on April 5, 2023. Additionally, the High Court clarified that no proceedings to be progressed by the state officers until further orders are issued. The matter is currently pending.

c) A third party has filed a suit before the City Civil Court, Senior Division, Rural District Bengaluru against GLSP and others alleging that the sale deed in relation to land parcels forming part of Embassy Golflinks executed in favour of GLSP in 2003 is not binding on the petitioner. The suit was dismissed in 2016 for default by the petitioner. The petitioner has thereafter filed an application in 2017 seeking to restore the case. The matter is currently pending.

d) GLSP received a notice from a third party individual alleging that certain third parties were the absolute owners of land in possession of GLSP admeasuring 2 acres and 8 guntas in Bengaluru. The Additional City Civil and Sessions Judge, pursuant to a preliminary decree in 2017, granted the petitioner half a share in the land. GLSP was not made a party to the above suit filed by the third party. GLSP has filed an appeal in the High Court of Karnataka to set aside the decree of the Additional City Civil and Sessions Judge and to remand the suit to the trial court by impleading GLSP as a defendant. The High Court of Karnataka has notified that the final decree proceedings shall continue but that no final decree shall be drawn up. The matter is currently pending.

e) Certain third parties have filed an original suit against GVPPL and others before the Court of Additional City Civil Judge, Bengaluru claiming 3/7th share ownership over certain parcels of land belonging to GLSP, i.e. Survey No.10/2A admeasuring 25 guntas in Bengaluru. The Additional City Civil Judge, Bengaluru passed a judgement and a decree, inter alia, stating that (i) the plaintiffs therein are entitled to 1/7th share in the disputed property (ii) the sale deed executed by the defendants therein and subsequent sale deeds are not binding on the plaintiffs and (iii) defendants to handover the plaintiffs' share in such disputed property. GVPPL filed an appeal before the High Court of Karnataka against the judgement and decree. Further, the plaintiffs have filed an application before the Additional City Civil Judge, Bangalore to amend the earlier decree by granting the relief of mesne profit. Additionally, the plaintiffs have initiated final decree proceedings. These matters are currently pending.

A co-defendant in the original suit against GVPPL has filed an appeal before the High Court of Karnataka seeking to set aside the judgement and the decree passed by the Additional City Civil Judge, Bengaluru. The matter is currently pending.

f) Certain third parties have filed an original suit against GLSP and others before the City Civil Court, Bengaluru in 2022 in respect of land parcels admeasuring 1 acre situated at Challaghatta Village, Varthur Hobli, Bangalore East Taluk. The plaintiffs claim that the land parcels are their ancestral properties and have sought, inter-alia, (i) 1/8th share in the land parcels; and (ii) declaration that the sale deeds executed by the defendants is not binding on the plaintiffs. The Court passed ad-interim orders on July 1, 2022, restraining GLSP from alienating or creating any charge over the disputed land parcels. The matter is currently pending.

g) Certain third parties filed a suit in 2003 before the City Civil Court, Bengaluru in respect of a property admeasuring 1 acre and 36 guntas, forming part of Embassy Golflinks, and sought, inter-alia, (i) for partition of suit property, (ii) permanent injunction restraining the defendant therein from alienating the suit property and (iii) order enquiry as to mesne profit. The suit was partly decreed by the court on September 23, 2021, where it held that the plaintiffs were not entitled to procession over the land parcels forming part of Embassy GolfLinks. The plaintiffs have challenged the decree before the High Court of Karnataka. These matters are currently pending.

E. Embassy TechVillage

(a) A third party individual filed a suit in 2017 against the 'Embassy Group' before the City Civil Court, Bangalore seeking a decree of permanent injunction against 'Embassy Group' from interfering with the alleged rights of the plaintiff in relation to a land parcel forming part of ETV. VTPL filed two interim applications, inter alia, for: (i) dismissal of the suit contending that 'Embassy Group' is not a valid legal entity; and (ii) impleading itself as party. Pursuant to an order dated December 16, 2017, the City Civil Court rejected both the above applications and rejected an interim application filed by the plaintiff seeking a temporary injunction against 'Embassy Group'. VTPL filed a civil revision petition and a writ petition before the High Court of Karnataka against the rejection of its applications. Pursuant to orders dated January 10, 2018, the High Court of Karnataka stayed the proceedings before the City Civil Court until the next date of hearing. The matters are currently pending.

The third party individual has also filed an appeal under the Karnataka Land Revenue Act, 1964 before the Assistant Commissioner, Bangalore, North Sub-Division challenging the endorsement dated October 29, 2015 issued by the Tahasildar, Bangalore East Taluk rejecting the claim of the plaintiff to a land parcel admeasuring 21 guntas. VTPL has impleaded itself as a party and filed a statement of objections. The matter is currently pending.

(b) A third party individual has filed a writ petition in 2022 before the High Court of Karnataka seeking a reconveyance of certain land parcels admeasuring 22 guntas that were acquired by the Karnataka Industrial Area Development Board for construction of infrastructure/industrial projects by VTPL pursuant to a lease-cum-sale agreement, which were allegedly not subsequently utilized by VTPL on account of the reconveyance of certain adjacent properties by another party. The matter is currently pending.

(c) A third party has filed an original suit before the City Civil Court, Bengaluru in respect of a property admeasuring 34 and ½ guntas. The plaintiff has prayed for permanent injunction against VTPL from interfering with the peaceful possession and enjoyment of the suit property by the plaintiff. VTPL has filed its written statement in this matter stating, inter-alia, that the suit property does not form part of Embassy TechVillage. The matter is currently pending.

F. Embassy Business Hub

(a) A third party has filed an original suit in 2020 before the Senior Civil Judge Court, Bengaluru in respect of a property, admeasuring 2 acres 1 gunta, forming part of Embassy Business Hub and sought, inter-alia, (i) partition and separate possession of 1/6th share in the land parcels and (ii) a declaration that the sale of the land parcel is not binding on the plaintiff. ECPL is not a party to the suit. The matter is currently pending.

(b) Certain third parties have filed an original suit in 2019 before the Senior Civil Judge Court, Bengaluru in respect of property admeasuring 2 acres 5 guntas forming part of Embassy Business Hub and has sought, inter-alia, (i) declaration, division and separate possession of the plaintiff's share in the disputed property, and (ii) declaration that the sale of the land parcels is not binding on the plaintiff. The matter is currently pending.

(c) Certain third parties have filed an original suit in 2023 before the Senior Civil Judge Court, Bengaluru in respect of the certain parcels of land forming part of Embassy Business Hub and sought, inter-alia, (i) partition and separate possession of 1/4th share in the land parcels, (ii) issue a permanent injunction against the defendants (including ECPL) from alienating, encumbering or creating charge on the disputed property. The matter is currently pending.

G. Embassy Energy

(a) A third party has filed a suit against EEPL and others in 2022, before the Civil Judge and Judicial Magistrate First Class at Hagarabomanahalli, seeking, inter-alia, (i) a declaration that sale deed executed in relation to the disputed property is not binding upon the plaintiff's share in such property, and (ii) for partition and possession of 1/4th share of the scheduled disputed property. The matter is currently pending.

(b) An original suit was filed by the third parties in 2017 before the Civil Judge and Judicial Magistrate First Class in Huvinahadagalli, in relation to land parcels situated at Ittigi village (which are owned by EEPL), seeking, inter-alia, permanent injunction against a third party from fencing or obstructing plaintiff's use of way. The matter is currently pending.

II. Material litigation and regulatory action pending against Embassy REIT (Asset SPVs and the Investment Entity)

With respect to the Asset SPVs and the Investment Entity, details of all pending regulatory actions and criminal matters against the Asset SPVs and the Investment Entity have been disclosed.

For the purpose of pending civil/commercial matters against Embassy REIT (Asset SPVs and Investment Entity), and Associates of Embassy REIT (excluding the Manager, the Sponsors, their respective Associates and the Blackstone Sponsor Group) matters exceeding ₹388.83 million (being 1% of the consolidated income as of March 31, 2024) have been considered material and proceedings where the amount is not determinable but the proceeding is considered material by the Manager from the perspective of Embassy REIT has been disclosed.

Other than as disclosed below, there are no pending criminal litigation, regulatory actions or material civil/commercial matters against any of the Asset SPVs or the Investment Entity or the Associates of Embassy REIT (excluding the Manager, the Sponsors, their respective Associates and the Blackstone Sponsor Group) as of March 31, 2024. Further, there is no litigation against Embassy REIT as of March 31, 2024.

A. MPPL

(i) Regulatory Proceedings

(a) The Director, SEZ Section, Government of India issued guidelines in 2009 ("2009 Circular") which laid down that captive power plants in IT/ITES SEZs were to be classified as separate units and were entitled to avail fiscal benefits under the Special Economic Zones Act, 2005 including the benefit of exemption from the levy of excise duty under the Central Excise Act, 1994, on the goods supplied to them. However, in 2015, a new circular was issued which withdrew all such benefits and incentives extended to the captive power plants set up in a SEZ with effect from April 1, 2015. In 2016, new guidelines were issued which restored the benefits and exemptions given under the 2009 Circular. However, the exemptions and benefits were prospective in nature and did not apply to SEZ developers, such as MPPL, for the period between the 2015 circular and the 2016 guidelines. By way of their letters in 2016, two diesel providers who were providing high speed diesel to MPPL, informed MPPL that amount payable due to excise duty on supply of diesel to MPPL was ₹31.60 million and 8.49 million respectively, due to the changed guidelines. MPPL filed an application before the Development Commissioner, Manyata Embassy Business Park SEZ in 2016 seeking approval of its DG set unit as a SEZ unit with retrospective effect, which was not granted.

Subsequently, MPPL filed an appeal before the Development Commissioner, Manyata Embassy Business Park SEZ seeking modification of the letter of approval granted by the Board of Approval, SEZ Section to classify MPPL's captive power plant as a SEZ unit, as it was not granted with retrospective effect, which was rejected. MPPL has filed a writ petition in 2017 before the High Court of Karnataka to set aside the said order and a stay order has been granted.

(b) MPPL has received a demand note dated October 13, 2022 ("Demand Note"), from the Bangalore Water Supply and Sewerage Board ("BWSSB") for payments of charges in relation to issuance of a no-objection certificate for a proposed project commercial building. MPPL has filed a writ petition before the High Court of Karnataka against the State of Karnataka, BWSSB and others challenging the Demand Note and seeking an order to, inter-alia, (i) quash the Demand Note; and (ii) issue the no-objection certificate to MPPL. Pursuant to an order dated November 21, 2022, the High Court of Karnataka granted an ad-interim stay on the Demand

Note in relation to certain charges and instructed MPPL to pay the remaining sum of monies to BWSSB. Accordingly, MPPL has made the requisite payment thereunder and received the NOC from BWSSB. The matter is currently pending with respect to the remaining charges indicated in the Demand Note. The said petition has been disposed on April 22, 2024. However, as the final order is not available even on the high court website, we are unable comment on the same.

(c) MPPL has received a demand note dated August 3, 2023 ("Demand Note") from the Bangalore Water Supply and Sewerage Board ("BWSSB") for a payment of charges in relation to issuance of a no-objection certificate for a proposed project commercial building. MPPL has filed a writ petition before the High Court of Karnataka against the State of Karnataka, BWSSB and others challenging, the Demand Note and seeking, inter-alia, (i) to quash the Demand Note; and (ii) issue the no-objection certificate to MPPL. Pursuant to an order dated November 11, 2023, the High Court of Karnataka granted an ad-interim stay on the Demand Note. The matter is currently pending. The said petition has been disposed on April 22, 2024. However, as the final order is not available even on the high court website, we are unable comment on the same.

B. EEPL

(i) Regulatory Proceedings

The Karnataka Electricity Regulatory Commission ("Commission") has issued orders in 2005, 2008 and 2014 granting exemption to all solar power generators in Karnataka that achieved commercial operation date between April 1, 2013 and March 31, 2018 from paying certain charges such as, inter-alia, 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. The Commission issued an order in 2018 directing cancellation of the aforementioned exemption available to Karnataka's power generators, including EEPL. Subsequently, EEPL and others have filed writ petitions in 2018 in the High Court of Karnataka against the State of Karnataka, the Commission, Bangalore Electricity Supply Company Limited, Gulbarga Electricity Supply Company Limited and Karnataka Power Transmission Corporation Limited. The High Court of Karnataka by way of an order dated May 24, 2018 has directed interim stay on the Commission's order. In the event of cancellation of the aforesaid exemption, EEPL would incur an estimated loss of approximately ₹1053.50 million over a ten year period. The Bangalore Electricity Supply Company Limited filed an interlocutory application on June 18, 2018, seeking recalling of order dated May 24, 2018 of the High Court of Karnataka and the Commission has filed common preliminary objections on September 27, 2018 and requested the High Court of Karnataka to dismiss the writ petition filed by EEPL and others. The High Court of Karnataka, by way of an order dated March 13, 2019, allowed the writ petitions filed by EEPL and others, and quashed the order dated May 14, 2018 issued by the Commission. The Commission has filed a common writ appeal against the said order, against EEPL and others. The matter is currently pending.

(ii) Other Material Litigation

EEPL has received a demand notice under the Insolvency and Bankruptcy Code, 2016 ("IBC") on February 28, 2019 from a third party subcontractor, engaged by the parent company of a third-party service provider for Embassy Energy ("Service Provider"), which was itself engaged by the Service Provider as a contractor for Embassy Energy. The demand notice alleges that unpaid amounts (categorised as operational debts) aggregating up to ₹1,008.1 million are due to the sub-contractor directly from EEPL for the various works claimed to have been undertaken at the site of Embassy Energy, on the basis of certain correspondence with EEPL. EEPL has by its letter dated March 1, 2019, refuted all such claims inter-alia on the basis that the payments are due from the Service Provider (and/or its parent entity) to the sub-contractor and not from EEPL, and therefore the sub-contractor has no claim against EEPL. By its letters dated March 18, 2019, the subcontractor has responded to the letter from EEPL, denying all statements made by EEPL and reiterating that the unpaid amounts are due from EEPL, without prejudice to any action, including criminal, that may be taken under law including the IBC against EEPL, the Service Provider, its parent entity and certain representatives of these entities. EEPL has also written to the Service Provider in relation to deficiencies in services required to be contractually provided by the Service Provider. The Service Provider has responded to EEPL denying the allegations in such letters. The sub-contractor of the Service Provider has filed an application against EEPL in October 2019 under Section 9 of IBC before the NCLT, Bengaluru claiming debt of ₹997.59 million and interest thereon against EEPL. Pursuant to a letter dated January 2, 2020, the third party sub-contractor served notice of hearing in this matter for initiation of insolvency proceedings under Section 9 of the IBC before the NCLT, Bengaluru.

Subsequently, the Service Provider and EEPL agreed to a revised prepayment mechanism pursuant to a letter dated November 18, 2020. It was agreed that upon payment of ₹7.77 billion, all the definitive agreements executed between parties, except the operations and management agreement, shall be terminated and result in the release of the security interest over the EEPL assets. Pursuant to a letter dated December 11, 2020, the entire prepayment amount of ₹7.77 billion has been paid by EEPL towards full and final settlement and the Service Provider has confirmed that there are no dues payable under the deferment payment agreement. The operations and management agreement with the Service Provider was subsequently terminated.

The NCLT, Bengaluru has disposed off this matter on March 8, 2022. The Service Provider has filed an appeal against the order of the NCLT Bengaluru before the NCLAT, Chennai. The NCLAT has dismissed the appeal pursuant to an order dated June 16, 2023. Further, an appeal has been filed by the Service Provider before the Supreme Court of India. Additionally, the Service Provider has submitted an application to the District Legal Service Authority requesting for pre-institution mediation with EEPL. The matter is currently pending.

(iii) Criminal Proceedings

A First Information Report ("FIR") for offences under various sections of the Indian Penal Code, 1860 was registered by Deonar Police Station against representatives of EEPL and another person at the instance of a representation of Sterling Wilson Renewable Energy Private Limited ("SWREL") (formerly known as Sterling Wilson Private Limited). SWREL under the FIR has claimed that EEPL has not made balance payments to SWREL for its services as a third party contractor, thereby resulting in loss to SWREL. In response, EEPL and its representatives have filed a criminal writ petition before the High Court of Bombay against the State of Maharashtra and the representative of SWREL praying, *inter-alia*, to quash and set aside the FIR, which was subsequently transferred to the Economic Offence Wing.

C. GLSP

Regulatory Proceedings

GLSP and its occupier have received a notice in 2017 from the Karnataka State Pollution Control Board stating that the sewage treatment plant at Embassy Golflinks was inspected by the relevant officials and was found to not be operating in accordance with the standards stipulated pursuant to an order passed by the National Green Tribunal and a public notice issued by the Karnataka State Pollution Control Board detailing revised standards required to be adopted for such plants in 2017. GLSP was called upon to show cause as to why action should not be initiated against it under the Water (Prevention and Control of Pollution) Act, 1974 and related legislations within 30 days from the date of the notice. Golflinks Embassy Business Park Management

Services LLP has responded to the notice stating that it is in the process of complying with the observations and requesting for a period of six to seven months for compliance and to grant consent. Golflinks Embassy Business Park Management Services LLP has informed the Karnataka State Pollution Control Board of completion of upgradation work in relation to the sewage treatment plants pursuant to a letter dated September 10, 2020.

D. VTPL

(i) Regulatory Proceedings

(a) The Director, SEZ Section, Government of India issued guidelines in 2009 ("2009 Circular") which laid down that captive power plants in IT/ITES SEZs were to be classified as separate units and were entitled to avail fiscal benefits under the Special Economic Zones Act, 2005 including the benefit of exemption from the levy of excise duty under the Central Excise Act, 1994, on the goods supplied to them. However, in 2015, a new circular was issued which withdrew all such benefits and incentives extended to the captive power plants set up in a SEZ with effect from April 1, 2015. In 2016, new guidelines were issued which restored the benefits and exemptions given under the 2009 Circular. However, the exemptions and benefits were prospective in nature and did not apply to SEZ developers, such as VTPL for the period between the 2015 circular and the 2016 guidelines. By way of its letter dated March 3, 2016, the diesel supplier providing high speed diesel to VTPL, informed VTPL that amount payable due to excise duty on supply of diesel to VTPL was ₹4.31 million, due to the changed guidelines. VTPL filed an application before the Development Commissioner, Vikas Telecom SEZ in 2016 seeking approval of its DG set unit as a SEZ unit with retrospective effect, which was not granted. Subsequently, VTPL filed an appeal before the Board of Approval, SEZ Section in 2016 seeking modification of the letter of approval granted by the Board of Approval, SEZ Section to classify VTPL's captive power plant as a SEZ unit, as it was not granted with retrospective effect, which was rejected. VTPL has filed a writ petition in 2017 before the High Court of Karnataka to set aside the said order and a stay order was granted.

(b) VTPL has received a demand note dated August 14, 2020, from the Bangalore Water Supply and Sewerage Board for a payment of charges in relation to issuance of a no-objection certificate for a proposed project commercial building on land parcel. VTPL 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 the government order dated February 12, 2016 and the demand note issued against VTPL and seeking to, *inter-alia*, (i) quash the demand notice dated August 14, 2020; and (ii) issue of no-objection certificate to VTPL. Pursuant to an order dated November 17, 2020, the High Court of Karnataka granted an ad-interin stay on the demand notice dated August 14, 2020 in relation to certain charges and instructed VTPL to pay the prescribed fee for issuance of no objection certificate, which has been paid. The matter is currently pending. The said petition has been disposed on April 22,2024. However, as the final order is not available even on the high court website, we are unable comment on the same.

(c) VTPL has received a demand note dated September 29, 2020 from the Bangalore Water Supply and Sewerage Board for a payment in relation to issuance of a no-objection certificate for a proposed project office building on land parcel. VTPL has filed a writ petition before the Karnataka High Court against State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging the government order dated February 12, 2016 and the demand note against VTPL seeking to, inter-alia, (i) quash the demand notice dated September 29, 2020; and (ii) issue of no-objection certificate to VTPL. Pursuant to an order dated November 30, 2020, the High Court of Karnataka granted an ad-interin stay on the demand notice dated September 29, 2020 in relation to certain charges and instructed VTPL to pay the prescribed fee for issuance of no objection certificate, which has been paid. The matter is currently pending. The said petition has been disposed on April 22,2024. However, as the final order is not available even on the high court website, we are unable comment on the same.

(d) The Department of Stamps and Registrations, Government of Karnataka, had issued notices dated July 18, 2022 to VTPL and SIPL ("Respondents"), alleging that there are shortfall in the stamp duty and registration fees paid in relation to a sale deeds executed between the Respondents. The Respondents have submitted their objection to the notices. The matter is currently pending.

E. ECPL

(a) ECPL received a demand notice dated July 16, 2021 from BBMP (the "Demand Notice") towards ground rent and other charges for the purposes of issuing modified sanction plan at Embassy Business Hub. ECPL has filed a writ petition against State of Karnataka before the High Court of Karnataka, inter alia, to set aside the Demand Notice issued by BBMP. The High Court of Karnataka has passed an interim stay against the Demand Notice and ordered ECPL to pay the other demands. ECPL has paid the requisite fee and has received the modified sanction plan.

(b) ECPL has received a demand note dated June 16, 2020 from the BWSSB (the "Demand Notice") for payments of charges in relation to issuance of a no-objection certificate for a proposed project commercial building. ECPL 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 November 13, 2020, the High Court of Karnataka granted an ad-interim stay on the Demand Notice, in relation to certain charges, and instructed ECPL to pay the remaining sum of monies to BWSSB. Accordingly, ECPL has made the requisite payment thereunder and received the NOC from BWSSB. The said petition has been disposed on April 22,2024. However, as the final order is not available even on the high court website, we are unable comment on the same.

(c) ECPL has received a demand note dated November 21, 2023 from the BWSSB (the "Demand Notice") for payments of charges in relation to issuance of a no-objection certificate for a proposed project commercial building. ECPL 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 January 16, 2024, the High Court of Karnataka granted an ad-interim stay on the Demand Notice, in relation to certain charges, and instructed ECPL to pay the remaining sum of monies to BWSSB. ECPL has made the requisite payments and received the no-objection certificate from the BWSSB. The said petition has been disposed on April 22,2024. However, as the final order is not available even on the high court website, we are unable comment on the same.

III. Material litigation and regulatory action pending against Embassy Sponsor

With respect to Embassy Sponsor, details of all pending regulatory actions and criminal matters against Embassy Sponsor have been disclosed. For the purpose of pending civil/commercial matters against Embassy Sponsor matters exceeding ₹533.8 million (being 5% of the total consolidated revenue of Embassy Sponsor for the Financial Year 2023)* have been considered material and proceedings where the amount is not determinable but the proceeding is considered material by the Manager from the perspective of Embassy REIT has been disclosed. Other than as disclosed below, there is no pending criminal litigation, regulatory actions or material civil/commercial matters against Embassy Sponsor as of March 31, 2024.

* Based on last available audited financials.

Criminal Litigation

(i) A charge sheet has been filed by the Central Bureau of Investigation against various individuals and the companies including

Embassy Realtors Private Limited (which subsequently merged with Embassy Sponsor) and its founder, Jitendra (Jitu) Virwani in 2014, who have been named as accused number 12 and 11 respectively. As part of allegations made against the various others accused, there have also been allegations of corruption and irregularities in 2004 with relation to certain land development and housing projects awarded by the Government of Andhra Pradesh and the Andhra Pradesh Housing Board to a consortium in which, Embassy Realtors Private Limited, was holding a minority stake. The offences alleged against Embassy Sponsor and Jitendra Virwani are under the Indian Penal Code, 1860, including, *inter-alia*, Sections 120 (b) & 420. Jitendra Virwani filed a criminal petition in the High Court of Telangana and Andhra Pradesh seeking an interim order of stay against the proceedings in the trial court; the High Court has exempted the personal appearance of Jitendra Virwani instead of staying the further proceedings. Subsequently, Embassy Sponsor has filed a criminal petition in the High Court of Telangana and Andhra Pradesh in 2016 seeking to inter-alia quash the proceedings pending before the Special Court for CBI cases at Hyderabad. An interim order of stay has been granted by the High Court in favour of Embassy Sponsor in this regard until the date of the next hearing. Embassy Sponsor and Jitendra Virwani were also named as respondents in proceedings initiated by the Directorate of Enforcement under the Prevention of Money Laundering Act, 2002 in relation to the same subject matter and an order for the provisional attachment of certain movable assets of Embassy Sponsor and Jitendra Virwani was passed in January 2018. The Adjudicating Authority has in June 2018 passed an order to the effect that such alleged assets were not involved in the money laundering and has revoked the attachment of such assets. The Directorate of Enforcement has filed an appeal before the Appellate Tribunal at New Delhi and the Appellate Tribunal has dismissed the Appeal filed by the Enforcement Directorate and confirmed the orders passed by the Adjudicating Authority. Aggrieved by the Orders passed by the Appellate Tribunal at New Delhi, the Enforcement Directorate has filed an appeal before the High Court of Telangana at Hyderabad and the said Appeal is pending before the High Court at Hyderabad.

Regulatory Proceedings

a. The Deputy Commissioner (Registration) and District Registrar, Bengaluru has by an order passed in 2017 directed Embassy Sponsor to make payment of stamp duty of ₹93.22 million and registration fee of ₹16.50 million pertaining to a sale agreement for residential properties in Bengaluru. Embassy Sponsor filed an appeal before the Karnataka Appellate Tribunal, Bengaluru ("KAT") in 2018 challenging the order which was dismissed in 2019. The KAT directed Embassy Sponsor to pay an amount of ₹100.97 million. Embassy Sponsor has filed a writ petition before the High Court of Karnataka challenging the orders passed by the KAT and High Court has granted an interim order of stay against the order of the KAT.

b. A third party individual has filed an application before the National Green Tribunal, Chennai in 2015 against the State of Karnataka, and several other builders including Embassy Sponsor, alleging that builders are polluting the Bellandur lake and surrounding environment by discharging effluents in the lake, around which they are developing residential and commercial projects. The matter is currently pending for hearing.

c. Embassy Sponsor has received a notice from the Competition Commission of India in 2018 inquiring into its acquisition of over 70% of the shareholding of Mac Charles (India) Limited as a combination. Embassy Sponsor has replied to the notice inter alia submitting that the transaction does not constitute a combination within the meaning of Section 5 of the Competition Act, 2002 since Mac Charles (India) Limited was eligible to avail the de minimus exemption for combinations under the provisions of the Competition Act, 2002. Embassy Sponsor has replied to the notice as stated above and has not received any response thereafter.

d. The Maharashtra Pollution Control Board pursuant to a notice in 2011 has filed a criminal case in 2012 before the Chief Judicial Magistrate Court, Pune against Embassy Sponsor and another accused for violating environmental laws by carrying out construction at plot no. 3, Rajiv Gandhi Infotech Park, Pune without obtaining prior clearance. The court issued summons in 2012, against which Embassy Sponsor has filed a criminal writ petition in the Bombay High Court. This matter is pending for hearing before the Bombay High Court.

e. In 2015, Embassy Sponsor filed an application with the Bangalore Development Authority ("BDA") for the issue of a development plan in relation to certain property owned by MPPL. The BDA issued the development plan. Subsequently, the Embassy Sponsor as the co-developer of the property filed an application with the BDA for a modified development plan in connection with the use of TDR rights. In February 2020, the Karnataka state government issued amendments to the relevant regulations in relation to levy of fees, cess and surcharges for modified development plans. Subsequently, the BDA issued two demand notices dated September 24, 2020 to the Embassy Sponsor to pay ₹121 million towards various charges in connection with the modified development plan. The Embassy Sponsor has filed a writ petition against the State of Karnataka and others before the High Court of Karnataka, inter-alia, to set aside the demand notices issued by the BDA and declare the amendments as ultra vires. Subsequently, BDA issued a letter dated March 10, 2021 to Embassy Sponsor indicating that an amount of ₹0.037 million is to be paid for issuance of modified development plan and the same was paid by Embassy Sponsor on March 17, 2021. The matter is currently pending.

f. Embassy Sponsor received demand notices dated January 13, 2021 and October 7, 2021 from BBMP towards ground rent and other charges for the purposes of issuing occupancy certificate at certain properties owned by Embassy Sponsor. The Embassy Sponsor has filed two separate writ petitions against State of Karnataka before the High Court of Karnataka, inter alia to set aside the demand notices issued by BBMP. On March 30, 2021 the High Court of Karnataka has passed a stay against the demand notices. However, demand with respect to (i) scrutiny fee and license fee shall be stayed only to excess of 50% of the demand (i) security deposit shall be paid at the rate specified i.e., ₹25/- per square meter and (iii) stay on administrative charges. The High Court has indicated that the payments need to be made within four weeks, pursuant to which BBMP will issue the occupancy certificate.

IV. Material litigation and regulatory action pending against the Associates of Embassy Sponsor

With respect to the Associates of Embassy Sponsor, details of all pending regulatory actions and criminal matters against the Associates of Embassy Sponsor have been disclosed. For the purpose of pending civil/commercial matters against Associates of Embassy Sponsor, (excluding the Asset SPVs and the Investment Entity) matters exceeding ₹533.8 million (being 5% of the total consolidated revenue of Embassy Sponsor for the Financial Year 2023*) have been considered material and proceedings where the amount is not determinable but the proceeding is considered material by the Manager from the perspective of Embassy REIT has been disclosed. Other than as disclosed below, there is no pending criminal litigation, regulatory actions or material civil/commercial matters against the Associates of Embassy Sponsor as of March 31, 2024.

*Based on last available audited financials.

Regulatory Proceedings

(a) Concord India Private Limited received a notice in 2008 from the Range Forest Officer, Bengaluru regarding initiation of proceedings in the High Court of Karnataka for the alleged unauthorised occupation of 78 acres forest land in a plantation reserved forest in Bengaluru. The company has filed a writ petition in 2008 to quash the notice pursuant to which the court ordered in 2012 that the occupied area was not forest land. The Range Forest Officer has filed a writ appeal in the High Court of Karnataka in 2012 against the order and the company has also filed a writ petition in the High Court of Karnataka in 2012 against the State of Karnataka challenging old notifications of the Karnataka State Government declaring the occupied area as an industrial area instead of as a de-reserved reserve forest area for non-forest activity. The said case has been disposed vide judgment dated July 23, 2019.

(b) Le Meridien Hotel, Bengaluru (owned by Mac Charles (India) Limited) has received a notice in 2013 from the Employees' Provident Fund Organisation to show cause why damages on belated remittance should not be levied. The hotel agreed to the delay in payment except for certain periods. The Assistant Provident Fund Commissioner in 2016 ordered the hotel to pay belated remittance of ₹0.11 million within stipulated time along with interest payable. The hotel has filed an appeal in 2016 before the Employees Provident Fund Appellate Tribunal, Bengaluru challenging the order and the tribunal granted interim stay. Further, the provident fund along with the payment of back wages was remitted.

(c) J. V. Holdings Private Limited has received a notice in 2014 from the RBI to show cause why action should not be initiated against it for doing business as an NBFC in violation of the Reserve Bank of India Act, 1934. The company filed its reply to the RBI and the RBI in 2016 directed it to either merge with another NBFC, wind up its business or register as an NBFC. The RBI also directed the company in 2017 to exit partnerships it is invested in to qualify as a core investment company. In 2018, the RBI has asked J.V. Holdings Private Limited to submit its response on the status of complying with the notice. The company has replied to the RBI stating that it has commenced provision of marketing services and that the proposed income from such business activity will be such that the company will not be an NBFC by March 31, 2019. The company has ceased undertaking non-banking financial business as on March 31, 2019 and has have not received any further communication in this regard from RBI.

(d) Udhyaman Investments Private Limited has received a notice in 2015 from the RBI to provide clarifications to determine whether it is an NBFC. The company clarified that it does not qualify as an NBFC. The company has not received any further communication in this regard from RBI.

Other Material Litigation

a. A third party filed a petition before the Indian Council for Arbitration against Concord India Private Limited for resolution of a dispute in respect of a memorandum of understanding between the third party and Concord India Private Limited entered into in 1999 in respect of joint development of 78 acres of land situated at Kadugodi plantation. The petitioner has claimed that they are entitled to develop the land, whereas Concord India Private Limited has stated that the petitioner is not entitled to any relief since the memorandum of understanding was terminated. The arbitral tribunal passed an award in favour of Concord India Private Limited dismissing the petition filed by the petitioner. Aggrieved by the award passed by the arbitral tribunal, the petitioner filed a suit before the City Civil Court at Bengaluru in 2019 challenging the said award and the said suit is pending for consideration.

V. Material litigation and regulatory action pending against Blackstone Sponsor, its Associates and the Blackstone Sponsor Group

As of March 31, 2024 Blackstone Sponsor, its Associates and Blackstone Sponsor Group do not have any regulatory actions, criminal matters, or material civil/commercial litigation, i.e., in excess of USD 9.65 million (being 5% of the income of the Blackstone Sponsor for the calendar year ended December 31, 2022) pending against them.

VI. Material litigation and regulatory action pending against the Manager and its Associates

As of March 31, 2024 the Manager and its Associates (to the extent that such Associates are not Associates of the Sponsors) do not have any regulatory actions, criminal matters, or other material civil/commercial litigation pending against them. For the purposes of civil/commercial matters against the Manager and its Associates (to the extent that such Associates are not Associates of the Sponsors), matters involving amounts exceeding 5% of the revenue of the Manager for the FY2022-23 have been considered material.

Criminal litigation

Two separate petitions have been filed under the Motor Vehicles Act, 1988 against the Manager. The petitioners have claimed monetary compensation for injuries sustained by them due to an accident which allegedly involved certain employees of the Manager. These matters are currently pending.

Other matters

A search under section 132 of the Income Tax Act was conducted on 1 June 2022 on EOPMSPL, Embassy REIT, and certain SPV's namely VTPL, EOVPL, SIPL, EEPL. SIPL had received a show cause notice from the income tax authorities pursuant to such search proceedings and had responded to the same on 10 January 2023 and 11 March 2024. Further, REIT, SIPL, VTPL and EEPL have received reassessment notice u/s 148 of the Income Tax Act for AY 2019-20 for which EOP has filed returns u/s 148. The reassessments stands closed for SIPL and REIT with no additions made. Orders were received for EEPL and VTPL with certain adjustments against which the Group is in the process of filing an appeal.

Further, in December 2023, EOP has received reassessment notices u/s 148 for EOPMSPL, Embassy REIT, VTPL, SIPL and EEPL for AY 2020-21 and AY 2021-22 for which EOP has filed returns u/s 148.

VII. Material litigation and regulatory action pending against the Trustee

As of March 31, 2024, the Trustee does not have any regulatory actions, criminal matters, or material civil/commercial litigation, i.e., in excess of ₹12.32 million (Indian Rupees Twelve Point Three Two Million Only) being 5% of the income of the profit after tax of the Trustee for the Financial Year 2022- 2023) pending against it.

VIII. Taxation Proceedings

Details of all direct tax, indirect tax and property tax matters against the Relevant Parties as of March 31, 2024 are as follows:

Nature of case	Number of cases	Amount involved (in ₹ million)
Embassy REIT (Asset SPVs and Investment Entity)		
Direct Tax	28	263.92
Indirect Tax	23	909.71
Property Tax	4	3,418.9
Embassy Sponsor – EPDPL		
Direct Tax	11	193.21
Indirect Tax	1	122.88
Property Tax	Nil	Nil
Key Persons (Board of Directors) of the Embassy Sponsor		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil
Blackstone Sponsor		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil
Key Persons (Board of Directors) of the Blackstone Sponsor		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil
Manager – EOPMSPL		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil
Blackstone Sponsor Group		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil
Associates of the Manager*		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil
Associates of the Embassy Sponsor		
Direct Tax	51	6,466.21
Indirect Tax	38	738.31
Property Tax	Nil	Nil
Associates of the Blackstone Sponsor#		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil

* Excludes Associates of the Sponsors

Excludes the Blackstone Sponsor Group

14. Risk factors

Risk Factors-Embassy Office Parks REIT

Risk related to our organisation and structure

1. The Portfolio has certain liabilities, which if realised may impact the trading price of the units, our profitability and our ability to make distributions.
2. We have incurred external debt at Embassy REIT level. Additionally, we may incur further debt and a significant amount of such future debt may be utilised in the operation and development of our business. Consequently, our cash flows and operating results could be adversely affected by required repayments or related interest and other risks of our debt financing. Our inability to service debt may impact distributions to Unitholders.
3. We do not provide any assurance or guarantee of any distributions to the Unitholders. We may not be able to make distributions to Unitholders and the level of distributions may decrease. Our historical distributions may not be indicative of future distributions.
4. The REIT Regulations impose restrictions on the investments made by us and require us to adhere to certain investment conditions, which may limit our ability to acquire and/or dispose of assets or explore new opportunities. The laws governing REITs in India are in their early stages and relatively untested.
5. The holding and financing structure of the Portfolio may not be tax efficient.

Risks Related to our business and industry

1. Our business is dependent on the Indian economy and financial stability in Indian markets, and any slowdown in the Indian economy or in Indian financial markets could have a material adverse effect on our business.
2. We are subject to risks associated with pandemics or other public health crisis, which could materially and adversely affect us. There is no assurance that COVID-19 will not resurge in the future, which may result in tenants having to suspend operations at our properties. Due to COVID-19, certain tenants at our office parks had limited the number of their operating staff and hours, while others announced 'work-from-home' measures. Since the normalisation of COVID-19, there has been tenant uncertainty regarding office space needs given evolving remote and hybrid working trends which began with the COVID-19 pandemic, which has resulted in a decreased demand for office space in certain places. Our operations and financial performance could be materially and adversely impacted as the result of the future emergence of new variants of COVID-19, or another pandemic or other public health crisis, and any related shutdowns or other significant business disruptions.
3. We have a limited operating history and may not be able to operate our business successfully or generate sufficient cash flows to make or sustain distributions.
4. A significant portion of our revenues is derived from a limited number of large tenants, multinational tenants, tenants in the technology and financial services sectors and from a few integrated office parks and cities. Any conditions that impact these tenants, sectors, parks or cities may adversely affect our business, results and financial condition.
5. Tenant leases across our Portfolio are subject to the risk of non-renewal, non-replacement or early termination. Further, vacant properties could be difficult to lease, which could adversely affect our revenues.
6. Our business and profitability are dependent on the performance of the commercial real estate market in India generally and any fluctuations in market conditions may have an adverse impact on our financial condition.
7. As GLSP does not qualify as an Asset SPV under the REIT Regulations, it is not required to comply with the mandatory distribution requirements under the REIT Regulations.
8. The valuation reports obtained for our Portfolio are based on various assumptions and may not be indicative of the true value of our assets.
9. We have in the past recognised impairment losses and may be required to record significant changes to the earning in the future when we review our Portfolio for potential impairment.
10. Our contingent liability could adversely affect our financial condition, results of operations and cash flows.
11. We rely on third party operators to successfully operate and manage certain Portfolio Assets. Our results of operations may be adversely affected if we fail to effectively oversee the functioning of third-party operators.
12. Compliance with, and changes in, applicable laws (including without limitation environmental laws and regulations) could adversely affect the development of our properties and our financial condition.
13. If we are unable to maintain relationships with other stakeholders in our Portfolio, our financial conditions and results of operation may be adversely affected.
14. We may incur losses as a result of unforeseen or catastrophic events, including the emergence of pandemics, terrorist attacks, extreme weather events, natural disasters or other widespread health emergencies that could create economic and financial disruptions, and could lead to operational difficulties (including travel limitations) that could impair/impact our ability to manage our businesses.
15. We are exposed to a variety of risks associated with safety, security and crisis management.
16. We may be unable to successfully grow our business in new markets in India, which may adversely affect our growth, business prospects, results of operations and financial condition.
17. We may be adversely affected if the Asset SPVs and/or Investment Entity are unable to obtain, maintain or renew all regulatory approvals that are required for their respective business.
18. Some of our Portfolio Assets are located on land leased from the MMRDA, MIDC, NOIDA and KIADB. The relevant Asset SPVs are required to comply with the terms and conditions provided in the respective lease agreements with such government bodies, failing which MMRDA, MIDC, NOIDA or KIADB, as the case may be, may, impose penalties, terminate the lease or take over the premises.
19. We have entered into material related party transactions, the terms of which may be unfavorable to us or could involve conflicts of interest. The Manager may face conflicts of interests in choosing our service providers, and certain service providers may provide services to the Manager, Embassy Sponsor or the Blackstone Sponsor Group on more favourable terms than those payable by us.
20. Our solar operations are dependent on the regulatory and policy environment affecting the renewable energy sector in India.
21. Our Asset SPVs and the Investment Entity are subject to ongoing compliance requirements under various laws, and there have been certain past instances of non-compliance.
22. Some of our Portfolio Assets are located on land notified as SEZs and the Asset SPVs are required to comply with the SEZ Act and the rules made thereunder.
23. The title, leasehold rights and development rights or other interests over land where the Portfolio are located may be subject to legal uncertainties and defects, which may interfere with our ownership and/or leasehold rights of the Portfolio and result in us incurring costs to remedy and cure such defects.
24. There can be no assurance that we will be able to successfully complete future acquisitions or efficiently manage the assets we have acquired or may acquire in the future. Further, any of our acquisitions in the future may be subject to acquisition related risks.
25. There may be conflicts of interests between the Manager, Embassy Sponsor, the Blackstone Sponsor Group, the Blackstone Sponsor, the Trustee and/or their respective associates/ affiliates.
26. We may not be able to successfully meet working capital or capital expenditure requirements of our Portfolio Assets due to the unavailability of funding on acceptable terms.
27. We may invest in under construction real estate projects which may be adversely affected by delay in completion and cost overruns.
28. The audit report of our Statutory Auditors on the Consolidated Financial Statements may contain certain qualifications and matters of emphasis.
29. Our Portfolio Assets and the Investment Entity may be subject to increases in direct expenses and other operating expenses. Renovation work, repair and maintenance or physical damage to the Portfolio Assets and/or the assets of the Investment Entity may disrupt our operations and collection of rental income or otherwise result in an adverse impact on our financial condition and results of operation.
30. We may be subject to certain restrictive covenants under our financing agreements that could limit our flexibility in managing our business or to use cash or other assets. The terms of such financing may limit our ability to make distributions to the Unitholders.
31. Recent disruptions in the financial markets and current economic conditions could adversely

affect our ability to service existing indebtedness. We may require additional debt financing in order to continue to grow our business, which may not be available on acceptable terms, or at all.

32. The ROFO Deed entered into with Embassy Sponsor, in respect of certain identified existing assets and the potential future asset pipeline, is subject to various terms and conditions. Further, the Embassy Sponsor may undertake corporate restructuring exercises, including mergers and amalgamations with third-party entities, which may impact the potential future asset pipeline under the ROFO Deed.
33. The brand "Embassy" is owned by Embassy Shelters Private Limited and licensed to us. Our license to use the "Embassy" trademark and logo may be terminated under certain circumstances and our ability to use the trademark and logo may be impaired. Further, for certain other Asset SPVs, we do not have registered trademarks in the name of the relevant SPVs.
34. We operate in a highly competitive environment and increased competitive pressure could adversely affect our business and the ability of the Manager to execute our growth strategy.
35. We may experience a decline in realised rent rates from time to time, which may adversely affect our business, results of operations, cash flows and distributions.
36. We may not able to maintain adequate insurance to cover all losses we may incur in our business operations.
37. There is outstanding litigation and regulatory action involving Embassy Sponsor and its Associates that may adversely affect our business.
38. Our business may be adversely affected by the illiquidity of real estate investments.
39. Lease deeds with some of our tenants are not adequately stamped or registered, and consequently, we may be unable to successfully litigate over the said agreements in the future and penalties may be imposed on us.
40. Security and IT risks may disrupt our business, result in losses or limit our growth.
41. Foreign Account Tax Compliance withholding may affect payments on the Units for investors.
42. We expect to be classified as a passive foreign investment company for U.S. federal income tax purposes, which could result in materially adverse U.S. federal income tax consequences to U.S. investors in our Units.

Risks related to our relationships with the Sponsors and the Manager

1. We and parties associated with us are required to maintain the eligibility conditions specified under Regulation 4 of the REIT Regulations as well as the Certificate of Registration on an ongoing basis. We may not be able to ensure such ongoing compliance by Embassy Sponsor, the Blackstone Sponsor, the Manager, the Blackstone Sponsor Group and the Trustee, which could result in the cancellation of our registration.
2. Our Sponsors will be able to exercise significant influence over certain of our activities and the interests of the Sponsors may conflict with the interests of other Unitholders or the interests of the Sponsors may conflict with each other.
3. Conflicts of interest may arise out of common business objectives shared by the Manager, Embassy Sponsor, the Blackstone Sponsor, the Blackstone Sponsor Group and us.
4. Certain principals and employees may be involved in and have a greater financial interest in the performance of other real estate investments, projects and businesses of Embassy Group or Blackstone and such activities may create conflicts of interest in making investment decisions on our behalf.
5. We depend on the Manager and its personnel for our success. We may not find a suitable replacement for the Manager if the Investment Management Agreement is terminated or if key personnel cease to be employed by the Manager or otherwise become unavailable to us.
6. We depend on the Manager to manage our business and assets, and our results of operations, financial condition and ability to make distributions may be harmed if the Manager fails to perform satisfactorily, for which our recourse may be limited. In addition, the Manager provides leasing management services to assets held by the Embassy Sponsor, and may also provide property or leasing management services to third-party entities outside the Embassy REIT Assets in the future, which may lead to conflicts of interest with respect to similar services provided by the Manager to assets of the Embassy REIT.

Risks related to India

1. Our performance is linked to the stability of policies and the political situation in India.
2. Any downgrading of India's sovereign debt rating by a domestic or international rating agency could materially and adversely affect our ability to obtain financing and, in turn, our business and financial performance.
3. Significant differences exist between Ind AS and other accounting principles, such as IFRS, Indian GAAP and U.S. GAAP which may be material to your assessment of our financial condition, results of operations and cash flows.
4. It may not be possible for Unitholders to enforce foreign judgements.
5. Tax laws are subject to changes and differing interpretations, which may materially and adversely affect our operations and growth prospects.
6. Investors may be subject to Indian taxes arising out of capital gains on the sale of Units.
7. Land is subject to compulsory acquisition by the government and compensation in lieu of such acquisition may be inadequate.
8. We may be subject to the Competition Act, which may require us to receive approvals from the Competition Commission of India (CCI) prior to undertaking certain transactions.
9. Our ability to raise funding is dependent on our ability to raise capital through a fresh issue of Units and or our ability to raise debt on acceptable terms. Further, debt securities issued by us may not qualify as eligible securities that can be held by certain types of investors, and certain lenders may be unable to extend loans to us due to regulatory and other restrictions, which may make it more difficult for us to raise funds and may increase the cost of borrowings.

Risks related to the ownership of the Units

1. Trusts like Embassy REIT may be dissolved, and the proceeds from the dissolution thereof may be less than the amount invested by the Unitholders.
2. We are subject to ongoing reporting requirements as a listed entity. Requirements and other obligations of real estate investment trusts post-listing are still evolving. Accordingly, the level of ongoing disclosures made to and the protections granted to Unitholders may be limited as compared to those made to or available to the shareholders of a company that has listed its equity shares upon a recognised stock exchange in India.
3. Fluctuations in the exchange rate of the Indian Rupee with respect to other currencies will affect the foreign currency equivalent of the value of the Units and any distributions.
4. Unitholders are unable to request for the redemption of their Units.
5. The Units may experience price and volume fluctuations and there may not be an active or liquid market for the Units.
6. There can be no assurance on the trading price of the Units and the price of the Units may decline.
7. Any future issuance of Units by us or sale of Units by Embassy Sponsor or any of other significant Unitholders may materially and adversely affect the trading price of the Units. The Embassy Sponsor has pledged all their Units. We cannot assure you that we will not issue further Units or that the Unitholders, including the Embassy Sponsor, and other significant Unitholders, will not dispose of, pledge or otherwise encumber their Units.
8. Our rights and the rights of the Unitholders to recover claims against the Manager or the Trustee are limited.
9. NAV per Unit may be diluted if further issues are priced below the current NAV per Unit.
10. Compliance with the European Union Directive on Alternative Investment Fund Managers may increase administrative and regulatory burdens on the Manager and us.

15. Information of the contact person of Embassy REIT

Ms. Vinitha Menon
12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka – 560 032
T: +91 8069354857
E: compliance@embassyofficeparks.com

16. Compliance under FEMA:

Embassy REIT has complied with the conditions prescribed for downstream investment in accordance with the applicable provisions of the Foreign Exchange Management (Non-debt Instruments) Rules, 2019.

17. Auditor's report

Please refer to pages 188-193 and 246-251 of this report.

Secretarial Compliance Report of Embassy Office Parks REIT

For the Year Ended March 31, 2024

Pursuant to Regulation 26D of the Securities and Exchange and Board of India (Real Estate Investment Trusts) Regulation, 2014

I have examined:

(a) all the documents and records made available to us and explanation provided by **Embassy Office Parks Management Services Private Limited** ("the Manager"), acting as Manager to Embassy Office Parks REIT ("**the listed entity**");

(b) the filings/submissions made by the Manager to the stock exchanges;

(c) website of the listed entity;

(d) any other document/filing, as may be relevant, which has been relied upon to make this certification;

for the year ended **March 31, 2024** ("**Review Period**") m respect of compliance with the provisions of:

(a) the Securities and Exchange Board of India Act, 1992 ("**SEBI Act**") and the Regulations, circulars, guidelines issued thereunder; and

(b) the Securities Contracts (Regulation) Act, 1956 ("**SCRA**"), rules made thereunder and the Regulations, circulars, guidelines issued thereunder by the Securities and Exchange Board of India ("**SEBI**");

The specific Regulations, whose provisions and the circulars/guidelines issued thereunder, have been examined, include:

(a) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;

(b) Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; **(Not Applicable to Embassy REIT and Manager during the audit period)**

(c) Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 **(Not Applicable to Embassy REIT and Manager during the audit period);**

(d) Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; **(Not Applicable to Embassy REIT and Manager during the Audit Period);**

(e) Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 (Not Applicable to Embassy REIT and Manager during the Audit Period);

(t) Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;

(g) Securities and Exchange Board of India (Issue and Listing of Non-Convertible and Redeemable Preference Shares) Regulations, 2013; **(Not Applicable to Embassy REIT and Manager during the Audit Period);**

(h) Securities and Exchange Board oflndia (Prohibition oflnsider Trading) Regulations, 2015;

(i) Securities and Exchange Board oflndia (Real Estate Investment Trusts) Regulations, 2014;

G) Securities and Exchange Board oflndia (Foreign Portfolio Investors) Regulations, 2014;

(k) Securities and Exchange Board of India (Prohibition of Fraudulent and Unfair Trade Practices relating to Securities Market) Regulations, 2003

and circulars/guidelines issued thereunder and based on the above examination, I hereby report that, during the Review Period:

(a) The listed entity acting through the Manager has complied with the provisions of the above Regulations and circulars/guidelines issued thereunder, except in respect of matter specified below:

Sr. No.	Compliance Requirement (Regulations/circulars/ guidelines/including specific clause)	Deviations	Observations/ remarks of the Practicing Company Secretary, if any.
1.	NIL	NA	NA

(b) The listed entity acting through the Manager has maintained proper records under the provisions of the above Regulations and circulars/guidelines issued thereunder insofar as it appears from my/our examination of those records.

(c) The following are the details of actions taken against the listed entity, parties to the listed entity, its promoters, directors either by SEBI or by Stock Exchanges (including under the Standard Operating Procedures issued by SEBI through various circulars) under the aforesaid Acts/Regulations and circulars/guidelines issued thereunder:

Sr. No.	Action taken by	Details of Violation	Details of action taken E.g. fines, warning letter, debarment, etc.	Observations/remarks of the Practicing Company Secretary, if any.
1.	NA	NA	NA	NA

(d) The listed entity acting through the Manager has taken following actions to comply with the observations made in previous reports:

Sr. No	Observations of the Practicing Company Secretary in the previous reports	Observations made in the secretarial compliance report for the year ended	Actions taken by the Manager, if any	Comments of the Practicing Company Secretary on the actions taken by the REIT
1	NIL	NA	NA	NA

Rupal Dhiren Jhaveri
FCS No. 5441
Certificate Practice No. 4225
UDIN: F005441F000223230
Peer Review Certificate No.: PRI 139/2021

Place: Mumbai
Date: April 23, 2024

This report is to be read with Detailed Annexure for Additional Affirmations of even date which is annexed as **Annexure A** and forms an integral part of this report.

Annexure A

Detailed Annexure for Additional Affirmations

Sr. No.	Particulars	Compliance Status (Yes/ No/NA)	Observations/ Remarks by PCS
(a)	The compliances of Embassy Office Parks Management Services Private Limited ("the Manager"), acting as Manager to Embassy Office Parks REIT ("the listed entity") is in accordance with the applicable Secretarial Standards (SS) issued by Institute of Company Secretaries India (ICSI);	Yes	
(b)	• All policies under SEBI Regulations are adopted with the approval of the Board of Directors of the listed entity; • All the policies are in conformity with the SEBI Regulations and have been reviewed and timely updated as per the regulations/circulars/guidelines issued by SEBI.	Yes	
(c)	• The listed entity is maintaining a functional website; • Timely dissemination of the documents/information is made under a separate section on the website • Web-links provided m annual corporate governance reports under Regulation 27(2) are accurate and specific which re-directs to the relevant document(s)/section of the website.	Yes	
(d)	None of the Directors of the Manager are disqualified under Section 164 of the Companies Act, 2013.	Yes	
(e)	• Identification of material subsidiary companies • Requirements with respect to disclosure of material as well as other subsidiaries	NA	The listed entity is a REIT and has Special Purpose Vehicles ('SPVs'). In the opinion of the Management, there are no material subsidiaries of the listed entity as Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014 do not prescribe the concept of 'material subsidiaries'
(f)	The listed entity is preserving and maintaining records as prescribed under SEBI Regulations and disposal of records as per Policy of Preservation of Documents and Archival policy prescribed under SEBI LODR Regulations, 2015;	Yes	
(g)	The listed entity has conducted performance evaluation of the Board, Independent Directors and the Committees at the start of every financial year as prescribed in SEBI Regulations;	Yes	
(h)	• The listed entity has obtained prior approval of Audit Committee for all Related party transactions; • In case no prior approval obtained, the listed entity shall provide detailed reasons along with confirmation whether the transactions were subsequently approved/ratified/ rejected by the Audit committee.	NA	The listed entity is a REIT and this point is not applicable pursuant to the Securities Exchange Board of India (Real Estate Investment Trust) Regulations, 2014
(i)	The listed entity has provided all the required disclosure(s) under Regulation 30 along with Schedule III of SEBI LODR Regulations, 2015 within the time limits prescribed thereunder-Not Applicable as the Units of REIT do not attract the prov1s1ons of Regulation 30 of SEBI LODR Regulations, 2015.	NA	
(j)	The listed entity is in compliance with Regulation 3(5) & 3(6) SEBI (Prohibition of Insider Trading) Regulations, 2015;	Yes	
(k)	No Actions have been taken against the listed entity/its promoters/directors/subsidiaries either by SEBI or by Stock Exchanges (including under the Standard Operating Procedures issued by SEBI through various circulars) under SEBI Regulations and circulars/guidelines issued thereunder.	Yes	-
(1)	No additional non-compliance is observed for all SEBI regulations/circulars/guidance notes etc.	Yes	

Compliances related to resignation of statutory auditors from listed entities and their material subsidiaries as per SEBI Circular CIR/CFD/CMDI/114/2019 dated October 18, 2019:

Sr. No.	Particulars	Compliance Status (Yes/ No/NA)	Observations/ Remarks by PCS
1.	Compliances with the following conditions while appointing/re-appointing an auditor:		
	I. If the auditor has resigned within 45 days from the end of a quarter of a financial year, the auditor before such resignation, has issued the limited review/audit report for such quarter; or II. If the auditor has resigned after 45 days from the end of a quarter of a financial year, the auditor before such resignation, has issued the limited review/audit report for such quarter as well as the next quarter; or III. If the auditor has signed the limited review/audit report for the first three quarters of a financial year, the auditor before such resignation, has issued the limited review/audit report for the last quarter of such financial year as well as the audit report for such financial year.	NA	No auditor has been appointed/ re-appointed for the period under review.
2.	Other conditions relating to resignation of statutory auditor:		
	I. Reporting of concerns by Auditor with respect to the listed entity/its material subsidiary to the Audit Committee: a. In case of any concern with the management of the listed entity/material subsidiary such as non-availability of information/non cooperation by the management which has hampered the audit process, the auditor has approached the Chairman of the Audit Committee of the listed entity and the Audit Committee shall receive such concern directly and immediately without specifically waiting for the quarterly Audit Committee meetings. b. In case the auditor proposes to resign, all concerns with respect to the proposed resignation, along with relevant documents has been brought to the notice of the Audit Committee. In cases where the proposed resignation is due to non-receipt of information/explanation from the company, the auditor has informed the Audit Committee the details of information/explanation sought and not provided by the management, as applicable. c. The Audit Committee/Board of Directors, as the case may be, deliberated on the matter on receipt of such information from the auditor relating to the proposal to resign as mentioned above and communicate its views to the management and the auditor. II. Disclaimer m case of non-receipt of information: The auditor has provided an appropriate disclaimer in its audit report, which is in accordance with the Standards of Auditing as specified by ICAI/NFRA, in case where the listed entity/its material subsidiary has not provided information as required by the auditor.	NA	There is no resignation of the auditor during the period under review.
3.	The listed entity/its material subsidiary has obtained information from the Auditor upon resignation, in the format as specified in Annexure- A in SEBI Circular CIR/CFD/CMDI/114/2019 dated October 18, 2019.	NA	There is no resignation of the auditor during the period under review.

Rupal Dhiren Jhaveri

FCS No. 5441
Certificate Practice No. 4225
UDIN: F005441F000223230
Peer Review Certificate No.: PRI 139/2021

Place: Mumbai
Date: April 23, 2024

Standalone Financials

Independent Auditor's Report

(all amounts in ₹ million unless otherwise stated)

To the Unitholders' of Embassy Office Parks REIT

Report on the Audit of the Standalone Ind AS Financial Statements

Opinion

We have audited the accompanying standalone Ind AS financial statements of Embassy Office Parks REIT (hereinafter referred to as "the REIT"), which comprise the Balance sheet as at March 31, 2024, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Unitholders' equity for the year then ended and the Statement of Net Assets at fair value as at March 31, 2024 and the Statement of Total Returns at fair value and the Statement of Net Distributable Cash Flows of the REIT for the year then ended and notes to the standalone Ind AS financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as "standalone Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 dated July 06, 2023 ("the REIT regulations") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, to the extent not inconsistent with REIT regulations, of the state of affairs of the REIT as at March 31, 2024, its profit including other comprehensive income, its cash flows and the changes in Unitholders' equity for the year ended on that date, its net assets at fair value as at March 31, 2024, its total returns at fair value and the Net Distributable Cash Flows of the REIT for the year ended March 31, 2024.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgement , were of most significance in our audit of the standalone Ind AS financial statements for the financial year ended March 31, 2024. These matters were addressed in the context of our audit of the standalone Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

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

(all amounts in ₹ million unless otherwise stated)

Key audit matters	How our audit addressed the key audit matter
Assessing impairment of Investments and loans made by the REIT in subsidiaries and joint venture entity (as described in Note 2.2 (c), 3, 4 and 7 of the standalone Ind AS financial statements)	
As at March 31, 2024, the carrying value of REIT's investment in subsidiaries and joint venture entity amounted to ₹245,439.85 million. Further the REIT has granted loans to its subsidiaries amounting to ₹82,889.20 million. Management reviews regularly whether there are any indicators of impairment of such investments/loans by reference to the requirements under Ind AS. Management performs its impairment assessment by comparing the carrying value of these investments/loans made to their recoverable amount to determine whether an impairment needs to be recognised. For the purpose of the above impairment testing, value in use has been determined by forecasting and discounting future cash flows. Significant judgements are required to determine the key assumptions used in determination of value in use. Considering the impairment assessment involves significant assumptions and judgement, we regard this as a key audit matter.	Our audit procedures included, among others, the following: - We assessed the REIT'S valuation methodology applied in determining the recoverable amount. - We involved valuation specialists to: (a) Assess the valuation reports issued by the independent valuer engaged by the management and compared key property related data used as input with actual data. (b) Assess the key assumptions included in the cash flow forecasts by management and independent valuer. (c) Discussed changes in key drivers as compared to actual performance with management in order to evaluate whether the inputs and assumptions used in the valuation models by management and independent valuer were reasonable. - We compared the recoverable amount of the investment to the carrying value in books as at March 31, 2024. - As regards loans granted, we obtained and considered management evaluation of recoverability of loans and advances granted to its subsidiaries and joint venture entity. - We read/assessed the disclosures in the standalone Ind AS financial statements for compliance with the relevant accounting standards requirements.

Key audit matters	How our audit addressed the key audit matter
Classification of Unitholders' funds as equity (as described in Note 10(a) of the standalone Ind AS financial statements)	
The REIT is required to distribute to its Unitholders not less than ninety percent of its net distributable cash flows for each financial year. Accordingly, a portion of the Unitholders' funds contains a contractual obligation of the REIT to pay cash distributions to its Unitholders. The Unitholders' funds could have been classified as compound financial instrument when contains both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 dated July 06, 2023 ("SEBI Master Circular") issued under the REIT Regulations, the Unitholders' funds have been classified as equity in order to comply with the mandatory requirements of Section H of Chapter 3 to the SEBI Master Circular dated July 06, 2023 dealing with the minimum disclosures for key Ind AS financial statements. Based on the above, the classification of Unitholders' funds as equity involved considerable management judgement. Accordingly, it is considered as a key audit matter.	Our audit procedures included evaluating the requirements for classification of financial liability and equity under Ind AS 32 and evaluating the provisions of SEBI master circular for classification/presentation of Unitholders' funds in the standalone Ind AS financial statements of the REIT. We assessed the disclosures in the standalone Ind AS financial statements for compliance with the relevant requirements of REIT regulations.

Independent Auditor's Report (contd.)

(all amounts in ₹ million unless otherwise stated)

Key audit matters	How our audit addressed the key audit matter
Computation and disclosures of Net Assets and Total Returns at Fair Value (as described in Note 2.2(c) and in Statement of Net assets at fair value and Statement of total returns at fair value of the standalone Ind AS financial statements)	
As per the provisions of REIT Regulations, the REIT is required to disclose Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value which requires fair valuation of assets. For this purpose, fair value is determined by forecasting and discounting future cash flows. The determination of fair value involves judgement due to inherent uncertainty in the underlying assumptions and it is highly sensitive to changes in some of the inputs used e.g. the discounting rate (WACC), capitalisation rates, rental growth rates etc. Accordingly, the aforementioned computation and disclosures are determined to be a key audit matter in our audit of the standalone Ind AS financial statements.	Our audit procedures include, among others, the following: - Read the requirements of SEBI REIT regulations for disclosures relating to Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value. - Assessed the appropriateness of independent valuer's and management valuation methodology applied in determining the fair values. - Tested controls implemented by management to determine inputs for fair valuation as well as assumptions used in the fair valuation. - We involved valuation specialists to: (a) Assess the valuation reports issued by the independent valuer engaged by the management and compared key property related data used as input with actual data. (b) Assess the key assumptions included in the cash flow forecasts by management and independent valuer. (c) Discussed changes in key drivers as compared to actual performance with management in order to evaluate whether the inputs and assumptions used in the valuation models by management and independent valuer were reasonable. - Tested the arithmetical accuracy of computation in the Statement of Net Assets and Total Returns at Fair Value. - Read/Assessed the disclosures in the standalone Ind AS financial statements for compliance with the relevant requirements of REIT Regulations.

(all amounts in ₹ million unless otherwise stated)

Key audit matters	How our audit addressed the key audit matter
Related party transactions and disclosures (as described in Note 26 of the standalone Ind AS financial statements)	
The REIT has undertaken transactions with its related parties in the normal course of business. These include making new or additional investments; lending of loans to SPVs, interest and dividend income on such loans/investments, fees for services provided by related parties to REIT etc as disclosed in Note 26 of the standalone Ind AS financial statements. We identified the recording of all possible related party transactions and its disclosure as set out in respective notes to the standalone Ind AS financial statements as a key audit matter due to the significance of transactions with related parties during the year ended March 31, 2024 and regulatory compliance thereon.	Our audit procedures included, among others, the following: - Obtained, read and assessed the REIT's policies, processes and procedures in respect of identifying related parties, evaluation of arm's length, obtaining necessary approvals, recording and disclosure of related party transactions, including compliance of transactions and disclosures in accordance with REIT regulations. - We tested, on a sample basis, related party transactions with the underlying contracts and other supporting documents for appropriate authorisation and approval for such transactions. - We read minutes of Unitholder meetings, Board and its relevant committee meetings and minutes of meetings of those charged with governance of the Manager in connection with transactions with related parties effected during the year and REIT's assessment of related party transactions being in the ordinary course of business at arm's length and in accordance with the REIT regulation. - Assessed and tested the disclosures made in accordance with the requirements of Ind AS and REIT regulations.

Other Information

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

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

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

Responsibilities of Management for the Standalone Ind AS Financial Statements

The Management of the Manager ('the Management') is responsible for preparation and presentation of these standalone Ind AS financial statements that give a true and fair view of the financial position as at March 31, 2024, financial performance including other comprehensive income, cash flows, changes in Unitholders' equity for the year ended March 31, 2024, its net assets at fair value as at March 31, 2024, its total returns at fair value and the net distributable cash flows of the REIT for the year ended March 31, 2024, in accordance with the requirements of the REIT regulations; Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), and other accounting principles generally accepted in India, to the extent not inconsistent with REIT regulations. This responsibility also includes the design, implementation and maintenance of adequate controls for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Independent Auditor's Report (contd.)

(all amounts in ₹ million unless otherwise stated)

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

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

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

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

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

- Identify and assess the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Concludes on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the REIT 's ability to continue as a going concern If we conclude that a material uncertainty exists, we are required to draw attention in the auditor's related disclosures in the standalone Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the REIT to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone Ind AS financial statements, including the disclosures, and whether the standalone Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

(all amounts in ₹ million unless otherwise stated)

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone Ind AS financial statements for the financial year ended March 31, 2024 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

Based on our audit and as required by the REIT Regulations, we report that:

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

(b) The Balance Sheet and the Statement of Profit and Loss including the Statement of Other Comprehensive Income dealt with by this Report are in agreement with the books of account of the REIT; and

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

for **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per **Adarsh Ranka**
Partner
Membership Number: 209567
UDIN: 24209567BKCZQJ7233

Place: Bengaluru, India
Date: April 25, 2024

Standalone Balance Sheet

(all amounts in ₹ million unless otherwise stated)

	Note	As at March 31, 2024	As at March 31, 2023
ASSETS			
Non-current assets			
Financial assets			
- Investments	3	245,439.85	246,260.89
- Loans	4	82,185.02	92,756.54
Non-current tax assets (net)	5	0.55	-
Total non-current assets		**327,625.42**	**339,017.43**
Current assets			
Financial assets			
- Cash and cash equivalents	6	5,187.12	5,280.15
- Loans	7	704.18	1,104.30
- Other financial assets	8	66.21	39.93
Other current assets	9	102.35	97.38
Total current assets		**6,059.86**	**6,521.76**
Total assets		**333,685.28**	**345,539.19**
EQUITY AND LIABILITIES			
EQUITY			
Unit capital	10	2,88,262.11	2,88,262.11
Other equity	11	(46,209.46)	(37,689.45)
Total equity		**242,052.65**	**250,572.66**
LIABILITIES			
Non-current liabilities			
Financial liabilities			
- Borrowings	12	61,958.72	53,784.79
Total non-current liabilities		**61,958.72**	**53,784.79**
Current liabilities			
Financial liabilities			
- Borrowings	13	29,487.88	40,873.02
- Trade payables	14		
- total outstanding dues of micro and small enterprises		1.26	7.41
- total outstanding dues of creditors other than micro and small enterprises		1.39	0.35
- Other financial liabilities	15	41.92	190.44
Other current liabilities	16	141.46	108.70
Liabilities for current tax (net)	17	-	1.82
Total current liabilities		**29,673.91**	**41,181.74**
Total equity and liabilities		**333,685.28**	**345,539.19**
Material accounting policies	2		

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

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Standalone Statement of Profit and Loss

(all amounts in ₹ million unless otherwise stated)

	Note	For the year ended March 31, 2024	For the year ended March 31, 2023
INCOME AND GAINS			
Dividend		6,986.99	9,707.00
Interest	18	12,026.49	10,841.61
Other income	19	41.05	71.25
Total Income		**19,054.53**	**20,619.86**
EXPENSES			
Valuation expenses		10.83	10.62
Audit fees	23	4.86	4.70
Investment management fees	37	238.36	239.47
Trustee fees		2.95	2.95
Legal and professional fees		44.84	162.54
Other expenses	20	96.55	66.76
Total Expenses		**398.39**	**487.04**
Earnings before finance costs, impairment loss and tax		**18,656.14**	**20,132.82**
Finance costs	21	7,207.17	6,017.63
Impairment (reversal)/loss (net)	3	(636.79)	1,295.12
Profit before tax		**12,085.76**	**12,820.07**
Tax expense:	22		
Current tax		17.52	28.59
		17.52	**28.59**
Profit for the year		**12,068.24**	**12,791.48**
Items of other comprehensive income			
Items that will not be reclassified subsequently to profit or loss			
- Gain/(loss) on remeasurement of defined benefit liability, net of tax		-	-
Total comprehensive income for the year		**12,068.24**	**12,791.48**
Earning per unit	24		
Basic		12.73	13.49
Diluted		12.73	13.49
Material accounting policies	2		

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

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Standalone Statement of Cash Flow

(all amounts in ₹ million unless otherwise stated)

	For the year ended March 31, 2024	For the year ended March 31, 2023
Cash flow from operating activities		
Profit before tax	12,085.76	12,820.07
Adjustments to reconcile profit before tax to net cash flows:		
Interest income	(12,026.49)	(10,841.61)
Dividend	(6,986.99)	(9,707.00)
Profit on sale of investments	(41.05)	(71.25)
Impairment (reversal)/loss (net)	(636.79)	1,295.12
Finance costs	7,207.17	6,017.63
Operating cash flow before working capital changes	**(398.39)**	**(487.04)**
Changes in:		
Other current assets and non-current assets	(4.97)	(44.96)
Other current and non-current liabilities	32.76	20.09
Other current financial liabilities	(146.21)	98.42
Other financial assets	(26.28)	(33.42)
Trade payables	(5.11)	(1.05)
Cash used in operations	**(548.20)**	**(447.96)**
Taxes paid (net)	(19.74)	(29.57)
Net cash used in operating activities	**(567.94)**	**(477.53)**
Cash flow from investing activities		
Loans given to subsidiaries	(69,307.41)	(21,166.42)
Loans repaid by subsidiaries	75,535.78	17,562.42
Investment in subsidiary (refer note 39)	-	(64.66)
Investment in debentures issued by joint venture	-	(9,500.00)
Contingent consideration paid	-	(350.00)
Redemption of debentures issued by joint venture	1,457.83	1,342.17
Interest received	16,769.78	9,075.49
Dividend received	6,986.99	9,707.00
Redemption in mutual funds, (net)	41.05	71.25
Net cash generated from investing activities	**31,484.02**	**6,677.25**

Standalone Statement of Cash Flow

(all amounts in ₹ million unless otherwise stated)

	For the year ended March 31, 2024	For the year ended March 31, 2023
Cash flow from financing activities		
Proceeds of borrowings from financial institutions (net of issue expenses)	-	9,971.69
Repayment of borrowings from financial institutions	(2,397.89)	-
Proceeds from Issue of Non-convertible debentures (net of issue expenses)	30,451.72	9,925.80
Proceeds from issue of Commercial Paper (net of issue expenses)	9,335.53	-
Redemption of Non-convertible debentures	(41,000.00)	-
Distribution to unitholders	(20,589.50)	(20,246.43)
Interest paid	(6,808.97)	(5,771.10)
Net cash used in financing activities	**(31,009.11)**	**(6,120.04)**
Net (decrease)/increase in cash and cash equivalents	**(93.03)**	**79.68**
Cash and cash equivalents at the beginning of the year	5,280.15	5,200.47
Cash and cash equivalents at the end of the year	**5,187.12**	**5,280.15**
Cash and cash equivalents comprise:		
Balances with banks		
- in current accounts	5,184.85	5,276.63
- in escrow accounts	2.27	3.52
Cash and Cash equivalents at the end of the year (refer note 6)	**5,187.12**	**5,280.15**
Material accounting policies (refer note 2)		

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

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Standalone Statement of Changes in Unitholder's Equity

(all amounts in ₹ million unless otherwise stated)

A. Unit Capital

	Units No. in million	Amount
Balance as at April 1, 2022	**947.90**	**288,262.11**
Changes during the year	-	-
Balance as at March 31, 2023	**947.90**	**288,262.11**
Balance as at April 1, 2023	**947.90**	**288,262.11**
Changes during the year	-	-
Balance as at March 31, 2024	**947.90**	**288,262.11**

B. Other equity

Particulars	Reserves and Surplus
	Retained Earnings
Balance as at April 1, 2022	**(30,233.92)**
Add: Total comprehensive income for the year ended March 31, 2023	12,791.48
Less: Distribution to Unitholders during the year ended March 31, 2023*^	(20,247.01)
Balance as at March 31, 2023	**(37,689.45)**
Balance as at April 1, 2023	**(37,689.45)**
Add: Total comprehensive income for the year ended March 31, 2024	12,068.24
Less: Distribution to Unitholders during the year ended March 31, 2024*^^	(20,588.25)
Balance as at March 31, 2024	**(46,209.46)**

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

^ The distribution for year ended March 31, 2023 does not include the distribution relating to the quarter ended March 31, 2023, as the same was paid subsequent to the year ended March 31, 2023.

^^ The distribution for year ended March 31, 2024 does not include the distribution relating to the quarter ended March 31, 2024, as the same will be paid subsequently.

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(all amounts in ₹ million unless otherwise stated)

A) Statement of Net Assets at fair value

Sl. No.	Particulars	Unit of measurement	As at March 31, 2024		As at March 31, 2023	
			Book Value	Fair value	Book Value	Fair value
A	Assets	₹ in million	333,685.28	472,348.81	345,539.19	454,854.32
B	Liabilities	₹ in million	91,632.63	91,632.63	94,966.53	94,966.53
C	Net Assets (A-B)	₹ in million	**242,052.65**	**380,716.18**	**250,572.66**	**359,887.79**
D	No. of units	Number	947,893,743	947,893,743	947,893,743	947,893,743
E	NAV (C/D)	₹	**255.36**	**401.64**	**264.35**	**379.67**

Notes:

1) Measurement of fair values:

The fair value of investments in SPVs are computed basis the fair value of the underlying investment properties, investment properties under development, property, plant and equipment and capital work-in-progress as at March 31, 2024 and as at March 31, 2023 along with book values of other assets and liabilities accounted in the respective SPV financial statements as at March 31, 2024 and as at March 31, 2023. The fair value of the properties as at March 31, 2024 and March 31, 2023 as disclosed above are solely determined by L.Anuradha and iVAS Partners respectively, the independent registered external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by Cushman & Wakefield India Private Limited and CBRE South Asia Private Limited respectively.

Valuation technique

The fair value measurement for all the investment properties, investment properties under development, property plant and equipment and capital work-in-progress has been categorised 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) Break up of Net asset value

Particulars	As at March 31, 2024	As at March 31, 2023
Fair value of investments in SPVs	460,292.58	441,279.03
Add: Other assets	12,056.23	13,575.29
Less: Liabilities	(91,632.63)	(94,966.53)
Net Assets	**380,716.18**	**359,887.79**

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

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(all amounts in ₹ million unless otherwise stated)

B) Statement of Total Returns at fair value

Sl. No.	Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
A	Total comprehensive income	12,068.24	12,791.48
B	Add: Income of SPV's and changes in fair value not recognised in total comprehensive income of Standalone financial statements	21,998.73	(4,966.34)
C (A+B)	**Total Return**	**34,066.97**	**7,825.14**

Note:

ECPL was acquired on March 31, 2023 and accordingly the statement of total returns at fair value does not include any difference in fair values of investment properties under development for the year ended March 31, 2023.

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

for and on behalf of the Board of Directors of
Embassy Office Parks Management Services Private Limited
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Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
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Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Disclosure pursuant to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(all amounts in ₹ million unless otherwise stated)

Net Distributable Cash Flows (NDCF)

Sl. No	Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
1	Cash flows received from SPVs/Holdcos and Investment Entity in the form of:		
	• Interest*	11,678.56	9,074.45
	• Dividends (net of applicable taxes)	6,986.99	9,707.00
	• Repayment of Shareholder Debt (to the extent not repaid through debt or equity)	9,165.01	8,288.69
	• Proceeds from buy-backs/capital reduction (net of applicable taxes)	-	-
2	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/Holdcos/Investment Entity adjusted for the following:	-	-
	• Applicable capital gains and other taxes	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-
	• Directly attributable transaction costs	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-	-
3	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/Holdcos/Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-
4	Add: Any other income at the Trust level not captured herein	41.39	72.29
5	Less: Any other expense at the Trust level, and not captured herein (excluding acquisition related costs)	(96.55)	(66.76)
6	Less: Any fees, including but not limited to:		
	• Trustee fees	(2.95)	(2.95)
	• REIT Management Fees (to the extent not paid in Units)	(238.36)	(239.47)
	• Valuer fees	(10.83)	(10.62)
	• Legal and professional fees	(46.56)	(164.18)
	• Trademark license fees	(1.42)	(1.42)
	• Secondment fees	(1.72)	(1.64)
7	Less: Debt servicing (including principal, interest, redemption premium etc.) of external debt at the Trust level, to the extent not paid through debt or equity	(7,207.17)	(6,017.63)
8	Less: Income tax (net of refund) and other taxes (if applicable) at the Trust level	(19.74)	(29.57)
	Net Distributable Cash Flows	**20,246.65**	**20,608.19**

* To the extent not repaid through debt or equity.

Note:

The Board of Directors of the Manager to the Trust, in their meeting held on April 25, 2024, have declared distribution to Unitholders of ₹5.22 per unit which aggregates to ₹4,948.01 million for the quarter ended March 31, 2024. The distribution of ₹5.22 per unit comprises ₹1.35 per unit in the form of interest payment, ₹1.04 per unit in the form of dividend and the balance ₹2.83 per unit in the form of repayment of debt.

Along with distribution of ₹15,270.57 million/₹16.11 per unit for the nine months ended December 31, 2023, the cumulative distribution for the year ended March 31, 2024 aggregates to ₹20,218.58 million/₹21.33 per unit.

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

1. Trust Information

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

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

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

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

Name of the SPV/ Subsidiary	Activities	Shareholding (in percentage)
Manyata Promoters Private Limited ('MPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Manyata), located at Bengaluru along with being an intermediate (HoldCo.) for the Trust. Development, rental and maintenance of serviced residences (Hotel Hilton Garden and Hotel Hilton Garden Inn at Embassy Manyata), located in Bengaluru.	Embassy Office Parks REIT: 100%
Umbel Properties Private Limited ('UPPL')	Development, rental and maintenance of serviced residences (Hilton hotel) located at Bengaluru.	Embassy Office Parks REIT: 100%
Embassy Energy Private Limited ('EEPL')	Generation and supply of solar power to the office spaces of SPVs/ Subsidiaries of the Trust located in Bengaluru.	MPPL: 80% Embassy Office Parks REIT: 20%
Galaxy Square Private Limited ('GSPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Galaxy), located in Noida.	Embassy Office Parks REIT: 100%
Quadron Business Park Private Limited ('QBPL')	Development and leasing of office space and related interiors and maintenance of such assets (Quadron Business Park), located in Pune and (Embassy one) located in Bengaluru. Development, rental and maintenance of serviced residences (Hotel Four Seasons at Embassy One), located in Bengaluru.	Embassy Office Parks REIT: 100%
Earnest Towers Private Limited ('ETPL')	Development and leasing of office space and related interiors and maintenance of such assets (First International Financial Centre), located in Mumbai.	Embassy Office Parks REIT: 100%
Qubix Business Park Private Limited ('QBPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Qubix), located in Pune.	Embassy Office Parks REIT: 100%
Oxygen Business Park Private Limited ('OBPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Oxygen), located in Noida.	Embassy Office Parks REIT: 100%
Vikhroli Corporate Park Private Limited ('VCPPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy 247), located in Mumbai.	Embassy Office Parks REIT: 100%
Indian Express Newspapers (Mumbai) Private Limited ('IENMPL')	Development and leasing of office₹ space and related interiors and maintenance of such assets (Express Towers), located in Mumbai.	Embassy Office Parks REIT: 100%

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Name of the SPV/ Subsidiary	Activities	Shareholding (in percentage)
Embassy Pune TechZone Private Limited ('EPTPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy TechZone) located at Pune.	Embassy Office Parks REIT: 100 %
Vikas Telecom Private Limited ('VTPL')	Development and leasing of office space and related interiors and maintenance of such assets "Embassy TechVillage" (ETV), located in Bengaluru.	Embassy Office Parks REIT: 100%
Sarla Infrastructure Private Limited ('SIPL')	Development and leasing of office space and related interiors and maintenance of such assets (ETV, Block 9), located in Bengaluru.	Embassy Office Parks REIT: 100%
Embassy Construction Private Limited ('ECPL')	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Hub Business Park), located in Bengaluru.	Embassy Office Parks REIT: 100% (w.e.f.: March 31, 2023, refer note 39)

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

Name of the SPV	Activities	Shareholding (in percentage)
Golflinks Software Park Private Limited ('GLSP')	Development and leasing of office space and related interiors (Embassy Golflinks Business Park), located at Bengaluru.	Kelachandra Holdings LLP (50%), MPPL: 50%

2. Material accounting policies

2.1 Basis of preparation of Standalone financial statements

The Standalone financial statements of the Trust comprises the Standalone Balance Sheet and Statement of Net Assets at fair value as at March 31, 2024, the Standalone Statement of Profit and Loss, including other comprehensive income, the Standalone Statement of Cash Flow, the Statement of Net Distributable Cashflows, the Standalone Statement of Changes in Unitholder's Equity, Statement of Total Returns at fair value and a summary of material accounting policies and other explanatory information for the year ended March 31, 2024. The Standalone financial statements were approved for issue in accordance with resolution passed by the Board of Directors of the Manager on behalf of the Trust on April 25, 2024.

The Standalone financial statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 dated July 6, 2023, (the "REIT regulations"); Indian Accounting Standards as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations. Also refer Note 10(a) on classification of Unitholders fund. The Standalone financial statements are presented in Indian Rupees in millions, except when otherwise indicated.

Statement of compliance to Ind AS

These Standalone financial statements for the year ended March 31, 2024 are the separate financial statements of the Embassy Office Parks REIT and have been prepared in accordance with Indian Accounting Standards as prescribed in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 as amended, to the extent not inconsistent with REIT regulations.

Changes in accounting policies and disclosures

New and amended standards

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

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standard) Amendment Rules 2023 dated March 31, 2023 to amend the following Ind AS which are effective from April 1, 2023.

Ind AS 1, Presentation of Financial Statements

An entity shall disclose material accounting policy information. Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

general purpose financial statements make on the basis of those financial statements.

Ind AS 8, Accounting policies, Change in Accounting Estimates and Errors

Definition of 'change in account estimate' has been replaced by revised definition of 'accounting estimate'. As per revised definition, accounting estimates are monetary amounts in the financial statements that are subject to measurement uncertainty. An entity develops an accounting estimate to achieve the objective set out by the accounting policy. Developing accounting estimates involves the use of judgements or assumptions based on the latest available, reliable information.

An entity may need to change an accounting estimate if changes occur in the circumstances on which the accounting estimate was based or as a result of new information, new developments or more experience. By its nature, a change in an accounting estimate does not relate to prior periods and is not the correction of an error.

There were certain amendments to standards and interpretations which are applicable for the first time for the year ended March 31, 2024, but either the same are not relevant or do not have an impact on the Standalone financial statements of the Trust. The Trust has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

2.2. Summary of material accounting policies

a) Functional and presentation currency

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

b) Basis of measurement

The Standalone financial statements are prepared on the historical cost basis, except for the following:
- Certain financial assets and liabilities (refer accounting policy regarding financial instrument): measured at fair values.

c) Use of judgements and estimates

The preparation of Standalone financial statements in conformity with generally accepted accounting principles in India (Ind AS) requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. Actual results could differ from those estimates.

Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the Standalone financial statements is included in the following notes:

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

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

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

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

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

iii) Impairment of investments and loans in subsidiaries

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The recoverable amounts for the investments in subsidiaries are based on value in use of the underlying properties. The value in use calculation is based on discounted cash flow model. The key assumptions used to determine the recoverable amount are disclosed and further explained in Note 3.

iv) Fair valuation and disclosures

SEBI Circulars issued under the REIT Regulations require disclosures relating to net assets at fair value and total returns at fair value (Refer Statement of net assets at fair value and Statement of total returns at fair value for details).

d) Current versus non-current classification

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

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

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

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

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

The Trust has net current liabilities of ₹23,614.06 million as at March 31, 2024 mainly due to the maturity of Embassy REIT Series V NCD 2021 - Series A in October 2024 and Commercial Papers in June 2024 and January 2025. Based on the Group's liquidity position including undrawn borrowing facilities as well as a low leverage of 29% net debt to Gross Asset Value, the Trust will be able to refinance its borrowings and meet its current obligations as and when they fall due.

e) Measurement of fair values

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

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

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

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

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

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

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

- **Level 1:** Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- **Level 2:** Inputs other than quoted prices included in Level 1 that are observable for

Notes to the Standalone Financial Statements

the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

- **Level 3:** Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

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

f) Impairment of non-financial assets

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

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

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

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

g) Foreign currency transactions

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

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

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

h) Financial instruments

i) Recognition and initial measurement

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

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

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

ii) Classification and subsequent measurement

Financial assets

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

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

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

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

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

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

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

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

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

Financial assets: Business model assessment

The Embassy Office Parks REIT makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to the Management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether Management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Embassy Office Parks REIT's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated - e.g.whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Embassy Office Parks REIT's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

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

For the purpose of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

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

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

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

Financial assets: Subsequent measurement and gains and losses

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

Financial liabilities: Classification, subsequent measurement and gains and losses

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

iii) Derecognition

Financial assets

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

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

Financial liabilities

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

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

iv) Offsetting

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

i) Impairment of financial assets

Financial assets

The Embassy Office Parks REIT recognises loss allowances for expected credit losses on:

- financial assets measured at amortised cost; and
- financial assets measured at FVTOCI-debt investments

At each reporting date, the Embassy Office Parks REIT assesses whether financial assets carried at amortised cost and debt securities at FVTOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer
- a breach of contract such as a default or being past due for 180 days or more
- the restructuring of a loan or advance by the Embassy Office Parks REIT on terms that the Embassy Office Parks REIT would not consider otherwise
- it is probable that the borrower will enter bankruptcy or other financial reorganisation or
- the disappearance of an active market for a security because of financial difficulties The Embassy Office Parks REIT measures loss allowances at an amount equal to lifetime expected credit losses, except for the following, which are measured as 12 month expected credit losses:
- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit losses.

Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

In all cases, the maximum period considered when estimating expected credit losses is the maximum contractual period over which the Embassy Office Parks REIT is exposed to credit risk.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit losses, the Embassy Office Parks REIT considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Embassy Office Parks REIT's historical experience and informed credit assessment and including forward-looking information.

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

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The Embassy Office Parks REIT assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

The Embassy Office Parks REIT considers a financial asset to be default when:

- the borrower is unlikely to pay its credit obligations to the Embassy Office Parks REIT in full, without recourse by the Embassy Office Parks REIT to actions such as realising security (if any is held); or
- the financial asset is 180 days or more past due without any security

Measurement of expected credit losses: Expected credit losses are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Embassy Office Parks REIT and the cash flows that the Embassy Office Parks REIT expects to receive).

Presentation of allowance for expected credit losses in the balance sheet: Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets. For debt securities at FVTOCI, the loss allowance is charged to profit and loss account and is recognised in OCI.

Write-off: The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Embassy Office Parks REIT determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Embassy Office Parks REIT's procedures for recovery of amounts due.

Majority of the financial assets of the Embassy Office Parks REIT pertain to loans to subsidiaries and other receivables. Considering the nature of business, the Embassy Office Parks REIT does not foresee any credit risk on its loans and other receivables which may cause an impairment. Also, Embassy Office Parks REIT does not have any past history of significant impairment of other receivables.

j) Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of the amount determined in accordance with Ind AS 37 Provisions, Contingent Liabilities and Contingent Assets and the amount initially recognised less cumulative amortisation, where appropriate.

The fair value of financial guarantees is determined as the present value of the difference in net cash flows between the contractual payments under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

When guarantees in relation to loans or other payables of subsidiaries or associates are provided for no compensation, the fair values are accounted as contributions and recognised as part of the cost of investment.

k) Leases

Embassy Office Parks REIT as a lessee

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Embassy Office Parks REIT recognises right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or before the commencement date, less any lease incentives received, plus any initial direct costs incurred and an estimate of the costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located.

The right-of-use assets is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets are depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in the Standalone statement of profit and loss.

The lease liability is initially measured at the present value of the lease payments that are not

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(all amounts in ₹ million unless otherwise stated)

paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the incremental borrowing rate applicable to the entity within the Embassy Office Parks REIT. Generally, the Embassy Office Parks REIT uses its incremental borrowing rate as the discount rate. For leases with reasonably similar characteristics, the Embassy Office Parks REIT, on a lease by lease basis, may adopt either the incremental borrowing rate specific to the lease or the incremental borrowing rate for the portfolio as a whole.

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

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

Embassy Office Parks REIT as a lessor

i. Determining whether an arrangement contains a lease

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

ii. Assets held under leases

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

iii. Initial direct costs

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

l) Revenue recognition

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

Recognition of dividend income, interest income

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

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

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

m) Investments in subsidiaries and joint ventures

The Trust accounts for its investments in subsidiaries and joint ventures at cost less accumulated impairment losses (if any) in its Standalone financial statements. Investments accounted for at cost are accounted for in accordance with Ind AS 105, Non-current Assets Held for Sale and Discontinued Operations, when they are classified as held for sale.

Notes to the Standalone Financial Statements

n) Borrowing costs

Borrowing costs are interest and other costs (including exchange differences relating to foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs) incurred in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition or construction of an qualifying asset which necessarily take a substantial period of time to get ready for their intended use are capitalised as part of the cost of that asset. Other borrowing costs are recognised as an expense in the period in which they are incurred.

Interest expense is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments through the expected life of the financial instrument to the amortised cost of the financial liability. In calculating interest expense, the effective interest rate is applied to the amortised cost of the liability.

o) Taxation

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

(i) Current tax:

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

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

(ii) Deferred tax:

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

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

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

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

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

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

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

p) Provisions and contingencies

The Embassy Office Parks REIT recognises a provision when there is a present obligation (legal or constructive) as a result of a past obligating event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation that the likelihood of outflow

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of resources is remote, no provision or disclosure is made.

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

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

q) Operating segments

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

The Board of Directors of the Investment Manager allocate the resources and assess the performance of the Trust, thus are the Chief Operating Decision Maker (CODM). In accordance with the requirements of Ind AS 108 - "Segment Reporting", the CODM monitors the operating results of the business as a single segment, hence no separate segment needs to be disclosed. As Embassy Office Parks REIT operates only in India, no separate geographical segment is disclosed.

r) Cash and cash equivalents

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

s) Cash distributions to unitholders

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

t) Statement of Cash flows

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

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

u) Earnings per unit

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

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

v) Earnings before finance costs, impairment loss and tax

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

w) Distribution Policy

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

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percent of the net distributable cash flows ('NDCF') of Embassy Office Parks REIT and the current policy of the Manager is to comply with such requirement. The NDCF is calculated in accordance with the REIT Regulations and in the manner provided in the NDCF framework defined by the Manager. The Manager has made certain clarificatory amendments to the NDCF framework under the Distribution Policy to ensure that there is no ambiguity in computing the NDCF at Embassy REIT and SPV/Holdco level. The amended framework is approved by a special majority in the Unitholder's Meeting held on July 8, 2021 and is effective from April 1, 2021.

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

- not less than 90% of the NDCF of the SPVs are required to be distributed to the Embassy Office Parks REIT, in proportion to its shareholding in the SPV, subject to applicable provisions of the Companies Act, 2013.
- 100% of the cash flows received by the Holding Company from the underlying SPVs are required to be distributed to the Embassy Office Parks REIT, and not less than 90% of the NDCF generated by the Holding Company on its own shall be distributed to the Embassy Office Parks REIT, subject to applicable provisions of the Companies Act, 2013.
- The aforesaid net distributable cash flows are made available to Embassy Office Parks REIT in the form of (i) interest paid on Shareholder Debt provided by Embassy Office Parks REIT to the SPV's/Holding Company, (ii) Principal repayment of Shareholder Debt, (iii) dividend declared by the SPVs/Holding Company and received by Embassy Office Parks REIT and (iv) Proceeds from sale of any Embassy REIT assets.

Since Embassy Office Parks REIT endeavours to quarterly distributions, any shortfall as regards minimum quarterly distribution by the SPVs and Holding Company to Embassy Office Parks REIT, post interest paid on Shareholder Debt, Interim Dividend payments and Principal repayment of Shareholder Debt, would be done by declaring dividend, to the extent permitted under the Companies Act, 2013.

SEBI has issued Revised framework for computation of Net Distributable Cash Flow (NDCF) by Real Estate Investment Trusts (REITs) dated December 6, 2023 which is effective from April 1, 2024.

x) Statement of net assets at fair value

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

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(all amounts in ₹ million unless otherwise stated)

3 Non-current investments

Particulars	As at March 31, 2024	As at March 31, 2023
a) Unquoted investments in subsidiaries (at cost) (refer note below and note 26)		
- 405,940,204 (March 31, 2023: 405,940,204) equity shares of Umbel Properties Private Limited of ₹10 each, fully paid up	2,841.67	2,841.67
Less: Provision for impairment (refer note (a) below)	-	(1,348.68)
- 2,129,635 (March 31, 2023: 2,129,635) equity shares of Quadron Business Park Private Limited of ₹10 each, fully paid up	13,689.26	13,689.26
Less: Provision for impairment (refer note (a) below)	(4,725.95)	(4,014.06)
- 1,999 (March 31, 2023: 1,999) equity shares of Embassy Energy Private Limited of ₹10 each, fully paid up	732.79	732.79
Less: Provision for impairment (refer note (a) below)	(65.43)	(65.43)
	12,472.34	**11,835.55**
- 8,703,248 (March 31, 2023: 8,703,248) equity shares of Embassy Pune Techzone Private Limited of ₹10 each, fully paid up	12,083.50	12,083.50
- 1,461,989 (March 31, 2023: 1,461,989) equity shares of Manyata Promoters Private Limited of ₹100 each, fully paid up	99,475.27	99,475.27
- 271,611 (March 31, 2023: 271,611) equity shares of Qubix Business Park Private Limited of ₹10 each, fully paid up	5,595.08	5,595.08
- 1,884,747 (March 31, 2023: 1,884,747) equity shares of Oxygen Business Park Private Limited of ₹10 each, fully paid up	12,308.89	12,308.89
- 154,633,789 (March 31, 2023: 154,633,789) equity shares of Earnest Towers Private Limited of ₹10 each, fully paid up	10,590.24	10,590.24
- 6,134,015 (March 31, 2023: 6,134,015) equity shares of Vikhroli Corporate Park Private Limited of ₹10 each, fully paid up	10,710.94	10,710.94
- 254,583 (March 31, 2023: 254,583) equity shares of Indian Express Newspapers (Mumbai) Private Limited of ₹100 each, fully paid up	13,210.96	13,210.96
- 107,958 (March 31, 2023: 107,958) equity shares of Galaxy Square Private Limited of ₹100 each, fully paid up	4,662.50	4,662.50
- 65,15,036 (March 31, 2023: 65,15,036) Class A equity shares of Vikas Telecom Private Limited of ₹10 each, fully paid up (refer note 39)	50,695.45	50,695.45
- 3,300 (March 31, 2023: 3,300) equity shares of Sarla Infrastructure Private Limited of ₹1,000 each, fully paid up	6,870.02	6,870.02
- 733,800 (March 31, 2023: 733,800) equity shares of Embassy Construction Private Limited of ₹10 each, fully paid up (refer note 39)	64.66	64.66
	238,739.85	**238,103.06**
Aggregate amount of impairment recognised	**4,791.38**	**5,428.17**
b) Unquoted, measured at amortised cost		
Investment in debentures of GLSP (Joint venture entity)		
- 9,500 (March 31, 2023: 9,500) 8.15% debentures of ₹1 million each (refer note (c) below and note 26)	6,700.00	8,157.83
	245,439.85	**246,260.89**

a) The recoverable amounts of the investments in subsidiaries have been computed based on value in use of the underlying properties, computed semi-annually in March and September of each financial year. The value in use is determined by L Anuradha and iVAS Partners, independent external property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by Cushman & Wakefield India Private Limited based and CBRE South Asia Private Limited on discounted cash flow method for year ended March 31, 2024 and March 31, 2023 respectively. Considering the ramp up of room occupancy and recovery in the Hospitality business operations of one of the subsidiaries, Umbel Properties Private Limited, the Trust has updated the financial projections basis which the future cash flows have been estimated for the purpose of determining the recoverable amount of the subsidiary as at March 31, 2024. Since the

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(all amounts in ₹ million unless otherwise stated)

recoverable amount exceeds the carrying value of the subsidiary as at March 31, 2024, the Trust has reversed the impairment loss of ₹1,348.68 million and recognised in the statement of profit and loss during the year ended March 31, 2024. During the current year, Impairment loss for the year ended March 31, 2024 amounts to ₹711.89 million (March 31, 2023: 1,295.12 million) has been provided as impairment on investment in subsidiaries namely Quadron Business Park Private Limited. The impairment loss arose mainly due to slower than anticipated lease up in its commercial properties and in previous year mainly due to slower ramp up of hotel room occupancy.

b) Details of % shareholding in the SPVs/subsidiaries, held by the Trust is as under:

Name of Subsidiary	As at March 31, 2024	As at March 31, 2023
Embassy Pune TechZone Private Limited	100.00%	100.00%
Manyata Promoters Private Limited	100.00%	100.00%
Umbel Properties Private Limited	100.00%	100.00%
Embassy Energy Private Limited	19.99%	19.99%
Earnest Towers Private Limited	100.00%	100.00%
Indian Express Newspapers (Mumbai) Private Limited	100.00%	100.00%
Vikhroli Corporate Park Private Limited	100.00%	100.00%
Qubix Business Park Private Limited	100.00%	100.00%
Quadron Business Park Private Limited	100.00%	100.00%
Oxygen Business Park Private Limited	100.00%	100.00%
Galaxy Square Private Limited	100.00%	100.00%
Vikas Telecom Private Limited	100.00%	100.00%
Sarla Infrastructure Private Limited	100.00%	100.00%
Embassy Construction Private Limited (refer note 39)	100.00%	100.00%

c) Investment in debentures of joint venture entity

1. 9,500 (March 31, 2023: 9,500) unlisted, unrated, secured, redeemable, non-convertible debentures of Golflinks Software Parks Private Limited with face value of ₹1,000,000.00 each was issued on April 6, 2022.
2. Interest Rate: 8.15% p.a.
3. Security: The debentures are secured by first ranking exclusive security interest over identified land and building of Embassy Golflinks Business Park.
4. Tenure: Debentures shall be redeemed 7 years from the deemed date of allotment. Early redemption of debentures shall be permitted subject to availability of funds on such date.

4 Non-current loans

Particulars	As at March 31, 2024	As at March 31, 2023
Unsecured, considered good		
Loan to subsidiaries (refer note 26)	82,185.02	92,756.54
	82,185.02	**92,756.54**

Terms attached to loan to subsidiaries

Security: Unsecured

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

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Repayment:

(a) Bullet repayment on the date falling at the end of 15 (fifteen) years from the first drawdown date.

(b) Early repayment option (wholly or partially) is available to the borrower (SPV's).

5 Non-current tax assets (net)

Particulars	As at March 31, 2024	As at March 31, 2023
Advance tax, net of provision for tax	0.55	-
	0.55	**-**

6 Cash and cash equivalents

Particulars	As at March 31, 2024	As at March 31, 2023
Balances with banks		
- in current accounts*	5,184.85	5,276.63
- in escrow accounts		
Balances with banks for unclaimed distributions#	2.27	3.52
	5,187.12	**5,280.15**

* Balance in current accounts includes cheques on hand received from SPV's in respect of interest/principal repayments of loans and towards other receivables as at March 31, 2024 amounting to ₹615.22 million (March 31, 2023: ₹599.29 million).

These balances are restricted and are not available for use by the Trust.

7 Current loans

Particulars	As at March 31, 2024	As at March 31, 2023
Unsecured, considered good		
Loan to subsidiaries (refer note 26)	704.18	1,104.30
	704.18	**1,104.30**

Terms attached to loan to subsidiaries

Security: Unsecured

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

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

8 Other financial assets

Particulars	As at March 31, 2024	As at March 31, 2023
Other receivables		
- from related party (refer note 26)	65.82	39.93
- from others	0.39	-
	66.21	**39.93**

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9 Other current assets

Particulars	As at March 31, 2024	As at March 31, 2023
Unsecured, considered good		
Balances with government authorities	39.04	27.62
Prepayments	63.31	69.76
	102.35	**97.38**

10 Unit capital

Particulars	Units (No. in million)	Amount
As at April 1, 2022	947.90	288,262.11
Changes during the year	-	-
Balance as at March 31, 2023	**947.90**	**288,262.11**
As at April 1, 2023	947.90	288,262.11
Changes during the year	-	-
Balance as at March 31, 2024	**947.90**	**288,262.11**

(a) Terms/rights attached to Units

The Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of Units is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust at least once in every six months in each financial year in accordance with the REIT Regulations. The Board of Directors of the Manager approves distributions to Unitholders. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays distributions in Indian Rupees.

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to Unitholders not less than ninety percent of the net distributable cash flows of Embassy Office Parks REIT for each financial year. Accordingly, a portion of the Unitholders' funds contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. The Unitholders funds could have been classified as compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 dated July 6, 2023 issued under the REIT Regulations, the Unitholders funds have been classified as equity in order to comply with the mandatory requirements of Section H of Chapter 3 to the SEBI master circular dated July 6, 2023 dealing with the minimum disclosures for key financial statements. Consistent with Unitholders' funds being classified as equity, the distributions to Unitholders is presented in Statement of Changes in Unitholders' Equity and not as finance costs. In line with the above, the dividend payable to unitholders is recognised as liability when the same is approved by the Manager.

(b) Unitholders holding more than 5 percent Units in the Trust

Name of the Unitholder	As at March 31, 2024		As at March 31, 2023	
	No. of Units	% holding	No. of Units	% holding
Embassy Property Developments Private Limited	72,864,279	7.69%	72,864,279	7.69%
SG Indian Holding (Nq) Co I Pte Limited	-	-	55,239,840	5.83%
BRE/Mauritius Investments	-	-	52,610,124	5.55%
APAC Company XXIII Limited	71,271,142	7.52%	37,050,000	3.91%
ICICI Prudential Mutual Fund	86,568,879	9.13%	52,964,000	5.59%
HDFC Mutual Fund	72,087,235	7.60%	11,895,000	1.25%

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(c) The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units during the period of five years immediately the balance sheet date. Further, the Trust had issued an aggregate of 613,332,143 Units at ₹300.00 each and 111,335,400 Units at a price of ₹331.00 each for consideration other than cash during the period of five years immediately preceding the balance sheet date.

(d) Unitholding of sponsor group

Name of Sponsors	Units held by sponsor group				% Change during the year ended March 31, 2024
	No. of units as at March 31, 2024	% of total units as at March 31, 2024	No. of units as at April 1, 2023	% of total units as at March 31, 2023	
Embassy Property Developments Private Limited	72,864,279	7.69%	72,864,279	7.69%	-
BRE/Mauritius Investments (Co sponsor including co-sponsor group) (refer note 26)	-	-	223,597,193	23.59%	(100.00%)

Unitholding of sponsor group

Sponsor	Units held by sponsor group				% Change during the year ended March 31, 2024
	No. of units as at March 31, 2023	% of total units as at March 31, 2023	No. of units as at April 1, 2022	% of total units as at March 31, 2022	
Embassy Property Developments Private Limited	72,864,279	7.69%	115,484,802	12.18%	(4.49%)
BRE/Mauritius Investments (Co sponsor including co-sponsor group) (refer note 26)	223,597,193	23.59%	300,597,191	31.71%	(8.12%)

11 Other equity

Particulars	As at March 31, 2024	As at March 31, 2023
Retained earnings*	(46,209.46)	(37,689.45)
	(46,209.46)	**(37,689.45)**

* Refer Standalone Statement of changes in Unitholders' Equity for detailed movement in other equity balances.

Retained earnings

The cumulative gain or loss arising from the operations which is retained and accumulated under the heading of retained earnings. At the end of the year, the profit after tax is transferred from the statement of profit and loss to the retained earnings account.

12 Borrowings

Particulars	As at March 31, 2024	As at March 31, 2023
Secured		
Non-convertible debentures		
3,000 (March 31, 2023: 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each (net of issue expenses, at amortised cost) (refer note A below)	2,986.63	2,981.13
11,000 (March 31, 2023: 31,000) Embassy REIT Series V, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each (net of issue expenses, at amortised cost)		
- Embassy REIT Series V NCD 2021 - Series A (refer note B below and note 13)	-	19,929.07
- Embassy REIT Series V NCD 2021 - Series B (refer note C below)	10,961.75	10,946.82

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(all amounts in ₹ million unless otherwise stated)

Particulars	As at March 31, 2024	As at March 31, 2023
10,000 (March 31, 2023: 10,000) Embassy REIT Series VI, Non-Convertible debentures (NCD) 2022, face value of ₹1,000,000 each (net of issue expenses, at amortised cost) (refer note D below)	9,967.55	9,956.75
105,000 (March 31, 2023: Nil) Embassy REIT Series VII, Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note E below)	10,479.88	-
50,000 (March 31, 2023: Nil) Embassy REIT Series VIII, Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note F below)	4,997.69	-
50,000 (March 31, 2023: Nil) Embassy REIT Series IX, Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note G below)	4,997.44	-
100,000 (March 31, 2023: Nil) Embassy REIT Series X, Non-Convertible debentures (NCD) 2024, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note H below)	9,993.98	-
Term Loan		
- from financial institution, net of issue expenses at amortised cost (refer note L below)	7,573.80	9,971.02
	61,958.72	**53,784.79**

Note:

A. 3,000 (March 31, 2023: 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each

In September 2021, the Trust issued 3,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series IV NCD 2021 debentures having face value of ₹1 million each amounting to ₹3,000.00 million with a coupon rate of 6.80% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on September 9, 2021.

Security terms

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking *pari passu inter se* the Debenture Holders):

1. A first ranking charge by way of mortgage created by SIPL on the constructed, under-construction buildings, erections, constructions of every description and related parcels identified as Block 9, admeasuring 1.1 msf and forming part of the development known as Embassy TechVillage.
2. A first ranking pari passu pledge created by the Embassy REIT over its shareholding in SIPL; known as the "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from SIPL.
4. A first ranking pari passu charge by way of hypothecation created by SIPL over all current and future movable assets, including identified bank accounts and receivables.
5. A corporate guarantee issued by SIPL.

Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date
2. These debentures will be redeemed on the expiry of 60 months from the Date of Allotment for the Debentures at par on September 7, 2026.
3. In case of downgrading of credit rating , the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between March 2026 to August 2026) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.
5. The Trust has maintained security cover of 2.42 times as at March 31, 2024, which is higher than the limit of 2.04 times stipulated in the debenture trust deed dated September 3, 2021.

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

B. 20,000 (March 31, 2023: 20,000) Embassy REIT Series V - Series A, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each

In October 2021, the Trust issued 20,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series V NCD 2021 (Series A) debentures having face value of ₹1 million each amounting to ₹20,000.00 million with a coupon rate of 6.25% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on October 20, 2021.

Security term

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Palm (Block F3), Mahogany (Block F2), Mulberry (Block G1), Ebony (Block G2), G Bridge (G1 & G2), Teak (Block G3), Cypress (Block D4), Beech (Block E1) and Mfar – Green Phase 4, having an aggregate leasable area of 40,16,856 sq ft and land admeasuring 30.856 acres, forming part of the development known as Embassy Manyata Promoters Business Park.
2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in MPPL; known as "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables from MPPL.
4. A first ranking pari passu charge by way of hypothecation created by MPPL including identified bank accounts and receivables.
5. A corporate guarantee issued by MPPL.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the scheduled redemption date.
2. These debentures will be redeemed on the expiry of 36 months from date of allotment at par on October 18, 2024.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series V (Series A) debentures on a pro-rata basis at any time on a specified call option date (between April 2024 to July 2024) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.
5. The Trust has maintained security cover of 2.74 times as at March 31, 2024, which is higher than the limit of 2.04 times stipulated in the debenture trust deed dated October 18, 2021.
6. These debentures are due for maturity on October 18, 2024, hence have been disclosed under short-term borrowings as at March 31, 2024 (refer note 13).

C. 11,000 (March 31, 2023: 11,000) Embassy REIT Series V - Series B, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each

In October 2021, the Trust issued 11,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series V NCD 2021 (Series B) debentures having face value of ₹1 million each amounting to ₹11,000.00 million with a coupon rate of 7.05% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on October 20, 2021.

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Security term

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Magnolia (Block B), Pine (Block L5), Mountain Ash (Block H2), Silver Oak (Block E2) and Mfar- Philips Building having an aggregate leasable area of 20,23,051 sq ft and land admeasuring 11.530 acres forming part of the development known as Embassy Manyata Business Park.
2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in MPPL; known as "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables from MPPL.
4. A first ranking pari passu charge by way of hypothecation created by MPPL including identified bank accounts and receivables.
5. A corporate guarantee issued by MPPL.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on October 18, 2026.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series V (Series B) debentures on a pro-rata basis at any time on a specified call option date (between April 2026 to July 2026) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.
5. The Trust has maintained security cover of 2.90 times as at March 31, 2024, which is higher than the limit of 2.04 times stipulated in the debenture trust deed dated October 18, 2021.

D. 10,000 (March 31, 2023: 10,000) Embassy REIT Series VI - Non-Convertible debentures (NCD) 2022, face value of ₹1,000,000 each

In April 2022, the Trust issued 10,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series VI NCD 2022 debentures having face value of ₹1 million each amounting to ₹10,000.00 million with a coupon rate of 7.35% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on April 7, 2022.

Security term

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A 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.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on April 5, 2027.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series VI debentures on a pro-rata basis at any time on a specified call option date (September 2026) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.
5. The Trust has maintained security cover of 4.06 times as at March 31, 2024, which is higher than the limit of 2 times stipulated in the debenture trust deed dated March 31, 2022.

E. 105,000 (March 31, 2023: Nil) Embassy REIT Series VII Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each

In June 2023, the Trust issued 105,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series VII NCD 2023 debentures having face value of ₹1 Lakh each amounting to ₹10,500.00 million with a coupon rate of 7.77% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on June 7, 2023.

Security terms

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.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 24 months from Date of Allotment at par on June 5, 2025.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series VII debentures on a pro-rata basis at any time on a specified call option date (March 2025) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

Embassy REIT has maintained security cover of 2.37 times as at March 31, 2024, which is higher than the limit of 2 times stipulated in the debenture trust deed dated June 1, 2023.

F. 50,000 (March 31, 2023: Nil) Embassy REIT Series VIII Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each

In August 2023, the Trust issued 50,000 listed, Dual AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series VIII NCD 2023 debentures having face value of ₹1 Lakh each amounting to ₹5,000.00 million with a coupon rate of 8.10% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on August 30, 2023.

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Security term

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) 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 msf and forming part of the development known as Embassy TechVillage to the extent of ₹1,500 million (SIPL Guarantee Amount).
3. A first ranking pledge created by Embassy REIT over its shareholding in QBPPL.
4. A first ranking charge by way of hypothecation created by QBPPL 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 QBPPL.
7. A corporate guarantee issued by SIPL up to an extent of SIPL guarantee amount.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on August 28, 2028.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series VIII debentures on a pro-rata basis at any time on a specified call option date (between February 2028 to May 2028) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

Embassy REIT has maintained security cover of 4.41 times as at March 31, 2024, which is higher than the limit of 2 times stipulated in the debenture trust deed dated August 25, 2023.

G. 50,000 (March 31, 2023: Nil) Embassy REIT Series IX Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each

In September 2023, the Trust issued 50,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series IX NCD 2023 debentures having face value of ₹1 Lakh each amounting to ₹5,000.00 million with a coupon rate of 8.03% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on September 4, 2023.

Security terms

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 multi-storied office building known by the name "Express Towers" with leaseable area of 475,587 sq ft along with underlying freehold land admeasuring 5,918.11 square meters
2. A first ranking pledge created by Embassy REIT over its shareholding in EPTPL & IENMPL.
3. A first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.
4. A first ranking charge by way of hypothecation created by EPTPL & IENMPL over identified bank accounts and receivables.
5. A corporate guarantee issued by EPTPL & IENMPL.

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 24 months from Date of Allotment at par on September 4, 2025.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series IX debentures on a pro-rata basis at any time on a specified call option date (June 2023) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

Embassy REIT has maintained security cover of 8.61 times as at March 31, 2024, which is higher than the limit of 2 times stipulated in the debenture trust deed dated August 30, 2023.

H. 100,000 (March 31, 2023: Nil) Embassy REIT Series X Non-Convertible debentures (NCD) 2024, face value of ₹100,000 each

In January 2024, the Trust issued 100,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series X NCD 2024 debentures having face value of ₹1 Lakh each amounting to ₹10,000.00 million with a coupon rate of 8.17% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on January 10, 2024.

Security term

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 bank accounts and receivables.
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.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 19 months and 27 days from Date of Allotment at par on September 5, 2025.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. Embassy REIT has maintained security cover of 2.67 times as at March 31, 2024, which is higher than the limit of 2 times stipulated in the debenture trust deed dated January 5, 2024.

I.

Rating agency CRISIL has assigned a rating of "CRISIL AAA/Stable" to Embassy REIT Series II NCD 2020, Embassy REIT Series III NCD 2021, Embassy REIT Series IV NCD 2021, Embassy REIT Series V NCD 2021, Embassy REIT Series VI NCD 2022, Embassy REIT Series VII NCD 2023, Embassy REIT Series IX NCD 2023 and Embassy REIT Series X NCD 2024.

The Embassy REIT Series VIII NCD 2023 have been rated by CRISIL and CARE. CRISIL has assigned a rating of 'CRISIL AAA/Stable' and CARE as has assigned rating of 'CARE AAA/ Stable'.

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

J. Disclosure required as per Chapter XVII, Part III of SEBI master circular SEBI/HO/DDHS/PoD1/P/CIR/2023/119 dated August 10, 2021, updated as on July 7, 2023 r/w Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Particulars	As at March 31, 2024	As at March 31, 2023
Asset cover ratio (refer a below)	16.48%	18.41%
Debt-equity ratio (refer b below)	0.38	0.38
Debt-service coverage ratio (refer c below)	2.59	3.35
Interest-service coverage ratio (refer d below)	2.59	3.35
Outstanding redeemable preference shares	NA	NA
Debenture redemption reserve	NA	NA
Capital redemption reserve	NA	NA
Net worth (refer e below)	242,052.65	250,572.66
Net profit after tax	12,068.24	12,791.48
Earnings per unit - Basic	12.73	13.49
Earnings per unit - Diluted	12.73	13.49
Current Ratio (in times) (refer f below)	0.20	0.16
Long-term debt to working capital (in times) (refer g below)	2.62	1.55
Bad debts to Account receivable ratio (in times)	NA	NA
Current liability ratio (in times) (refer h below)	0.32	0.43
Total debts to total assets (in times) (refer i below)	0.27	0.27
Debtors' turnover (in times)	NA	NA
Inventory turnover	NA	NA
Operating margin (in %)	NA	NA
Net profit margin (in %) (refer j below)	63.34%	62.03%

Formulae for computation of ratios are as follows basis Condensed Standalone financial statements :

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

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

c) Debt Service Coverage Ratio = Earnings before Finance costs, Depreciation, Amortisation, Impairment Loss and Tax /[Finance cost + Principal repayments made during the year to the extent not repaid through debt or equity]

d) Interest Service Coverage Ratio = Earnings before Finance costs, Depreciation, Amortisation, Impairment Loss and Tax / Finance cost

e) Net worth = Unit capital + Other equity

f) Current ratio = Current Assets / Current liabilities

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

h) Current liability ratio = Current liabilities / Total liabilities

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

j) Net profit margin = Profit after tax / Total income

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

Unitholder's Equity = Unit Capital + Other equity

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

K. Lender 1 [balance as at 31 March 2023, including current maturities of long-term debt: ₹ 7,573.80 million (31 March 2023: 9,971.02 million)]

1. Exclusive charge by way of mortgage created on the constructed buildings and related parcels identified as Block IT 3, Block IT 4, Block IT 5 and Block IT 6, having aggregate leasable area of 996,655 sq ft and underlying land situated at Embassy Qubix, Pune.

2. Exclusive 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.

3. Exclusive charge by way of hypothecation created by QBPPL and VCPPL over identified bank accounts and receivables.

4. A corporate guarantee issued by each of QBPPL and VCPPL.

Repayment and interest terms

Particulars	As at March 31, 2024	As at March 31, 2023
Repayable in 144 monthly instalments from the date of drawdown, with moratorium till 2 February 2027. The loan carries an interest rate of Repo Rate plus applicable spread, currently 8.24 % p.a.	7,473.80	7,471.02
** Flexi term loan availed as sublimit of Term Loan - Repayable in 144 monthly instalments from the date of drawdown, with moratorium till 2 February 2027. The loan carries an interest rate of Repo Rate plus applicable spread, currently 8.24 % p.a.	100.00	2,500.00

** The Trust uses this Flexi term loan to park temporary excess funds and utilises such temporary excess funds as and when needed and therefore it is not considered as loan repayment or drawdown for the purpose of NDCF computation.

13 Short term borrowings

Particulars	As at March 31, 2024	As at March 31, 2023
Secured		
Non-convertible debentures		
Nil (31 March 2023: 15,000) Embassy REIT Series II, Non-Convertible debentures (NCD) 2020, face value of ₹1,000,000 each (net of issue expenses, at amortised cost) (refer note A below)		
- Embassy REIT Series II NCD 2020 — Tranche A	-	7,475.46
- Embassy REIT Series II NCD 2020 — Tranche B	-	7,486.99
Nil (31 March 2023: 26,000) Embassy REIT Series III, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each (net of issue expenses, at amortised cost) (refer note B below)	-	25,910.57
20,000 (31 March 2023: 20,000) Embassy REIT Series V, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each (net of issue expenses, at amortised cost) (refer note 12 - B)		
- Embassy REIT Series V NCD 2021 - Series A	19,973.94	-
Unsecured		
Commercial Papers		
- 5,000 (31 March 2023: Nil) Series A, face value of ₹500,000 each (refer note C below)	2,459.11	-
- 15,000 (31 March 2023: Nil) Series B, face value of ₹500,000 each (refer note D below)	7,054.83	-
	29,487.88	**40,873.02**

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

A. Nil (31 March 2023 : 15,000) Embassy REIT Series II NCD 2020, face value of ₹1,000,000 each

In September 2020, the Trust issued 7,500 listed, AAA rated, secured, redeemable and non-convertible Embassy REIT Series II NCD 2020 (Tranche A), debentures having face value of ₹1 million each amounting to ₹7,500.00 million with a coupon rate of 7.25% p.a. payable quarterly. In October 2020, the Trust further issued 7,500 such debentures (Tranche B), with an coupon rate of 6.70% p.a. payable quarterly and with same terms and conditions as Tranche A.

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

Security terms:

The NCD's are secured against each of the following in favor of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders) :

1. A sole and exclusive first ranking charge by way of mortgage created by EPTPL on the constructed buildings and related parcels identified as Block 2, Block 3, Food court, Block 6, Block I, Block 11 and Block 5, having an aggregate leasable area of 2,00,674 square meters and forming part of the development known as Embassy TechZone together with portion of land admeasuring 96,630 square meters on which the aforesaid buildings are constructed out of the aggregate area of land measuring 67.45 acres equivalent to 2,72,979 sq. mtrs.
2. A sole and exclusive first ranking pledge created by the Embassy REIT over the shareholding in the SPV's namely IENMPL and EPTPL together known as "secured SPVs" along with shareholder loans given to these SPVs
3. A sole and exclusive first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.
4. A sole and exclusive first ranking charge by way of hypothecation created by EPTPL over identified bank accounts and receivables.
5. A corporate guarantee issued by each of EPTPL and IENMPL.

Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date
2. These debentures will be redeemed on the expiry of 37 months from the date of allotment for the debentures at par on 9 October 2023.
3. In case of downgrading of credit rating , the coupon rate shall increase by 0.25% - 1.25% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the IRR shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between March 2023 to September 2023) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.
5. The Trust had issued a call option notice dated 16 August 2023 and accordingly these debentures were fully redeemed on 9 September 2023 as per the terms of debenture trust deed.

B. Nil (31 March 2023: 26,000) Embassy REIT Series III NCD 2021, face value of ₹1,000,000 each

In January 2021, the Trust issued 26,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series III NCD 2021 debentures having face value of ₹1 million each amounting to ₹26,000.00 million with a coupon rate of 6.40% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on 19 January 2021.

Security terms

The NCD's are secured against each of the following in favor of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders) :

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

1. A first ranking charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 1A, Block 2 and Block 7B, having an aggregate leasable area of 3,43,772 square meters and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 101,859 square meters on which the aforesaid buildings are constructed.
2. A first ranking charge by way of mortgage created by QBPPL on the constructed buildings and related parcels identified as Block IT 1 and Block IT 2, having an aggregate leasable area of 42,163 square meters and forming part of the development known as Embassy Qubix together with portion of land admeasuring 23,028 square meters on which the aforesaid buildings are constructed.
3. A first ranking pari passu pledge created by the Embassy REIT, MPPL and EOVPL over their shareholding in the SPV's namely VTPL and EEPL together known as "Secured SPVs".
4. A sole and exclusive first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.
5. A sole and exclusive first ranking charge by way of hypothecation created by VTPL over identified bank accounts and receivables and by QBPPL over identified receivables.
6. A corporate guarantee issued by each of VTPL, EEPL and QBPPL.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
2. These debentures will be redeemed on the expiry of 37 months from the Date of Allotment for the Debentures at par on February 15, 2024.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between July 2023 to January 2024) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.
5. The Trust had issued a call option notice dated December 13, 2023 and accordingly these debentures were fully redeemed on January 15, 2024 as per the terms of the debenture trust deed.

C. 5,000 (31 March 2023: Nil) Embassy REIT Commercial Paper (Series A), face value of ₹ 500,000 each

On 8 January 2024 Embassy Office Parks REIT issued 5,000 Commercial Papers with a face value of ₹5,00,000 (Rupees five lakhs only) each, at a discount of 8.20% per annum to the face value. The discounted amount raised through CP was ₹2,414.30 million and the value payable on maturity is ₹2,500 million, Discount on Commercial papers is amortised over the tenor of the underlying instrument. The commercial papers were listed on BSE and is due for maturity on June 14, 2024.

D. 15,000 (31 March 2023: Nil) Embassy REIT Commercial Paper (Series B), face value of ₹ 500,000 each

On 8 January 2024 Embassy Office Parks REIT issued 15,000 Commercial Papers with a face value of ₹5,00,000 (Rupees five lakhs only) each, at a discount of 8.30% per annum to the face value. The discounted amount raised through CP was ₹6,925.20 million and the value payable on maturity is ₹7,500 million, Discount on Commercial papers is amortised over the tenor of the underlying instrument. The commercial papers were listed on BSE and is due for maturity on 7 January 2025.

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

14 Trade payables

Particulars	As at March 31, 2024	As at March 31, 2023
Trade payable		
- Total outstanding dues to micro and small enterprises (refer note (ii) below)	1.26	7.41
- Total outstanding dues other than micro and small enterprises		
- to related party (refer note 26)	-	0.23
- to others	1.39	0.12
	2.65	**7.76**

Notes:

(i) All the trade payables are current in nature. The Trust's exposure to currency and liquidity risks related to trade payables and trade payables ageing are disclosed in note 27.

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

Particulars	As at March 31, 2024	As at March 31, 2023
The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of the accounting year;	1.26	7.41
The amount of interest paid by the Company in terms of Section 16 of MSMED Act, 2006, along with the amounts of the payment made to the supplier beyond the appointed day during accounting year;	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006.	-	-
The amount of interest accrued and remaining unpaid at the end of the accounting year; and	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under Section 23 of MSMED Act, 2006.	-	-

15 Other financial liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Unclaimed distribution	2.27	3.52
Other liabilities		
- to related party (refer note 26)	-	60.87
- to others	39.65	126.05
	41.92	**190.44**

16 Other current liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Statutory dues	32.65	43.72
Other liabilities	108.81	64.98
	141.46	**108.70**

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

17 Liabilities for current tax (net)

Particulars	As at March 31, 2024	As at March 31, 2023
Provision for income-tax, net of advance tax	-	1.82
	-	**1.82**

18 Interest income

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest income		
- on fixed deposits	0.34	1.04
- on debentures (refer note 26)	616.27	727.29
- on loan to subsidiaries (refer note 26)	11,409.88	10,113.28
	12,026.49	**10,841.61**

19 Other income

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Profit on sale of investments	41.05	71.25
	41.05	**71.25**

20 Other expenses

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Rates and taxes	34.86	35.51
Marketing and advertisement expenses	51.28	29.50
Insurance expenses	0.54	0.55
Bank charges	0.73	0.15
Miscellaneous expenses	9.14	1.05
	96.55	**66.76**

21 Finance costs

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest expense on term loan from financials institutions	732.15	104.20
Interest expense on Non-Convertible debentures	6,296.61	5,912.78
Interest expense on Commercial papers	178.41	-
Other borrowing costs (refer note 26)	-	0.65
	7,207.17	**6,017.63**

22 Tax expense

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Current tax	17.52	28.59
	17.52	**28.59**

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Reconciliation of tax expense

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Profit before tax	12,085.76	12,820.07
Domestic tax rate	42.74%	42.74%
Tax using the Trust's domestic tax rate	5,165.94	5,479.81
Effect of exempt incomes	(8,126.98)	(8,782.85)
Effect of non-deductible expenses	2,978.73	3,333.94
Others	(0.17)	(2.31)
Tax expense	**17.52**	**28.59**

23 Auditor's remuneration

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
As auditor		
- Statutory audit	2.50	2.50
- Limited review	1.50	1.50
Reimbursement of expenses (including goods and services tax)	0.86	0.70
	4.86	**4.70**

24 Earnings Per Unit (EPU)

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

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

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Profit after tax for calculating basic and diluted EPU (₹ in million)	12,068.24	12,791.48
Weighted average number of Units (No. in million)	947.90	947.90
Earnings Per Unit		
- Basic (Rupees/unit)	12.73	13.49
- Diluted (Rupees/unit) *	12.73	13.49

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

25 Commitments and contingencies

a) Contingent liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Claims not acknowledged as debt in respect of income tax matters *	15.66	15.66

* The Trust was assessed u/s. 143(3) of the Income Tax Act, 1961 for the Assessment Year (AY) 2021-22 on account of disallowance of expenses claimed u/s 35D of the Act. Aggrieved by the assessment order, the Trust has filed an appeal before CIT(A). Department had raised a demand of ₹15.66 million arising due to a calculation error in the said order. Hence the Trust has filed the rectification application u/s 154 of the Act. The Trust has therefore, disclosed ₹15.66 million (March 31, 2023: ₹15.66 million) as a contingent liability.

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

b) Statement of capital and other commitments

i) There are no capital commitments as at March 31, 2024 and March 31, 2023.

ii) The Trust has committed to provide financial support to some of its subsidiaries to ensure that these entities operate on going concern basis and are able to meet their debts and liabilities as they fall due.

iii) A search under Section 132 of the Income Tax Act was conducted on June 1, 2022 on the Trust. The Trust had received reassessment notice u/s 148 of the Income Tax Act for AY2019-20 for which the Trust has filed returns u/s 148. Further, in December 2023, the Trust has received reassessment notices u/s 148 for AY 2020-21 and AY 2021-22 for which the Trust has filed returns u/s 148.

26 Related party disclosures

I. List of related parties as at March 31, 2024

A. Parties to Embassy Office Parks REIT

Embassy Property Developments Private Limited - Co-Sponsor

BRE/Mauritius Investments - Co-Sponsor

Embassy Office Parks Management Services Private Limited - Manager

Axis Trustee Services Limited - Trustee

BRE/Mauritius Investments - Co-Sponsor

SG Indian Holding (NQ) Co. I Pte. Limited
BRE/Mauritius Investments II
BREP NTPL Holding (NQ) Pte. Limited
BREP VII NTPL Holding (NQ) Pte. Limited
BREP GML Holding (NQ) Pte. Limited
BREP VII GML Holding (NQ) Pte. Limited
BREP Asia SG Oxygen Holding (NQ) Pte. Limited
BREP VII SG Oxygen Holding (NQ) Pte. Limited
BREP Asia HCC Holding (NQ) Pte. Limited
BREP VII HCC Holding (NQ) Pte. Limited
India Alternate Property Limited
BREP Asia SG Indian Holding (NQ) Co. II Pte. Limited
BREP VII SG Indian Holding (NQ) Co. II Pte. Limited

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

Directors

Jitendra Virwani
Tuhin Parikh (up to January 11, 2024)
Vivek Mehra
Ranjan Ramdas Pai
Anuj Puri (up to August 5, 2023)
Punita Kumar Sinha
Robert Christopher Heady (up to January 11, 2024)
Aditya Virwani
Asheesh Mohta (alternate to Robert Christopher Heady) (up to January 10, 2024)
Dr. Anoop Kumar Mittal (w.e.f: August 6, 2023)

Key management personnel

Michael Holland	- CEO (up to June 30, 2022)
Vikaash Khdloya	- CEO (w.e.f. July 1, 2022 up to June 30, 2023)
Aravind Maiya	- CEO (w.e.f. July 1, 2023) - CFO (up to May 31, 2022)
Abhishek Agrawal	- CFO (w.e.f. July 27, 2023) - Interim CFO (w.e.f. June 1, 2022 up to July 26, 2023)
Deepika Srivastava	- Compliance Officer and Company Secretary (up to September 29, 2022)
Vinitha Menon	- Compliance Officer and Company Secretary (w.e.f: January 26, 2023)

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

(i) Subsidiaries (SPV)

Manyata Promoters Private Limited
Umbel Properties Private Limited
Embassy Energy Private Limited
Earnest Towers Private Limited
Indian Express Newspapers (Mumbai) Private Limited
Vikhroli Corporate Park Private Limited
Qubix Business Park Private Limited
Quadron Business Park Private Limited
Oxygen Business Park Private Limited
Galaxy Square Private Limited
Embassy Pune TechZone Private Limited
Vikas Telecom Private Limited
Sarla Infrastructure Private Limited
Embassy Construction Private Limited (w.e.f: March 31, 2023)

(ii) Joint Venture

Golflinks Software Park Private Limited

B Other related parties with whom the transactions have taken place during the year

Embassy Shelters Private Limited
Next Level Experiences LLP
JV Holdings Private Limited
Jitendra Virwani
Axis Bank Limited - Promotor of Trustee*

* Based on the internal assessment and legal advice, the Trust has disclosed transactions with Axis Bank Limited.

II. Transactions during the year

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Unsecured loans given to		
Quadron Business Park Private Limited	358.00	315.00
Embassy Pune Techzone Private Limited	620.00	3,365.00
Manyata Promoters Private Limited	19,814.07	4,343.15
Qubix Business Park Private Limited	35.00	55.00
Oxygen Business Park Private Limited	967.00	385.00
Earnest Towers Private Limited	-	40.00
Vikhroli Corporate Park Private Limited	181.00	79.80
Galaxy Square Private Limited	435.00	165.00
Umbel Properties Private Limited	10.00	80.00
Indian Express Newspapers (Mumbai) Private Limited	92.00	100.00
Sarla Infrastructure Private Limited	80.00	3,170.00
Embassy Construction Private Limited	175.00	2,500.00
Vikas Telecom Private Limited	2,292.63	1,192.50
Short-term construction loan given		
Manyata Promoters Private Limited	15,532.02	2,705.00
Oxygen Business Park Private Limited	525.25	380.00
Vikas Telecom Private Limited	28,180.44	1,790.97
Vikhroli Corporate Park Private Limited	-	250.00
Embassy Construction Private Limited	10.00	-
Embassy Pune Techzone Private Limited	-	250.00
Investment in debentures		
Golflinks Software Park Private Limited	-	9,500.00

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Redemption of investment in debentures		
Golflinks Software Park Private Limited	1,457.83	1,342.17
Unsecured loans repaid by		
Quadron Business Park Private Limited	7,495.00	-
Embassy Pune Techzone Private Limited	608.73	620.49
Manyata Promoters Private Limited	14,102.67	-
Qubix Business Park Private Limited	392.30	365.21
Oxygen Business Park Private Limited	92.34	500.01
Earnest Towers Private Limited	112.05	251.46
Vikhroli Corporate Park Private Limited	296.16	239.00
Galaxy Square Private Limited	56.34	239.99
Umbel Properties Private Limited	3.61	-
Indian Express Newspapers (Mumbai) Private Limited	374.55	179.54
Embassy Energy Private Limited	1,099.98	608.18
Sarla Infrastructure Private Limited	229.68	562.92
Embassy Construction Private Limited	2,520.00	-
Vikas Telecom Private Limited	3,504.54	4,373.95
Short-term construction loan repaid by		
Manyata Promoters Private Limited	15,827.02	3,190.00
Oxygen Business Park Private Limited	630.37	374.88
Quadron Business Park Private Limited	-	300.00
Embassy Pune Techzone Private Limited	-	445.82
Earnest Towers Private Limited **	-	840.00
Vikhroli Corporate Park Private Limited	-	250.00
Embassy Construction Private Limited	10.00	-
Vikas Telecom Private Limited#	28,180.44	4,220.97
Secondment fees		
Embassy Office Parks Management Services Private Limited	1.72	1.64
Investment management fees		
Embassy Office Parks Management Services Private Limited	238.36	239.47
Trademark license fees		
Embassy Shelters Private Limited	1.42	1.42
Trustee fee expenses		
Axis Trustee Services Limited	2.95	2.95
Marketing and advertisement expenses		
Next Level Experiences LLP	2.02	-
Manyata Promoters Private Limited	1.71	-
Interest received on debentures		
Golflinks Software Park Private Limited	616.27	727.29
Dividend Received		
Indian Express Newspapers (Mumbai) Private Limited	400.00	352.00
Earnest Towers Private Limited	678.85	505.00
Vikhroli Corporate Park Private Limited	548.14	600.00
Manyata Promoters Private Limited	5,360.00	8,250.00

** Includes repayment of long-term loan converted to short-term loan during the year ended March 31, 2024 of ₹Nil (March 31, 2023: ₹840 million).

Includes repayment of long-term loan converted to short-term loan during the year ended March 31, 2024 of ₹Nil (March 31, 2023: ₹2,430 million).

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest income		
Quadron Business Park Private Limited	1,409.21	1,575.35
Embassy Pune Techzone Private Limited	948.57	631.77
Manyata Promoters Private Limited	3,455.85	1,891.84
Qubix Business Park Private Limited	244.40	284.06
Oxygen Business Park Private Limited	961.95	879.07
Earnest Towers Private Limited	71.36	185.93
Vikhroli Corporate Park Private Limited	464.41	477.47
Galaxy Square Private Limited	218.80	209.54
Umbel Properties Private Limited	238.27	233.03
Indian Express Newspapers (Mumbai) Private Limited	337.61	361.96
Embassy Energy Private Limited	532.40	634.98
Sarla Infrastructure Private Limited	798.05	516.87
Embassy Construction Private Limited	38.41	-
Vikas Telecom Private Limited	1,690.59	2,231.41
Expenses incurred by the Trust on behalf of related party		
Vikas Telecom Private Limited	21.09	37.54
Manyata Promoters Private Limited	25.82	84.33
Others	49.73	72.36
Contingent consideration paid		
Embassy Property Developments Private Limited	-	350.00
Other borrowing costs (Guarantee fees)		
Qubix Business Park Private Limited	-	0.18
Manyata Promoters Private Limited	-	0.12
Sarla Infrastructure Private Limited	-	0.06
Vikas Telecom Private Limited	-	0.06
Vikhroli Corporate Park Private Limited	-	0.06
Embassy Energy Private Limited	-	0.06
Indian Express Newspapers (Mumbai) Private Limited	-	0.06
Embassy Pune Techzone Private Limited	-	0.06
Acquisition of ECPL*		
JV Holdings Private Limited	-	14.44
Jitendra Virwani	-	0.63
Issue expenses of borrowings		
Axis Bank Limited	6.20	-
Distribution paid		
BRE/Mauritius Investments	861.19	1,376.45
BRE/Mauritius Investments II	404.03	542.19
BREP Asia HCC Holding (NQ) Pte. Ltd.	231.65	351.22
BREP Asia SG Indian Holding (NQ) Co. II Pte. Ltd.	214.85	325.79
BREP Asia SG Oxygen Holding (NQ) Pte. Ltd.	263.67	399.83
BREP GML Holding (NQ) Pte. Ltd.	102.92	156.07
BREP NTPL Holding (NQ) Pte. Ltd.	125.96	191.00
BREP VII GML Holding (NQ) Pte. Ltd.	25.70	38.97
BREP VII HCC Holding (NQ) Pte. Ltd.	57.53	87.31
BREP VII NTPL Holding (NQ) Pte. Ltd.	31.45	47.69

* Refer note 39

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
BREP VII SG Indian Holding (NQ) Co. II Pte. Ltd.	53.66	81.38
BREP VII SG Oxygen Holding (NQ) Pte. Ltd.	65.85	99.87
Embassy Property Development Private Limited	1,553.17	2,433.26
India Alternate Property Limited	317.45	481.40
SG Indian Holding (NQ) Co. I Pte. Ltd.	904.24	1,371.23
Guarantee given by SPV on behalf of REIT		
Qubix Business Park Private Limited and Vikhroli Corporate Park Private Limited	-	10,000.00
Earnest Towers Private Limited and Galaxy Square Private Limited	10,500.00	-
Embassy Pune Techzone Private Limited and Indian Express Newspapers (Mumbai) Private Limited	5,000.00	-
Quadron Business Park Private Limited and Sarla Infrastructure Private Limited	5,000.00	-
Vikas Telecom Private Limited	10,000.00	-
Sarla Infrastructure Private Limited	-	-
Manyata Promoters Private Limited	-	10,000.00

III. Closing balances

Particulars	As at March 31, 2024	As at March 31, 2023
Unsecured loan receivable (non-current)		
Quadron Business Park Private Limited	9,302.81	16,222.94
Embassy Pune Techzone Private Limited	6,875.61	6,873.59
Manyata Promoters Private Limited	23,443.15	22,426.19
Qubix Business Park Private Limited	1,728.24	2,085.54
Oxygen Business Park Private Limited	7,953.01	7,010.77
Earnest Towers Private Limited	498.90	610.96
Vikhroli Corporate Park Private Limited	3,632.45	3,748.96
Galaxy Square Private Limited	1,984.68	1,584.18
Umbel Properties Private Limited	1,905.69	2,227.55
Indian Express Newspapers (Mumbai) Private Limited	2,579.13	2,861.67
Embassy Energy Private Limited	3,663.79	4,763.76
Sarla Infrastructure Private Limited	6,262.59	6,429.59
Embassy Construction Private Limited	156.07	2,500.00
Vikas Telecom Private Limited	12,198.90	13,410.84
Short-term construction loan		
Manyata Promoters Private Limited	-	295.00
Oxygen Business Park Private Limited	-	105.12
Embassy Pune Techzone Private Limited	704.18	704.18
Investment in Debentures		
Golflinks Software Park Private Limited	6,700.00	8,157.83
Other receivables		
Earnest Towers Private Limited	1.36	1.16
Embassy Energy Private Limited	1.70	1.89
Galaxy Square Private Limited	2.89	2.96
Indian Express Newspapers (Mumbai) Private Limited	1.46	1.81
Oxygen Business Park Private Limited	3.88	3.21
Quadron Business Park Private Limited	2.33	1.78
Qubix Business Park Private Limited	1.33	0.85

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Particulars	As at March 31, 2024	As at March 31, 2023
Umbel Properties Private Limited	0.89	0.28
Vikhroli Corporate Park Private Limited	1.74	1.61
Vikas Telecom Private Limited	9.05	-
Next Level Experiences LLP	8.95	-
Embassy Pune TechZone Private Limited	5.72	8.97
Golflinks Software Park Private Limited	1.49	-
Sarla Infrastructure Private Limited	1.43	-
Embassy Construction Private Limited	2.69	-
Manyata Promoters Private Limited	18.91	15.41
Other financial liabilities		
Embassy Office Parks Management Services Private Limited	-	59.15
Next Level Experiences LLP	-	1.72
Trade Payables		
Vikas Telecom Private Limited	-	0.06
Vikhroli Corporate Park Private Limited	-	0.06
Embassy Shelters Private Limited	-	0.11
Investment in equity shares of subsidiaries		
Embassy Pune Techzone Private Limited	12,083.50	12,083.50
Manyata Promoters Private Limited	99,475.27	99,475.27
Quadron Business Park Private Limited*	8,963.31	9,675.20
Oxygen Business Park Private Limited	12,308.89	12,308.89
Earnest Towers Private Limited	10,590.24	10,590.24
Vikhroli Corporate Park Private Limited	10,710.94	10,710.94
Qubix Business Park Private Limited	5,595.08	5,595.08
Galaxy Square Private Limited	4,662.50	4,662.50
Umbel Properties Private Limited*	2,841.67	1,492.99
Indian Express Newspapers (Mumbai) Private Limited	13,210.96	13,210.96
Embassy Energy Private Limited*	667.36	667.36
Vikas Telecom Private Limited	50,695.45	50,695.45
Embassy Construction Private Limited	64.66	64.66
Sarla Infrastructure Private Limited	6,870.02	6,870.02
Guarantee given by SPV on behalf of REIT		
Indian Express Newspapers (Mumbai) Private Limited and Embassy Pune Techzone Private Limited	5,000.00	15,000.00
Vikas Telecom Private Limited, Embassy Energy Private Limited and Qubix Business Park Private Limited	-	26,000.00
Earnest Towers Private Limited and Galaxy Square Private Limited	10,500.00	-
Quadron Business Park Private Limited and Sarla Infrastructure Private Limited	5,000.00	-
Vikas Telecom Private Limited	10,000.00	-
Qubix Business Park Private Limited and Vikhroli Corporate Park Private Limited	10,000.00	10,000.00
Sarla Infrastructure Private Limited	3,000.00	3,000.00
Manyata Promoters Private Limited	41,000.00	41,000.00

* Net of provision for impairment totalling ₹4,791.38 million (March 31, 2023: ₹5,428.17 million).

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

27 Financial instruments

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

Particulars	Carrying value March 31, 2024	Fair Value March 31, 2024	Carrying value March 31, 2023	Fair Value March 31, 2023
Financial assets				
Amortised cost				
Loans	82,889.20	-	93,860.84	-
Cash and cash equivalents	5,187.12	-	5,280.15	-
Other financial assets	66.21	-	39.93	-
Total assets	**88,142.53**	**-**	**99,180.92**	**-**
Financial liabilities				
Amortised cost				
Borrowings (including current maturities of long-term debt) - fixed rate	83,872.80	83,047.46	84,686.79	83,618.12
Borrowings (including current maturities of long-term debt) - floating rate	7,573.80	-	9,971.02	-
Other financial liabilities	41.92	-	190.44	-
Trade payables	2.65	-	7.76	-
Total liabilities	**91,491.17**	**83,047.46**	**94,856.01**	**83,618.12**

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

b) Measurement of fair values

The section explains the judgement and estimates made in determining the fair values of the financial instruments that are:

a) recognised and measured at fair value

b) measured at amortised cost and for which fair values are disclosed in the Standalone financial statements.

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

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments, traded bonds and mutual funds that have quoted price.The mutual funds are valued using the closing NAV.

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

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

Transfers between Level 1, Level 2 and Level 3

There were no transfers between Level 1, Level 2 or Level 3 during the year ended March 31, 2024 and year ended March 31, 2023.

Determination of fair values

Fair values of financial assets and liabilities have been determined for measurement and/or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

i) The fair value of mutual funds are based on price quotations at reporting date.

ii) The fair values of other current financial assets and financial liabilities are considered to be equivalent to their carrying values.

iii) The fair values of borrowings at fixed rates are considered to be equivalent to present value of the future contracted cashflows discounted at the current market rate.

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

c) Financial risk management

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

- Credit risk (refer note (b) below)

- Liquidity risk (refer note (c) below)

- Market risk (refer note (d) below)

a) Risk management framework

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

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

b) Credit risk

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

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

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

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

c) Liquidity Risk

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

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

Maturities of financial liabilities

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

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

March 31, 2024

Particulars	Carrying value	Contractual cash flows				Total
		Within 1 year	1-3 years	3-5 years	More than 5 years	
Borrowings	91,446.60	35,458.43	45,202.34	16,836.08	11,305.97	108,802.82
Trade payables	2.65	2.65	-	-	-	2.65
Other financial liabilities	41.92	41.92	-	-	-	41.92
Total	**91,491.17**	**35,503.00**	**45,202.34**	**16,836.08**	**11,305.97**	**108,847.39**

March 31, 2023

Particulars	Carrying value	Contractual cash flows				Total
		Within 1 year	1-3 years	3-5 years	More than 5 years	
Borrowings	94,657.81	46,783.51	25,710.37	27,873.04	14,516.03	114,882.95
Trade payables	7.76	7.76	-	-	-	7.76
Other financial liabilities	190.44	190.44	-	-	-	190.44
Total	**94,856.01**	**46,981.71**	**25,710.37**	**27,873.04**	**14,516.03**	**115,081.15**

Following table provides detailed ageing for trade payables as March 31, 2024

Particulars	Unbilled dues	Outstanding for the following periods from due date of payments					Total
		Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	1.26	-	-	-	-	1.26
(ii) Others	-	-	1.39	-	-	-	1.39
(iii) Disputed dues - MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-
Total	**-**	**1.26**	**1.39**	**-**	**-**	**-**	**2.65**

Following table provides detailed ageing for trade payables as March 31, 2023

Particulars	Unbilled dues	Outstanding for the following periods from due date of payments					Total
		Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	7.41	-	-	-	-	7.41
(ii) Others	-	-	0.35	-	-	-	0.35
(iii) Disputed dues - MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-
Total	**-**	**7.41**	**0.35**	**-**	**-**	**-**	**7.76**

d) Market risk

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

i. Currency risk

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

ii. Interest rate risk

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

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

Exposure to interest rate risk

The Trust's main interest rate risk arises from long-term borrowings with variable rates, which expose the Trust to cash flow interest rate risk.

Particulars	March 31, 2024	March 31, 2023
Fixed-rate instruments:		
Financial liabilities		
Borrowings	83,872.80	84,686.79
Variable rate instruments:		
Financial liabilities		
Borrowings (Non-current and current)	7,573.80	9,971.02

Fair value sensitivity analysis for fixed-rate instruments

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

Cash flow sensitivity analysis for variable-rate instruments

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

Particulars	Profit or loss		Equity, net of tax	
	+ 1%	- 1%	+ 1%	- 1%
Loans and borrowings as at March 31, 2024	88.85	(88.85)	88.85	(88.85)
Loans and borrowings as at March 31, 2023	13.12	(13.12)	13.12	(13.12)

iii. Price risk

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

28 Capital management

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

The Trust monitors Capital using ratio of 'Net debt' to 'Gross asset value (GAV) of all SPV's. For this purpose, Net debt is defined as Long-term borrowings + Short-term borrowings - Cash and other bank balances - Investments in mutual funds if any (net of NDCF to be distributed for the recent quarter). The Trust's adjusted Net debt to GAV ratio as at March 31, 2024 and March 31, 2023 are as follows:

Particulars	March 31, 2024	March 31, 2023
Net debt	91,207.49	94,695.34
GAV	555,005.26	514,141.14
Net debt to GAV	**16.43%**	**18.42%**

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

29 Details of utilisation of proceeds of issue of Embassy REIT Series VII NCD 2023 as at March 31, 2024 are follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation up to March 31, 2024	Unutilised amount as at March 31, 2024
Infusion of shareholder loan into SPVs for refinancing of existing loan of SPVs, capital expenditure, working capital requirements of SPVs and for general purposes including issue expenses	10,500.00	10,500.00	-
Total	**10,500.00**	**10,500.00**	**-**

30 Details of utilisation of proceeds of issue of Embassy REIT Series VIII NCD 2023 as at March 31, 2024 are follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation up to March 31, 2024	Unutilised amount as at March 31, 2024
Refinancing of existing Series II NCDs and payment of fees/expenses on the issue	5,000.00	5,000.00	-
Total	**5,000.00**	**5,000.00**	**-**

31 Details of utilisation of proceeds of issue of Embassy REIT Series IX NCD 2023 as at March 31, 2024 are follows:

Objects of the issue as per the prospectus	Proposed utilisation	Utilisation up to March 31, 2024	Unutilised as at March 31, 2024
Refinancing of existing Series II NCDs and payment of fees/expenses on the issue	5,000.00	5,000.00	-
Total	**5,000.00**	**5,000.00**	**-**

32 Details of utilisation of proceeds of issue of Embassy REIT Series X NCD 2024 as at March 31, 2024 are follows:

Objects of the issue as per the prospectus	Proposed utilisation	Utilisation up to March 31, 2024	Unutilised as at March 31, 2024
Refinancing of existing Series III NCDs and payment of fees/expenses on the issue	10,000.00	10,000.00	-
Total	**10,000.00**	**10,000.00**	**-**

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

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Opening balance	94,657.81	74,491.33
Changes from financing cash flows		
Proceeds from Issue of Non-convertible debentures (net of issue expenses)	30,452.81	9,949.36
Proceeds of borrowings from financial institutions (net of issue expenses)	-	9,971.69
Repayment of borrowings from financial institutions	(2,397.89)	-
Proceeds from issue of Commercial Paper	9,335.53	-
Redemption of Non-convertible debentures (including redemption premium)	(41,000.00)	-
Interest paid	(6,808.97)	(5,771.10)
Other changes		
Accrual of interest on debentures	7,207.17	6,017.63
Unpaid issue expenses	0.14	(1.09)
Closing balance	**91,446.60**	**94,657.81**

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

34 Segment Reporting

The Trust does not have any Operating segments as at March 31, 2024 and March 31, 2023 and hence, disclosure under Ind AS 108, Operating segments has not been provided in the Standalone financial statements.

35 The Trust does not have any unhedged foreign currency exposure as at March 31, 2024 and March 31, 2023.

36 The trust outsources its manpower and technology assistance requirements and does not have any employee on its roles and hence does not incur any employee related benefits/ costs.

37 Investment management fees

Pursuant to the Investment management agreement dated June 12, 2017, as amended, the Manager is entitled to fees @ 1% of REIT Distributions which shall be payable either in cash or in Units or a combination of both, at the discretion of the Manager. The fees has been determined for undertaking management of the Trust and its investments. Investment management fees accrued for the year ended March 31, 2024 amounts to ₹238.36 million (March 31, 2023: ₹239.47 million). There are no changes during the year ended March 31, 2024 in the methodology for computation of fees paid to the Manager.

38 Secondment fees

Pursuant to the Secondment agreement dated March 11, 2019, the Manager is entitled to fees of ₹0.10 million per month in respect certain employees of the Manager being deployed to the Trust in connection with the operation and management of the assets of the Trust. The fees shall be subject to an escalation of 5% (five per cent) every financial year. Secondment fees for the year ended March 31, 2024 amounts to ₹1.72 million (March 31, 2023: ₹1.64 million). There are no changes during the year ended March 31, 2024 in the methodology for computation of secondment fees paid to the Manager.

39 During the previous ended March 31, 2023, The Trust had entered into share purchase agreements with JV Holdings Private Limited (JVHPL) and Mr. Jitendra Virwani (together known as sellers) for acquisition of Embassy Hub Business Park. The acquisition was effected on March 31, 2023 (“Acquisition Date”).

The Trust had acquired 100% of the equity share capital of ECPL comprising 733,800 fully paid-up equity shares of ₹10 each from JVHPL (an holding company of EPDPL our co-sponsor) and Mr. Jitendra Virwani.

The price payable for acquisition of equity shares of ECPL is funded entirely through internal accruals of the the Trust. The consideration for the aforesaid acquisition, was paid in the form of assumption and repayment of identified assets and liabilities of ECPL.

The gross purchase consideration is as follows:

Particulars	Amount (in million)
Total Purchase Consideration	64.66
Less: Other Assets	(214.81)
Less: Transaction cost	(49.59)
Add: Other Liabilities	3,547.66
Gross purchase consideration	**3,347.93**

The Trust had obtained two independent valuation reports as required by the REIT regulations for the above acquisition and the average of the two valuations amounted to ₹3,506 million. Acquisition consideration was at 4.5% discount to average of two independent valuation reports. No fees or commission was payable to the Sellers in relation to the transaction. All the material conditions and obligations for the transaction were complied.

Notes to the Standalone Financial Statements

(all amounts in ₹ million unless otherwise stated)

40 Distributions

The Board of Directors of the Manager to the Trust, in their meeting held on April 25, 2024, have declared distribution to Unitholders of ₹5.22 per unit which aggregates to ₹4,948.01 million for the quarter ended March 31, 2024. The distribution of ₹5.22 per unit comprises ₹1.35 per unit in the form of interest payment, ₹1.04 per unit in the form of dividend and the balance ₹2.83 per unit in the form of repayment of debt.

Along with distribution of ₹15,270.57 million/₹16.11 per unit for the nine months ended December 31, 2023, the cumulative distribution for the year ended March 31, 2024 aggregates to ₹20,218.58 million/₹21.33 per unit.

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

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Independent Auditor's Report

(all amounts in ₹ million unless otherwise stated)

To the Unitholders of Embassy Office Parks REIT

Report on the Audit of the Consolidated Ind AS Financial Statements

Opinion

We have audited the accompanying consolidated Ind AS financial statements of Embassy Office Parks REIT (hereinafter referred to as "the REIT"), its subsidiaries and a joint venture (together referred to as "the Group") comprising of the consolidated Balance sheet as at March 31, 2024, the consolidated Statement of Profit and Loss, including other comprehensive income, the consolidated Cash Flow Statement and the consolidated Statement of Changes in Unitholders' Equity for the year then ended and the consolidated Statement of Net Assets at fair value as at March 31, 2024 and the consolidated Statement of Total Returns at fair value and the Statement of Net Distributable Cash Flows ('NDCFs') of the REIT and each of its subsidiaries for the year then ended and notes to the consolidated Ind AS financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as "the consolidated Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated Ind AS financial statements give the information required by the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 dated July 6, 2023, (the "REIT regulations") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, to the extent not inconsistent with REIT regulations, of the consolidated state of affairs of the Group as at March 31, 2024, its consolidated profit including other comprehensive income, its consolidated cash flows, the consolidated statement of changes in Unitholders' equity for the year ended on that date, its consolidated net assets at fair value as at March 31, 2024, its consolidated total returns at fair value and the NDCFs of the REIT and each of its subsidiaries for the year ended March 31, 2024.

Basis for Opinion

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

Emphasis of Matter

1) We draw attention to note 45(iv) to the consolidated Ind AS financial statements which refers to the uncertainty in relation to two pending cases, as regards Property tax dues aggregating to ₹3,418.89 million as at March 31, 2024, payable by Manyata Promoters Private Limited, before judicial forums, basis previously raised demand notices by the local regulatory authority. Based on legal opinions obtained and pending outcome of such legal matter no provision has been made in these consolidated Ind AS financial statements.

2) We draw attention to note 56 to the consolidated Ind AS financial statements, regarding advance aggregating to ₹6,533.20 million as at March 31, 2024, paid for co-development of M3 Block B property. There has been delay in project development as per the planned construction timeline, as the acquisition of necessary development rights and certain regulatory approvals are yet to be received. The management of the Group, basis the representation obtained from Embassy Property Development Private Limited, the Developer, is confident of delivery of the property under development after acquisition of necessary development rights and certain regulatory approvals which are yet to be received. Accordingly, no adjustments have been made in these consolidated Ind AS financial statements.

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

(all amounts in ₹ million unless otherwise stated)

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated Ind AS financial statements for the financial year ended March 31, 2024. These matters were addressed in the context of our audit of the consolidated Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

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

Key audit matters	How our audit addressed the key audit matter
Assessing impairment of Goodwill, Intangible assets with indefinite useful life, Investment property and Property, plant and equipment (as described in note 2.2(c), 6 of the consolidated Ind AS financial statements)	
Goodwill and other Intangible assets with indefinite useful life, acquired in a business combination, are significant items on the balance sheet and management performs impairment testing for such goodwill and intangible assets, annually. Further, the Group's carrying value of Investment properties is ₹312,946.49 million (including properties under construction – ₹16,523.47 million) and carrying value of Property, plant and equipment is ₹30,508.34 million (including capital work in progress – ₹1,511.50 million) as at March 31, 2024, which is also subject to impairment testing. In performing such impairment assessments, management compared the carrying value of each of the identifiable cash generating units ("CGUs") to which goodwill and other Intangible assets with indefinite useful life had been allocated with their respective 'value in use' computed based on discounted cash flow method, to determine if any impairment loss should be recognised. Similarly, for ensuring that its investment properties and property, plant and equipment are carried at no more than their recoverable amount, the recoverable amount, i.e. value in use, is determined by forecasting and discounting future cash flows. Considering the impairment assessment involves significant assumptions and judgement, we regard this as a key audit matter.	Our audit procedures, among others, included the following: - Assessed the management's valuation methodology in determining the recoverable amounts. - Evaluated management's identification of CGU's, the carrying value of each CGU and the methodology followed by management for the impairment assessment in compliance with the applicable accounting standards. - We involved valuation specialists to: (a) Assess the valuation reports issued by the independent valuer engaged by the management and compared key property related data used as input with actual data. (b) Assess the key assumptions included in the cash flow forecasts by management and independent valuer. (c) Discussed changes in key drivers as compared to actual performance with management in order to evaluate whether the inputs and assumptions used in the valuation models by management and independent valuer were reasonable. - We read/assessed the disclosures in the consolidated Ind AS financial statements for compliance with the relevant accounting standards requirements.

Independent Auditor's Report (contd.)

(all amounts in ₹ million unless otherwise stated)

Key audit matter	How our audit addressed the key audit matter
Classification of Unitholders' funds as equity (as described in note 19(a) of the consolidated Ind AS financial statements)	
The REIT is required to distribute to its Unitholders not less than ninety percent of its net distributable cash flows for each financial year. Accordingly, a portion of the unitholders' funds contains a contractual obligation of the REIT to pay cash distributions to its Unitholders. The Unitholders' funds could have been classified as compound financial instrument which contains both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI master circular no. SEBI/HO/DDHS-PoD-/P/CIR/2023/116 dated July 6, 2023 ("SEBI Master Circular") issued under the REIT Regulations, the Unitholders' funds have been classified as equity in order to comply with the mandatory requirements of Section H of Chapter 3 to the SEBI Master Circular dated July 6, 2023 dealing with the minimum disclosures for key financial statements. Based on the above, the classification of Unitholders' funds as equity involved considerable management judgement. Accordingly, it is considered as a key audit matter.	Our audit procedures included evaluating the requirements for classification of financial liability and equity under Ind AS 32 and evaluating the provisions of SEBI Master Circular for classification/presentation of Unitholders' funds in the consolidated Ind AS financial statements of the REIT. We assessed the disclosures in the consolidated Ind AS financial statements for compliance with the relevant requirements of REIT regulations.
Computation and disclosures of Net Assets and Total Returns at Fair Value (as described in note 2.2(c) and in Statement of Net assets at fair value and Statement of total returns at fair value of the consolidated Ind AS financial statements)	
As per the provisions of REIT Regulations, the REIT is required to disclose Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value which requires fair valuation of assets. For this purpose, fair value is determined by forecasting and discounting future cash flows. The determination of fair value involves judgement due to inherent uncertainty in the underlying assumptions and it is highly sensitive to changes in some of the inputs used e.g. the discounting rate (WACC), capitalisation rates, rental growth rates etc. Accordingly, the aforementioned computation and disclosures are determined to be a key audit matter in our audit of the consolidated Ind AS financial statements.	Our audit procedures, among others, include the following: - Read the requirements of SEBI REIT regulations for disclosures relating to Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value. - Assessed the appropriateness of independent valuer's and management's valuation methodology applied in determining the fair values. - Tested controls implemented by management to determine inputs for fair valuation as well as assumptions used in the fair valuation. - We involved valuation specialists to: (a) Assess the valuation reports issued by the independent valuer engaged by the management and compared key property related data used as input with actual data. (b) Assess the key assumptions included in the cash flow forecasts by management and independent valuer. (c) Discussed changes in key drivers as compared to actual performance with management in order to evaluate whether the inputs and assumptions used in the valuation models by management and independent valuer were reasonable. - Tested the arithmetical accuracy of computation in the Statement of Net Assets and Total Returns at Fair Value. - Read/Assessed the disclosures in the Ind AS consolidated financial statements for compliance with the relevant requirements of REIT Regulations.

(all amounts in ₹ million unless otherwise stated)

Key audit matter	How our audit addressed the key audit matter
Related party transactions and disclosures (as described in note 49 of the consolidated Ind AS financial statements)	
The Group has undertaken transactions with its related parties in the normal course of business. These include making acquisition of property, business acquisitions, capital advances, fees for certain services provided by related parties to Group; fees for certain services provided by Group to related parties, etc. as disclosed in Note 49 of the consolidated Ind AS financial statements. We identified the recording of all possible related party transactions and its disclosure as set out in respective notes to the consolidated Ind AS financial statements as a key audit matter due to the significance of transactions with related parties during the year ended March 31, 2024 and regulatory compliance thereon.	Our audit procedures, among others, included the following: - Obtained, read and assessed the Group's policies, processes, and procedures in respect of identifying related parties, evaluation of arm's length, obtaining necessary approvals, recording and disclosure of related party transactions, including compliance of transactions and disclosures in accordance with REIT regulations. - We tested, on a sample basis, related party transactions with the underlying contracts and other supporting documents for appropriate authorisation and approval for such transactions. - We read minutes of Unitholder meetings, Board and its relevant committee meetings and minutes of meetings of those charged with governance of the Manager and SPVs in connection with transactions with related parties effected during the year and Group's assessment of related party transactions being in the ordinary course of business at arm's length and in accordance with REIT regulations. - Assessed and tested the disclosures made in accordance with the requirements of Ind AS and REIT regulations.

Other Information

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

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

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

Responsibilities of Management for the Consolidated Ind AS Financial Statements

The Management of the Manager ('the Management') is responsible for the preparation and presentation of these consolidated Ind AS financial statements that give a true and fair view of the consolidated financial position as at March 31, 2024, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in Unitholders' equity for the year ended March 31, 2024, its consolidated net assets at fair value as at March 31, 2024, its consolidated total returns at fair value of the REIT and the net distributable cash flows of the REIT and each of its subsidiaries for the year ended March 31, 2024 in accordance with the requirements of the REIT regulations; Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with REIT regulations. The respective Board of Directors of the Companies included in the Group are responsible for maintenance of adequate accounting records for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated Ind AS financial statements by the Management, as aforesaid.

In preparing the consolidated Ind AS financial statements, the Board of Directors of the Manager and the respective Board of Directors of the companies

Independent Auditor's Report (contd.)

(all amounts in ₹ million unless otherwise stated)

included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

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

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

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

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

- Identify and assess the risks of material misstatement of the consolidated Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated Ind AS financial statements, including the disclosures, and whether the consolidated Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group of which we are the independent auditors, to express an opinion on the consolidated Ind AS financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated Ind AS financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

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

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

(all amounts in ₹ million unless otherwise stated)

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated Ind AS financial statements for the financial year ended March 31, 2024 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

Based on our audit and as required by the REIT regulations, we report that:

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

(b) The Consolidated Balance Sheet and the Consolidated Statement of Profit and Loss including the Statement of Other Comprehensive Income dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the consolidated Ind AS financial statements; and

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

for **S.R. Batliboi & Associates LLP**
Chartered Accountants
ICAI Firm Registration Number: 101049W/E300004

per **Adarsh Ranka**
Partner
Membership Number: 209567
UDIN: 24209567BKCZQH5790

Place of Signature: Bengaluru, India
Date: April 25, 2024

Consolidated Balance Sheet

(all amounts in ₹ million unless otherwise stated)

	Note	As at March 31, 2024	As at March 31, 2023
ASSETS			
Non-current assets			
Property, plant and equipment	3	28,996.84	29,234.26
Capital work-in-progress	4	1,511.50	604.68
Investment properties	5	296,423.02	279,516.10
Investment properties under development	8	16,523.47	12,063.70
Goodwill	6	64,045.35	64,045.35
Other intangible assets	7	9,747.34	11,864.35
Investments accounted for using equity method	9	22,910.35	23,081.17
Financial assets			
- Investments	10A	6,700.00	8,157.82
- Other financial assets	11	3,986.30	3,469.09
Deferred tax assets (net)	24	162.05	121.10
Non-current tax assets (net)	12	667.73	976.62
Other non-current assets	13	8,803.78	19,529.66
Total non-current assets		**460,477.73**	**452,663.90**
Current assets			
Inventories	14	50.91	35.89
Financial assets			
- Investments	10B	30.13	-
- Trade receivables	15	347.65	503.96
- Cash and cash equivalents	16A	10,113.73	8,173.48
- Other bank balances	16B	154.74	580.10
- Other financial assets	17	1,405.26	1,318.96
Other current assets	18	1,178.38	841.38
Total current assets		**13,280.80**	**11,453.77**
Total assets		**473,758.53**	**464,117.67**
EQUITY AND LIABILITIES			
EQUITY			
Unit capital	19	288,262.11	2,88,262.11
Other equity	20	(55,520.36)	(44,579.13)
Total equity		**232,741.75**	**243,682.98**
LIABILITIES			
Non-current liabilities			
Financial liabilities			
- Borrowings	21	130,892.71	1,04,206.84
- Lease liabilities	51	1,328.23	362.47
- Other financial liabilities	22	3,910.63	4,163.22
Provisions	23	3.03	8.20
Deferred tax liabilities (net)	24	51,762.66	51,825.84
Other non-current liabilities	25	668.37	600.86
Total non-current liabilities		**188,565.63**	**161,167.43**
Current liabilities			
Financial liabilities			
- Borrowings	26	37,186.82	43,848.12
- Lease liabilities	51	184.70	-
- Trade payables	27		
- total outstanding dues of micro and small enterprises		77.28	96.31
- total outstanding dues of creditors other than micro and small enterprises		347.67	377.38
- Other financial liabilities	28	12,727.30	12,970.90
Provisions	29	16.84	13.05
Other current liabilities	30	1,783.66	1,849.67
Current tax liabilities (net)	31	126.88	111.83
Total current liabilities		**52,451.15**	**59,267.26**
Total equity and liabilities		**473,758.53**	**464,117.67**
Material accounting policies	2		

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

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Consolidated Statement of Profit and Loss

(all amounts in ₹ million unless otherwise stated)

	Note	For the year ended March 31, 2024	For the year ended March 31, 2023
Income and gains			
Revenue from operations	32	36,851.82	34,195.43
Interest income	33	1,305.60	1,123.37
Other income	34	725.24	317.87
Total Income		**38,882.66**	**35,636.67**
Expenses			
Cost of materials consumed	35	414.36	390.22
Employee benefits expense	36	582.76	590.08
Operating and maintenance expenses	37	910.66	968.22
Repairs and maintenance	39	3,334.31	3,028.11
Valuation expenses		10.83	10.62
Audit fees		57.17	54.33
Insurance expenses		174.05	180.34
Investment management fees	44	1,003.98	934.89
Trustee fees		2.95	2.95
Legal and professional fees		360.01	524.73
Other expenses	38	2,307.47	2,067.19
Total Expenses		**9,158.55**	**8,751.68**
Earnings before share of profit of equity accounted investee, finance costs, depreciation, amortisation and tax		**29,724.11**	**26,884.99**
Finance costs (net)	40	10,872.35	9,760.63
Depreciation expense	41	7,572.24	9,164.92
Amortisation expense	41	2,117.65	2,119.24
Impairment loss reversal (net of depreciation)	3,5,6	(836.75)	-
Profit before share of profit of equity accounted investee and tax		**9,998.62**	**5,840.20**
Share of profit after tax of equity accounted investee	53	892.11	777.50
Profit before tax		**10,890.73**	**6,617.70**
Tax expense:	42		
Current tax		1,427.74	1,527.66
Deferred tax charge/(credit)		(177.29)	30.46
		1,250.45	**1,558.12**
Profit for the year		**9,640.28**	**5,059.58**
Items of other comprehensive income			
Items that will not be reclassified subsequently to statement of profit or loss			
- Gain/(loss) on remeasurement of defined benefit liability, net of tax		6.74	3.51
Total comprehensive income attributable to Unitholders for the year		**9,647.02**	**5,063.09**
Earnings per Unit	43		
Basic, attributable to the Unitholders of the Trust		10.17	5.34
Diluted, attributable to the Unitholders of the Trust		10.17	5.34
Material accounting policies	**2**		

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

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Consolidated Statement of Cash Flow

(all amounts in ₹ million unless otherwise stated)

	For the year ended March 31, 2024	For the year ended March 31, 2023
Cash flow from operating activities		
Profit before share of profit of equity accounted investee and tax	9,998.62	5,840.20
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation expense	7,572.24	9,164.92
Amortisation expense	2,117.65	2,119.24
Assets and other balances written off	0.73	-
Bad debts written off	0.81	-
(Gain)/Loss on sale of Property, Plant and Equipment/Investment Properties (net)	(132.85)	3.28
Allowances for credit loss and bad debts written off	6.84	2.19
Liabilities no longer required written back	(84.38)	(11.97)
Profit on sale of mutual funds	(159.04)	(143.79)
Finance costs (net)	10,872.35	9,760.63
Interest income	(1,305.60)	(1,123.37)
Net changes in fair value of financial instruments	(54.13)	-
Impairment loss reversal (net of depreciation)	(836.75)	-
Operating profit before working capital changes	**27,996.49**	**25,611.33**
Working capital adjustments		
- Inventories	(15.02)	(24.80)
- Trade receivables	203.45	147.03
- Other financial assets (current and non-current)	(266.05)	534.58
- Other assets (current and non-current)	(313.37)	(217.30)
- Trade payables	35.64	168.55
- Other financial liabilities (current and non-current)	(711.29)	297.90
- Other liabilities and provisions (current and non-current)	6.86	395.04
Cash generated from operating activities before taxes	**26,936.71**	**26,912.33**
Taxes paid (net)	(1,027.75)	(1,257.23)
Cash generated from operating activities	**25,908.96**	**25,655.10**

Consolidated Statement of Cash Flow

(all amounts in ₹ million unless otherwise stated)

	For the year ended March 31, 2024	For the year ended March 31, 2023
Cash flow from investing activities		
Proceeds from/(Redemption of) deposits with banks (net)	358.15	(170.86)
Redemption of mutual funds (net)	128.91	143.79
Investment in debentures	-	(9,500.00)
Repayment of investment in debentures	1,457.83	1,342.17
Payment for purchase of Investment Properties, Property, Plant and Equipment and Intangibles including Capital Work-in-progress and Investment Properties under Development	(16,293.80)	(10,920.56)
Sale proceeds from sale of Investment Properties, Property, Plant and Equipment and Intangibles	144.93	-
Payment of contingent consideration	-	(350.00)
Payment for acquisition of ECPL (including transaction cost of acquisition)**	-	(64.66)
Dividend received	700.00	920.00
Interest received	1,706.66	1,903.68
Net cash flow used in investing activities	**(11,797.32)**	**(16,696.43)**
Cash flow from financing activities		
Interest paid	(11,200.31)	(9,862.11)
Repayment of borrowings	(69,419.62)	(20,247.13)
Proceeds from borrowings (net of issue expenses)	89,066.31	41,686.27
Cash used in distribution to Unitholders	(20,589.74)	(20,246.20)
Payment of lease liabilities	(28.04)	(20.35)
Net cash (used in)/generated from financing activities	**(12,171.39)**	**(8,689.52)**
Net increase/(decrease) in cash and cash equivalents	**1,940.25**	**269.15**
Cash and cash equivalents at the beginning of the year	8,173.48	5,884.49
Cash and cash equivalents acquired due to asset acquisition (refer note 55)	-	2,019.84
Cash and cash equivalents at the end of the year	**10,113.73**	**8,173.48**
Components of cash and cash equivalents (refer note 16A)		
Cash in hand	1.74	1.99
Balances with banks		
- in current accounts	5,638.97	6,285.09
- in escrow accounts	571.03	1,841.40
- in fixed deposits	3,901.99	45.00
	10,113.73	**8,173.48**
Material accounting policies (refer note 2)		

**refer note 55

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

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Consolidated Statement of Changes in Unitholder's Equity

(all amounts in ₹ million unless otherwise stated)

A. Unit Capital

	Units No. in million	Amount
Balance as on April 1, 2022	**947.90**	**2,88,262.11**
Changes during the year	-	-
Balance as at March 31, 2023	**947.90**	**2,88,262.11**
Balance as on April 1, 2023	**947.90**	**2,88,262.11**
Changes during the year	-	-
Balance as at March 31, 2024	**947.90**	**2,88,262.11**

B. Other equity

Particulars	Reserves and Surplus		
	Retained Earnings	Debenture redemption reserve	Total
Balance as on April 1, 2022	**(29,395.21)**	**-**	**(29,395.21)**
Add: Profit for the year ended March 31, 2023	5,059.58	-	5059.58
Add: Other Comprehensive Income for the year ended March 31, 2023#	3.51	-	3.51
Less: Distribution to Unitholders during the year ended March 31, 2023*^	(20,247.01)	-	(20,247.01)
Less: Transfer to debenture redemption reserve	(244.20)	-	(244.20)
Add: Transfer from retained earnings	-	244.20	244.20
Balance as at March 31, 2023	**(44,823.33)**	**244.20**	**(44,579.13)**
Balance as on April 1, 2023	**(44,823.33)**	**244.20**	**(44,579.13)**
Add: Profit for the year ended March 31, 2024	9,640.28	-	9,640.28
Add: Other Comprehensive Income for the year ended March 31, 2024#	6.74	-	6.74
Less: Distribution to Unitholders during the year ended March 31, 2024*^^	(20,588.25)	-	(20,588.25)
Less: Transfer to debenture redemption reserve	(1,275.80)	-	(1,275.80)
Add: Transfer from retained earnings	-	1,275.80	1,275.80
Balance as at March 31, 2024	**(57,040.36)**	**1,520.00**	**(55,520.36)**

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

^ The distribution for year ended March 31, 2023 does not include the distribution relating to the quarter ended March 31, 2023, as the same was paid subsequent to the year ended March 31, 2023.

^^ The distribution for year ended March 31, 2024 does not include the distribution relating to the quarter ended March 31, 2024, as the same will be paid subsequently.

Other comprehensive income comprises of gain/(loss) on remeasurements of defined benefit liability (net) of ₹6.74 million for the year ended March 31, 2024 (March 31, 2023: ₹3.51 million).

The accumulated balance of re-measurements of defined benefit plans for the year ended March 31, 2024 amounts to ₹12.79 million (March 31, 2023: ₹6.05 million).

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Consolidated Statement of Net Assets at fair value Disclosure pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(all amounts in ₹ million unless otherwise stated)

A) Statement of Net Assets at fair value

S. No.	Particulars	Unit of measurement	As at March 31, 2024		As at March 31, 2023	
			Book Value	Fair value	Book Value	Fair value
A	Assets	₹ in million	473,758.53	620,584.65	464,117.67	594,601.82
B	Liabilities	₹ in million	241,016.78	239,923.84	220,434.69	220,294.35
C	**Net Assets (A-B)**	**₹ in million**	**232,741.75**	**380,660.81**	**243,682.98**	**374,307.47**
D	No. of units	Number	9,478,93,743	9,478,93,743	9,478,93,743	9,478,93,743
E	**NAV (C/D)**	**₹**	**245.54**	**401.59**	**257.08**	**394.88**

Notes:

1) Measurement of fair values:

The fair value of investment properties, 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 March 31, 2024 and March 31, 2023 has been determined by L. Anuradha and iVAS Partners respectively, 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 and CBRE South Asia Private Limited ('CBRE') respectively.

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 categorised 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.

Consolidated Statement of Net Assets at fair value Disclosure pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(all amounts in ₹ million unless otherwise stated)

2) Property wise break up of Fair value of Assets as at March 31, 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	225,490.67	6,829.39	232,320.06	50,046.87	182,273.19	141,508.32
EPTPL	24,136.60	342.36	24,478.96	1,566.06	22,912.90	22,360.97
UPPL	6,340.75	121.64	6,462.39	521.83	5,940.56	4,301.55
EEPL	7,813.12	44.76	7,857.88	341.40	7,516.48	7,836.65
GSPL	9,894.12	119.44	10,013.56	409.46	9,604.10	6,232.07
ETPL	14,977.02	186.93	15,163.95	541.49	14,622.46	9,706.15
OBPPL	23,826.06	242.06	24,068.12	3,443.51	20,624.61	17,490.12
QBPPL	9,520.64	130.68	9,651.32	368.81	9,282.51	8,656.98
QBPL	25,865.13	822.52	26,687.65	8,421.40	18,266.25	21,714.15
VCPPL	19,075.35	44.72	19,120.07	1,012.88	18,107.19	12,566.18
IENMPL	18,935.40	134.72	19,070.12	947.49	18,122.63	14,271.80
ETV Assets	126,146.98	895.38	127,042.36	25,805.13	101,237.23	102,250.15
ECPL	5,743.43	362.67	6,106.10	5,673.14	432.96	5,857.94
Trust	-	61,192.60	61,192.60	140,824.37	(79,631.77)	76,095.15
Total	**517,765.26**	**71,469.87**	**589,235.13**	**239,923.84**	**349,311.29**	**450,848.18**
Investment in GLSP**	31,349.52	-	31,349.52	-	31,349.52	22,910.35
	549,114.78	**71,469.87**	**620,584.65**	**239,923.84**	**380,660.81**	**473,758.53**

(all amounts in ₹ million unless otherwise stated)

3) Property wise break up of Fair value of Assets as at March 31, 2023 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	197,632.70	2,910.14	200,542.84	39,880.37	160,662.47	133,229.75
EPTPL	22,845.08	434.31	23,279.39	1,594.08	21,685.31	22,768.86
UPPL	4,762.18	172.61	4,934.79	432.61	4,502.18	4,199.18
EEPL	8,513.70	68.78	8,582.48	313.40	8,269.08	8,353.07
GSPL	9,525.52	107.30	9,632.82	467.68	9,165.14	5,886.05
ETPL	13,940.62	219.80	14,160.42	547.76	13,612.66	9,876.46
OBPPL	22,809.13	196.58	23,005.71	3,492.45	19,513.26	16,885.79
QBPPL	9,717.73	227.58	9,945.31	423.69	9,521.62	8,835.17
QBPL	25,723.62	887.58	26,611.20	713.06	25,898.14	21,286.69
VCPPL	18,683.64	144.87	18,828.51	969.99	17,858.52	12,627.90
IENMPL	18,251.89	119.09	18,370.98	912.04	17,458.94	14,310.71
ETV Assets	122,988.60	1,413.77	124,402.37	22,627.91	101,774.46	98,799.34
ECPL#	3,750.57	2,240.15	5,990.72	3,358.09	2,632.63	6,387.87
Trust	-	77,589.66	77,589.66	144,561.22	(66,971.56)	77,589.66
Total	**479,144.98**	**86,732.22**	**565,877.20**	**220,294.35**	**345,582.85**	**441,036.50**
Investment in GLSP**	28,724.62	-	28,724.62	-	28,724.62	23,081.17
	507,869.60	**86,732.22**	**594,601.82**	**220,294.35**	**374,307.47**	**464,117.67**

#refer note 55.

* Fair values of investment properties, investment properties under development, property, plant and equipment, intangibles, capital work-in-progress and investment in GLSP as at March 31, 2024 and March 31, 2023 as disclosed above are solely based on the fair valuation report of L. Anuradha and iVAS Partners, independent external registered property valuers appointed under Regulation 21 of REIT regulations, having appropriately recognised professional qualifications and recent experience in the location and category of the properties being valued in conjunction with value assessment services undertaken by Cushman & Wakefield and CBRE respectively.

For the purpose of fair valuation of assets, the Embassy Office Parks Group has fair valued its investment properties, 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 ₹49,029.68 million (March 31, 2023: ₹64,045.35 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 ₹49,029.68 million (March 31, 2023: ₹53,207.28 million), calculated as a difference between the tax effect of the fair value of the acquired assets and liabilities and their tax bases. During the current year, Goodwill has been restricted to the extent of deferred tax liability.

Notes:

(i) 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.

(ii) Total liabilities includes all liabilities except lease liability.

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Consolidated Statement of Total Returns at fair value Disclosure pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(all amounts in ₹ million unless otherwise stated)

B) Statement of Total Returns at Fair value

Sl. No.	Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
A	Total comprehensive income	9,647.02	5,063.09
B	Add: Changes in fair value not recognised in total comprehensive income (refer note below)	24,419.95	2,762.05
C (A+B)	**Total Return**	**34,066.97**	**7,825.14**

Notes:

1. In the above statement, changes in fair value for the year ended March 31, 2024 and March 31, 2023 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 March 31, 2024 as compared with the values as at March 31, 2023 net of cash spent on construction during the year. The fair values of the afore-mentioned assets as at March 31, 2024 and March 31, 2023 are solely based on the valuation report of L. Anuradha and iVAS Partners respectively, 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 and CBRE respectively.
2. ECPL was acquired on March 31, 2023 and accordingly the statement of total returns at fair value for the year ended March 31, 2023 does not include any difference in fair values of investment properties under development.

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Consolidated Financial Statements Disclosure pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(all amounts in ₹ million unless otherwise stated)

Net Distributable Cash Flows (NDCF) pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(i) Embassy Office Parks REIT- Standalone

Sl. No.	Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
1	Cash flows received from SPVs/Holdcos and Investment Entity in the form of:		
	• Interest*	11,678.56	9,074.45
	• Dividends (net of applicable taxes)	6,986.99	9,707.00
	• Repayment of Shareholder Debt (to the extent not repaid through debt or equity)	9,165.01	8,288.69
	• Proceeds from buy-backs/capital reduction (net of applicable taxes)	-	-
2	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/Holdcos/Investment Entity adjusted for the following:		
	• Applicable capital gains and other taxes	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-
	• Directly attributable transaction costs	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-	-
3	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/Holdcos/Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-
4	Add: Any other income at the Embassy REIT level not captured herein	41.39	72.29
5	Less: Any other expense at the Embassy REIT level, and not captured herein (excluding acquisition related costs)	(96.55)	(66.76)
6	Less: Any fees, including but not limited to:		
	• Trustee fees	(2.95)	(2.95)
	• REIT Management fees (to the extent not paid in Units)	(238.36)	(239.47)
	• Valuer fees	(10.83)	(10.62)
	• Legal and professional fees	(46.56)	(164.18)
	• Trademark license fees	(1.42)	(1.42)
	• Secondment fees	(1.72)	(1.64)
7	Less: Debt servicing (including principal, interest, redemption premium, etc.) of external debt at the Embassy REIT level, to the extent not paid through debt or equity	(7,207.17)	(6,017.63)
8	Less: Income tax (net of refund) and other taxes (if applicable) at the standalone Embassy REIT level	(19.74)	(29.57)
	Net Distributable Cash Flows at REIT level	**20,246.65**	**20,608.19**

*to the extent not repaid through debt or equity

Note:

The Board of Directors of the Manager to the Trust, in their meeting held on April 25, 2024, have declared distribution to Unitholders of ₹5.22 per unit which aggregates to ₹4,948.01 million for the quarter ended March 31, 2024. The distribution of ₹5.22 per unit comprises ₹1.35 per unit in the form of interest payment, ₹1.04 per unit in the form of dividend and the balance ₹2.83 per unit in the form of repayment of debt.

Along with distribution of ₹15,270.57 million/₹16.11 per unit for the nine months ended December 31, 2023, the cumulative distribution for the year ended March 31, 2024 aggregates to ₹20,218.58 million/₹21.33 per unit.

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Consolidated Financial Statements
Disclosure pursuant to SEBI circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

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

For the year ended March 31, 2024 pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(all amounts in ₹ million unless otherwise stated)

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL	SIPL	ECPL	Total
1	**Profit/(loss) after tax as per Statement of Profit and Loss (standalone) (A)**	**(156.23)**	**2,278.46**	**415.75**	**95.78**	**625.23**	**69.61**	**486.56**	**(28.31)**	**(274.42)**	**256.39**	**585.49**	**796.37**	**(250.89)**	**(36.85)**	**4,862.94**
	Adjustment:															
2	Add/(Less): Non-cash and other adjustments as per the Statement of Profit and Loss, including but not limited to:															
	• Depreciation, amortisation and impairment	624.65	4,446.32	349.30	123.93	183.44	101.75	257.87	316.97	(212.93)	74.68	155.46	1,954.97	488.81	55.22	8,920.44
	• Assets written off or liabilities written back	(0.29)	(33.84)	(25.92)	(48.31)	0.36	(31.45)	0.47	-	2.75	-	(0.79)	(9.07)	-	-	(146.09)
	• Current tax charge as per Statement of Profit and Loss	6.91	538.38	102.93	2.16	213.80	28.78	166.37	(0.18)	-	87.80	157.01	106.27	-	-	1,410.23
	• Deferred tax	(61.45)	(78.40)	173.39	36.83	5.97	8.16	(2.40)	(6.13)	27.77	20.49	9.44	438.58	(113.34)	-	458.91
	• MAT adjustments	-	15.71	(102.93)	-	-	-	-	0.18	-	-	-	(106.27)	-	-	(193.31)
	• Ind AS adjustments (straight lining, effective interest for finance costs, straight lining of security deposits etc)	(22.48)	(149.50)	-	-	(22.59)	(17.86)	(4.56)	22.38	9.64	7.54	(47.21)	(16.59)	175.63	(154.41)	(220.01)
	• Acquisition related costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Interest on Shareholders Debt from Embassy REIT, charged to Statement of Profit and Loss	931.62	3,383.02	532.30	238.30	71.31	200.48	337.62	725.71	1,407.80	242.93	464.42	1,656.61	798.05	1.07	10,991.24
4	Add/(Less): Loss/(gain) on sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following:															
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

(all amounts in ₹ million unless otherwise stated)

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL	SIPL	ECPL	Total
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/Holdcos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	171.80	48.76	296.26	129.16	(12.11)	(79.47)	22.90	(38.80)	246.70	6.49	135.21	(315.60)	(49.15)	(88.76)	473.39
8	Less: External debt repayment to the extent not repaid through debt or equity	-	(0.10)	-	-	-	-	-	(3.00)	-	-	-	-	-	-	(3.10)
9	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above):															
	• Repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds from buy-backs/capital reduction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Less: Income tax (net of refund) and other taxes paid (as applicable)	73.61	(386.33)	(107.39)	(6.90)	(202.60)	(24.77)	(152.19)	(23.06)	(12.72)	(59.40)	(146.52)	51.13	(5.83)	(5.06)	(1,008.03)
	Total Adjustments (B)	**1,724.37**	**7,784.02**	**1,217.94**	**475.17**	**237.58**	**185.62**	**626.08**	**994.07**	**1,469.01**	**380.53**	**727.02**	**3,760.03**	**1,294.17**	**(191.94)**	**20,683.67**
	Net distributable Cash Flows at SPV Level C = (A+B)	**1,568.14**	**10,062.48**	**1,633.69**	**570.95**	**862.81**	**255.23**	**1,112.64**	**965.76**	**1,194.59**	**636.92**	**1,312.51**	**4,556.40**	**1,043.28**	**(228.79)**	**25,546.61**

- 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.

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

For the year ended March 31, 2023 pursuant to guidance under Chapter 3, Paragraph 3.20 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116

(all amounts in ₹ million unless otherwise stated)

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL	SIPL	ECPL*	Total
1	**Profit/(loss) after tax as per Statement of Profit and Loss (standalone) (A)**	**0.11**	**2,938.62**	**337.07**	**(65.50)**	**535.05**	**139.63**	**315.21**	**(1.02)**	**(1,951.41)**	**202.47**	**438.80**	**255.75**	**(551.25)**	**-**	**2,593.53**
	Adjustment:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2	Add/(Less): Non-cash and other adjustments as per the Statement of Profit and Loss, including but not limited to:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	• Depreciation, amortisation and impairment	522.20	4,105.58	362.19	159.12	183.64	106.92	243.15	308.38	337.02	68.92	139.32	1,948.93	388.69	-	8,874.06
	• Assets written off or liabilities written back	3.42	(2.08)	-	1.78	(0.01)	-	-	-	(6.47)	-	0.44	(3.43)	-	-	(6.35)
	• Current tax charge as per Statement of Profit and Loss	25.70	534.06	83.10	-	179.96	62.66	124.14	4.11	-	67.95	130.51	64.00	222.89	-	1,499.08
	• Deferred tax	19.09	(78.36)	138.50	(21.48)	10.66	0.91	8.92	16.13	469.77	16.96	(14.80)	318.64	127.78	-	1,012.72
	• MAT adjustments	(8.25)	(320.65)	(83.10)	-	-	-	-	(4.04)	283.95	(1.60)	-	-	-	-	(133.69)
	• Ind AS adjustments (straight lining, effective interest for finance costs, straight lining of security deposits etc)	28.17	(55.59)	-	-	(36.66)	(10.93)	(44.18)	52.94	2.44	(4.77)	50.70	88.28	(32.57)	-	37.83
	• Acquisition related costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Add: Interest on Shareholders Debt from Embassy REIT, charged to Statement of Profit and Loss	527.34	1,891.84	635.03	233.03	185.90	201.26	361.97	840.98	1,562.01	276.72	477.44	2,228.67	516.87	-	9,939.06
4	Add/(Less): Loss/(gain) on sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Applicable capital gains and other taxes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Related debts settled or due to be settled from sale proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Directly attributable transaction costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

(all amounts in ₹ million unless otherwise stated)

Sl No	Particulars	EPTPL	MPPL	EEPL	UPPL	ETPL	GSPL	IENMPL	OBPPL	QBPL	QBPPL	VCPPL	VTPL	SIPL	ECPL*	Total
6	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/Holdcos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Add/(Less): Other adjustments, including but not limited to net changes in security deposits, working capital, etc.	(133.58)	748.83	(153.32)	17.11	79.10	16.18	5.32	24.70	212.45	89.66	53.55	1,015.27	564.87	-	2,540.14
8	Less: External debt repayment to the extent not repaid through debt or equity	-	(13.17)	-	-	-	-	-	(2.15)	(2.50)	-	-	(50.80)	-	-	(68.61)
9	Add: Cash flow received from SPV and Investment Entity towards (applicable for Holdco only, to the extent not covered above):	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Repayment of the debt in case of investments by way of debt	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	• Proceeds from buy-backs/capital reduction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Less: Income tax (net of refund) and other taxes paid (as applicable)	266.74	(840.06)	(76.32)	(1.11)	(170.94)	(63.51)	(119.56)	(1.14)	(7.64)	(63.09)	(121.05)	134.62	(164.60)	-	(1,227.66)
	Total Adjustments (B)	**1,250.83**	**5,970.41**	**906.08**	**388.45**	**431.65**	**313.49**	**579.76**	**1,239.91**	**2,851.03**	**450.75**	**716.11**	**5,744.18**	**1,623.93**	**-**	**22,466.58**
	Net distributable Cash Flows at SPV Level C = (A+B)	**1,250.94**	**8,909.03**	**1,243.15**	**322.95**	**966.70**	**453.12**	**894.97**	**1,238.89**	**899.62**	**653.22**	**1,154.91**	**5,999.93**	**1,072.68**	**-**	**25,060.11**

*refer note 55

- 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.

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

1. Organisation structure

The Consolidated Financial Statements comprise financial statements of Embassy Office Parks REIT (the 'Trust' or the 'Embassy REIT' or the 'REIT'), its subsidiaries namely Manyata Promoters Private Limited ('MPPL'), Umbel Properties Private Limited ('UPPL'), Embassy Energy Private Limited ('EEPL'), Galaxy Square Private Limited ('GSPL'), Quadron Business Park Private Limited ('QBPL'), Qubix Business Park Private Limited ('QBPPL'), Oxygen Business Park Private Limited ('OBPPL'), Earnest Towers Private Limited ('ETPL'), Vikhroli Corporate Park Private Limited ('VCPPL'), Indian Express Newspapers (Mumbai) Private Limited ('IENMPL'), Embassy Pune Techzone Private Limited ('EPTPL'), Vikas Telecom Private Limited ('VTPL'), Sarla Infrastructure Private Limited ('SIPL') and Embassy Construction Private Limited ('ECPL') (individually referred to as 'Special Purpose Vehicle' or 'SPV' and together referred to as 'Embassy Office Parks Group') and a Joint Venture namely Golflinks Software Park Private Limited ('GLSP') (also referred to as the Investment Entity). The SPVs are Companies domiciled in India.

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

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

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

Details of SPVs/Subsidiaries of REIT is provided below:

Name of the SPV	Activities	Shareholding (in percentage)
MPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Manyata), located at Bangalore along with being an intermediate (HoldCo.) Development, rental and maintenance of serviced residences (Hotel Hilton Garden and Hotel Hilton Garden Inn at Embassy Manyata), located in Bangalore.	Embassy Office Parks REIT: 100%
UPPL	Development, rental and maintenance of serviced residences (Hilton hotel).	Embassy Office Parks REIT: 100%
EEPL	Generation and supply of solar power mainly to the office spaces of Embassy Office Parks Group located in Bangalore.	MPPL: 80% Embassy Office Parks REIT: 20%
GSPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Galaxy), located in Noida.	Embassy Office Parks REIT: 100%
QBPL	Development and leasing of office space and related interiors and maintenance of such assets, (Quadron Business Park) located in Pune and (Embassy one) located in Bangalore. Development, rental and maintenance of serviced residences (Hotel Four Seasons at Embassy One), located in Bangalore.	Embassy Office Parks REIT: 100%
QBPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Qubix), located in Pune.	Embassy Office Parks REIT: 100%
OBPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Oxygen), located in Noida.	Embassy Office Parks REIT: 100%
ETPL	Development and leasing of office space and related interiors and maintenance of such assets (First International Financial Centre), located in Mumbai.	Embassy Office Parks REIT: 100%
VCPPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy 247), located in Mumbai.	Embassy Office Parks REIT: 100%
IENMPL	Development and leasing of office space and related interiors and maintenance of such assets (Express Towers), located in Mumbai.	Embassy Office Parks REIT: 100%
EPTPL	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Tech Zone), located at Pune	Embassy Office Parks REIT: 100%
VTPL*	Development and leasing of commercial space and related interiors and maintenance of such assets "Embassy TechVillage" (ETV), located in Bangalore.	Embassy Office Parks REIT: 100%
SIPL*	Development and leasing of commercial space and related interiors and maintenance of such assets (ETV Block 9), located in Bangalore.	Embassy Office Parks REIT: 100%
ECPL	Development and leasing of commercial space and related interiors and maintenance of such assets, located in Bangalore	Embassy Office Parks REIT: 100% (w.e.f. March 31, 2023, refer note 55)

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

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

Name of the SPV	Activities	Shareholding (in percentage)
GLSP	Development and leasing of office space and related interiors and maintenance of such assets (Embassy Golflinks Business Park), located at Bangalore.	MPPL: 50% Kelachandra Holdings LLP: 50%

2. Material accounting policies

2.1 Basis of preparation of Consolidated Financial Statements

The Consolidated Financial Statements of the Embassy Office Parks Group comprises the Consolidated Balance Sheet and the Consolidated Statement of Net Assets at fair value as at March 31, 2024, the Consolidated Statement of Profit and Loss including other comprehensive income, the Consolidated Statement of Cash Flow, the Consolidated Statement of Changes in Unitholders' Equity, the Statement of Net Distributable Cashflows of Embassy REIT and each of the SPVs, the Consolidated Statement of Total Returns at fair value and a summary of material accounting policies and other explanatory information for the year ended March 31, 2024. The Consolidated Financial Statements were approved for issue in accordance with resolution passed by the Board of Directors of the Manager on behalf of the Trust on April 25, 2024.

The Consolidated Financial Statements have been prepared in accordance with the requirements of SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder read with SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 dated July 6, 2023 (the "REIT regulations'); Indian Accounting Standard as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other accounting principles generally accepted in India, to the extent not inconsistent with the REIT regulations. Also refer Note 19(a) on classification of Unitholders fund."

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

Statement of compliance to Ind-AS

These Consolidated Financial Statements for the year ended March 31, 2024 are the financial statements of the Embassy Office Parks Group and have been prepared in accordance with Indian Accounting Standards as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 prescribed under Section 133 of the Companies Act, 2013 ('Ind AS'), to the extent not inconsistent with REIT regulations.

The Consolidated Financial Statements have been prepared using uniform accounting policies for like transactions and other events in similar circumstances. The financial statements of all the SPVs and the Trust used for the purpose of consolidation are drawn up to the same reporting date i.e. March 31, 2024.

Notes to the Consolidated Financial Statements

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(all amounts in ₹ million unless otherwise stated)

Changes in accounting policies and disclosures

New and amended standards

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

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standard) Amendment Rules 2023 dated March 31, 2023 to amend the following Ind AS which are effective from April 1, 2023.

Ind AS 1, Presentation of Financial Statements

An entity shall disclose material accounting policy information. Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements.

Ind AS 8, Accounting policies, Change in Accounting Estimates and Errors

Definition of 'change in account estimate' has been replaced by revised definition of 'accounting estimate'. As per revised definition, accounting estimates are monetary amounts in the financial statements that are subject to measurement uncertainty. An entity develops an accounting estimate to achieve the objective set out by the accounting policy. Developing accounting estimates involves the use of judgements or assumptions based on the latest available, reliable information.

An entity may need to change an accounting estimate if changes occur in the circumstances on which the accounting estimate was based or as a result of new information, new developments or more experience. By its nature, a change in an accounting estimate does not relate to prior periods and is not the correction of an error.

Deferred tax related to leases and decommissioning, restoration and similar liabilities

Ind AS 12, Income Taxes, exempt an entity from recognising a deferred tax asset or liability in particular circumstances. Despite this exemption, an entity shall recognise a deferred tax asset—to the extent that it is probable that taxable profit will be available against which the deductible temporary difference can be utilised—and a deferred tax liability for all deductible and taxable temporary differences associated with

(i) right-of-use assets and lease liabilities; and

(ii) decommissioning, restoration and similar liabilities and the corresponding amounts recognised as part of the cost of the related asset.

There were certain amendments to standards and interpretations which are applicable for the first time for the year ended March 31, 2024, but either the same are not relevant or do not have an impact on the consolidated financial statements of the Group. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

(i) Subsidiaries

The Embassy Office Parks Group consolidates entities which it owns or controls. The Consolidated Financial Statements comprise the financial statements of the Embassy Office Parks REIT and its subsidiary SPVs as disclosed in Note 1. Control exists when the parent has power over the entity, is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns by using its power over the entity. Power is demonstrated through existing rights that give the ability to direct relevant activities, those which significantly affect the entity's returns. Subsidiaries are consolidated from the date control commences until the date control ceases.

The procedure for preparing Consolidated Financial Statements of the Embassy Office Parks Group are stated below:

a) The Consolidated Financial Statements have been prepared using the principles of consolidation as per Ind AS 110 – Consolidated Financial Statements, to the extent applicable.

b) Goodwill is recognised in the Consolidated Financial Statements at the excess of cost of investment over share of fair value of net assets acquired on the date of acquisition.

c) The Consolidated Financial Statements of the Embassy Office Parks Group are consolidated on a line-by-line basis and intragroup balances and transactions for assets and liabilities, equity, income, expenses and cash flows between entities of the Embassy Office Parks Group are eliminated in full upon consolidation.

d) Non-controlling interests in the net assets (excluding goodwill) of consolidated subsidiaries are identified separately from the equity attributable to shareholders of the Company. The interest of non-controlling shareholders may be initially measured either at fair value or at the non-controlling interests' proportionate share of the fair value of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis.

(ii) Interests in joint arrangements

A joint arrangement is an arrangement of which two or more parties have joint control. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement. The results of joint ventures are incorporated in these Consolidated Financial Statements using the equity method of accounting as described below:

Under the equity method of accounting, the investments are initially recognised at cost on the date of acquisition and adjusted thereafter to recognise the Embassy Office Parks Group's share of the post-acquisition profits or losses of the investee in profit and loss, and Embassy Office Parks Group's share of other comprehensive income of the investee in other comprehensive income.

Goodwill is calculated at excess of cost of investment over share of fair value of net assets acquired on the date of acquisition and is disclosed as an additional information in the Notes to the Consolidated Financial Statements.

Dividends received or receivable from joint ventures are recognised as a reduction in the carrying amount of the investment.

When Embassy Office Parks Group's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, Embassy Office Parks Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between Embassy Office Parks Group and joint ventures are eliminated to the extent of Embassy Office Parks Group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity accounted investees are consistent with the policies adopted by the Embassy Office Parks Group.

The carrying amount of equity accounted investments are tested for impairment in accordance with the Embassy Office Parks Group's policy.

Basis of Business Combination

The Embassy Office Parks Group accounts for its business combinations under acquisition method of accounting. Acquisition related costs are recognised in the consolidated statement of profit and loss as incurred. The acquiree's identifiable assets, liabilities and contingent liabilities that meet the condition for recognition are recognised at their fair values at the acquisition date.

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

When the acquisition of subsidiaries represent a business combination, purchase consideration

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paid in excess of the fair value of net assets acquired is recognised as goodwill. Where the fair value of identifiable assets and liabilities exceed the cost of acquisition, after reassessing the fair values of the net assets and contingent liabilities, the excess is recognised as capital reserve.

Requirements of Ind AS 103 apply to a transaction in which assets acquired and liabilities assumed constitute a business. However, para B7A and B7B of Ind AS 103 allow an optional concentration test to perform simplified assessment of whether acquired set of activities and assets is not a business. The consequence of the test is that if the concentration test is met, the set of activities and assets is determined not to be a business and no further assessment is needed.

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

For any identifiable asset or liability initially measured at an amount other than cost, Embassy Office Parks Group initially measures that asset or liability at the amount specified in the applicable Ind AS. Embassy Office Parks Group deduct from the cost of the group of assets the amounts allocated to these assets and liabilities, and then allocate the residual cost of acquisition to the remaining identifiable assets and liabilities based on their relative fair values at the date of acquisition.

Any contingent consideration to be transferred by the acquirer is recognised at fair value at the acquisition date. Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently remeasured to fair value with changes in fair value recognised in profit or loss, except for changes in fair value which are measurement period adjustments, wherein the change is adjusted with the asset/liability recognised at the acquisition date with corresponding adjustment to goodwill. Contingent consideration that is classified as equity is not re-measured at subsequent reporting dates subsequent its settlement is accounted for within equity.

The interest of non-controlling shareholders is initially measured either at fair value or at the non-controlling interests' proportionate share of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity of subsidiaries.

Business combinations arising from transfers of interests in entities that are under common control are accounted at historical cost. The difference between any consideration given and the aggregate historical carrying amounts of assets and liabilities of the acquired entity is recorded in Unitholders' equity.

2.2 Summary of material accounting policies

a) Functional and presentation currency

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

b) Basis of measurement

The Consolidated Financial Statements are prepared on the historical cost basis, except for the following:

- Certain financial assets and liabilities (refer accounting policy regarding financial instrument): measured at fair values;
- Net defined benefit (asset)/liability less present value of defined obligations: Fair value of plan assets less present value of defined benefit plan;
- The assets and liabilities of the SPVs on the date of acquisition have been accounted using their Fair value and the goodwill/capital reserve amount has been calculated accordingly; and
- Contingent consideration: measured at fair value.

c) Use of judgements and estimates

The preparation of Consolidated Financial Statements in conformity with generally accepted accounting principles in India (Ind AS) requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. Actual results could differ from those estimates.

(all amounts in ₹ million unless otherwise stated)

Estimates and underlying assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the Consolidated Financial Statements is included in the following notes:

i) Business combinations

The Embassy Office Parks Group acquires subsidiaries that own real estate. At the time of acquisition, the Group considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Group accounts for an acquisition as a business combination where an integrated set of activities and assets, including property, is acquired. More specifically, consideration is given to the extent to which substantive processes are acquired and, in particular, the extent of services provided by the subsidiary.

In accounting for business combinations, judgement is required in identifying whether an identifiable intangible asset is to be recorded separately from goodwill. Estimating the acquisition date fair value of the identifiable assets acquired, useful life thereof and liabilities assumed involves management judgement. These measurements are based on information available at the acquisition date and are based on expectations and assumptions that have been deemed reasonable by the management. Changes in these judgements, estimates and assumptions can materially affect the results of operations.

ii) Impairment of goodwill and intangible assets with infinite useful life

For the purpose of impairment testing, goodwill and intangible assets with indefinite useful life acquired in a business combination is, from the acquisition date, allocated to each of the Embassy Office Parks Group's cash-generating units that are expected to benefit from the combination. In performing such impairment assessments, management compared the carrying value of each of the identifiable cash generating units ("CGUs") to which goodwill and such intangible assets had been allocated with their respective 'value in use' computed based on discounted cash flow method, to determine if any impairment loss should be recognised. The discounted cash flow method involves estimating future cash flows, growth rates and discount rates which require significant management judgement — Note 2.2 (j).

iii) Classification of lease arrangements as finance lease or operating lease — Note 2.2 (r).

iv) Classification of assets as investment properties or as property, plant and equipment — Notes 2.2 (f) and (g).

v) Significant judgements involved in the purchase price allocation of the assets acquired and liabilities assumed on account of Business Combination and deferred tax accounting on the resultant fair value accounting — Note on Basis of Business Combination and Note 2.2 (v) (ii).

vi) Judgements in preparing Consolidated Financial Statements — Note 2.1.

vii) Classification of Unitholders' funds — Note 19(a).

viii) Significant judgements is involved in the allocation cost of acquisition to the identifiable assets and liabilities based on their relative fair values at the date of acquisition in case of acquistion that does not represent a business combination - Note on Basis of Business Combination.

Information about assumptions and estimation uncertainties that have a significant risk resulting in a material adjustment during the year ended March 31, 2024 is included in the following notes:

i) Fair valuation and disclosures and impairment of non-financial assets being investment properties and property plant and equipment - The fair value of investment properties and property, plant and equipment are reviewed regularly by management with reference to independent property valuations and market conditions existing at half yearly basis. The independent valuers are independent appraisers with a recognised and relevant professional qualification and with recent experience in the location and category of the investment properties being valued. Judgement is also applied in determining the extent and frequency of independent appraisals.

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SEBI Circulars issued under the REIT Regulations require disclosures relating to net assets at fair value and total returns at fair value (Refer Statement of net assets at fair value and Statement of total returns at fair value for details).

Refer note 2.2 (j) as regards estimates and assumptions involved in impairment assessment of non-financial assets being investment properties and property plant and equipment.

ii) Useful lives of Investment Properties and Property, Plant and Equipment–Notes 2.2(f) and (g).

iii) Valuation of financial instruments — Note 2.2 (l).

iv) Recognition of deferred tax asset on carried forward losses and recognition of minimum alternate tax credit: availability of future taxable profit against which tax losses carried forward can be used- Note 2.2(v)(ii). Further, significant judgements are involved in determining the provision for income taxes, including recognition of minimum alternate tax credit, in SPVs entitled for tax deduction under Section 80IAB of the Income Tax Act, 1961, wherein the tax deduction is dependent upon necessary details available for exempt and non-exempt income.

d) Current versus non-current classification

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

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

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

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

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

The Trust has net current liabilities of ₹39,170.35 million as at March 31, 2024 mainly due to the maturity of Embassy REIT Series V NCD 2021 — Series A in October 2024 and Commercial Papers in June 2024 and January 2025. Based on the Group's liquidity position including undrawn borrowing facilities as well as a low leverage of 29% Net debt to Gross asset value, the Trust will be able to refinance its borrowings and meet its current obligations as and when they fall due.

e) Measurement of fair values

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

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

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

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

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

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

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

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

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

f) Investment properties

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

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

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

Asset category	Estimated useful life (in years)
Buildings**	60 years
Plant and Machinery	15 years
Furniture and Fixtures	12 years
Electrical Equipment	15 years
Leasehold land*	30 - 99 years based on the lease period
Leasehold building	10 years based on the lease period

Based on technical evaluation, the Group believes that the useful lives, as given above, best represent the period over which the Group expects to use these assets. Hence, the useful lives for these assets is different from the useful lives as prescribed under Part C of Schedule II of the Companies Act 2013.

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

*Upfront premium paid under lease-cum-sale agreements to acquire land where the Embassy Office Parks Group has an option to purchase the land at the end of/during the lease term are not amortised over the lease period. Lease period is the non-cancellable period of a lease, together with periods covered by an option to extend the lease if the Group is reasonably certain to exercise that option.

** Useful life of building is restricted to the lease term of leasehold land on which the building is constructed.

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

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

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

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

g) Property, plant and equipment and intangible assets

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

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

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

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

Based on technical evaluation, the Group believes that the useful lives, as given above, best represent the period over which the Group expects to use these assets. Hence, the useful lives for these assets is different from the useful lives as prescribed under Part C of Schedule II of the Companies Act 2013.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

h) Non-current assets held for sale

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

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

i) Inventory

Stores and operating supplies

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

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

j) Impairment of non-financial assets

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

An impairment loss is recognised in the Consolidated Statement of Profit and Loss if the carrying amount of an asset or its cash-

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

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

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

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

k) Foreign currency transactions

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

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

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

l) Financial instruments

i) Recognition and initial measurement

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

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

ii) Classification and subsequent measurement

Financial assets

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

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

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

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

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

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

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

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

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

Financial assets: Business model assessment

The Embassy Office Parks Group makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to the Management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Embassy Office Parks Group's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Embassy Office Parks Group's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

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

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

In assessing whether the contractual cash flows are solely payments of principal and interest, the Embassy Office Parks Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows

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such that it would not meet this condition. In making this assessment, the Embassy Office Parks Group considers:

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

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

Financial assets: Subsequent measurement and gains and losses

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

Financial liabilities: Classification, subsequent measurement and gains and losses

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

iii) Derecognition

Financial assets

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

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

Financial liabilities

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

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

iv) Offsetting

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

m) Compound financial instruments

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

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

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

n) Rental support

Rental supports that are an integral part of an acquisition transaction is treated as a deduction in the acquisition cost of such investment properties. Where, the right to receive the rental support is spread over a period of time, the right to receive the rental support is reduced from the acquisition cost and is recognised as a financial asset at fair value and subsequently measured at amortised cost based on effective interest rate method.

o) Impairment of financial assets

Financial assets

The Embassy Office Parks Group recognises loss allowances for expected credit losses on:

- financial assets measured at amortised cost; and
- financial assets measured at FVOCI-debt investments

At each reporting date, the Embassy Office Parks Group assesses whether financial assets carried at amortised cost and debt securities at FVOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer; or
- a breach of contract such as a default or being past due for 180 days or more; or
- the restructuring of a loan or advance by the Embassy Office Parks Group on terms that in the material assessment of the Embassy Office Parks Group it would not consider otherwise; or
- it is probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties

The Embassy Office Parks Group measures loss allowances at an amount equal to lifetime expected credit losses, except for the following, which are measured as 12 month expected credit losses:

- debt securities that are determined to have low credit risk at the reporting date; and
- other debt securities and bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

Loss allowances for trade receivables are always measured at an amount equal to lifetime expected credit losses.

Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

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In all cases, the maximum period considered when estimating expected credit losses is the maximum contractual period over which the Embassy Office Parks Group is exposed to credit risk.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit losses, the Embassy Office Parks Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Embassy Office Parks Group's historical experience and informed credit assessment and including forward-looking information.

The Embassy Office Parks Group assumes that the credit risk on a financial asset has increased significantly if it is more than 180 days past due.

The Embassy Office Parks Group considers a financial asset to be default when:

- the borrower is unlikely to pay its credit obligations to the Embassy Office Parks Group in full, without recourse by the Embassy Office Parks Group to actions such as realising security (if any is held); or
- the financial asset is 180 days or more past due without any security

Measurement of expected credit losses: Expected credit losses are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Embassy Office Parks Group and the cash flows that the Embassy Office Parks Group expects to receive).

Presentation of allowance for expected credit losses in the balance sheet: Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets. For debt securities at FVOCI, the loss allowance is charged to profit and loss account and is recognised in OCI.

Write-off: The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Embassy Office Parks Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Embassy Office Parks Group's procedures for recovery of amounts due.

Majority of the financial assets of the Embassy Office Parks Group pertain to trade and other receivables. Considering the nature of business, the Embassy Office Parks Group does not foresee any credit risk on its trade and other receivables which may cause an impairment. As per the agreement with tenants, the receivables are covered by clause of payment security mechanism which ensures receipt of all trade receivables. Also, the Embassy Office Parks Group does not have any past history of significant impairment of trade and other receivables.

p) Embedded derivatives

When the Embassy Office Parks Group becomes a party to a hybrid contract with a host that is not an asset within the scope of Ind AS 109 Financial Instruments, it identifies whether there is an embedded derivative. Embedded derivatives are separated from the host contract and accounted for separately if the host contract is not a financial asset and certain criteria are met.

q) Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value and subsequently at the higher of the amount determined in accordance with Ind AS 37 Provisions, Contingent Liabilities and Contingent Assets and the amount initially recognised less cumulative amortisation, where appropriate.

The fair value of financial guarantees is determined as the present value of the difference in net cash flows between the contractual payments under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

r) Leases

Embassy Office Parks Group as a lessee

A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Embassy Office Parks Group recognises right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or before the commencement date, less any lease incentives received, plus any initial direct costs incurred and an estimate of the costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located.

The right-of-use assets is subsequently measured at cost less accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognised in the Statement of Profit and Loss.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the incremental borrowing rate applicable to the entity within the Embassy Office Parks Group. Generally, the Embassy Office Parks Group uses its incremental borrowing rate as the discount rate. For leases with reasonably similar characteristics, the Embassy Office Parks Group, on a lease by lease basis, may adopt either the incremental borrowing rate specific to the lease or the incremental borrowing rate for the portfolio as a whole.

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

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

Embassy Office Parks Group as a lessor

i. Determining whether an arrangement contains a lease

At inception of an arrangement, it is determined whether the arrangement is or contains a lease. At inception or on reassessment of the arrangement that contains a lease, the payments and other consideration required by such an arrangement are separated into those for other elements on the basis of their relative fair values.

ii. Assets held under leases

Leases in which the Embassy Office Parks Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the non-cancellable period of lease term. Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Embassy Office Parks Group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Embassy Office Parks Group's net investment in the leases.

iii. Initial direct costs

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

s) Revenue recognition

Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration) allocated to that performance obligation. The transaction price of goods sold and services rendered is net of variable consideration on account of various discounts and schemes offered by the Company as part of the contract.

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services.

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

i) Rental income from investment properties

Rental income from property leased under operating lease is recognised in the statement of profit and loss on a straight-line basis over the non-cancellable period of the lease term. Lease incentives granted are recognised as an integral part of the total rental income. Contingent rents are recognised as revenue in the period in which they are earned on a receipt basis.

ii) Income from finance lease

For assets let out under finance lease, the Group recognises a receivable at an amount equal to the net investment in the lease. Rentals received are accounted for as repayment of principal and finance income. Minimum lease payments receivable on finance leases are apportioned between the finance income and the reduction of the outstanding receivable. The finance income allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining net investment in the finance lease. Contingent rents are recorded as income in the periods in which they are earned.

iii) Revenue from contract with customers

a) Revenue from maintenance services is recognised as and when the services are rendered based on the terms of the contracts with the lessees.

b) Revenue from Food, beverages and banquets

Revenue from food and beverages are recorded as and when food is served. Revenue generated from the banquet services offered are charged on the basis of cover charges per person which is billed (exclusive of applicable taxes) based on guaranteed covers if actual cover is less than contracted.

c) Revenue from Room Rentals

Revenue from room rentals are based on the occupancy charged on the basis of room rates which are contracted (exclusive of applicable taxes).

d) Sale of solar energy

Revenue from sale of power is recognised net of cash discount over time for each unit of electricity generated. "

e) Other operating income

Other operating income, including service charges on rooms and Food & Beverage (F&B) revenues and other hospitality-related operating income is recognised when the services are rendered and the same become chargeable. Revenue from other services is recognised on accrual basis as per the terms of the agreement.

iv) Recognition of dividend and interest income

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

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

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

t) Employee benefits

Defined contribution plan

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. The Embassy Office Parks Group makes specified monthly contributions towards government administered provident fund scheme. Obligations for contributions to defined contribution plans are recognised as an employee benefit expense in profit and loss in the periods during which the related services are rendered by employees. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in future payments is available.

Gratuity

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The Embassy Office Parks Group's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, discounting that amount and deducting the fair value of any plan assets.

The calculation of defined benefit obligation is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a potential asset for the Embassy Office Parks Group, the recognised asset is limited to the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan ('the asset ceiling'). In order to calculate the present value of economic benefits, consideration is given to any minimum funding requirements.

Remeasurements of the net defined benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any, excluding interest), are recognised in OCI. The Embassy Office Parks Group determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the then-net defined benefit liability (asset), taking into account any changes in the net defined benefit liability (asset) during the period as a result of contributions and benefit payments. Net interest expense and other expenses related to defined benefit plans are recognised in profit or loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service ('past service cost' or 'past service gain') or the gain or loss on curtailment is recognised immediately in profit or loss. The Embassy Office Parks Group recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Compensated absences

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid, if the Embassy Office Parks Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the amount of obligation can be estimated reliably.

Assets or liabilities related to employee benefit arrangements acquired on Business Combination are recognised and measured in accordance with Ind AS 19 Employee Benefits.

u) Borrowing costs

Borrowing costs are interest and other costs (including exchange differences relating to foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs) incurred in connection with the borrowing of funds. Borrowing costs directly attributable to acquisition or construction of a qualifying asset form part of the cost of that asset. Other borrowing costs are recognised as an expense in the period in which they are incurred.

Interest expense is recognised using the effective interest method. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments through the expected life of the financial instrument to the amortised cost of the financial liability. In calculating interest expense, the effective interest rate is applied to the amortised cost of the liability.

Capitalisation rate used to determine the amount of borrowing costs to be capitalised is the weighted average borrowing costs (WABC). Capitalisation of borrowing costs is suspended during the extended period in which active development is interrupted. Capitalisation of borrowing costs is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

v) Taxation

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

i) Current tax:

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

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

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ii) Deferred tax:

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

- Temporary differences arising on the initial recognition of assets and liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction;
- Temporary differences related to investments in subsidiaries, associates, and joint arrangements to the extent that the Embassy Office Parks Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future; and
- Taxable temporary differences arising on initial recognition of goodwill.

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

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

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

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

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax assets and liabilities, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

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

Minimum Alternative Tax ('MAT') under the provisions of the Income Tax, 1961 is recognised as current tax in the Consolidated Statement of Profit and Loss. The credit available under the Act in respect of MAT paid is recognised as an asset only when and to the extent there is convincing evidence that the Embassy Office Parks Group will pay normal income tax during the period for which MAT credit can be carried forward for set-off against normal tax liability. MAT credit recognised as an asset is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

Deferred tax assets or liabilities acquired on Business Combination are recognised and measured in accordance with Ind AS 12 Income taxes.

w) Provisions and contingencies

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

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

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

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

x) Operating segments

An operating segment is a component of the Embassy Office Parks Group that engages in business activities from which it may earn revenues and incur expenses. All operating segments' operating results are reviewed regularly by a representative of the Embassy Office Parks Group, the Embassy Office Parks Group's Chief Operating Decision Maker ('CODM'), to make decisions about resources to be allocated to the segment and assess its performance, and for which discrete financial information is available.

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

Commercial Offices segment:

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

Hospitality segment:

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

Other segment:

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

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

y) Cash and cash equivalents

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

z) Distribution Policy:

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

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

- not less than 90% of the NDCF of the SPVs are required to be distributed to the Embassy Office Parks REIT, in proportion to its shareholding in the SPV, subject to applicable provisions of the Companies Act, 2013.
- 100% of the cash flows received by the Holding Company from the underlying SPVs are required to be distributed to the Embassy Office Parks REIT, and not less than 90% of the NDCF generated by the Holding Company on its own shall be distributed to the Embassy Office Parks REIT, subject to applicable provisions of the Companies Act, 2013.
- The aforesaid net distributable cash flows are made available to Embassy Office Parks REIT in the form of (i) Interest paid on Shareholder Debt provided by Embassy Office Parks REIT to the SPV's/Holding Company, (ii) Principal repayment of Shareholder Debt, (iii) Dividend

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

declared by the SPVs/Holding Company and received by Embassy Office Parks REIT and (iv) Proceeds from sale of any Embassy REIT assets.

Since Embassy Office Parks REIT endeavours to quarterly distributions, any shortfall as regards minimum quarterly distribution by the SPVs and Holding Company to Embassy Office Parks REIT, post interest paid on Shareholder Debt, Interim Dividend payments and Principal repayment of Shareholder Debt, would be done by declaring dividend, to the extent permitted under the Companies Act, 2013.

SEBI has issued Revised framework for computation of Net Distributable Cash Flow (NDCF) by Real Estate Investment Trusts (REITs) dated December 6, 2023 which is effective from April 1, 2024.

aa) Cash distribution to Unitholders

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

ab) Consolidated Statement of Cash flows

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

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

ac) Earnings per unit

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

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

ad) Earnings before share of profit of equity accounted investee, finance costs, depreciation, amortisation and tax

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

ae) Statement of net assets at fair value

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

af) Joint development accounting

Land/development rights received under joint development arrangements is measured at the fair value of the estimated construction service rendered to the landowner and the same is accounted on completion of the project. Further, non-refundable deposit amount paid by the Group under joint development arrangements is recognised as Investment property under development and on the completion of the project, the non-refundable amount is transferred as land cost to Investment Property.

Notes to the Consolidated Financial Statements

3 Property, plant and equipment

Reconciliation of carrying amounts for the year ended March 31, 2024

(all amounts in ₹ million unless otherwise stated)

Particulars	Land-freehold (refer note i)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Computers	Operating supplies	Vehicles	Total
Gross block										
As at April 1, 2022	**8,851.84**	**12,907.43**	**7,983.78**	**1,288.10**	**1,771.43**	**44.44**	**37.45**	**266.61**	**62.71**	**33,213.79**
Additions for the year	-	35.31	14.77	20.17	4.68	1.74	1.73	2.09	0.45	80.94
Disposals	-	-	-	-	-	-	-	-	-	-
As at March 31, 2023	**8,851.84**	**12,942.74**	**7,998.55**	**1,308.27**	**1,776.11**	**46.18**	**39.18**	**268.70**	**63.16**	**33,294.73**
As at April 1, 2023	**8,851.84**	**12,942.74**	**7,998.55**	**1,308.27**	**1,776.11**	**46.18**	**39.18**	**268.70**	**63.16**	**33,294.73**
Additions for the year	-	7.57	29.81	1.20	0.70	2.76	0.24	1.70	0.43	44.41
Disposals	-	-	(17.47)	-	-	-	-	-	-	(17.47)
As at March 31, 2024	**8,851.84**	**12,950.31**	**8,010.89**	**1,309.47**	**1,776.81**	**48.94**	**39.42**	**270.40**	**63.59**	**33,321.67**
Accumulated depreciation and impairment										
As at April 1, 2022	**156.94**	**958.65**	**1,357.22**	**271.65**	**174.37**	**16.93**	**15.01**	**11.05**	**16.86**	**2,978.68**
Charge for the year	-	221.04	441.87	210.38	185.91	8.98	4.76	0.79	8.06	1,081.79
Disposals	-	-	-	-	-	-	-	-	-	-
As at March 31, 2023	**156.94**	**1,179.69**	**1,799.09**	**482.03**	**360.28**	**25.91**	**19.77**	**11.84**	**24.92**	**4,060.47**
As at April 1, 2023	**156.94**	**1,179.69**	**1,799.09**	**482.03**	**360.28**	**25.91**	**19.77**	**11.84**	**24.92**	**4,060.47**
Charge for the year	-	211.87	444.46	211.48	186.16	9.30	8.26	1.41	8.04	1,080.98
Disposals	-	-	(10.05)	-	-	-	-	-	-	(10.05)
Reversal of impairment loss (net of depreciation)	(156.70)	(544.54)	(69.26)	(9.88)	(22.91)	(1.85)	(0.22)	-	(1.21)	(806.57)
As at March 31, 2024	**0.24**	**847.02**	**2,164.24**	**683.63**	**523.53**	**33.36**	**27.81**	**13.25**	**31.75**	**4,324.83**
Carrying amount (net)										
As at March 31, 2024	**8,851.60**	**12,103.29**	**5,846.65**	**625.84**	**1,253.28**	**15.58**	**11.61**	**257.15**	**31.84**	**28,996.84**
As at March 31, 2023	**8,694.90**	**11,763.05**	**6,199.46**	**826.24**	**1,415.83**	**20.27**	**19.41**	**256.86**	**38.24**	**29,234.26**

Notes:

i. The solar plant has been constructed on 465.77 acres of land, of which title for 450.11 acres is registered in name of the group and balance 15.66 acres is in the process of registration.

ii. Accumulated Depreciation as at March 31, 2024 includes ₹Nil impairment loss (March 31, 2023: ₹886.18 million). During the current year, reversal of impairment loss (net of depreciation) amounts to ₹806.57 million.

iii. Refer Note 6 for disclosure on impairment.

iv. Refer Note 21 for information on charge created by the Group on its property, plant and equipment.

v. Refer Note 45 for disclosure of contractual commitments for the acquisition of property, plant and equipment.

vi. The amount of borrowing cost capitalised during the year is ₹97.56 million (March 31, 2023: ₹31.37 million) at a capitalisation rate which is the SPV specific Weighted Average Borrowing Cost (WABC).

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

4 Capital work-in-progress

Particulars	As at March 31, 2024	As at March 31, 2023
VTPL - (Hilton Hotels at ETV)**	1,485.31	602.16
Others	26.19	2.52
	1,511.50	**604.68**

**forms part of ETV assets CGU

Notes:

i) Capital work-in-progress ageing schedule:

Status as at March 31, 2024	Amount in CWIP for a period of				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Projects in progress	906.93	298.04	75.67	230.86	1,511.50
Projects temporarily suspended	-	-	-	-	-

Status as at March 31, 2023	Amount in CWIP for a period of				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Projects in progress	298.15	75.67	71.29	159.57	604.68
Projects temporarily suspended	-	-	-	-	-

ii) As on March 31, 2024 and March 31, 2023, there are no capital work-in-progress projects whose completion is overdue or has exceeded the cost, based on original approved plan.

iii) Movement of Capital work-in progress (CWIP)

Particulars	As at March 31, 2024	As at March 31, 2023
Opening balance	**604.68**	**324.80**
Add: Additions to Capital work-in progress during the year	927.04	316.54
Less: Capitalisation to Property, plant and equipment during the year	(20.22)	(36.66)
Closing balance	**1,511.50**	**604.68**

Notes to the Consolidated Financial Statements

5 Investment properties

Reconciliation of carrying amounts for the year ended March 31, 2024

(all amounts in ₹ million unless otherwise stated)

Particulars	Land (Under JDA) (refer note xiii)	Land-freehold	Right of use asset (refer notes)	Buildings	Plant and machinery	Furniture and fixtures	Electrical equipment	Office equipment	Vehicle	Computer	Total
Gross block											
As at April 1, 2022	**-**	**126,552.98**	**28,609.55**	**117,631.83**	**15,403.43**	**1,970.61**	**4,242.72**	**65.74**	**5.31**	**12.04**	**294,494.21**
Additions for the year	-	-	22.02	5,199.72	864.44	172.84	831.27	1.11	-	0.70	7,092.10
Disposals	-	-	-	-	(14.55)	(3.58)	(5.43)	-	-	-	(23.56)
As at March 31, 2023	**-**	**126,552.98**	**28,631.57**	**122,831.55**	**16,253.32**	**2,139.87**	**5,068.56**	**66.85**	**5.31**	**12.74**	**301,562.75**
As at April 1, 2023	**-**	**126,552.98**	**28,631.57**	**122,831.55**	**16,253.32**	**2,139.87**	**5,068.56**	**66.85**	**5.31**	**12.74**	**301,562.75**
Additions for the year	906.36	58.13	1,602.88	16,063.47	3,459.52	158.01	1,119.07	0.92	0.61	0.64	23,369.61
Disposals	-	-	-	-	(62.52)	(29.95)	(3.19)	(6.21)	-	(0.02)	(101.89)
As at March 31, 2024	**906.36**	**126,611.11**	**30,234.45**	**138,895.02**	**19,650.32**	**2,267.93**	**6,184.44**	**61.56**	**5.92**	**13.36**	**324,830.47**
Accumulated depreciation and impairment											
As at April 1, 2022	**-**	**12.80**	**1,205.68**	**7,133.46**	**3,421.11**	**873.67**	**1,276.71**	**39.03**	**5.31**	**4.21**	**13,971.98**
Charge for the year (refer note 41)	-	-	361.11	5,257.60	1,626.93	232.92	594.96	9.38	-	0.23	8,083.13
Disposals	-	-	-	-	(5.23)	(1.28)	(1.95)	-	-	-	(8.46)
As at March 31, 2023	**-**	**12.80**	**1,566.79**	**12,391.06**	**5,042.81**	**1,105.31**	**1,869.72**	**48.41**	**5.31**	**4.44**	**22,046.65**
As at April 1, 2023	**-**	**12.80**	**1,566.79**	**12,391.06**	**5,042.81**	**1,105.31**	**1,869.72**	**48.41**	**5.31**	**4.44**	**22,046.65**
Charge for the year	-	-	471.20	3,827.66	1,425.34	238.61	520.40	7.39	0.25	0.41	6,491.26
Disposals	-	-	-	-	(61.40)	(29.56)	(3.09)	(6.21)	-	(0.02)	(100.28)
Reversal of impairment loss (net of depreciation)	-	(12.80)	-	(14.97)	(2.20)	(0.03)	(0.16)	(0.01)	(0.01)	-	(30.18)
As at March 31, 2024	**-**	**-**	**2,037.99**	**16,203.75**	**6,404.55**	**1,314.33**	**2,386.87**	**49.58**	**5.55**	**4.83**	**28,407.45**
Carrying amount (net)											
As at March 31, 2024	**906.36**	**126,611.11**	**28,196.46**	**122,691.27**	**13,245.77**	**953.60**	**3,797.57**	**11.98**	**0.37**	**8.53**	**296,423.02**
As at March 31, 2023	**-**	**126,540.18**	**27,064.78**	**110,440.49**	**11,210.51**	**1,034.56**	**3,198.84**	**18.44**	**-**	**8.30**	**279,516.10**

Notes:

i. **EPTPL:** The leasehold land for Embassy Techzone is taken from Maharashtra Industrial Development Corporation ('MIDC') on a lease for a period of 95 years. The lease expires in June 2100.

ii. **OBPPL:** The leasehold land for Embassy Oxygen is taken from New Okhla Industrial Development Authority ('NOIDA') on a lease for a period of 90 years. The lease expires in September 2097.

iii. **ETPL:** The leasehold land for First International Financial Centre is taken from Mumbai Mahanagar Regional Development Authority ('MMRDA') on a lease for a period of 80 years. The lease expires in June 2088.

iv. **GSPL:** The leasehold land for Embassy Galaxy is taken from NOIDA on a lease for a period of 90 years. The lease expires in June 2095.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

v. **QBPL:** The leasehold land for Embassy Quadron is taken from MIDC for a lease term of 95 years. The lease expires in October 2100. As per the lease agreement the Company can renew the lease for a further period of 95 years.

vi. **VTPL:** VTPL had earlier entered into lease-cum sale agreement for the land located in Embassy Tech Village with Karnataka Industrial Area Development Board (KIADB) for a period of 20 years commencing from June 16, 2006. As per the lease agreement KIADB shall sell the land to VTPL at any time during the tenure of the lease or on expiry of the lease period, if VTPL has performed all the conditions contained in the agreement and committed no breach thereof. VTPL had converted the leasehold land measuring 81.39 acres into a freehold land as per the sale deed entered with KIADB on February 12, 2018. Further, 1 acre 37 guntas leasehold land is yet to be registered and is classified as a leasehold land and no depreciation has been charged on the same.

vii. Investment properties comprises of commercial buildings and other assets forming part of the buildings, that is leased to third parties. The license agreement entered into with tenants may or may not contain an initial non-cancellable period. Subsequent renewals of these license agreements are negotiated with the tenants and historically the average renewal period ranges between three and five years.

viii. The investment properties have been leased out to lessees/held for lease on operating lease basis.

ix. The plant and machinery, furniture and fixtures and electrical equipment are physically attached to the buildings and form an integral part thereof, hence they are considered as investment properties.

x. The amount of borrowing cost capitalised during the year is ₹1,243.69 million (March 31, 2023: ₹579.51 million) at a capitalisation rate which is the SPV specific Weighted Average Borrowing Cost (WABC).

xi. In accordance with Ind AS 116- Leases, investment properties includes Right-of-Use (ROU) asset of ₹28,196.46 million (March 31, 2023: ₹27,064.78 million). The corresponding lease liability amounting to ₹1,512.93 million (March 31, 2023: ₹362.47 million) is recorded as a financial liability.

xii. Accumulated depreciation as at March 31, 2024 includes ₹Nil impairment loss (March 31, 2023: ₹31.71 million). During the current year, reversal of impairment loss (net of depreciation) amounts to ₹30.18 million.

xiii. This represents land acquired by the Group under joint development arrangement measured based on fair value of the estimated construction service rendered to the landowner.

xiv. Refer Note 6 for disclosure on impairment.

xv. Amount recognised in statement of profit and loss for investment properties:

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Rental income	30,906.89	29,189.78
Less: Direct operating expenses (including repairs and maintenance) arising from investment properties that generating rental income - Including R&M	(3,389.13)	(2,995.53)
Less: Direct operating expenses (including repairs and maintenance) arising from investment properties that did not generate rental income - Inlcuding R&M	(1,257.75)	(1,164.95)
Less: Depreciation and amortisation expense (refer note 41)	(8,456.52)	(10,048.39)
Profit arising from investment properties before indirect expenses	**17,803.49**	**14,980.91**

xvi. Refer Note 21 for information on charge created by the group on its investment property.

xvii. Refer Note 45 for disclosure of contractual commitments for the acquisition of investment property.

xviii. Refer Note 51 for disclosure of assets acquired under lease.

xix. Fair value disclosures:

Particulars	Amount
Fair value as at March 31, 2024	479,089.86
Fair value as at March 31, 2023	445,500.09

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

The fair value of investment property as at March 31, 2024 and March 31, 2023 has been determined by Ms. L.Anuradha and iVAS Partners respectively, 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 and CBRE respectively.

The fair value measurement for all of the investment property has been categorised 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 belnded tariff rates. The expected net cash flows are discounted using the risk adjusted discount rates. Among other factors, the discount rate estimation considers the quality of a building and its location (prime vs secondary), tenant credit quality and lease terms, seasonality in sustaining a stable average room rent and occupancy for the hotels.

6 Goodwill [refer note 2.1 (i) (b)]

As at March 31, 2024

SPV	Goodwill as at April 1, 2023	Consideration transferred for business combination during the year	Fair value of net assets acquired under business combination during the year/ adjustments	Goodwill arising on acquisitions during the year	Impairment loss for the year	Net carrying value as at March 31, 2024
MPPL	21,466.58	-	-	-	-	21,466.58
EPTPL	1,027.18	-	-	-	-	1,027.18
EEPL	703.52	-	-	-	-	703.52
UPPL	131.89	-	-	-	-	131.89
ETPL	2,899.23	-	-	-	-	2,899.23
GSPL	1,962.11	-	-	-	-	1,962.11
IENMPL	6,071.57	-	-	-	-	6,071.57
OBPPL	6,529.49	-	-	-	-	6,529.49
QBPPL	1,596.82	-	-	-	-	1,596.82
QBPL	3,198.66	-	-	-	-	3,198.66
VCPPL	4,265.12	-	-	-	-	4,265.12
ETV assets	14,193.18	-	-	-	-	14,193.18
	64,045.35	**-**	**-**	**-**	**-**	**64,045.35**

As at March 31, 2023

SPV	Goodwill as at April 1, 2022	Consideration transferred for business combination during the year	Fair value of net assets acquired under business combination during the year/ adjustments	Goodwill arising on acquisitions during the year	Impairment loss for the year	Net carrying value as at March 31, 2023
MPPL	21,466.58	-	-	-	-	21,466.58
EPTPL	1,027.18	-	-	-	-	1,027.18
EEPL	703.52	-	-	-	-	703.52
UPPL	131.89	-	-	-	-	131.89
ETPL	2,899.23	-	-	-	-	2,899.23
GSPL	1,962.11	-	-	-	-	1,962.11
IENMPL	6,071.57	-	-	-	-	6,071.57
OBPPL	6,529.49	-	-	-	-	6,529.49
QBPPL	1,596.82	-	-	-	-	1,596.82
QBPL	3,198.66	-	-	-	-	3,198.66
VCPPL	4,265.12	-	-	-	-	4,265.12
ETV assets	14,193.18	-	-	-	-	14,193.18
	64,045.35	**-**	**-**	**-**	**-**	**64,045.35**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

Impairment testing for goodwill

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

As at March 31, 2024 and March 31, 2023

CGU	As at March 31, 2024			As at March 31, 2023		
	Carrying amount of the CGU prior to impairment*	Recoverable amount	Impairment Loss	Carrying amount of the CGU prior to impairment*	Recoverable amount	Impairment Loss
Commercial						
MPPL	103,070.82	199,754.65	-	104,794.99	177,832.99	-
EPTPL	19,055.77	22,913.30	-	19,375.49	21,685.31	-
ETPL	12,259.75	14,622.44	-	12,376.71	13,612.66	-
GSPL	7,047.88	9,603.98	-	6,611.72	9,165.14	-
IENMPL	16,552.22	18,122.23	-	16,597.74	17,458.94	-
OBPPL	19,457.64	20,624.55	-	18,754.36	19,513.26	-
QBPPL	8,220.14	9,282.87	-	8,322.71	9,521.62	-
QBPL - Embassy Quadron	3,632.81	3,799.37	-	10,786.22	13,401.19	-
QBPL - Embassy One	4,541.38	5,390.00	-	4,449.39	4,557.95	-
VCPPL	14,835.99	18,106.84	-	14,897.29	17,858.52	-
ETV assets	75,272.57	101,237.25	-	76,098.72	101,774.46	-
ECPL**	184.80	432.53	-	2,564.68	2,632.63	-
Hospitality						-
QBPL - Hotel	6,874.20	9,076.75	-	7,040.04	7,939.00	-
MPPL - Hotel	10,140.37	13,868.39	-	10,413.44	11,554.10	-
UPPL	3,424.75	5,940.81	-	3,468.48	4,502.18	-
Others						-
EEPL	7,429.54	7,516.36	-	7,931.49	8,269.08	-
	312,000.64	**460,292.32**	**-**	**324,483.47**	**441,279.03**	**-**

* The carrying amount also includes carrying value of intangibles with indefinite useful life amounting to ₹3,641.88 million as at March 31, 2024 (March 31, 2023: ₹3,641.88 million). Accordingly, the disclosures given in this note also covers the impairment testing relating to intangibles with indefinite useful lives.

** Refer note 55.

Management has estimated the recoverable amount of the CGUs as at March 31, 2024 and March 31, 2023 based on a valuation determined by Ms. L.Anuradha and iVAF Partners respectively, 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 and CBRE respectively. The fair value measurement is a level 3 measurement on the fair value hierarchy. The valuation was done in accordance with discounted cash flow method.

As a result of the annual fair valuation, no impairment loss was recognised in the Statement of Profit and Loss during the year ended March 31, 2024 and March 31, 2023. The annual impairment test performed considers the current economic conditions and revised business plans to determine the higher of the "value in use" and the "fair value less cost to disposal" in accordance with Ind AS 36.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

As at March 31, 2023, impairment loss amounting to ₹886.18 million was accounted against property, plant and equipment and impairment loss amounting to ₹31.71 million was accounted against investment property. Considering the ramp up of room occupancy, recovery in the Hospitality business operations thereon and increase in lease-up, the Group has updated the financial projections basis which the future cash flows have been estimated for the purpose of determining the recoverable amount of the aforesaid property, plant and equipment and investment properties as at March 31, 2024. Since the recoverable amount exceeds the carrying value of property, plant and equipment and investment properties as at March 31, 2024, the Group has reversed the impairment loss of ₹836.75 million (net of depreciation of ₹80.12 million) and recognised in the statement of profit and loss during the year ended March 31, 2024.

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

CGU	As at March 31, 2024			As at March 31, 2023		
	Discount rate - completed projects	Discount rate - under construction projects	Capitalisation rate	Discount rate - completed projects	Discount rate - under construction projects	Capitalisation rate
Commercial						
MPPL	11.75%	13.00%	8.00%	11.70%	13.00%	8.00%
EPTPL	11.75%	13.00%	8.25%	11.70%	13.00%	8.25%
ETPL	11.75%	NA	7.50%	11.70%	NA	7.75%
GSPL	11.75%	NA	8.00%	11.70%	NA	8.25%
IENMPL	11.75%	NA	7.75%	11.70%	NA	7.50%
OBPPL	11.75%	NA	8.25%	11.70%	13.00%	8.25%
QBPPL	11.75%	NA	8.25%	11.70%	NA	8.25%
QBPL - Embassy Quadron	11.75%	NA	8.25%	11.70%	NA	8.25%
QBPL - Embassy One	11.75%	NA	7.75%	11.70%	NA	7.50%
VCPPL	11.75%	NA	8.00%	11.70%	NA	8.00%
ETV assets	11.75%	13.00%	8.00%	11.70%	13.00%	8.00%
ECPL*	11.75%	13.00%	8.00%	11.70%	13.00%	8.00%
Hospitality						
UPPL	12.14%	NA	14.0x of EBITDA	12.38%	NA	14.0x of EBITDA
QBPL - Hotel	12.14%	NA	14.0x of EBITDA	12.38%	NA	14.0x of EBITDA
MPPL - Hotel	12.14%	NA	14.0x of EBITDA	12.38%	NA	14.0x of EBITDA
ETV - Hotel	NA	13.50%	14.0x of EBITDA	NA	13.60%	14.0x of EBITDA
Others						
EEPL	11.75%	NA	NA	11.70%	NA	NA

The recoverable amount of the CGUs exceeds the carrying amount of the CGUs by ₹148,291.68 million (March 31, 2023: ₹116,795.56 million). Following change in discount rate and capitalisation rate (taken individually, assuming all other assumptions remain the same) would cause the recoverable amount of the identified CGUs to be equal to the carrying amount of the CGU.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

CGU	As at March 31, 2024			As at March 31, 2023		
	Discount rate - completed projects	Discount rate - under construction projects	Capitalisation rate	Discount rate - completed projects	Discount rate - under construction projects	Capitalisation rate
Commercial						
MPPL	24.72%	NA	NA	15.80%	17.73%	14.07%
EPTPL	13.95%	15.00%	10.50%	13.15%	14.06%	9.55%
ETPL	14.56%	NA	11.35%	13.25%	NA	9.55%
GSPL	16.76%	NA	17.75%	14.16%	NA	12.50%
IENMPL	13.12%	NA	8.96%	12.50%	NA	8.33%
OBPPL	12.52%	NA	9.17%	12.20%	13.65%	8.88%
QBPPL	13.55%	NA	10.47%	13.93%	NA	11.27%
QBPL - Embassy Quadron	11.82%	NA	8.32%	15.39%	NA	14.57%
QBPL - Embassy One	14.92%	NA	12.07%	12.04%	NA	7.82%
VCPPL	14.86%	NA	12.35%	14.66%	NA	12.24%
ETV assets	16.40%	NA	12.63%	15.09%	17.29%	13.13%
ECPL*	12.71%	13.53%	8.30%	11.70%	13.15%	8.08%
Hospitality						
UPPL	20.80%	NA	32.28%	14.79%	NA	11.57x of EBITDA
QBPL - Hotel	16.46%	NA	13.11%	14.17%	NA	11.05x of EBITDA
MPPL - Hotel	17.27%	NA	15.07%	13.89%	NA	11.46x of EBITDA
ETV - Hotel	NA	13.63%	7.25%	NA	13.92%	NA
Others						
EEPL	11.98%	NA	NA	12.51%	NA	NA

*refer note 55.

7 Other intangible assets

Reconciliation of carrying amounts for the year ended March 31, 2024

Particulars	CAM service rights	Power Purchase Agreement	Right to use trade mark	Computer software	Total
Gross Block					
As at April 1, 2022	**9,826.91**	**3,348.00**	**3,641.88**	**57.82**	**16,874.61**
Additions during the year	-	-	-	5.59	5.59
As at March 31, 2023	**9,826.91**	**3,348.00**	**3,641.88**	**63.41**	**16,880.20**
As at April 1, 2023	**9,826.91**	**3,348.00**	**3,641.88**	**63.41**	**16,880.20**
Additions during the year	-	-	-	0.64	0.64
As at March 31, 2024	**9,826.91**	**3,348.00**	**3,641.88**	**64.05**	**16,880.84**
Accumulated amortisation					
As at April 1, 2022	**2,429.39**	**436.70**	**-**	**30.52**	**2,896.61**
Amortisation for the year	1,965.26	145.57	-	8.41	2,119.24
As at March 31, 2023	**4,394.65**	**582.27**	**-**	**38.93**	**5,015.85**
As at April 1, 2023	**4,394.65**	**582.27**	**-**	**38.93**	**5,015.85**
Amortisation for the year	1,965.26	145.57	-	6.82	2,117.65
As at March 31, 2024	**6,359.91**	**727.84**	**-**	**45.75**	**7,133.50**
Carrying amount (net)					
As at March 31, 2024	**3,467.00**	**2,620.16**	**3,641.88**	**18.30**	**9,747.34**
As at March 31, 2023	**5,432.26**	**2,765.73**	**3,641.88**	**24.48**	**11,864.35**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

8 Investment properties under development (IPUD)

IPUD mainly comprises upcoming buildings and other infrastructure upgrades in various properties. The details are as follows:

SPV/Hold Co	Particulars	As at March 31, 2024	As at March 31, 2023
Base build			
VTPL	Block 8	5,989.09	2,363.09
OBPPL	Tower 1	3,480.61	2,868.82
MPPL	Block L4, D1 and D2	1,919.76	434.74
ECPL*	Phase I and II	706.75	4,023.12
Infrastructure and Upgrade Projects			
MPPL	Master plan upgrades, solar and others	1,526.18	1,028.20
ECPL*	Master plan upgrades, solar and others	1,204.01	-
VTPL	Master plan upgrades, solar and others	654.97	561.09
EPTPL	Master plan upgrades, solar and others	361.01	313.93
GSPL	Master plan upgrades, solar and others	345.59	128.30
OBPPL	Master plan upgrades, solar and others	161.24	103.71
QBPL	Master plan upgrades, solar and others	111.92	83.88
QBPPL	Master plan upgrades, solar and others	16.08	87.44
Multiple	Various	46.27	67.37
		16,523.47	**12,063.70**

*refer note 55 - asset acquisition

Notes:

i Investment property under development ageing schedule:

Status as at March 31, 2024	Amount in IPUD for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	9,976.21	3,990.51	1,711.17	845.59	16,523.47
Projects temporarily suspended	-	-	-	-	-

Status as at March 31, 2023	Amount in IPUD for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	7,864.61	2,771.81	747.26	680.02	12,063.70
Projects temporarily suspended	-	-	-	-	-

ii. As on March 31, 2024 and March 31, 2023, there are no IPUD projects whose completion is overdue or has exceeded the cost, based on original approved plan.

iii. Movement of Investment properties under development (IPUD)

Particulars	As at March 31, 2024	As at March 31, 2023
Opening balance	12,063.70	6,779.98
Add: Additions to Investment properties under development during the year	11,889.52	8,363.23
Add: Acquired during the year (refer note 55)	-	4,023.12
Less: Capitalisation to Investment properties during the year	(7,429.75)	(7,102.63)
Closing balance	**16,523.47**	**12,063.70**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

9 Investments accounted for using equity method (refer note 53)

Particulars	As at March 31, 2024	As at March 31, 2023
Investment in joint venture		
Golflinks Software Park Private Limited	22,910.35	23,081.17
	22,910.35	**23,081.17**
Goodwill on acquisition included as a part of carrying cost	10,449.36	10,449.36

	As at March 31, 2024	As at March 31, 2023
Percentage ownership interest	50%	50%
Fair value of net assets on Purchase Price Allocation	26,247.74	26,247.74
Embassy Office Parks Group's share of net assets (50%)	13,123.87	13,123.87
Carrying amount of interest (including goodwill)	22,910.35	23,081.17

10A Non-current investments

Particulars	As at March 31, 2024	As at March 31, 2023
Trade, unquoted, measured at amortised cost		
Investment in debentures of joint venture (refer note 49)	6,700.00	8,157.82
9,500 (March 31, 2023: 9,500) 8.15% debentures of face value of ₹1,000,000 each		
	6,700.00	**8,157.82**

Terms:

9,500 (March 31, 2023: 9,500) unlisted, unrated, secured, redeemable, non-convertible debentures of Golflinks Software Parks Private Limited with face value of ₹1,000,000 each was issued on April 6, 2022. Outstanding as on March 31, 2024 of ₹6,700.00 million (March 31, 2023: ₹8,157.82 million).

Interest Rate: 8.15% p.a. on monthly outstanding balance.
Security: The debentures are secured by first ranking exclusive security interest over identified land and building of Embassy Golflinks Business Park.
Tenure: Debentures shall be redeemed 7 years from the deemed date of allotement. Early redemption of debentures shall be permitted subject to availability of Net cash flows on such date.

Aggregate amount of unquoted investments	6,700.00	8,157.82
Aggregate amount of quoted investments	-	-
Investment measured at amortised cost	6,700.00	8,157.82
Investment measured at fair value through profit and loss	-	-

10B Current investments

Particulars	As at March 31, 2024	As at March 31, 2023
Investments measured at fair value through profit and loss		
Quoted, Investment in mutual funds		
ICICI Prudential Liquid Fund - Growth Option	10.13	-
Mirae Asset Cash Management Fund - Growth Option	5.00	-
Nippon India Liquid Fund - Growth Option	6.00	-
HDFC Liquid Fund - Growth Option	6.00	-
HSBC Liquid Fund - Growth option	3.00	-
	30.13	**-**
Aggregate amount of unquoted investments	-	-
Aggregate amount of quoted investments	30.13	-
Investment measured at amortised cost	-	-
Investment measured at fair value through profit and loss	30.13	-

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

11 Other non-current financial assets

Particulars	As at March 31, 2024	As at March 31, 2023
Unsecured, considered good		
Bank deposits with more than 12 months maturity (refer note 49)	250.28	182.90
Unbilled revenue	1,338.99	1,024.28
Security deposits		
- related party (refer note 49)	10.86	5.36
- others	980.54	1,023.00
Receivable under finance lease	1,405.63	1,233.55
	3,986.30	**3,469.09**
* Includes fixed deposits held as lien against debt taken and margin money for bank guarantee	250.28	182.90

12 Non-current tax assets (net)

Particulars	As at March 31, 2024	As at March 31, 2023
Advance tax, net of provision for tax	667.73	976.62
	667.73	**976.62**

13 Other non-current assets

Particulars	As at March 31, 2024	As at March 31, 2023
Unsecured, considered good		
Advance paid for co-development of property, including development rights on land (refer note 49 and 56)	6,533.20	17,048.83
Other capital advances		
- related party (refer note 49)	228.01	226.06
- others	1,236.58	1,425.15
Balances with government authorities	48.50	36.83
Paid under protest to government authorities (refer note 45)	732.38	732.26
Prepayments	25.11	60.53
	8,803.78	**19,529.66**

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

Particulars	As at March 31, 2024	As at March 31, 2023
Stock of consumables	50.91	35.89
	50.91	**35.89**

15 Trade receivables^

Particulars	As at March 31, 2024	As at March 31, 2023
Unsecured		
Considered good*	347.65	503.96
Credit impaired	13.44	6.60
Less: Allowances for impairment losses	(13.44)	(6.60)
	347.65	**503.96**

*Includes trade receivables from related parties amounting to ₹18.34 million (March 31, 2023: ₹180.06 million) (refer note 49).

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

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

16A Cash and cash equivalents

Particulars	As at March 31, 2024	As at March 31, 2023
Cash on hand	1.74	1.99
Balances with banks		
- in current accounts*	5,638.97	6,285.09
- in escrow accounts		
- Balances with banks for unclaimed distributions**	2.27	3.75
- Others^	568.76	1,837.65
- in fixed deposit accounts with original maturity of less than three months	3,901.99	45.00
	10,113.73	**8,173.48**

* Balance in current accounts includes cheques on hand as at March 31, 2024 amounting to ₹615.22 million (March 31, 2023: ₹599.29 million).

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

^ Includes unspent Corporate Social Responsibility (CSR) balances amounting to ₹Nil (March 31, 2023: ₹0.03 million) which has been deposited in separate escrow accounts and are not available for use by the Group.

Includes ₹Nil (March 31, 2023: ₹1,767.29 million) which has been deposited in a seperate escrow account for closure of loan in an SPV. Refer note 21(xvii).

16B Other bank balances

Particulars	As at March 31, 2024	As at March 31, 2023
Balances with banks		
- in fixed deposit accounts with original maturity greater than three months and maturity less than twelve months from the reporting date (refer note 49)*	154.74	580.10
	154.74	**580.10**
*Deposit for availing letter of credit facilities	154.74	580.10

17 Other current financial assets

Particulars	As at March 31, 2024	As at March 31, 2023
Unsecured, considered good		
Interest accrued but not due		
- on fixed deposits	1.86	1.19
- on statutory deposits	13.74	12.24
- on others	2.01	2.01
Security deposits	56.34	0.53
Unbilled revenue (refer note 49)	677.95	581.21
Unbilled maintenance charges	297.41	278.62
Receivable under finance lease	237.93	223.78
Other receivables		
- related parties (refer note 49)	53.95	182.56
- others	64.07	36.82
	1,405.26	**1,318.96**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

18 Other current assets

Particulars	As at March 31, 2024	As at March 31, 2023
Unsecured, considered good		
Advance for supply of goods and rendering of services		
- to related parties (refer note 49)	248.47	137.36
- to others	79.71	29.79
Balances with government authorities	666.28	462.15
Prepayments	183.92	212.08
	1,178.38	**841.38**

19 Unit capital

Unit capital	No. in million	Amount
As at April 1, 2022	**947.90**	**2,88,262.11**
Changes during the year	-	-
Closing balance as at March 31, 2023	**947.90**	**2,88,262.11**
As at April 1, 2023	**947.90**	**2,88,262.11**
Changes during the year	-	-
Closing balance as at March 31, 2024	**947.90**	**2,88,262.11**

Note:

(a) Terms/rights attached to Units

The Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of Units is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust at least once in every six months in each financial year in accordance with the REIT Regulations. The Board of Directors of the Manager approves distributions to Unitholders. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays distributions in Indian Rupees.

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to Unitholders not less than 90% of the net distributable cash flows of Embassy Office Parks REIT for each financial year. Accordingly, a portion of the Unitholders' funds contains a contractual obligation of the Trust to pay to its Unitholders cash distributions. The Unitholders' funds could have been classified as compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 - Financial Instruments: Presentation. However, in accordance with SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2023/116 dated July 6, 2023 issued under the REIT Regulations, the Unitholders' funds have been classified as equity in order to comply with the mandatory requirements of Section H of Chapter 3 to the SEBI master circular dated July 6, 2023 dealing with the minimum disclosures for key financial statements. Consistent with Unitholders' funds being classified as equity, the distributions to Unitholders is presented in Statement of Changes in Unitholders' Equity and not as finance cost. In line with the above, the dividend payable to Unitholders is recognised as liability when the same is approved by the Manager.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

(b) Unitholders holding more than 5 percent Units in the Trust

Name of the Unitholder	As at March 31, 2024		As at March 31, 2023	
	No. of Units	% holding	No. of Units	% holding
Embassy Property Developments Private Limited	72,864,279	7.69%	72,864,279	7.69%
SG Indian Holding (NQ) Co. I Pte Limited	-	-	55,239,840	5.83%
BRE/Mauritius Investments	-	-	52,610,124	5.55%
APAC Company XXIII Limited	71,271,142	7.52%	37,050,000	3.91%
ICICI Prudential Mutual Fund	86,568,879	9.13%	52,964,000	5.59%
HDFC Mutual Fund	72,087,235	7.60%	11,895,000	1.25%

(c) The Trust has not allotted any fully paid-up units by way of bonus units nor has it bought back any class of units during the period of five years immediately preceding the balance sheet date. Further, the Trust had issued an aggregate of 613,332,143 Units at ₹300.00 each and 111,335,400 Units at a price of ₹331.00 each for consideration other than cash during the period of five years immediately preceding the balance sheet date.

(d) Unitholding of sponsor group:

Sponsor	Units held by sponsor group				% Change during the year ended March 31, 2023
	No. of units as at March 31, 2024	% of total units as at March 31, 2024	No. of units as at April 1, 2023	% of total units as at March 31, 2023	
Embassy Property Developments Private Limited	72,864,279	7.69%	72,864,279	7.69%	0.00%
BRE/Mauritius Investments (Co-sponsor), including co-sponsor group (refer note 49)	-	-	223,597,193	23.59%	(100.00)%

Sponsor	Units held by sponsor group				% Change during the year ended March 31, 2023.
	No. of units as at March 31, 2023	% of total units as at March 31, 2023	No. of units as at April 1, 2022	% of total units as at March 31, 2022	
Embassy Property Developments Private Limited	72,864,279	7.69%	115,484,802	12.18%	(4.49)%
BRE/Mauritius Investments (Co-sponsor), including co-sponsor group (refer note 49)	223,597,193	23.59%	300,597,191	31.71%	(8.12)%

20 Other Equity*

Particulars	As at March 31, 2024	As at March 31, 2023
Reserves and Surplus		
Retained earnings	(57,040.36)	(44,823.33)
Debenture redemption reserve	1,520.00	244.20
	(55,520.36)	**(44,579.13)**

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

Retained earnings

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

Debenture redemption reserve

Certain SPVs have issued Non-Convertible Debentures and as per the provisions of the Companies Act, 2013, SPVs are required to create debenture redemption reserve out of the profits available for payment of dividend.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

21 Non-current Borrowings

Particulars	As at March 31, 2024	As at March 31, 2023
Secured		
Non-convertible debentures		
3,000 (March 31, 2023: 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each (net of issue expenses, at amortised cost) [refer note (iii) below]	2,986.63	2,981.13
11,000 (March 31, 2023: 31,000) Embassy REIT Series V, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each (net of issue expenses, at amortised cost)		
- Embassy REIT Series V NCD 2021 - Series A (refer note (iv) below)	-	19,929.07
- Embassy REIT Series V NCD 2021 - Series B (refer note (v) below)	10,961.75	10,946.82
10,000 (March 31, 2023: 10,000) Embassy REIT Series VI, Non-Convertible debentures (NCD) 2022, face value of ₹1,000,000 each (net of issue expenses, at amortised cost) (refer note (vi) below)	9,967.55	9,956.75
105,000 (March 31, 2023: Nil) Embassy REIT Series VII, Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note (vii) below)	10,479.88	-
50,000 (March 31, 2023: Nil) Embassy REIT Series VIII, Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note (viii) below)	4,997.69	-
50,000 (March 31, 2023: Nil) Embassy REIT Series IX, Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note (ix) below)	4,997.44	-
100,000 (March 31, 2023: Nil) Embassy REIT Series X, Non-Convertible debentures (NCD) 2024, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note (x) below)	9,993.98	-
4,950 (March 31, 2023: 4,950) VTPL Series I, Non-Convertible debentures (NCD) 2022, face value of ₹1,000,000 each (net of issue expenses, at amortised cost) (refer note (xi) below)	4,945.10	4,940.92
25,000 (March 31, 2023: Nil) ECPL Series I, Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note (xii) below)	2,490.27	-
102,500 (March 31, 2023: Nil) MPPL Series I, Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each (net of issue expenses, at amortised cost) (refer note (xiii) below)	10,178.67	-
Term loans		
- from banks (refer note (xvii)) below	45,602.21	41,703.44
- from financial institutions (refer note (xvii)) below	7,573.82	9,971.05
Overdraft (refer note (xvii)) below	5,717.72	3,777.66
	130,892.71	**104,206.84**

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

(i) Nil (March 31, 2023: 15,000) Embassy REIT Series II NCD 2020, face value of ₹1,000,000 each

In September 2020, the Trust issued 7,500 listed, AAA rated, secured, redeemable and non-convertible Embassy REIT Series II NCD 2020 (Tranche A), debentures having face value of ₹1 million each amounting to ₹7,500.00 million with a coupon rate of 7.25% p.a. payable quarterly. In October 2020, the Trust further issued 7,500 such debentures (Tranche B), with a coupon rate of 6.70% p.a. payable quarterly and with same terms and conditions as Tranche A.

The Tranche A and Tranche B NCD described above were listed on the Bombay Stock Exchange on September 17, 2020 and November 5, 2020 respectively.

Security terms

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking *pari passu inter se* the Debenture Holders):

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(all amounts in ₹ million unless otherwise stated)

1. A sole and exclusive first ranking charge by way of mortgage created by EPTPL on the constructed buildings and related parcels identified as Block 2, Block 3, Food court, Block 6, Block 1, Block 11 and Block 5, having an aggregate leasable area of 200,674 square meters and forming part of the development known as Embassy Tech Zone together with portion of land admeasuring 96,630 square meters on which the aforesaid buildings are constructed out of the aggregate area of land measuring 67.45 acres equivalent to 272,979 sq. mtrs.
2. A sole and exclusive first ranking pledge created by the Embassy REIT over the shareholding in the SPVs namely IENMPL and EPTPL together known as "secured SPVs" along with shareholder loans given to these SPVs.
3. A sole and exclusive first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.
4. A sole and exclusive first ranking charge by way of hypothecation created by EPTPL over identified bank accounts and receivables.
5. A Corporate Guarantee issued by each of EPTPL and IENMPL.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
2. These debentures will be redeemed on the expiry of 37 months from the Date of Allotment for the Debentures at par on October 9, 2023.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.25% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the IRR shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between March 2023 to Sep 2023) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.
5. The Trust had issued a call option notice dated August 16, 2023 and accordingly these debentures were fully redeemed on September 8, 2023 as per the terms of debenture trust deed (refer note 26)

(ii) Nil (March 31, 2023: 26,000) Embassy REIT Series III NCD 2021, face value of ₹1,000,000 each

In January 2021, the Trust issued 26,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series III NCD 2021 debentures having face value of ₹1 million each amounting to ₹26,000.00 million with an coupon rate of 6.40% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on January 19, 2021.

Security terms

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A first ranking charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 1A, Block 2 and Block 7B, having an aggregate leasable area of 3,43,772 square meters and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 101,859 square meters on which the aforesaid buildings are constructed.
2. A first ranking charge by way of mortgage created by QBPPL on the constructed buildings and related parcels identified as Block IT 1 and Block IT 2, having an aggregate leasable area of 42,163 square meters and forming part of the development known as Embassy Qubix together with portion of land admeasuring 23,028 square meters on which the aforesaid buildings are constructed.
3. A first ranking pari passu pledge created by the Embassy REIT and MPPL over their shareholding in the SPV's namely VTPL and EEPL together known as "Secured SPVs".
4. A sole and exclusive first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.
5. A sole and exclusive first ranking charge by way of hypothecation created by VTPL over identified bank accounts and receivables and by QBPPL over identified receivables.
6. A corporate guarantee issued by each of VTPL, EEPL and QBPPL.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
2. These debentures will be redeemed on the expiry of 37 months from the Date of Allotment for the Debentures at par on February 15, 2024.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between July 2023 to January 2024) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.
5. The Trust had issued a call option notice dated December 13, 2023 and accordingly these debentures were fully redeemed on January 15, 2024 as per the terms of the debenture trust deed (refer note 26).

(iii) 3,000 (March 31, 2023: 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each

In September 2021, the Trust issued 3,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series IV NCD 2021 debentures having face value of ₹1 million each amounting to ₹3,000.00 million with an coupon rate of 6.80% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on September 9, 2021.

Security terms

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A first ranking 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 msf and forming part of the development known as Embassy TechVillage.
2. A first ranking pari passu pledge created by the Embassy REIT over its shareholding in SIPL; known as the "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from SIPL.
4. A first ranking pari passu charge by way of hypothecation created by SIPL over all current and future movable assets, including identified bank accounts and receivables.
5. A corporate guarantee issued by SIPL.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
2. These debentures will be redeemed on the expiry of 60 months from the Date of Allotment for the Debentures at par on September 7, 2026.
3. In case of downgrading of credit rating , the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on

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a pro-rata basis at any time on a specified call option date (between March 2026 to August 2026) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

Embassy REIT has maintained security cover of 2.42 times as at March 31, 2024, which is higher than the limit of 2.04 times stipulated in the debenture trust deed dated September 3, 2021.

(iv) 20,000 (March 31, 2023: 20,000) Embassy REIT Series V - Series A, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each

In October 2021, the Trust issued 20,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series V NCD 2021 (Tranche A) debentures having face value of ₹1 million each amounting to ₹20,000.00 million with a coupon rate of 6.25% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on October 20, 2021.

Security term

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Palm (Block F3), Mahogany (Block F2), Mulberry (Block G1), Ebony (Block G2), G Bridge (G1 & G2), Teak (Block G3), Cypress (Block D4), Beech (Block E1) and Mfar – Green Phase 4, having an aggregate leasable area of 40,16,856 sq ft and land admeasuring 30.856 acres, forming part of the development known as Embassy Manyata Business Park.
2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in MPPL; known as "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables from MPPL.
4. A first ranking pari passu charge by way of hypothecation created by MPPL over identified bank accounts and receivables.
5. A corporate guarantee issued by MPPL.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 36 months from Date of Allotment at par on October 18, 2024.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series V (Tranche A) debentures on a pro-rata basis at any time on a specified call option date (between April 2024 to July 2024) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.
5. These debentures are due for maturity on October 18, 2024, hence have been disclosed under short-term borrowings as at March 31, 2024 (refer note 26).

Embassy REIT has maintained security cover of 2.74 times as at March 31, 2024, which is higher than the limit of 2.04 times stipulated in the debenture trust deed dated October 18, 2021.

(v) 11,000 (March 31, 2023: 11,000) Embassy REIT Series V - Series B, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each

In October 2021, the Trust issued 11,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series V NCD 2021 (Tranche B) debentures having face value of ₹1 million each amounting to ₹11,000.00 million with a coupon rate of 7.05% p.a. payable quarterly.

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The debentures described above were listed on the Bombay Stock Exchange on October 20, 2021.

Security term

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Magnolia (Block B), Pine (Block L5), Mountain Ash (Block H2), Silver Oak (Block E2) and Mfar- Philips Building having an aggregate leasable area of 20,23,051 sq ft and land admeasuring 11.530 acres forming part of the development known as Embassy Manyata Business Park.
2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in MPPL; known as "Secured SPV".
3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables from MPPL.
4. A first ranking pari passu charge by way of hypothecation created by MPPL over identified bank accounts and receivables.
5. A corporate guarantee issued by MPPL.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on October 18, 2026.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series V (Tranche B) debentures on a pro-rata basis at any time on a specified call option date (between April 2026 to July 2026) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

Embassy REIT has maintained security cover of 2.90 times as at March 31, 2024, which is higher than the limit of 2.04 times stipulated in the debenture trust deed dated October 18, 2021.

(vi) 10,000 (March 31, 2023: 10,000) Embassy REIT Series VI , Non-Convertible debentures (NCD) 2022, face value of ₹1,000,000 each

In April 2022, the Trust issued 10,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series VI NCD 2022 debentures having face value of ₹1 million each amounting to ₹10,000.00 million with a coupon rate of 7.35% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on April 07, 2022.

Security term

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders):

1. A 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.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.

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2. These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on April 5, 2027.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series VI debentures on a pro-rata basis at any time on a specified call option date (October 2026) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

Embassy REIT has maintained security cover of 4.06 times as at March 31, 2024, which is higher than the limit of 2 times stipulated in the debenture trust deed dated March 31, 2022.

(vii) 105,000 (March 31, 2023: Nil) Embassy REIT Series VII Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each

In June 2023, the Trust issued 105,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series VII NCD 2023 debentures having face value of ₹1 Lakh each amounting to ₹10,500.00 million with a coupon rate of 7.77% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on June 7, 2023.

Security term

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 sq ft, 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.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 24 months from Date of Allotment at par on June 5, 2025.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series VII debentures on a pro-rata basis at any time on a specified call option date (March 2025) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

Embassy REIT has maintained security cover of 2.37 times as at March 31, 2024, which is higher than the limit of 2 times stipulated in the debenture trust deed dated June 1, 2023.

(viii) 50,000 (March 31, 2023: Nil) Embassy REIT Series VIII Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each

In August 2023, the Trust issued 50,000 listed, Dual AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series VIII NCD 2023 debentures having face value of ₹1 Lakh each amounting to ₹5,000.00 million with a coupon rate of 8.10% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on August 30, 2023.

Security term

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 sq ft) (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 msf and forming part of the development known as Embassy TechVillage to the extent of ₹150 Crore (SIPL Guarantee Amount).
3. A first ranking pledge created by Embassy REIT over its shareholding in QBPPL.
4. A first ranking charge by way of hypothecation created by QBPPL 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 QBPPL.
7. A corporate guarantee issued by SIPL up to an extent of SIPL Guarantee amount.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 60 months from Date of Allotment at par on August 28, 2028.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series VIII debentures on a pro-rata basis at any time on a specified call option date (between February 2028 to May 2028) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

Embassy REIT has maintained security cover of 4.41 times as at March 31, 2024, which is higher than the limit of 2 times stipulated in the debenture trust deed dated August 25, 2023.

(ix) 50,000 (March 31, 2023: Nil) Embassy REIT Series IX Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each

In September 2023, the Trust issued 50,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series IX NCD 2023 debentures having face value of ₹1 Lakh each amounting to ₹5,000.00 million with a coupon rate of 8.03% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on September 4, 2023.

Security term

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 multi-storied office building known by the name "Express Towers" with leaseable area of 475,587 sq.ft along with underlying freehold land admeasuring 5,918.11 square meters
2. A first ranking pledge created by Embassy REIT over its shareholding in EPTPL & IENMPL.
3. A first ranking charge by way of hypothecation created by Embassy REIT over identified bank accounts and receivables.

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4. A first ranking charge by way of hypothecation created by EPTPL & IENMPL over identified bank accounts and receivables.
5. A corporate guarantee issued by EPTPL & IENMPL.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 24 months from Date of Allotment at par on September 4, 2025.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the Series IX debentures on a pro-rata basis at any time on a specified call option date (June 2025) delivering a Call Option Notice to the debenture holders prior to the relevant call option date, subject to certain agreed minimum aggregate nominal value of debentures being redeemed.

Embassy REIT has maintained security cover of 8.61 times as at March 31, 2024, which is higher than the limit of 2 times stipulated in the debenture trust deed dated August 30, 2023.

(x) 100,000 (March 31, 2023: Nil) Embassy REIT Series X, Non-Convertible debentures (NCD) 2024, face value of ₹100,000 each

In January 2024, the Trust issued 100,000 listed, AAA rated, secured, redeemable, transferable and non-convertible Embassy REIT Series X NCD 2024 debentures having face value of ₹1 Lakh each amounting to ₹10,000.00 million with a coupon rate of 8.17% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on January 10, 2024.

Security term

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 bank accounts and receivables.
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.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption date.
2. These Debentures will be redeemed on the expiry of 19 months and 27 days from Date of Allotment at par on September 5, 2025.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

Embassy REIT has maintained security cover of 2.67 times as at March 31, 2024, which is higher than the limit of 2 times stipulated in the debenture trust deed dated January 5, 2024.

(xi) 4,950 (March 31, 2023: 4,950) VTPL Series I, Non-Convertible debentures (NCD) 2022, face value of ₹1,000,000 each

In August 2022, VTPL issued 4,950 listed, AAA rated, secured, redeemable, transferable, green debt securities in the form of non-convertible VTPL Series I NCD 2022 debentures having face value of ₹1 million each amounting to ₹4,950.00 million with a coupon rate of 7.65% p.a. payable quarterly.

The debentures described above were listed on the Bombay Stock Exchange on September 5, 2022.

Security term

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 msf 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.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
2. These debentures will be redeemed on the expiry of 2 years and 364 days from the Deemed Date of Allotment for the Debentures at par; on August 29, 2025.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between April 2025 to June 2025) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date.

VTPL has maintained Security Cover of 2.10 times as at March 31, 2024, which is higher than the limit of 1.85 times stipulated in the debenture trust deed dated August 29, 2022.

(xii) 25,000 (March 31, 2023: Nil) ECPL Series I, Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each

In May 2023, ECPL issued 25,000 unlisted, AAA rated, secured, redeemable, transferable securities in the form of non-convertible ECPL Series I NCD 2023 debentures having face value of ₹1 Lakh each amounting to ₹2,500.00 million with a coupon rate of 8.10% p.a. payable quarterly.

Security terms

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture 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 charge by way of hypothecation created by SIPL over all current and future movable assets, including identified bank accounts and receivables.
3. Keepwell Undertaking from Embassy Office Parks REIT.
4. A corporate guarantee issued by SIPL.

Redemption terms

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
2. These debentures will be redeemed on the expiry of 36 months from the Deemed Date of Allotment for the Debentures at par; on May 12, 2026.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/ decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.

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(all amounts in ₹ million unless otherwise stated)

4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis at any time on a specified call option date (between January 2026 to March 2026) by delivering a Call Option Notice to the debenture holders prior to the relevant call option date.

Debenture redemption reserve will be created by ECPL based on the available profits, if any.

(xiii) 102,500 (March 31, 2023: Nil) MPPL Series I, Non-Convertible debentures (NCD) 2023, face value of ₹100,000 each

In July 2023, MPPL issued 102,500 unlisted, AAA rated, secured, redeemable, transferable securities in the form of non-convertible MPPL Series I NCD 2023 debentures having face value of ₹1 Lakh each amounting to ₹10,250.00 million with a coupon rate of 7.9% p.a. payable quarterly.

Security terms

The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Holders):

1. A First *pari passu* charge on mortgage of undivided share of land admeasuring 17,09,394 sq ft and building thereon (Blocks C1, C2, C4, L1) situated at Embassy Manyata Business Park, Bengaluru.
2. A First Pari Passu charge over current assets and moveable assets pertaining to buildings (Blocks C1, C2, C4 and L1) situated at Embassy Manyata Business Park, Bengaluru.
3. First ranking *pari-passu* pledge over the equity shares of MPPL.

Redemption terms:

1. Interest is payable on the last day of each financial quarter in a year until the Scheduled Redemption Date.
2. These debentures will be redeemed on October 25, 2026.
3. In case of downgrading of credit rating, the coupon rate shall increase by 0.25% - 1.00% over and above the applicable coupon rate calculated from the date of change of rating. In case of any subsequent upgrading of credit rating, the coupon rate shall restore/decrease by 0.25% - 1.00% over and above the coupon rate calculated from the date of change of rating.
4. The issuer shall have the option of redeeming all or part of the debentures on a pro-rata basis on July 2025 by delivering a Call Option Notice to the debenture holders prior to the relevant call option date.
5. The Debenture Holders shall have the option to recall the all or part of the debentures on a pro-rata basis on July 2025 by delivering a put option notice to the Issue prior to the relevant put option date

(xiv) 5,000 (March 31, 2023: Nil) Embassy REIT Commercial Paper (Series A), face value of ₹ 500,000 each

On January 8, 2024 Embassy Office Parks REIT issued 5,000 Commercial papers with a face value of ₹5,00,000 (Rupees five lakhs only) each, at a discount of 8.20% per annum to the face value. The discounted amount raised through Commercial papers was ₹2,414.30 million and the value payable on maturity is ₹2,500 million, Discount on Commercial papers is amortised over the tenor of the underlying instrument. The Commercial papers were listed on BSE and is due for maturity on June 14, 2024.

(xv) 15,000 (March 31, 2023: Nil) Embassy REIT Commercial Paper (Series B), face value of ₹500,000 each

On January 8, 2024 Embassy Office Parks REIT issued 15,000 Commercial papers with a face value of ₹5,00,000 (Rupees five lakhs only) each, at a discount of 8.30% per annum to the face value. The discounted amount raised through Commercial papers was ₹6,925.20 million and the value payable on maturity is ₹7,500 million, Discount on Commercial papers is amortised over the tenor of the underlying instrument. The Commercial papers were listed on BSE and is due for maturity on January 5, 2025.

(xvi)

1. Rating agency CRISIL has assigned a rating of "CRISIL AAA/Stable" to Embassy REIT Series II NCD 2020, Embassy REIT Series III NCD 2021, Embassy REIT Series IV NCD 2021, Embassy REIT Series V NCD 2021, Embassy REIT Series VI NCD 2022, Embassy REIT Series VII NCD 2023, Embassy REIT Series IX NCD 2023 and Embassy REIT Series X NCD 2024.

   The Embassy REIT Series VIII NCD 2023 have been rated by CRISIL and CARE. CRISIL has assigned a rating of 'CRISIL AAA/Stable' and CARE as has assigned rating of 'CARE AAA/Stable'.

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(all amounts in ₹ million unless otherwise stated)

2. Disclosure required as per Chapter XVII, Part III of SEBI master circular SEBI/HO/DDHS/PoD1/P/CIR/2023/119 dated August 10, 2021, updated as on July 7, 2023 r/w Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Particulars	As at March 31, 2024	As at March 31, 2023
Asset cover ratio (refer a below)	30.28%	28.80%
Debt - equity ratio (refer b below)	0.72	0.61
Debt service coverage ratio (refer c below)	2.89	2.88
Interest-service coverage ratio (refer d below)	2.89	2.91
Outstanding redeemable preference shares^	-	-
Debenture redemption reserve	1,520.00	244.20
Capital redemption reserve^	-	-
Net worth (refer e below)	232,741.75	243,682.98
Net profit after tax	9,640.28	5,059.58
Earnings per unit - Basic	10.17	5.34
Earnings per unit - Diluted	10.17	5.34
Current Ratio (in times) (refer f below)	0.25	0.19
Long-term debt to working capital (in times) (refer g below)	3.38	2.19
Bad debts to Account receivable ratio (in times) (refer h below)	0.02	0.00
Current liability ratio (in times) (refer i below)	0.22	0.27
Total debts to total assets (in times) (refer j below)	0.36	0.32
Debtors' turnover (in times) (refer k below)	86.55	61.63
Inventory turnover (refer l below)	9.55	16.61
Operating margin (in %) (refer m below)	0.81	0.81
Net profit margin (in %) (refer n below)	0.25	0.14

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

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

b) Debt equity ratio = Total borrowings*/Unitholders' Equity*

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

d) Interest Service Coverage Ratio = Earnings before Finance costs, Depreciation, Amortisation 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

f) Current Ratio = Current Assets/Current liabilities

g) Long-term debt to working capital = Long-term debt* (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 = Net Operating Income**/Revenue from Operations

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

* Total borrowings = Long-term borrowings + Short-term borrowings
Unitholder's Equity = Unit Capital + Other equity
Long-term debt = Long-term borrowings (excluding current maturities of long-term debt) + Lease liabilities (Non-current)"

^ Not applicable

** refer note 48 for definition

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

(xvii) **(a) Lender 1 [balance as at March 31, 2024: ₹1,106.27 million (March 31, 2023: ₹6,279.76 million)]**

1. First ranking mortgage of undivided share of land and building thereon (Office Tower – 1 at NXT Block) situated at Front Parcel of Embassy Manyata Business Park, Bengaluru.
2. Exclusive charge over the entire lease rental receivables from tenants, security deposits payable and current assets pertaining to buildings (Office Tower – 1 at NXT Block) situated at Embassy Manyata Business Park, Bengaluru.
3. Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement of the Borrower.

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
*Repayable in 144 monthly instalments with Nil moratorium, from the date of drawdown. Each tranche carries interest of 1 Month MCLR + applicable spread, currently 8.60% p.a.	1,106.27	6,279.76

*This loan has been partially prepaid in June 2023.

(b) Lender 2 [balance as at March 31, 2024: ₹726.57 million (March 31, 2023: ₹753.52 million)]

First ranking mortgage of undivided share of land and building thereon (Office Tower – 1 at NXT Block) situated at Front Parcel of Embassy Manyata Business Park, Bengaluru.

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable in 144 monthly instalments with Nil moratorium, from the date of drawdown. The debt carries interest of 1 Month MCLR + applicable spread, currently 8.60% p.a.	250.00	-
Overdraft Facility repayable by way of three annual structured installments. The debt carries an interest rate of 1 month MCLR plus applicable spread, currently 8.60% p.a.	726.57	753.52

The SPV uses this Long-term Overdraft facility to park temporary excess funds and utilises such temporary excess funds as and when needed and therefore not considered as loan repayment or drawdown for the purpose of NDCF computation.

(c) Lender 3 [balance as at March 31, 2024: ₹4,845.30 million (March 31, 2023: ₹4,916.87 million)]

1. First ranking charge on mortgage of undivided share of land and building thereon (Hilton Hotel, Hilton Garden Inn and Convention Centre) situated at Front Parcel of Embassy Manyata Business Park, Bengaluru.
2. Exclusive charge over current assets and fixed and moveable assets pertaining to buildings (Hilton Hotel, Hilton Garden Inn and Convention Centre) situated at Embassy Manyata Business Park, Bengaluru.
3. Exclusive charge on the Escrow Account established and maintained pursuant to Escrow Agreement of the Borrower.
4. Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable in 120 monthly instalments from the date of drawdown, with moratorium till September 30, 2023. The loan carries an interest rate of 1 Month MCLR plus applicable spread, currently 8.60% p.a.	4,845.30	4,916.87

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(all amounts in ₹ million unless otherwise stated)

(d) Lender 4, 5 & 6 [balance as at March 31, 2024: ₹11,533.88 million (March 31, 2023: ₹11,906.34 million)]

1. First ranking pari passu charge on mortgage on the underlying parcel 5 land and buildings and blocks thereon measuring to 2.43 million square feet at Embassy Tech Village, Bengaluru.
2. First ranking pari passu charge by way of hypothecation of the receivables of the above Buildings of Embassy TechVillage, Bengaluru.

Name of the lender	Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Lender 4	Repayable in structured monthly instalments with no moratorium, interest rate of 1M T-Bill rate + applicable spread, currently 8.31% p.a.	5,199.45	5,191.24
	Repayable as bullet payment on October 29, 2025. Each tranche carries an interest rate of 1M T-Bill rate as applicable on date of drawdown + applicable spread, average rate being 8.50% p.a	1,997.89	1,046.64
Lender 5	Repayable in 36 monthly instalments with Nil moratorium, from the date of drawdown. The loan carries an interest rate of 3 month MCLR plus applicable spread, currently 8.65% p.a.	983.94	983.71
	** Overdraft facility availed as sublimit of Term loan - Repayable by way of a three annual installments from the date of first drawdown. The debt carries interest of 1 month MCLR plus applicable spread, currently 8.65% p.a.	741.64	748.50
	Repayable in 36 monthly instalments with Nil moratorium, from the date of drawdown. The loan carries an interest rate of 1 month MCLR plus applicable spread, currently 8.60 % p.a.	1,969.58	1,969.12
Lender 6	*Repayable in 36 monthly instalments with Nil moratorium, from the date of drawdown. The loan carries an interest rate of 1 Year MCLR plus applicable spread.	-	1,219.39
	** Overdraft Facility - Repayable by way of a three annual installments from the date of first drawdown. The debt carries interest of 1 month MCLR plus applicable spread, currently 9.10 % p.a.	641.37	747.73

*This loan has been foreclosed in January 2024.

**The SPV uses these Long-term Overdraft facilities to park temporary excess funds and utilises such temporary excess funds as and when needed and therefore not considered as loan repayment or drawdown for the purpose of NDCF computation.

(e) Lender 7 [balance as at March 31, 2024: Nil (March 31, 2023: ₹1,899.05 million)]

Exclusive mortgage of undivided share of land of 3.24 acres and building being constructed thereon (Tower 1) situated at Embassy Oxygen, Noida.

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable in 4 quarterly instalments after moratorium of 4 quarters from date of drawdown. The debt carries interest of 3 Month MCLR plus applicable spread.	-	1,899.05

*This loan has been foreclosed in January 2024

(f) Lender 8 [balance as at March 31, 2024: ₹996.33 million (March 31, 2023: ₹16,462.86 million)]

1. Exclusive charge on mortgage of undivided share of land admeasuring 26,67,701 sq ft and building thereon (Blocks C1, C2, C4 and L1) situated at Embassy Manyata Business Park, Bengaluru.
2. Exclusive charge over current assets and moveable assets pertaining to buildings (Blocks C1, C2, C4 and L1) situated at Embassy Manyata Business Park, Bengaluru.

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(all amounts in ₹ million unless otherwise stated)

3. First ranking pari-passu pledge over the equity shares of MPPL.

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
*Repayable by way of a single bullet repayment at the end of 60th month from date of first disbursement i.e. October 25, 2026. The debt carried interest of Repo rate + applicable spread,.	-	13,963.23
**Overdraft facility availed as sublimit of Term loan - Repayable by way of a single bullet repayment on October 25, 2026. The debt carries interest of one month MCLR+ applicable spread, currently 9.10 % p.a.	996.33	997.28
***Repayable by way of a single bullet repayment on October 25, 2026. The debt carried interest of 1 year MCLR + applicable spread.	-	1,502.35

*This loan has been foreclosed in July 2023.

** The SPV uses this long-term Overdraft facility to park temporary excess funds and utilises such temporary excess funds as and when needed and therefore not considered as loan repayment or drawdown for the purpose of NDCF computation.

***This loan has been foreclosed in June 2023.

(g) Lender 9 [balance as at March 31, 2024: ₹644.51 million (March 31, 2023: ₹750.00 million)]

1. A first ranking pari passu charge on the immovable properties (land and building) identified as Hilton Hotel, forming part of the development known as Embassy Golflinks, Bengaluru.
2. A corporate guarantee issued by UPPL.

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Overdraft Facility repayable by way of three annual installments from the date of first drawdown. The debt carries interest of 1 month MCLR plus applicable spread, currently 9.10% p.a.	214.99	250.00
Overdraft Facility repayable by way of three annual installments from the date of first drawdown. The debt carries interest of 1 month MCLR plus applicable spread, currently 9.10% p.a.	214.94	250.00
Overdraft Facility repayable by way of three annual installments from the date of first drawdown. The debt carries interest of 1 month MCLR plus applicable spread, currently 9.10% p.a.	214.58	250.00

The SPV's use these long-term Overdraft facilities to park temporary excess funds and utilises such temporary excess funds as and when needed and therefore not considered as loan repayment or drawdown for the purpose of NDCF computation.

(h) Lender 10 [balance as at March 31, 2024: ₹4,424.12 million (March 31, 2023: ₹2,385.50 million)]

1. Exclusive charge by way of mortgage created on the constructed buildings and related parcels identified as Aspen (Block G4), Eucalyptus (Block H1) and Silver Fir (Block L6) having aggregate leasable area of 11,91,102 sq ft and underlying land situated at Embassy Manyata Business Park, Bengaluru.
2. Exclusive charge over current assets and receivables pertaining to buildings (Blocks G4, H1 and L6) situated at Embassy Manyata Business Park, Bengaluru

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable in 180 monthly instalments from the date of drawdown, with NIL moratorium. The loan carries an interest rate of 6 month MCLR plus applicable spread, currently 8.55% p.a	4,424.12	2,385.50

(i) Lender 11 [balance as at March 31, 2024: ₹7,573.82 million (March 31, 2023: ₹9,971.05 million)]

1. Exclusive charge by way of mortgage created on the constructed buildings and related parcels identified as Block IT 3, Block IT 4, Block IT 5 and Block IT 6, having aggregate leasable area of 996,655 sq ft and underlying land situated at Embassy Qubix, Pune.

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2. Exclusive 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."
3. Exclusive charge by way of hypothecation created by QBPPL and VCPPL over identified bank accounts and receivables.
4. A corporate guarantee issued by each of QBPPL and VCPPL.

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable in 144 monthly instalments from the date of drawdown, with moratorium till February 02, 2027. The loan carries an interest rate of Repo Rate plus applicable spread, currently 8.24% p.a.	7,473.82	7,471.05
** Flexi term loan availed as sublimit of Term Loan - Repayable in 144 monthly instalments from the date of drawdown, with moratorium till February 02, 2027. The loan carries an interest rate of Repo Rate plus applicable spread, currently 8.24% p.a.	100.00	2,500.00

**Embassy REIT uses this Flexi term loan to park temporary excess funds and utilises such temporary excess funds as and when needed and therefore it is not considered as loan repayment or drawdown for the purpose of NDCF computation.

(j) Lender 12 [balance as at March 31, 2024: ₹2,745.79 million (March 31, 2023: ₹1,244.10 million)]

1. Exclusive charge by way of mortgage on development rights of the Company's share admeasuring 400,657 sq ft in the project and rights on the proportionate undivided share of underlying land, situated at Embassy Business Hub, Bengaluru.
2. Exclusive charge on hypothecation of current assets and receivables pertaining to the mortgaged property situated at Embassy Business Hub, Bengaluru.
3. Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable as bullet payment at the end of 24 months from first disbursement i.e., by March 2025. Each tranche carries interest of 1/3 month MCLR plus applicable spread, average rate being currently 8.53% p.a.	2,745.79	1,244.10

(k) Lender 13 [balance as at March 31, 2024: Nil (March 31, 2023: ₹1,749.20 million)]

1. Exclusive charge by way of mortgage on development rights of the Company's share admeasuring 400,657 sq ft in the Project and rights on the proportionate undivided share of underlying land, situated at Embassy Business Hub, Bengaluru.
2. Exclusive charge by way of hypothecation of receivables; including inventory and book debts; pertaining to the mortgaged property situated at Embassy Business Hub, Bengaluru.
3. Personal Guarantee of Mr. Jitendra Virwani and Corporate Guarantee by JV Holding Private Limited.

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable as bullet payment at the end of 57 months from first disbursement. The loan carries an interest rate of 1Year MCLR rate plus applicable spread.	-	1,749.20

The loan has been foreclosed in the month of April 2023.

(l) Lender 14 [balance as at March 31, 2024: ₹3,808.33 million (March 31, 2023: Nil)]

1. First charge by way of mortgage on land admeasuring 12.29 acres and building being constructed thereon identified as Blocks 8A, 8A-(MLCP), 8B, 8C & 8D having an aggregate leasable area of 18,39,717 sq. ft situated at Embassy TechVillage, Bengaluru.
2. First charge by way of hypothecation of current assets and receivables pertaining to the mortgaged property at situated at Embassy TechVillage, Bengaluru

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3. Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable by way of a single bullet repayment at the end of 30th month from date of first disbursement i.e. December 26, 2025. Each tranche carries interest of 1m Tbill + applicable spread, currently 8.70% p.a.	3,808.33	-

(m) Lender 15 [balance as at March 31, 2024: ₹3,460.26 million (March 31, 2023: Nil)]

1. Exclusive charge by way of mortgage created on the constructed buildings and related parcels identified as Block L2 having aggregate leasable area of 459,696 sq ft and underlying land situated at Embassy Manyata Business Park, Bengaluru.
2. Exclusive charge over current assets and receivables pertaining to the building identified as Block L2 situated at Embassy Manyata Business Park, Bengaluru

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable in 180 monthly instalments from the date of drawdown, with NIL moratorium. The loan carries an interest rate of Repo rate plus applicable spread, currently 8.00% p.a.	3,460.26	-

(n) Lender 16 [balance as at March 31, 2024: ₹4,996.52 million (March 31, 2023: Nil)]

1. Exclusive charge vide mortgage over underlying leasehold land and building thereon (Phase I of Block M3 of 1 msf) situated at Embassy Manyata Business Park, Bengaluru.
2. Exclusive charge over current assets and fixed and moveable assets and escrow account pertaining to building (Phase I of Block M3 of 1 msf) situated at Embassy Manyata Business Park, Bengaluru.
3. Keepwell Undertaking from Embassy Office Parks REIT.

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable by way of a single bullet repayment at the end of 36th month from date of each disbursement. The loan carries an interest rate of Repo rate plus applicable spread, currently 8.25% p.a.	4,996.52	-

(o) Lender 17 [balance as at March 31, 2024: ₹2,996.19 million (March 31, 2023: Nil)]

1. Exclusive charge by way of mortgage created on Four Seasons Hotel having 230 keys with the undivided share of approximately 2.03 acres including 187 car parkings situated at Ganganagar, Bellary Road, Bangalore.
2. Exclusive charge over current assets and receivables pertaining to Four Seasons Hotel having 230 keys including 187 car parkings situated at Ganganagar, Bellary Road, Bangalore.

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable as bullet payment at the end of 36 months from first disbursement i.e., by January 2027. The loan carries an interest rate of repo rate plus applicable spread, currently 8.35% p.a	2,996.19	0.00

(p) Lender 18 [balance as at March 31, 2024: ₹4,446.15 million (March 31, 2023: Nil)]

1. A first ranking charge by Vikas Telecom Private Limited acting as a co-borrower by way of mortgage created on the constructed buildings and related parcels identified as Block 1A forming part of the development known as Embassy TechVillage with portion of land admeasuring 6.86 acres on which the aforesaid buildings are constructed having a total leasable area of approximately 8,74.000 sq ft.

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2. Exclusive charge over current assets and receivables pertaining to buildings constructed thereon identified as Block 1A forming part of the development known as Embassy TechVillage having a total leasable area of approximately 8,74.000 sq ft.

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable in 180 monthly instalments from the date of drawdown, with NIL moratorium. The loan carries an interest rate of repo rate plus applicable spread, currently 8.35% p.a	4,446.15	-

(q) Lender 19 [balance as at March 31, 2024: ₹1,596.39 million (March 31, 2023: Nil)]

1. A first ranking charge by way of mortgage created on the constructed buildings and related parcels identified as Block B & Block F having a total leasable area of 467,658 sq ft. forming part of the development known as Embassy Oxygen Business Park located in Plot No.7, situated at Sector- 144, Noida, Gautam Budh Nagar, Uttar Pradesh
2. Exclusive charge over current assets and receivables pertaining to buildings constructed thereon identified as Block B & Block F having a total leasable area of 4,67,658 sq.ft. forming part of the development known as Embassy Oxygen Business Park located in Plot No.7, situated at Sector- 144, Noida, Gautam Budh Nagar, Uttar Pradesh

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable in 180 monthly instalments from the date of drawdown, with NIL moratorium. The loan carries an interest rate of 3M T-Bill plus applicable spread, currently 8.09% p.a	1,596.39	-
*Overdraft facility availed as sublimit of Term loan. The debt carries an interest rate of 3M T-Bill plus applicable spread, currently 8.09% p.a	402.74	-

*The SPV uses this long-term Overdraft facility to park temporary excess funds and utilises such temporary excess funds as and when needed and therefore not considered as loan repayment or drawdown for the purpose of NDCF computation.

(r) Lender 20 [balance as at March 31, 2024: ₹1,000.00 million (March 31, 2023: Nil)]

1. Exclusive charge by way of mortgage on the constructed building and related parcels identified as Hazel (Block L3) having aggregate leasable area of 498,610 sq ft and underlying land situated at Embassy Manyata Business Park, Bengaluru.
2. Exclusive charge over the receivables pertaining to the building identified as Hazel (Block L3) situated at Embassy Manyata Business Park, Bengaluru.
3. Keepwell Undertaking from Embassy Office Parks REIT

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable by way of bullet repayment at the end of 24th month from the date of disbursement. The loan carries an interest rate of 1M T-Bill rate as applicable on date of drawdown + applicable spread, currently 8.47% p.a.	1,000.00	-

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(all amounts in ₹ million unless otherwise stated)

(s) Lender 21 [balance as at March 31, 2024: ₹8,984.55 million (March 31, 2023: Nil)]

1. Exclusive charge by way of mortgage on the constructed buildings and related parcels identified as NXT Block – Tower 2, Aspen (Block G4) and Silver Fir (Block L6) having aggregate leasable area of 12,01,145 sq ft and underlying land situated at Embassy Manyata Business Park, Bengaluru.
2. Exclusive charge over current assets and receivables pertaining to buildings identified as NXT Block – Tower 2, Aspen (Block G4) and Silver Fir (Block L6) situated at Embassy Manyata Business Park, Bengaluru

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Repayable in 180 monthly instalments from the date of first disbursement, with NIL moratorium. The loan carries an interest rate of 3M T-Bill plus applicable spread, currently 8.10% p.a	7,192.76	-
*Overdraft facility availed as sublimit of Term loan. The debt carries an interest rate of 3M T-Bill plus applicable spread, currently 8.10% p.a	1,791.78	-

*The SPV uses this long-term Overdraft facility to park temporary excess funds and utilises such temporary excess funds as and when needed and therefore not considered as loan repayment or drawdown for the purpose of NDCF computation.

(xviii) 500 (March 31, 2023: 500) Optionally Convertible debentures (OCD), face value of ₹100,000 each issued to EPDPL (Co-sponsors)

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
ECPL will have the option to convert the OCDs into equity shares in its sole and absolute discretion at any time after the expiry of one year from the date of receipt of the subscription amount subject to compliance with applicable law and provided that such conversion does not result in EPDPL holding more than 24.9% of the diluted equity shareholding of ECPL The OCDs are subject to early redemption on the 30th business day following December 31, 2023 at a premium of ₹118,000 per OCD in case all of the events specified in the OCD subscription document have occurred, to ECPL's satisfaction, on or prior to December 31, 2023. Embassy REIT shall have a discretionary right to acquire the ECPL OCDs for a price equivalent to the applicable redemption amount, subject to compliance with applicable law.*	55.00	109.00

*As at December 31, 2023, the conditions specified in the OCD subscription document have not been met and hence, the OCD's will be redeemed at ₹55.00 million as per the terms of the agreement.

(xix) Changes in liabilities arising from financing activities

Repayment and interest terms	As at March 31, 2024	As at March 31, 2023
Opening financial liability	**1,48,417.43**	**1,21,361.50**
Cashflows:		
Add: Proceeds from borrowings (net off issue expenses)	89,066.31	41,686.27
Less: Repayments of borrowings	(69,419.62)	(20,247.13)
Less: Interest paid	(11,200.31)	(9,862.11)
Less: Lease liability payments	(28.04)	(20.35)
Non-cash adjustments:		
Add: Acquired under acquisition	-	5,602.30
Add: Finance cost (including capitalised interest)	11,747.69	9,896.95
Add: Assets acquired under operating leases	1,063.00	-
Less: Net changes in fair value of financial instruments	(54.00)	-
Closing financial liability	**169,592.46**	**148,417.43**

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

(xxi) There is no default in repayment of principal and interest to the lenders as at March 31, 2024 and March 31, 2023.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

22 Other non-current financial liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Lease deposits (refer note 49)	3,823.78	4,018.89
Capital creditors	86.85	144.33
	3,910.63	**4,163.22**

23 Non-current provisions

Particulars	As at March 31, 2024	As at March 31, 2023
Provision for employee benefits*		
- gratuity	3.03	8.20
	3.03	**8.20**

*refer note 50.

24 Deferred tax

Deferred tax assets (net)

Particulars	As at March 31, 2024	As at March 31, 2023
Deferred tax assets (net) (refer note 52)	162.05	121.10
	162.05	**121.10**

Deferred tax liabilities (net)

Particulars	As at March 31, 2024	As at March 31, 2023
Minimum Alternate Tax credit entitlement	(4,994.12)	(4,877.06)
Deferred tax liabilities (net) (refer note 52)	56,756.78	56,702.90
	51,762.66	**51,825.84**

25 Other non-current liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Deferred lease rental	605.86	600.86
Advances from customers	5.03	-
Unearned income	57.48	-
	668.37	**600.86**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

26 Short-term borrowings

Particulars	As at March 31, 2024	As at March 31, 2023
Current maturities of long-term debt		
Secured		
Non-convertible debentures		
Nil (March 31, 2023: 15,000) Embassy REIT Series II, Non-Convertible debentures (NCD) 2020, face value of ₹1,000,000 each (net of issue expenses, at amortised cost)		
- Embassy REIT Series II NCD 2020 - Tranche A [refer note 22(i)]	-	7,475.46
- Embassy REIT Series II NCD 2020 - Tranche B [refer note 22(i)]	-	7,486.99
Nil (March 31, 2023: 26,000) Embassy REIT Series III, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each (net of issue expenses, at amortised cost) [refer note 22(ii)]	-	25,910.57
20,000 (March 31, 2023: Nil) Embassy REIT Series V, Non-Convertible debentures (NCD) 2021, face value of ₹1,000,000 each (net of issue expenses, at amortised cost)		
- Embassy REIT Series V NCD 2021 - Series A [refer note 22(iv)]	19,973.94	-
Terms loans		
- from banks and financial institutions [refer note 21(ix)]	7,416.71	2,646.73
Overdraft [refer note 21(ix)]	227.23	219.37
Unsecured		
Commercial Paper		
- 5,000 (March 31, 2023: Nil) Series A, face value of ₹500,000 each (refer note 21(xiv))	2,459.11	-
- 15,000 (March 31, 2023: Nil) Series B, face value of ₹500,000 each (refer note 21(xv))	7,054.83	-
Optionally convertible debentures		
500 (March 31, 2023: 500) Optionally Convertible Debentures (OCD), face value of ₹1,000,000 each (net of issue expenses, at amortised cost) [refer note 22(xviii) and note 49 & 55]	55.00	109.00
	37,186.82	**43,848.12**

27 Trade payables^

Particulars	As at March 31, 2024	As at March 31, 2023
Trade payable		
- total outstanding dues to micro and small enterprises	77.28	96.31
- total outstanding dues of creditors other than micro and small enterprises		
- to related parties (refer note 49)	37.98	112.47
- to others	309.69	264.91
	424.95	**473.69**

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

28 Other current financial liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Security deposits		
- related party (refer note 49)	80.00	80.00
Lease deposits (refer note 49)	9,314.29	8,934.96
Capital creditors		
- to related party (refer note 49)	75.32	130.47
- to others	2,351.44	2,488.74
Unclaimed dividend	2.27	3.75
Other liabilities		
- to related party (refer note 49)	109.07	191.38
- to others	794.91	1,141.60
	12,727.30	**12,970.90**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

29 Current provisions

Particulars	As at March 31, 2024	As at March 31, 2023
Provision for employee benefits*		
- gratuity	1.55	1.45
- compensated absences	15.29	11.60
	16.84	**13.05**

* refer note 50.

30 Other current liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Unearned income	154.24	8.41
Advances received from customers (refer note 49)	408.84	625.20
Statutory dues	456.43	482.63
Deferred lease rentals	427.44	391.49
Other liabilities	336.71	341.94
	1,783.66	**1,849.67**

31 Current tax liabilities (net)

Particulars	As at March 31, 2024	As at March 31, 2023
Provision for income-tax, net of advance tax	126.88	111.83
	126.88	**111.83**

32 Revenue from operations

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Facility rentals	25,285.61	23,798.00
Income from finance lease	237.45	217.58
Revenue from contracts with customers		
Maintenance services	4,891.33	4,394.56
Room rentals	2,475.20	1,808.82
Sale of food and beverages	1,692.29	1,424.31
Income from generation of renewable energy	1,582.22	1,612.10
Other operating income		
- hospitality	195.22	160.42
- others (refer note 56)	492.50	779.64
	36,851.82	**34,195.43**

Note:

Contract liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Advance from customers	285.50	442.62
Unearned income	28.05	0.48

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

Revenue recognised over a period of time	For the year ended March 31, 2024	For the year ended March 31, 2023
Maintenance services	4,891.33	4,394.56

Revenue recognised at a point in time	For the year ended March 31, 2024	For the year ended March 31, 2023
Room rentals	2,475.20	1,808.82
Sale of food and beverages	1,692.29	1,424.31

33 Interest income

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
- on debentures (refer note 49)	308.10	363.71
- on fixed deposits	31.71	23.16
- on security deposits	46.38	69.65
- on income-tax refund	121.20	19.86
- others (refer note 49)	798.21	646.99
	1,305.60	**1,123.37**

34 Other income

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Net changes in fair value of financial instruments (refer note 49)	54.13	-
Liabilities no longer required written back	84.38	11.97
Profit on sale of mutual funds	159.04	143.79
Net gain on disposal of Property, Plant and Equipment/Investment Properties	139.74	4.58
Miscellaneous (refer note 49)	287.95	157.53
	725.24	**317.87**

35 Cost of materials consumed

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Purchases	429.38	415.02
Add: Decrease/(Increase) in inventory	(15.02)	(24.80)
	414.36	**390.22**

36 Employee benefits expense*

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Salaries and wages	472.31	493.66
Contribution to provident and other funds	40.26	33.75
Staff welfare	70.19	62.67
	582.76	**590.08**

* Majorly refers to employee benefits expense of the hospitality segment.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

37 Operating and maintenance expenses

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Power and fuel (net)	830.16	888.66
Operating consumables	80.50	79.56
	910.66	**968.22**

38 Other expenses

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Property tax (Net)	1,197.07	1,115.04
Rates and taxes	68.81	81.36
Marketing and advertising expenses	293.03	271.45
Assets and other balances written off	0.73	-
Loss on sale of Property, Plant and Equipment/Investment Properties (net)	6.89	7.86
Allowances for credit loss	6.84	1.77
Bad debts written off	0.81	0.42
Brokerage and commission	111.30	81.52
Travelling and conveyance	69.93	25.48
Corporate Social Responsibility (CSR) expenditure	128.72	126.55
Miscellaneous expenses	423.34	355.74
	2,307.47	**2,067.19**

39 Repairs and maintenance

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Repairs and maintenance		
- common area maintenance	2,425.55	2,188.68
- buildings	78.52	166.29
- machinery	574.68	442.07
- others	255.56	231.07
	3,334.31	**3,028.11**

40 Finance costs (net of capitalisation)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest expense		
- on borrowings from banks and financial institutions	3,062.52	3,245.17
- on lease deposits	466.51	474.56
- on lease liabilities	114.77	34.84
- on Non convertible debentures	7,050.14	6,006.06
- Commercial papers	178.41	-
	10,872.35	**9,760.63**

Gross interest expense is ₹12,213.60 million (March 31, 2023:₹10,371.51 million) and interest capitalised is ₹1,341.25 million (March 31, 2023: ₹610.88 million) for the year ended March 31, 2024.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

41 Depreciation and amortisation

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Depreciation of property, plant and equipment	1,080.98	1,081.79
Depreciation of investment properties*	6,491.26	8,083.13
Amortisation of intangible assets	2,117.65	2,119.24
	9,689.89	**11,284.16**

*During the financial year ended March 31, 2023, the Group had decided to redevelop Block D1 and D2 at MPPL considering significant opportunity for increase in leasable area. Hence there is change in estimated useful life of Investment property pertaining to Block D1 and D2. Accordingly, accelerated depreciation amounting to ₹2,513 million was charged in the statement of profit and loss for the year ended March 31, 2023.

42 Tax expense

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Current tax	1,427.74	1,527.66
Deferred tax charge/(credit)	(177.29)	30.46
- Deferred tax charge/(credit)#	12.93	259.80
- Minimum Alternate Tax credit entitlement (MAT)	(190.22)	(229.34)
	1,250.45	**1,558.12**

refer note 52

43 Earnings Per Unit (EPU)

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

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

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Profit after tax for calculating basic and diluted EPU	9,640.28	5,059.58
Weighted average number of Units (No. in million)	947.90	947.90
Earnings Per Unit		
- Basic (Rupees/unit)	10.17	5.34
- Diluted (Rupees/unit)*	10.17	5.34

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

44 Management Fees

Property Management Fee

Pursuant to the Investment Management Agreement dated June 12, 2017 as amended, Manager is entitled to fees @ 3% of the collection of Facility Rentals per annum of the relevant property in respect to operations, maintenance, administration and management of the Holdco or the SPV, as applicable. The fees has been determined to meet the ongoing costs of the Manager to undertake the services provided to the Embassy REIT and its SPVs. Property Management fees for the year ended March 31, 2024 amounts to ₹765.62 million (March 31, 2023: 695.42 million). 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 June 12, 2017, as amended, Manager is entitled to fees @ 1% of REIT Distributions which shall be payable either in cash or in Units or a combination of both, at the discretion of the Manager. The fees has been determined for undertaking management of the REIT and its investments. REIT Management fees accrued for the year ended March 31, 2024 amounts to ₹238.36 million (March 31, 2023: 239.47 million). 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 March 11, 2019, Manager is entitled to fees of ₹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 year ended March 31, 2024 amounts to ₹1.72 million (March 31, 2023: 1.64 million). There are no changes during the period in the methodology for computation of secondment fees paid to Manager.

45 Commitments and contingencies

Particulars	As at March 31, 2024	As at March 31, 2023
Capital commitments		
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for (refer note i)	8,766.07	8,693.23
Contingent liabilities		
Claims not acknowledged as debt in respect of Income Tax matters (refer note ii)	276.07	252.94
Claims not acknowledged as debt in respect of Indirect Tax matters (refer note iii)	707.36	772.09
Claims not acknowledged as debt in respect of Property Tax matters (refer note iv)	3,418.89	3,418.89
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 March 31, 2024. 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 March 31, 2024	As at March 31, 2023
MPPL	4,418.20	3,115.30
VTPL	3,733.46	4,289.36
OBPPL	80.13	259.92
EPTPL	246.35	133.35
ECPL (refer note 55)	135.22	765.28
Galaxy	69.62	28.94
Others	83.10	101.08
	8,766.07	**8,693.23**

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

Particulars	As at March 31, 2024	As at March 31, 2023
MPPL	199.10	199.10
QBPPL	3.76	3.76
SIPL	46.68	-
IENMPL	9.25	9.25
VTPL	1.62	25.17
Trust	15.66	15.66
	276.07	**252.94**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

MPPL:

a) The SPV was assessed u/s. 143(3) of the Income Tax Act for AY2016-17 and received assessment order dated December 31, 2018 with additions made u/s.14A of the Income Tax Act with a tax demand of ₹172.28 million. The SPV has filed an appeal against the assessment order at the CIT (A) and has paid ₹14.06 million under protest with balance demand stayed. Accordingly, the SPV has disclosed ₹172.28 million (March 31, 2023: ₹172.28 million) as contingent liability.

b) The SPV was assessed u/s. 143(3) of the Income Tax Act for AY2018-19 and received assessment order dated September 13, 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). Accordingly, the SPV has disclosed ₹26.82 million (March 31, 2023: ₹26.82 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 ₹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 ₹3.76 million (March 31, 2023: ₹3.76 million) as contingent liability.

IENMPL: The SPV received a tax demand notice of ₹9.25 million for Assessment Year 2014-15 wherein the Assessing Officer had disallowed management fees and additions made u/s.14A of the Income tax Act read with Rule 8D of the Income Tax Rules. The SPV contested the said demand and has filed an appeal with the CIT(A) against the said order. Accordingly, the SPV has disclosed ₹9.25 million (March 31, 2023: ₹9.25 million) as contingent liability.

VTPL:

(a) The SPV was reassessed u/s. 153C read with 143(3) of the Income Tax Act, 1961 for the AY 2003-04 and 2004-05. Certain additions u/s. 68 were made and tax demand of ₹23.55 million and ₹1.62 million respectively was raised. The SPV filed an appeal against the demand order before CIT(A) which was upheld in favour of SPV quashing the demand raised. Aggrieved by the CIT(A) order, Income Tax Department filed an appeal before Hon'ble Delhi ITAT. For AY 2003-04 Hon'ble Delhi ITAT has disposed the case in favour of SPV and resultantly the Income Tax Department filed an appeal before Hon'ble High Court of Delhi which was also disposed in favour of SPV. For AY 2004-05 the case is pending before the Hon'ble Delhi ITAT. Accordingly, the SPV has disclosed ₹1.62 million (March 31, 2023: ₹25.17 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 disallowed set-off of brought-forward losses u/s 79A of the Act amounting to ₹406.56 million. Consequently, a demand amounting of ₹148.22 million has been raised. The SPV is the process of filing an appeal before CIT(A). While the SPV had created a provision of ₹101.54 million against such demand, the differential liability is disclosed as contingent liability. Accordingly, the SPV has disclosed the balance demand of ₹46.68 million (March 31, 2023: ₹Nil) as contingent liability.

Trust:

(a) The Trust was assessed u/s. 143(3) of the Income Tax Act, 1961 for the AY 2021-22 on account of disallowance of expenses claimed u/s 35D of the Act. Aggrieved by the assessment order, the Trust has filed an appeal before CIT(A). Department had further raised a demand of ₹15.66 million arising due to a calculation error in the said order. Hence the Trust has filed the rectification application u/s 154 of the Act. The Trust has therefore, disclosed ₹15.66 million (March 31, 2023: ₹15.66 million) as a contingent liability.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

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

Particulars	As at March 31, 2024	As at March 31, 2023
MPPL	656.02	656.02
ETPL	-	64.73
GSPL	23.99	23.99
UPPL	23.04	23.04
VTPL	4.31	4.31
	707.36	**772.09**

MPPL:

(a) The SPV had received Order-in-original dated December 23, 2015 with a demand to pay a sum of ₹522.04 million (including interest and penalty) from the Commissioner of Central Excise Bangalore-V Commissionerate towards incorrectly availed Cenvat credit during the period April 1, 2006 to March 31, 2012. Appeal has been filed before CESTAT dated April 18, 2016. The appeal is heard, order awaited. Accordingly, ₹522.04 million (March 31, 2023: ₹522.04 million) is disclosed as contingent liability.

(b) The Customs department issued demand notice to the Oil Suppliers of the SPV with a demand of ₹31.60 million for the period April 1, 2015 to February 15, 2016 denying duty benefit on the procurement of diesel. The Oil Suppliers have subsequently raised the demand on the SPV. Consequently, SPV preferred an appeal before the SEZ commissioner which was rejected by the Commissioner and aggrieved by the order, SPV filed a Writ Petition before the Hon'ble High Court of Karnataka and obtained an Interim stay order from the Court on February 9, 2017 which is still in force. Accordingly, a sum of ₹31.60 million (March 31, 2023: ₹31.60 million) has been disclosed as contingent liability.

(c) The Principal Commissioner of Service Tax issued a final adjudication order dated January 20, 2022 with a demand of ₹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 ₹102.38 million (March 31, 2023: ₹102.38 million) has been disclosed as contingent liability.

ETPL:

(a) The SPV has received an Order from Joint Commissioner, Service Tax - I, Kolkata for the period 2012-13 in respect of non-registration and non-payment of service tax under the category of 'Builder's Special Services' and not 'Construction of Immovable Property' service with regard to installation of parking equipment which is taxable as a service leading to ineligibility of abatement of ₹10.01 million, irregular availment of credit of ₹6.87 million and non-payment of service tax of ₹0.96 million (along with penalty of equal amount). Against the aforesaid Order, the SPV has filed an appeal before the Commissioner of Central Excise (Appeals - I), Kolkata which directed the SPV to make a pre-deposit of ₹1.33 million to stay the recovery of the balance amount. The same has been paid by the SPV under protest. The SPV has received favourable appellate order dated December 15, 2023. Accordingly, a sum of Nil (March 31, 2023: ₹35.68 million) has been disclosed as contingent liability.

(b) SPV has received an Order from Joint Commissioner, Service Tax - I, Kolkata in January 2020, demanding ₹14.52 million in respect of denial of input tax credit during construction period for the financial years 2014-15 to 2016-17 (along with penalty of equal amount). Against the aforesaid Order, the SPV has filed an appeal before the Commissioner of Central Excise (Appeals - I), Kolkata which directed the SPV to make a pre-deposit of ₹1.09 million to stay the recovery of the balance amount. The same was paid by the SPV under protest. The SPV has received favourable appellate order dated December 15, 2023. Accordingly, a sum of Nil (March 31, 2023: ₹29.05 million) has been disclosed as contingent liability.

GSPL: The SPV had received an Order-in-Original passed by the Commissioner, Customs, Central Excise and Service Tax Commissionerate, Noida for the period FY2007-08 to 2010-11 demanding ₹11.99 million (along-with penalty of equal amount) in respect of inclusion of notional interest accrued on security deposit in the taxable value. Against the aforesaid Order, the SPV had filed an appeal before the Hon'ble Customs, Excise and Service Tax Appellate Tribunal which directed the SPV to make a pre-deposit of ₹0.90 million to stay the recovery of the balance amount. The same was paid by the SPV

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under protest. During the previous year FY2017-18, the SPV had received a favourable order and the said demand was annulled and the pre-deposit has been refunded; however, the Commissioner Excise has filed an appeal against the Order to Hon'ble High Court of Allahabad. Accordingly, the SPV has disclosed the demand along with penalty amount of ₹23.99 million (March 31, 2023: ₹23.99 million) as contingent liability.

UPPL: The SPV had received show cause notices dated July 3, 2015 for demand due to irregular canvas credit availed for ₹23.04 million relating to period from April 1, 2011 to March 31, 2016. Responses have been filed and is pending before the Commissioner of Service Tax. Accordingly, the aforementioned demand of ₹23.04 million (March 31, 2023: ₹23.04 million) is disclosed as contingent liability

VTPL: The Customs department issued demand notice to the Oil Suppliers of the SPV with a demand of ₹4.31 million for the period April 1, 2015 to February 15, 2016 denying duty benefit on the procurement of diesel. The Oil Suppliers have subsequently raised the demand on the SPV. Consequently, SPV preferred an appeal before the SEZ commissioner which was rejected by the Commissioner and aggrieved by the order, SPV filed a Writ Petition before the Hon'ble High Court of Karnataka and obtained an Interim stay order from the Court on February 9, 2017 which is still in force. Accordingly, a sum of ₹4.31 million (March 31, 2023: ₹4.31 million) has been disclosed as contingent liability.

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

Particulars	As at March 31, 2024	As at March 31, 2023
MPPL	3,418.89	3,418.89
	3,418.89	**3,418.89**

MPPL:

(a) The SPV has received a demand order dated October 5, 2015 to pay a sum of ₹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 June 27, 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 ₹646.69 million (March 31, 2023: ₹646.69 million) under protest against the above demand.

(b) The SPV has also received demand notices dated October 9, 2017 to pay a sum of ₹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 January 17, 2019 were issued to pay a sum of ₹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 March 29, 2019 referring to the appeals preferred by the SPV and had paid a sum of ₹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 August 3, 2020 on various grounds, *inter alia,* that the rates BBMP has relied on to calculate property tax in the said demand notices dated October 9, 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 July 24, 2019 and March 18, 2021 were issued to pay a sum of ₹78.56 million (including penalty) and ₹27.25 million (including penalty) towards the differential property tax for the year 2018-19 and 2019-20 respectively and the SPV has paid ₹35.26 million towards property tax demanded under protest. However, BBMP vide notice dated June 17, 2021 have returned the demand draft amount of ₹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 ₹27.25 million. The BBMP has issued distress warrant on February 1, 2022 in relation to the above said matter with a notice to pay ₹727.09 million against which MPPL has obtained an interim stay on February 16, 2022 from the Hon'ble High Court of Karnataka till the next date of hearing. Accordingly, a net contingent liability of ₹679.40 million (March 31, 2023: ₹679.40 million) has been disclosed in these financial statements. Pursuant to the return of the demand draft amounting to ₹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 March 18, 2021 and endorsement dated June 17, 2021 and (ii) directing the BBMP to accept the payment of differential property tax. The Hon'ble High Court of Karnataka on September 30, 2022 directed the BBMP to accept the principal payment of ₹9.08 million. Basis the order of the Hon'ble High Court of Karnataka, MPPL has deposited the principal payment of ₹9.08 million to BBMP vide letter dated October 11, 2022 via demand draft.

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 March 31, 2020, GLSP has received assessment order for AY 2017-18 for disallowance under Section 14A of Income Tax Act read with rule 8D of the Income-tax Rules, disallowance of claim under Section 80G of the Income Tax Act and addition to the income based on differences between Form 26AS and the books of accounts. GLSP has filed an appeal against the assessment order with CIT(A). Accordingly, GLSP has disclosed ₹2.83 million (March 31, 2023: ₹2.83 million) as contingent liability.

ii) During the period ended September 30, 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 has filed an appeal against the assessment order with CIT(A). Accordingly, GLSP has disclosed ₹0.68 million (March 31, 2023: ₹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 August 14, 2011 and December 11, 2011 to pay a sum of ₹111.86 million from Office of the Commissioner of Service tax towards wrongly availed Cenvat credit during the period April 1, 2009 to March 31, 2011. Appeal has been filed before CESTAT. As at March 31, 2024 the appeal is pending before CESTAT for hearing and accordingly the same is disclosed as a contingent liability by GLSP.

ii) The Service Tax department has filed an appeal before the Hon'ble Supreme Court against a favourable order passed by the Hon'ble High Court in October 2022. The case pertains to input credit eligibility prior to 2011 amounting to ₹90.49 million. Accordingly, GLSP has disclosed contingent liability of ₹90.49 million (March 31, 2023: Nil).

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 July 18, 2008 executed between the SPV and Equant for renting premises in Embassy 247 Park pursuant to which Equant paid to the SPV a security deposit of ₹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 February 10, 2014 wherein the court has granted leave to defend the matter subject to deposit of ₹34.42 million in the court within 12 weeks. VCPPL filed an appeal against the order dated February 10, 2014 and further obtained a stay on July 7, 2014 against the order dated February 10, 2014 till final disposal of the appeal. The matter is pending for hearing.

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(b) EEPL:

i) SPV received a demand notice under the Insolvency and Bankruptcy Code, 2016 (IBC) on February 28, 2019 from a third party subcontractor, engaged by IL&FS Development Company (IEDCL), the parent company of IL&FS Solar Power Limited ('ISPL'), which was itself engaged by ISPL as a contractor for Embassy Energy. The demand notice alleges that unpaid amounts (categorised as operational debts) aggregating up to ₹1,008.10 million (including interest up to October 2018) are due to the sub-contractor directly from EEPL for the various works claimed to have been undertaken at the site of Embassy Energy, on the basis of certain correspondence with EEPL. The demand notice requires payment within 10 days of the letter, failing which the subcontractor may initiate a corporate insolvency resolution process against EEPL. EEPL has by its letter dated March 1, 2019, refuted all such claims inter alia on the basis that the payments are due from ISPL (and/or its parent entity) to the sub-contractor and not from EEPL, and therefore the sub-contractor has no claim against EEPL. By its letters dated March 18, 2019, the subcontractor has responded to the letter from EEPL, denying all statements made by EEPL and reiterating that the unpaid amounts are due from EEPL. The sub-contractor has thereafter filed an application under Section 9 of the Code before the Bangalore bench of National Company Law Tribunal claiming debt of ₹1,082.50 million (including interest up to September 2019) and interest thereon against EEPL. During the previous year ended March 31, 2020, the third party sub-contractor vide a letter dated January 2, 2020 served the notice of hearing in the captioned matter for initiation of insolvency proceedings under Section 9 of the IBC before the NCLT, Bengaluru pursuant to its order dated December 16, 2019. The petitioner has filed a claim as an operational creditor of IEDCL for an amount of ₹1,082.50 million (including interest up to September 2019) due to him. The National Company Law Tribunal vide its order dated March 8, 2022 has dismissed the petition filed by the third party sub-contractor and issued order in favour of the SPV. Subsequent to March 31, 2022 the third-party contractor filed an appeal before the National Company Law Appellate Tribunal, Chennai. The NCLAT vide order dated June 16, 2023 dismissed the appeal. The third party 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. Further, the third party contractor has filed for pre- institution mediation under the Commercial Courts Act, 2015 before the District Legal Services Authority, Bengaluru and the next date is awaited. The third party contractor filed a complaint before the Economic Offence Wing, Mumbai (""EOW"") against the SPV and has lodged an First Information Report against the SPV and certain other individuals claiming ₹1,315.70 million. The SPV has filed a Criminal Writ Petition before the High Court of Bombay against the State of Maharashtra and representative of the third party contractor 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.

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 April 1, 2013 and March 31, 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 May 14, 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 May 24, 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 judgement on March 13, 2019 allowing the Writ Petition and quashed the order dated May 14, 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 March 13, 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.

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(all amounts in ₹ million unless otherwise stated)

(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 ₹127.90 million. In 2016, the Hon'ble High Court of Karnataka has granted an interim stay on the impugned circular and notice. Further, MPPL has received a new demand notice dated March 29, 2022 issued by the BBMP for payment of the betterment charges amounting to ₹127.91 million along with interest amounting to ₹184.19 million. MPPL has paid the betterment charges of ₹127.91 million under protest vide letter dated March 30, 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 October 13, 2022 from the Bangalore Water Supply and Sewerage Board for a payment of total charges amounting to ₹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 February 12, 2016 and the demand note issued against the SPV and seeking to, *inter-alia*, (i) quash the demand notice dated October 13, 2022; and (ii) issuance of NOC to the SPV. The SPV has obtained an ad-interim direction from the High Court of Karnataka on November 21, 2022 wherein the Court has granted stay of demand notice on October 13, 2022 limited to advance probable prorata charges and beneficiary charges amounting to ₹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 December 6, 2022 amounting to ₹3.12 million towards NOC charges and treated water charges and the NOC is received. The balance amount of ₹21.50 million towards NOC fees which have been stayed by the Hon'ble High Court of Karnataka have been shown as contingent liability.

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 ₹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 August 3, 2022; and (ii) issuance of NOC to the SPV. The SPV has obtained an ad-interim direction from the High Court of Karnataka on November 2, 2023 wherein the Court has granted stay of demand notice on August 3, 2023 limited to advance probable prorata charges and beneficiary charges amounting to ₹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 November 28, 2023 amounting to ₹6.03 million towards NOC charges and treated water charges and the NOC is received. The balance amount of ₹46.93 million towards NOC fees which have been stayed by the Hon'ble High Court of Karnataka have been shown as contingent liability.

(d) VTPL:

SPV has received a demand note dated August 14, 2020 and September 29, 2020 from the Bangalore Water Supply and Sewerage Board for a payment of total charges amounting to ₹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 February 12, 2016 and the demand note issued against the SPV and seeking to, inter-alia, (i) quash the demand notice dated August 14, 2020 and September 29, 2020; and (ii) issuance of NOC to SPV. SPV has obtained an ad-interim direction from the High Court of Karnataka on November 17, 2020 wherein the court has granted stay of demand notice on August 14, 2020 and September 29, 2020 limited to advance probable prorata charges and beneficiary charges and has further instructed the SPV to pay the prescribed fee for issuance of NOC. Pursuant to the same, SPV has made payments on December 29, 2020 and December 30, 2020 amounting to ₹17.91 million towards NOC charges and treated water charges and the balance amount of ₹120.73 million towards advance probable prorata charges and BCC

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charges which have been stayed by the Hon'ble High Court of Karnataka have been shown as contingent liability (March 31, 2023: ₹120.73 million). Additionally, SPV has received the NOCs dated December 30, 2020 from BWSSB with respect to the above.

(e) ECPL:

i) SPV has received a demand note dated June 16, 2020 from the Bangalore Water Supply and Sewerage Board ("BWSSB") for a payment of total charges amounting to ₹25.69 million in relation to issuance of a no-objection certificate for a proposed project commercial building on land situated at Venkatala 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 November 13, 2020 on the demand notice issued by BWSSB in relation to certain charges amounting to ₹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 ₹3.2 million and the said demand notice will be subject to outcome of the Writ Petition. The aforesaid ₹3.2 million was paid on December 15, 2020 to BWSSB and the NOC in relation to same has been received. The matter is currently pending.

ii) SPV received a demand notice dated July 16, 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 July 16, 2021 issued by BBMP. On August 27, 2021 the High Court of Karnataka has passed an interim stay against the ground rent, license fee, betterment charges, security deposit, cess on labour charges, 5% service charges under the demand notice dated July 16, 2021 and the balance demand to be paid by the SPV. The High Court of Karnataka has also indicated that the in the event the writ petition fails, the SPV will be liable to pay the demand raised under the demand notice dated July 16, 2021 i.e. ₹65.67 million. SPV has paid the requisite fee of ₹22.36 million on October 21, 2021 to BBMP as per the order dated August 27, 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 ₹5.12 million in relation to issuance of a no-objection certificate for a proposed project commercial building on land situated at Venkatala Village, Yelhanka 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 January 16, 2024, the High Court of Karnataka granted an ad-interim stay on the Demand Notice, in relation to certain charges amounting to ₹1.72 million, and instructed ECPL to pay the remaining sum of monies to BWSSB, which has been paid.

(f) A search under Section 132 of the Income Tax Act was conducted on June 1, 2022 on EOPMSPL, Embassy REIT, and certain SPV's namely VTPL, EOVPL, SIPL, EEPL. SIPL had received a show cause notice from the income tax authorities pursuant to such search proceedings and had responded to the same on January 10, 2023 and March 11, 2024. Further, REIT, SIPL, VTPL and EEPL have received reassessment notice u/s 148 of the Income Tax Act for AY 2019-20 for which EOP has filed returns u/s 148. The reassessments stands closed for SIPL and REIT with no additions made. Orders were received for EEPL and VTPL with certain adjustments against which the Group is in the process of filing an appeal. Further, in December 2023, EOP has received reassessment notices u/s 148 for EOPMSPL, Embassy REIT, VTPL, SIPL and EEPL for AY 2020-21 and AY 2021-22 for which EOP has filed returns u/s 148.

(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.

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46 Financial instruments - Fair values

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

Particulars	Carrying value March 31, 2024	Fair Value March 31, 2024	Carrying value March 31, 2023	Fair Value March 31, 2023
Financial assets				
Fair value through profit and loss				
Investments	30.13	30.13	-	-
Amortised cost				
Investments	6,700.00	-	8,157.82	-
Trade receivables	347.65	-	503.96	-
Cash and cash equivalents	10,113.73	-	8,173.48	-
Other bank balances	154.74	-	580.10	-
Other financial assets	5,391.56	-	4,788.05	-
Total assets	**22,737.81**	**30.13**	**22,203.41**	**-**
Financial liabilities				
Amortised cost				
Borrowings (including current maturities of long-term debt) - floating rates	66,537.69	-	58,318.25	-
Borrowings (including current maturities of long-term debt) - fixed rates	1,01,541.84	1,00,715.69	89,736.71	88,668.04
Lease deposits	13,138.07	-	12,953.85	-
Trade payables	424.95	-	473.69	-
Lease liabilities	1,512.93	-	362.47	-
Other financial liabilities	3,499.86	-	4,180.27	-
Total liabilities	**186,655.34**	**100,715.69**	**166,025.24**	**88,668.04**

The fair value of investments, cash and cash equivalents, fixed deposits, trade receivables, borrowings at floating rates, lease deposits, trade payables and other financial assets and liabilities approximate their carrying amounts and hence the same has not been disclosed in the table above.

B. Measurement of fair values

The section explains the judgement and estimates made in determining the fair values of the financial instruments that are:

a) recognised and measured at fair value

b) measured at amortised cost and for which fair values are disclosed in the financial statements.

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

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

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

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

Transfers between Level 1, Level 2 and Level 3

There were no transfers between Level 1, Level 2 or Level 3 during the year ended March 31, 2024 and March 31, 2023.

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Determination of fair values

Fair values of financial assets and liabilities have been determined for measurement and/ or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

i) The fair values of other financial assets and financial liabilities are considered to be equivalent to their carrying values.

ii) The fair values of borrowings at fixed rates are considered to be equivalent to present value of the future contracted cashflows discounted at the current market rate. The fair value has been categorised as Level 3 Fair value.

C. Financial Risk Management

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

- market risk
- credit risk
- liquidity risk

Risk management framework

The Board of Directors of the Manager of Embassy Office Parks Group has overall responsibility for the establishment and oversight of the Embassy Office Parks Group's risk management framework. The Embassy Office Parks Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Board of Directors of the Managers of Embassy Office Parks Group oversees how management monitors compliance with the Group's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the group. The Audit Committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

a) Market risk

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

i. Currency risk

The foreign currency risk from financial assets and liabilities is as follows:

Particulars	As at March 31, 2024			As at March 31, 2023		
	USD	EURO	Total	USD	EURO	Total
Trade payables	90.70	-	**90.70**	37.36	-	**37.36**
Other financial liabilities	36.59	-	**36.59**	40.19	0.38	**40.57**

ii. Interest rate risk

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

Exposure to interest rate risk:

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

Particulars	As at March 31, 2024	As at March 31, 2023
Variable-rate instruments:		
Financial liabilities		
Borrowings (Non-current and current)	66,537.69	58,318.25
Variable rate instruments exposed to interest rate risks	**66,537.69**	**58,318.25**

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Cash flow sensitivity analysis for variable-rate instruments

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

Particulars	For the year ended March 31, 2024		For the year ended March 31, 2023	
	+ 1%	- 1%	+ 1%	- 1%
Impact on the statement of profit and loss	(322.22)	322.22	(341.73)	341.73

Fair value sensitivity analysis for fixed-rate instruments

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

iii. Price risk

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

b) Credit risk

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

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

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

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

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

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

i. Expected credit loss (ECL) assessment for customers/tenants as at March 31, 2024 and March 31, 2023:

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

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

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

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

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

As at March 31, 2024

Particulars	Outstanding for the following periods from due date of payments						
	Not due	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	-	320.87	13.10	13.05	0.30	0.33	347.64
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(iii) Undisputed Trade Receivables – credit impaired	-	6.84	-	-	-	6.60	13.44
(iv) Disputed Trade Receivables – considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
Gross receivables	**-**	**327.71**	**13.10**	**13.05**	**0.30**	**6.93**	**361.08**
Provision amount	-	(6.84)	-	-	-	(6.60)	(13.44)
Net carrying amount	**-**	**320.87**	**13.10**	**13.05**	**0.30**	**0.33**	**347.65**

As at March 31, 2023

Particulars	Outstanding for the following periods from due date of payments						
	Not due	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	-	489.30	11.36	3.30	-	-	503.96
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	6.60	6.60
(iv) Disputed Trade Receivables – considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
Gross receivables	**-**	**489.30**	**11.36**	**3.30**	**-**	**6.60**	**510.56**
Provision amount	-	-	-	-	-	(6.60)	(6.60)
Net carrying amount	**-**	**489.30**	**11.36**	**3.30**	**-**	**-**	**503.96**

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

Particulars	As at March 31, 2024	As at March 31, 2023
Amount as at April 1, 2023	**6.60**	**6.60**
Amount written off during the year	(0.81)	(0.42)
Amount reversed during the year	-	(1.35)
Allowances for credit loss during the year	7.65	1.77
Balance as at March 31, 2024	**13.44**	**6.60**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

ii. Other financial assets: Security deposits

Risk assessment		Year ended	Estimated gross carrying amount	Expected probability of default	ECL	Carrying amount, net of provision
Loss at 12 months ECL	Risk same since initial recognition	As at March 31, 2024	1,047.74	-	-	1,047.74
		As at March 31, 2023	1,028.89	-	-	1,028.89

iii. Cash and bank balances

The Group holds cash and cash equivalents of ₹10,113.73 million (March 31, 2023: ₹8,173.48 million) and fixed deposits with bank of ₹405.02 million (March 31, 2023: ₹763.00 million). The cash and cash equivalents and fixed deposits with bank are mainly held with scheduled banks which are highly regulated. The Group considers that its cash and cash equivalents and fixed deposits with bank have low credit risk based on the external credit ratings of counterparties.

iv. Other financial assets

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

c) Liquidity risk

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

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

Exposure to liquidity risk

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

Particulars	Carrying value as at March 31, 2024	Contractual cash flows				Total
		Within 1 year	1-3 years	3-5 years	More than 5 years	
Borrowings	168,079.53	48,604.71	97,945.77	23,196.96	38,609.84	208,357.28
Trade payables	424.95	424.95	-	-	-	424.95
Lease deposits - Current and non-current	13,138.07	9,533.83	2,719.23	1,645.08	367.13	14,265.27
Lease Liability	1,512.93	190.51	412.10	443.90	11,577.09	12,623.60
Other financial liabilities - non-current	86.85	-	86.85	-	-	86.85
Other financial liabilities - current	3,413.01	3,413.01	-	-	-	3,413.01
	186,655.34	**62,167.01**	**101,163.95**	**25,285.94**	**50,554.05**	**239,170.96**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

Particulars	Carrying value as at March 31, 2023	Contractual cash flows				Total
		Within 1 year	1-3 years	3-5 years	More than 5 years	
Borrowings	148,054.96	55,262.73	52,678.64	48,676.67	26,739.27	183,357.31
Trade payables	473.69	473.69	-	-	-	473.69
Lease deposits - Current and non-current	12,953.85	8,984.30	3,552.49	807.51	681.31	14,025.61
Lease Liability	362.47	20.36	40.72	50.90	10,547.57	10,659.54
Other financial liabilities - non-current	144.33	-	144.33	-	-	144.33
Other financial liabilities - current	4,035.94	4,035.94	-	-	-	4,035.94
	166,025.24	**68,777.03**	**56,416.18**	**49,535.07**	**37,968.15**	**212,696.43**

Following table provides detailed ageing for trade payables:

As at March 31, 2024

Particulars	Outstanding for the following periods from due date of payments					Total
	Not due	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) MSME	6.77	70.51	-	-	-	77.28
(ii) Others	12.73	319.70	10.05	5.19	-	347.67
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
Total	**19.50**	**390.21**	**10.05**	**5.19**	**-**	**424.95**

As at March 31, 2023

Particulars	Outstanding for the following periods from due date of payments					Total
	Not due	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) MSME	10.72	87.59	-	-	-	98.32
(ii) Others	21.59	348.59	5.19	-	-	375.37
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
Total	**32.32**	**436.18**	**5.19**	**-**	**-**	**473.69**

Financing Arrangements

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

Particulars	As at March 31, 2024	As at March 31, 2023
Floating rate		
Construction finance and term loans	6,350.00	4,907.00

The above facilities may be drawn at any time.

47 Capital management

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

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

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

The Group's adjusted Net debt to GAV ratio as at March 31, 2024 and March 31, 2023 are as follows:

Particulars	As at March 31, 2024	As at March 31, 2023
Net debt	162,728.94	144,619.06
GAV	555,005.26	514,141.14
Net debt to GAV	**29.32%**	**28.13%**

48 Operating segments

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

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

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

a) Commercial Offices segment:

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

b) Hospitality segment:

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

c) Other segment:

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

Certain income (such as interest, dividend and other income) and certain expenses (such as other expenses excluding direct operating expenses, depreciation, 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.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

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

Particulars	Commercial offices		Hospitality		Other Segment		Total	
	For the year ended March 31, 2024	For the year ended March 31, 2023	For the year ended March 31, 2024	For the year ended March 31, 2023	For the year ended March 31, 2024	For the year ended March 31, 2023	For the year ended March 31, 2024	For the year ended March 31, 2023
Revenue from operations	30,906.89	29,189.78	4,362.71	3,393.55	1,582.22	1,612.10	36,851.82	34,195.43
Identifiable operating expenses	(4,646.88)	(4,160.48)	(2,293.91)	(2,242.61)	(91.56)	(129.54)	(7,032.35)	(6,532.63)
Net Operating Income (segment results for the year)	**26,260.01**	**25,029.30**	**2,068.80**	**1,150.94**	**1,490.66**	**1,482.56**	**29,819.47**	**27,662.80**
Other operating expenses							(2,126.20)	(2,219.05)
Interest, dividend and other income							2,030.84	1,441.24
Earnings before finance costs, depreciation, amortisation and tax							**29,724.11**	**26,884.99**
Share of profit after tax of equity accounted investee							892.11	777.50
Depreciation and amortisation expenses							(9,689.89)	(11,284.16)
Reversal of impairment loss (refer note 6)							836.75	-
Finance costs							(10,872.35)	(9,760.63)
Profit before tax							10,890.73	6,617.70
Tax expense							(1,250.45)	(1,558.12)
Other Comprehensive Income							6.74	3.51
Total comprehensive income for the year							**9,647.02**	**5,063.09**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

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

For the year ended March 31, 2024

Particulars	Trust	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	ETV	ECPL	Total
Segment Revenue:															
Commercial Office Segment	-	12,348.83	1,673.90	-	-	577.72	1,302.16	1,464.48	851.13	1,127.26	1,686.95	1,484.57	8,258.92	130.96	30,906.89
Hospitality Segment	-	2,151.63	-	1,026.43	-	-	-	-	-	1,184.65	-	-	-	-	4,362.71
Others	-	-	-	-	1,582.22	-	-	-	-	-	-	-	-	-	1,582.22
Total	**-**	**14,500.46**	**1,673.90**	**1,026.43**	**1,582.22**	**577.72**	**1,302.16**	**1,464.48**	**851.13**	**2,311.91**	**1,686.95**	**1,484.57**	**8,258.92**	**130.96**	**36,851.82**
Net Operating Income (segment results)															
Commercial Office Segment	-	10,422.87	1,356.50	-	-	433.64	1,193.24	1,154.17	735.00	814.07	1,507.23	1,355.62	7,190.24	97.42	26,260.01
Hospitality Segment	-	1,169.74	-	510.24	-	-	-	-	-	388.82	-	-	-	-	2,068.80
Others	-	-	-	-	1,490.66	-	-	-	-	-	-	-	-	-	1,490.66
Total	**-**	**11,592.61**	**1,356.50**	**510.24**	**1,490.66**	**433.64**	**1,193.24**	**1,154.17**	**735.00**	**1,202.89**	**1,507.23**	**1,355.62**	**7,190.24**	**97.42**	**29,819.47**

For the year ended March 31, 2023

Particulars	Trust	MPPL	EPTPL	UPPL	EEPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	ETV	ECPL*	Total
Segment Revenue:															
Commercial Office Segment	-	11,660.64	1,497.10	-	-	744.03	1,163.67	1,569.43	807.46	862.06	1,453.47	1,297.32	8,134.59	-	29,189.78
Hospitality Segment	-	1,627.62	-	846.20	-	-	-	-	-	919.73	-	-	-	-	3,393.55
Others	-	-	-	-	1,612.10	-	-	-	-	-	-	-	-	-	1,612.10
Total	**-**	**13,288.26**	**1,497.10**	**846.20**	**1,612.10**	**744.03**	**1,163.67**	**1,569.43**	**807.46**	**1,781.79**	**1,453.47**	**1,297.32**	**8,134.59**	**-**	**34,195.43**
Net Operating Income (segment results)															
Commercial Office Segment	-	10,007.72	1,257.03	-	-	595.69	1,061.02	1,277.61	684.92	603.77	1,283.97	1,152.89	7,104.67	-	25,029.30
Hospitality Segment	-	600.25	-	359.00	-	-	-	-	-	191.69	-	-	-	-	1,150.94
Others	-	-	-	-	1,482.56	-	-	-	-	-	-	-	-	-	1,482.56
Total	**-**	**10,607.97**	**1,257.03**	**359.00**	**1,482.56**	**595.69**	**1,061.02**	**1,277.61**	**684.92**	**795.46**	**1,283.97**	**1,152.89**	**7,104.67**	**-**	**27,662.80**

*refer note 55

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

Information about major customers

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

For the year ended March 31, 2024

Segment	Commercial Offices												Hospitality			Other Segments
	MPPL	EPTPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	VTPL	SIPL	ECPL	MPPL	UPPL	QBPL	EEPL
Number of customers	1	2	2	4	5	2	1	-	2	2	1	1	-	-	-	3
Amount	1,272.11	478.89	302.01	975.46	1,385.63	283.46	528.52	-	446.90	1,919.34	1,330.72	103.33	-	-	-	1,582.21

For the year ended March 31, 2023

Segment	Commercial Offices												Hospitality			Other Segments
	MPPL	EPTPL	GSPL	ETPL	OBPL	QBPPL	QBPL	VCPPL	IENMPL	VTPL	SIPL	ECPL*	MPPL	UPPL	QBPL	EEPL
Number of customers	1	2	2	4	5	2	1	-	2	2	1	1	-	-	-	3
Amount	1,642.49	489.77	600.85	826.41	1,536.73	360.13	682.78	634.90	459.31	2,021.31	692.97	-	-	-	-	1,611.53

*refer note 55

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

49 Related party disclosures

I. List of related parties

A. Parties to Embassy Office Parks REIT

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

BRE/Mauritius Investments - Co-Sponsor

SG Indian Holding (NQ) Co. I Pte. Ltd.	BREP Asia SG Oxygen Holding (NQ) Pte. Ltd.
BRE/Mauritius Investments II	BREP Asia HCC Holding (NQ) Pte. Ltd.
BREP NTPL Holding (NQ) Pte. Ltd.	BREP VII HCC Holding (NQ) Pte. Ltd.
BREP VII NTPL Holding (NQ) Pte. Ltd.	BREP VII SG Indian Holding (NQ) Co. II Pte. Ltd.
BREP VII SG Oxygen Holding (NQ) Pte. Ltd.	BREP Asia SG Indian Holding (NQ) Co. II Pte. Ltd.
BREP GML Holding (NQ) Pte. Ltd.	India Alternate Property Limited
BREP VII GML Holding (NQ) Pte. Ltd.	

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

Directors	KMPs
Jitendra Virwani	Michael Holland - CEO (Up to June 30, 2022)
Tuhin Parikh (Up to January 11, 2024)	Vikaash Khdloya - CEO (w.e.f. July 1, 2022 and Up to June 30, 2023)
Vivek Mehra	Aravind Maiya - CFO (Upto May 31, 2022)
Dr. Anoop Kumar Mittal (w.e.f. August 6, 2023)	Aravind Maiya - CEO (w.e.f. July 1, 2023)
Ranjan Pai	Abhishek Agrawal - CFO (w.e.f. July 27, 2023)
Aditya Virwani	Abhishek Agrawal - Interim CFO (w.e.f. June 1, 2022 Up to July 26, 2023)
Punita Kumar Sinha	Deepika Srivastava - Compliance Officer and Company Secretary (Up to September 29, 2022)
Anuj Puri (Up to August 5, 2023)	Vinitha Menon - Compliance Officer and Company Secretary (w.e.f. January 26, 2023)
Robert Christopher Heady (Up to January 11, 2024)	
Asheesh Mohta (alternate to Robert Christopher Heady) (Up to January 10, 2024)	

B. Joint Venture

Golflinks Software Park Private Limited

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

Technique Control Facility Management Private Limited	JV Holding Private Limited
Snap Offices Private Limited	VTV Infrastructure Management Private Limited
Lounge Hospitality LLP	Golflinks Embassy Business Park Management Services LLP
Wework India Management Private Limited	Babbler Marketing Private Limited
Embassy Shelters Private Limited	Embassy One Developers Private Limited
FIFC Condominium	Next Level Experiences LLP
Paledium Security Services LLP	Miracle Coatings Private Limited (Formerly known as Bangalore Paints Private Limited)
Embassy Services Private Limited	Global Facade Solutions (w.e.f August 30, 2022)
Nexus Select Mall Management Private Limited (Upto January 11, 2024)	Embassy Real Estate Developments and Services Private Limited
Mac Charles (India) Limited	Kingston Greenscape LLP
Blackstone Advisors India Private Limited (Upto January 11, 2024)	HVS Anarock Hotel Advisory Services Private Limited (Upto August 5, 2023)
Axis Bank Limited - Promoter of Trustee*	Collaborative Workspace Consultants LLP
Kanj Realty Ventures LLP	Nam Estates Private Limited

* Based on the internal assessment and legal advice, the Group has disclosed transactions with Axis bank Limited for all the periods presented.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

II Related party transactions during the year

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Property Management fees		
Embassy Office Parks Management Services Private Limited	765.62	695.42
REIT Management fees		
Embassy Office Parks Management Services Private Limited	238.36	239.47
Secondment fees		
Embassy Office Parks Management Services Private Limited	1.72	1.64
Trustee fees		
Axis Trustee Services Limited	2.95	2.95
Distribution paid		
BRE/Mauritius Investments	861.19	1,376.45
BRE/Mauritius Investments II	404.03	542.19
BREP Asia HCC Holding (NQ) Pte. Ltd.	231.65	351.22
BREP Asia SG Indian Holding (NQ) Co. II Pte. Ltd.	214.84	325.79
BREP Asia SG Oxygen Holding (NQ) Pte. Ltd.	263.67	399.83
BREP GML Holding (NQ) Pte. Ltd.	102.92	156.07
BREP NTPL Holding (NQ) Pte. Ltd.	125.96	191.00
BREP VII GML Holding (NQ) Pte. Ltd.	25.70	38.97
BREP VII HCC Holding (NQ) Pte. Ltd.	57.53	87.31
BREP VII NTPL Holding (NQ) Pte. Ltd.	31.45	47.69
BREP VII SG Indian Holding (NQ) Co. II Pte. Ltd.	53.66	81.38
BREP VII SG Oxygen Holding (NQ) Pte. Ltd	65.85	99.87
Embassy Property Developments Private Limited	1,553.17	2,433.26
India Alternate Property Limited	317.45	481.40
SG Indian Holding (NQ) Co. I Pte. Ltd.	904.24	1,371.23
Rental guarantee income*		
Embassy Property Developments Private Limited	585.94	436.45
Investments in Debentures		
Golflinks Software Park Private Limited	-	9,500.00
Acquisition of ECPL**		
JV Holding Private Limited	-	14.44
Jitendra Virwani	-	0.63
Purchase of Investment Properties		
Babbler Marketing Private Limited	19.64	35.94
Global Facade Solutions	14.04	7.26
Miracle Coatings Private Limited	51.11	18.17
Collaborative Workspace Consultants LLP	6.49	-
Technique Control Facility Management Private Limited	0.61	3.81
Wework India Management Private Limited	90.32	35.34
Paledium Security Services LLP	0.27	-
Lounge Hospitality LLP	3.86	-
Project cost capitalised		
Embassy Property Developments Private Limited	239.50	154.12

* Given construction delays due to covid-19 pandemic, rental guarantee amounting to ₹168.80 million for the year ended March 31, 2023, in relation to SIPL SPV was waived off by the Board of Directors in its meeting dated October 20, 2022.

** Refer note 55.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Embassy Services Private Limited	86.13	37.35
Capital advances paid/(refunded)		
Embassy Property Developments Private Limited	3,490.82	1,270.93
Wework India Management Private Limited	-	73.48
FIFC Condominium	16.30	8.03
Babbler Marketing Private Limited	-	12.41
Common area maintenance		
Embassy Services Private Limited	608.48	540.55
FIFC Condominium	75.92	70.20
Paledium Security Services LLP	111.39	110.75
Golflinks Software Park Private Limited	12.49	11.13
Wework India Management Private Limited***	52.13	18.04
Lounge Hospitality LLP***	8.28	-
Technique Control Facility Management Private Limited	810.43	702.49
Contingent consideration paid		
Embassy Property Developments Private Limited	-	350.00
Repairs and maintenance - building		
Embassy Services Private Limited	0.01	2.80
Technique Control Facility Management Private Limited	0.28	1.86
Lounge Hospitality LLP	-	0.02
FIFC Condominium	0.72	-
Global Facade Solutions	0.54	0.23
Repairs and maintenance - plant and machinery		
Embassy Services Private Limited	2.39	0.17
Babbler Marketing Private Limited	1.03	0.05
Technique Control Facility Management Private Limited	5.40	3.58
Next Level Experiences LLP	0.02	-
Lounge Hospitality LLP	-	0.26
Repairs and maintenance - others		
Embassy Services Private Limited	1.11	0.50
Technique Control Facility Management Private Limited	2.78	9.45
Lounge Hospitality LLP	0.03	-
Kingston Greenscape LLP	-	0.10
Next Level Experiences LLP	0.33	0.17
Power and fuel expenses		
Embassy Services Private Limited	63.64	95.17
Mac Charles (India) Limited	96.88	69.47
Legal and professional charges		
Embassy Services Private Limited	24.01	19.16
Embassy One Developers Private Limited	-	0.80
Technique Control Facility Management Private Limited	7.35	3.84
HVS Anarock Hotel Advisory Services Private Limited	-	1.50
Security charges		
Paledium Security Services LLP	30.18	32.15

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

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Trademark and license fees		
Embassy Shelters Private Limited	1.42	1.42
Amount billed*		
Wework India Management Private Limited	210.92	47.69
Lounge Hospitality LLP	2.58	-
Rental and maintenance income		
Wework India Management Private Limited	976.19	873.69
FIFC Condominium	5.75	5.03
Embassy Services Private Limited	6.80	6.64
Nexus Select Mall Management Private Limited	15.77	14.62
Snap Offices Private Limited	46.76	46.12
Blackstone Advisors India Private Limited	83.38	81.96
Income from generation of renewable energy from the tenants of		
Golflinks Software Park Private Limited	340.26	337.87
Revenue - Room rentals, sale of food and beverages		
Jitendra Virwani	3.42	1.18
Embassy Property Developments Private Limited	6.81	7.27
Embassy Office Parks Management Services Private Limited	7.16	5.20
Embassy Services Private Limited	0.92	0.67
Embassy One Developers Private Limited	0.15	1.38
Wework India Management Private Limited	1.38	5.52
Others	12.75	2.96
Other operating income		
Embassy Property Developments Private Limited	379.36	686.40
Golflinks Software Park Private Limited	67.28	58.50
Net changes in fair value of financial instruments		
Embassy Property Developments Private Limited (refer note 21)	54.00	-
Miscellaneous Income		
Embassy Property Development Private Limited	62.91	-
Interest income		
Golflinks Software Park Private Limited	308.14	363.65
Embassy Property Developments Private Limited	794.16	644.21
Axis Bank Limited	16.37	9.76
Lease deposits received		
Wework India Management Private Limited	107.24	85.19
Blackstone Advisors India Private Limited	27.98	-
Embassy Office Parks Management Service Private Limited	7.24	-
Security deposits paid		
Lounge Hospitality LLP	5.50	5.36
Redemption of investment in debentures		
Golflinks Software Park Private Limited	1,457.83	1,342.17
Long-term borrowings availed		
Axis Bank Limited	109.40	6,124.88
Long-term borrowings repaid		
Axis Bank Limited	17,043.82	4,285.73

*Of the total amount billed, an amount of ₹73.85 million and ₹27.19 million, is accrued as revenue from Embassy Office Parks Management Services Private Limited and Nam Estates Private Limited respectively by Wework based on the business conducting agreement entered between Wework and Quadron.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Interest expense (including capitalised)		
Axis Bank Limited	456.68	1,386.41
Bank charges		
Axis Bank Limited	7.20	8.60
Commission		
Axis Bank Limited	-	1.53
Issue of Non-convertible debentures (net)		
Axis Bank Limited	12,750.00	-
Interest on Non-convertible debentures		
Axis Bank Limited	775.84	-
Issue expenses of non-convertible debentures		
Axis Bank Limited	70.39	-
Investment in fixed deposits		
Axis Bank Limited	1,381.78	2,062.99
Redemption of fixed deposits		
Axis Bank Limited	1,538.70	1,949.49
Reimbursement of expenses (received)/paid		
FIFC Condominium	12.91	(2.61)
Embassy One Developers Private Limited	(5.19)	(6.70)
Golflinks Software Park Private Limited	1.26	(3.04)
Technique Control Facility Management Private Limited	-	0.15
VTV Infrastructure Management Private Limited	-	(0.30)
Embassy Property Developments Private Limited	(35.97)	-
Marketing and advertising expenses		
Next Level Experiences LLP	33.12	11.92
Technique Control Facility Management Private Limited	1.65	-
Corporate Social Responsibility expenses		
Technique Control Facility Management Private Limited	6.45	-
Receivable written off		
Golflinks Embassy Business Park Management Services LLP	-	1.76
Rates and taxes		
Lounge Hospitality LLP	0.23	-
Miscellaneous expenses		
Embassy Services Private Limited	0.01	0.75
Embassy Property Developments Private Limited	0.10	0.43
Technique Control Facility Management Private Limited	-	-
Lounge Hospitality LLP	(9.29)	10.00

III. Related party balances

Particulars	As at March 31, 2024	As at March 31, 2023
Fixed deposits		
Axis Bank Limited (refer note 16B)	169.34	310.72
Other non-current assets - capital advance		
Embassy Shelters Private Limited	206.35	206.35
Embassy Property Developments Private Limited	2.78	-
FIFC Condominium	8.80	8.04
Miracle Coatings Private Limited	10.08	11.68
Investment in Debentures		
Golflinks Software Park Private Limited	6,700.00	8,157.82
Other non-current financial assets - Security deposits		
Embassy One Developers Private Limited	5.36	5.36
Lounge Hospitality LLP	5.50	-

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

Particulars	As at March 31, 2024	As at March 31, 2023
Trade receivables		
Embassy Property Developments Private Limited	6.53	172.37
Wework India Management Private Limited	4.32	-
Golfinks Software Park Private Limited	-	0.01
Embassy One Developers Private Limited	-	2.42
Next Level Experiences LLP	0.13	-
Embassy Office Parks Management Services Private Limited	0.62	1.82
Others	6.74	3.44
Unbilled revenue		
Golfinks Software Park Private Limited	31.33	34.16
Snap Offices Private Limited	0.35	-
Embassy Services Private Limited	0.25	-
Technique Control Facility Management Private Limited	0.01	-
Wework India Management Private Limited	23.18	15.06
Lounge Hospitality LLP	2.58	-
Other current financial assets - other receivables from related party		
Embassy Property Developments Private Limited	35.97	176.15
Next Level Experiences LLP	8.95	-
FIFC Condominium	2.61	-
Embassy One Developers Private Limited	4.93	6.41
Golfinks Software Park Private Limited	1.49	-
Other current assets - Advance for supply of goods and rendering of services		
FIFC Condominium	-	7.66
Embassy Office Parks Management Services Private Limited	59.09	49.19
Technique Control Facility Management Private Limited	142.69	20.47
Embassy Services Private Limited	46.35	60.04
Next Level Experiences LLP	0.33	-
Other current assets - Prepayments		
Lounge Hospitality LLP	0.23	-
Non-convertible debentures (refer note 21)		
Axis Bank Limited	12,750.00	-
Long-term borrowings (refer note 21(xvii))		
Axis Bank Limited	2,073.46	18,994.58
Short-term borrowings (refer note 21(xvii))		
Axis Bank Limited	210.00	233.17
Optionally convertible debentures (including accrued interest)**		
Embassy Property Developments Private Limited	55.00	109.00
Trade payables		
Embassy Services Private Limited	1.58	40.05
Technique Control Facility Management Private Limited	11.01	5.40
Embassy Office Parks Management Services Private Limited	-	18.62
Embassy Real Estate Developments and Services Private Limited	5.16	5.19
Mac Charles (India) Limited	-	5.30
FIFC Condominium	-	18.81
Babbler Marketing Private Limited	0.01	-
Lounge Hospitality LLP	7.57	19.99
Others	12.65	4.51
Current liabilities - Capital creditors for purchase of fixed assets		
Embassy Property Developments Private Limited	6.77	70.64
Embassy Services Private Limited	30.88	35.20

**Pertains to ECPL which was acquired during the year ended March 31, 2023 (refer note 55)

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

Particulars	As at March 31, 2024	As at March 31, 2023
Miracle Coatings Private Limited	23.05	17.22
Babbler Marketing Private Limited	14.46	7.08
Global Facade Solutions	0.17	0.17
Others	-	0.16
Other non-current assets - advance paid for co-development of property, including development rights on land		
Embassy Property Developments Private Limited (refer note 56)	6,533.20	17,048.83
Other current financial liabilities		
Embassy Services Private Limited	17.17	28.00
Technique Control Facility Management Private Limited	11.20	26.11
Embassy Office Parks Management Services Private Limited	8.38	88.78
Paledium Security Services LLP	6.40	24.93
Lounge Hospitality LLP	15.92	9.00
Next Level Experiences LLP	4.70	1.72
FIFC Condominium	3.62	1.50
Wework India Management Private Limited	32.05	11.34
Mac Charles (India) Limited	9.64	-
Other current liabilities - Advance from customers		
Wework India Management Private Limited	6.45	2.65
Technique Control Facility Management Private Limited	0.08	-
Embassy Services Private Limited	0.55	-
Embassy Property Developments Private Limited	2.61	-
Other current financial liabilities - Security deposits		
Golfinks Software Park Private Limited	80.00	80.00
Lease deposits		
Wework India Management Private Limited*	305.07	197.82
Snap Offices Private Limited	4.82	4.82
Nexus Select Mall Management Private Limited	-	9.43
Blackstone Advisors India Private Limited	-	36.87
Embassy Office Parks Management Service Private Limited	7.24	-
Corporate Guarantee received outstanding**		
JV Holding Private Limited	-	1,749.20

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

**Pertains to ECPL which was acquired during the year ended March 31, 2023 (refer note 55). W.r.t Corporate Guarantee received outstanding, the same pertains to guarantee received from the erstwhile shareholders of ECPL towards a loan which was foreclosed subsequently in April 2023.

50 Employee benefits

I Defined contribution plan

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

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Employer's contribution to Provident Fund	30.67	26.20
Employer's contribution to Employee State Insurance Corporation	2.27	2.02
Expense recognised during the year	**32.94**	**28.22**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

II Defined benefit plan

A Gratuity:

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

a) Reconciliation of the net defined benefit obligations

(i) Change in projected benefit obligation:

Particulars	As at March 31, 2024	As at March 31, 2023
Obligations at beginning of the year	9.68	7.94
Current service cost	6.57	5.10
Interest on defined benefit obligation	0.75	0.49
Benefits paid	(0.95)	(0.34)
Actuarial (gains)/losses on obligations - due to change in assumptions	(6.74)	(3.51)
Obligations at the end of year	**9.30**	**9.68**

(ii) Change in plan assets:

Particulars	As at March 31, 2024	As at March 31, 2023
Plan assets at year beginning, at fair value	0.04	0.03
Expected return on plan assets (estimated)	-	-
Actuarial gain/(loss)	-	-
Interest on plan assets	-	0.00
Contributions	4.70	-
Benefits paid	-	-
Plan assets acquired as part of business combination	-	-
Plan assets at end of the year, at fair value	**4.73**	**0.04**

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

Particulars	As at March 31, 2024	As at March 31, 2023
Closing obligations	9.30	9.68
Closing fair value of plan assets	(4.73)	(0.04)
	4.57	**9.64**
Liability recognised in the balance sheet		
Net liability:	**4.58**	**9.65**
Non-current	3.03	8.20
Current	1.55	1.45

(iv) Fair Value of Plan Assets by category are as follows:

Particulars	As at March 31, 2024	As at March 31, 2023
Asset Category:		
Deposits with Insurance Companies	100%	0%
	100%	**0%**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

b)

(i) Expense recognised in statement of profit and loss:

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Service cost	6.57	5.10
Interest cost	0.75	0.49
Net gratuity cost	**7.31**	**5.59**

(ii) Remeasurements recognised in other comprehensive income:

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Actuarial (gains)/losses on obligations - due to change in assumptions	(6.74)	(3.51)
	(6.74)	**(3.51)**

c) Other disclosures

(i) Actuarial assumptions

Principal actuarial assumptions at the reporting date:

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Discount rate	7.10% to 7.20%	7.25% to 7.50%
Salary increase	5.00% to 9.00%	5.00% to 8.00%
Attrition rate	35% to 40%	2% to 35%
Retirement age	58 years to 60 years	58 years to 60 years

(ii) Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below.

Particulars	As at March 31, 2024	
	Increase	Decrease
Discount rate (50 basis points movement)	9.13	9.44
Employee attrition rate (50 basis points movement)	7.10	13.16
Future salary growth (50 basis points movement)	9.44	9.13
Employee mortality rate (100 basis points movement)	9.28	9.28

Particulars	As at March 31, 2023	
	Increase	Decrease
Discount rate (50 basis points movement)	9.54	10.67
Employee attrition rate (50 basis points movement)	9.53	10.64
Future salary growth (50 basis points movement)	10.67	9.53
Employee mortality rate (100 basis points movement)	10.08	10.07

The estimates of future salary increases, considered in actuarial valuation, takes into account inflation, seniority, promotion and other relevant factors such as supply and demand factors in the employment market.

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior year.

The Group's best estimate of contributions expected to be paid during the annual period beginning after the Balance Sheet date, towards gratuity is ₹2.69 million.

The Group has purchased an insurance policy to provide for payment of gratuity to the employees. Every year, the insurance company carries out a funding valuation based on the latest employee data provided by the Group. Any deficit in the assets arising as a result of such valuation is funded by the Group.

(iii) Maturity profile of defined benefit obligation:

Particulars	As at March 31, 2024	As at March 31, 2023
Weighted average duration (based of discounted cashflows)	2 yrs to 4 yrs	2 yrs to 18 yrs

(iv) The expected future cash flows in respect of gratuity:

Projected benefits payable in future years from the reporting date	As at March 31, 2024	As at March 31, 2023
1st following year	2.27	1.41
2nd to 5th year	7.00	3.18
6th to 10th year	2.42	2.76
Beyond 10 years	0.31	25.87

B Compensated absences:

The compensated absences cover the Group's liability for earned leave which are classified as other short-term benefits. According to the Group's policy on compensated absences, employees can encash their accumulated leave balance based on their last drawn gross salary.

(i) Liability recognised in the balance sheet

Particulars	As at March 31, 2024	As at March 31, 2023
Non-current	-	-
Current	15.29	11.60
Total	**15.29**	**11.60**

(ii) Expense recognised in statement of profit and loss:

Particulars	As at March 31, 2024	As at March 31, 2023
Compensated absence expense	8.77	5.63
	8.77	**5.63**

Other disclosures

Other disclosures are not provided for compensated absences, since the amount of provision for compensated absences is immaterial for the Group.

C Risk exposure:

Through its defined benefit plans, the group is exposed to a number of risks, the most significant of which are detailed below:

i. **Liquidity Risk:** The Group has purchased insurance policy, which is basically a year-on-year cash accumulation plan in which the interest rate is declared on yearly basis and is guaranteed for a period of one year. The insurance Company, as part of the policy rules, makes payment of all gratuity payments during the year (subject to sufficiency of funds under the policy). The policy, thus, mitigates the liquidity risk.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

ii. **Change in bond yields:** Plan assets, being a cash accumulation plan, the duration of assets is shorter compared to the duration of liabilities. Thus, the Group is exposed to movement in interest rate (in particular, the significant fall in interest rates, which should result in a increase in liability without corresponding increase in the asset).

iii. **Inflation risks:** Gratuity payments are based on last drawn salary of the employee. Increase in inflation will increase the future salary of employees, thus resulting in increase in projected benefit obligations.

iv. **Asset Liability Mismatch or Market Risk:** The duration of the liability is longer compared to duration of assets, exposing the Group to market risk for volatilities/fall in interest rate.

51 Leases

A. Group as a lessor

i. Operating leases

The Embassy Office Parks REIT Group is primarily engaged in the business of development and lease of office space and related interiors. The Group leases out its Investment property on operating leases basis.

Rental income from non-cancellable leases is recognised on a straight-line basis over the term of the relevant lease. For more details on accounting as a lessor, refer note 2.2 (r).

The table below provides details regarding the lease payments as at March 31, 2024 and March 31, 2023 on an undiscounted basis:

Particulars	As at March 31, 2024	As at March 31, 2023
Not later than one year	10,386.13	9,190.37
Later than one year but within five years	15,775.22	14,259.40
Later than five years	724.97	102.25
	26,886.32	**23,552.03**

The total lease rental income recognised in the Consolidated Statement of Profit and Loss for the year ended March 31, 2024 is ₹25,285.61 million (March 31, 2023: ₹23,798.00 million).

ii. Finance leases

The Embassy Office Parks Group has provided fit-outs to the tenants through finance leases. The total finance income on net investment in lease recognised in the Consolidated Statement of Profit and Loss for the year ended March 31, 2024 is ₹237.45 million (March 31, 2023: ₹217.58 million). The future minimum lease receipts in respect of non-cancellable lease for fit outs given on finance lease are as follows:

Particulars	As at March 31, 2024			As at March 31, 2023		
	Minimum lease payments	Unearned Finance Income	Present value of minimum lease payments	Minimum lease payments	Unearned Finance Income	Present value of minimum lease payments
Not later than one year	447.36	209.44	237.93	435.49	211.71	223.78
Later than one year but within five years	1,507.63	520.53	987.10	1,237.08	560.92	676.16
Later than five years	510.90	92.38	418.53	728.25	170.86	557.39
	2,465.90	**822.34**	**1,643.55**	**2,400.83**	**943.50**	**1,457.33**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

B. Group as a lessee

The Group has lease contracts for land and building.

The details of the right-of-use assets (capitalised under leasehold land and leasehold building) held by the Group is as follows:

	Balance as on April 1, 2023	Additions during the year	Deletions during the year	Depreciation for the year	Carrying amount as at March 31, 2024
Leasehold land	27,064.78	436.21	-	403.14	27,097.84
Leasehold building	-	1,166.67	-	68.06	1,098.62
Total	**27,064.78**	**1,602.88**	**-**	**471.20**	**28,196.46**

	Balance as on April 1, 2022	Additions during the year	Deletions during the year	Depreciation for the year	Carrying amount as at March 31, 2023
Leasehold land	27,403.87	22.02	-	361.11	27,064.78
Total	**27,403.87**	**22.02**	**-**	**361.11**	**27,064.78**

Refer Statement of Cash Flow for total cash outflow on account of lease payments during the year ended March 31, 2024 and March 31, 2023.

Rental expense recorded for short-term leases was Nil (March 31, 2023: Nil) for the year ended March 31, 2024.

The details of the lease liabilities of the Group is as follows:

	Balance as on April 1, 2023	Additions	Interest on Lease Liabilities	Lease Payments	Carrying amount as at March 31, 2024
Lease Liability	362.47	1,056.04	114.77	20.35	1,512.93
Total	**362.47**	**1,056.04**	**114.77**	**20.35**	**1,512.93**

	Balance as on April 1, 2022	Interest on Lease Liabilities	Lease Payments	Carrying amount as at March 31, 2023
Lease Liability	347.98	34.84	34.84	362.47
Total	**347.98**	**34.84**	**34.84**	**362.47**

The table below provides details regarding the contractual maturities of lease liabilities as at March 31, 2024 and March 31, 2023 on an undiscounted basis:

Particulars	As at March 31, 2024	As at March 31, 2023
Not later than one year	190.51	20.36
Later than one year but within two years	199.87	20.36
Later than two years but within three years	212.23	20.36
Later than three years but within four years	231.23	20.36
Later than four years but within five years	231.24	30.54
Later than five years	11,558.52	10,547.57

The effective interest rate for lease liabilities is 10%

The Group does not face any liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

52 Deferred tax assets, deferred tax liabilities and tax expense

(a) Deferred tax balances

Particulars	As at March 31, 2024	As at March 31, 2023
Deferred tax liabilities on		
Impact of difference between Property, Plant and Equipment and Investment Property as per financials and tax books	(57,118.54)	(57,096.74)
Share of profit from equity accounted investee	(5,491.62)	(5,491.62)
Unbilled revenue	(338.64)	(295.72)
Fair valuation of security deposit (net of deferred income on security deposit)	(95.38)	(61.66)
Deferred tax assets on		
Impact of difference between Property, Plant and Equipment and Investment Property as per financials and tax books	197.17	148.95
Fair valuation of lease liability and security deposit (net of deferred income on security deposit)	21.73	20.02
Unabsorbed depreciation and carry forward losses	6,131.56	6,093.09
Tax impact of other consolidation adjustments	69.06	53.11
Tax impact of expenses incurred by the Group but allowable for tax purposes in future periods	9.28	27.83
Others	20.65	20.94
Minimum Alternate Tax credit entitlement	4,994.12	4,877.06
Net Deferred Tax Asset/(Liability)	**(51,600.61)**	**(51,704.74)**

(b)

(i) Unrecognised deferred tax assets

Deferred tax assets have not been recognised in respect of the following items because it is not probable that future taxable profit will be available against which the Group can use the benefits therefrom.

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Deductible temporary differences		
Tax losses	958.58	850.44
Unabsorbed depreciation	40.96	-
Total	**999.54**	**850.44**

(ii) Tax losses carried forward

Particulars	As at March 31, 2024	Expiry year	As at March 31, 2023	Expiry year
Expire				
	-	FY2026-27	35.91	FY2026-27
	150.08	FY2028-29	350.44	FY2028-29
	253.81	FY2029-30	253.81	FY2029-30
	860.75	FY2030-31	875.87	FY2030-31
	137.71	FY2031-32	137.71	FY2031-32
	122.69	FY2032-33	-	FY2032-33
Never expire	17,741.15		17,556.11	
Total	**19,266.19**		**19,209.85**	

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

(c) Reconciliation of Effective Tax Rate

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Profit Before Tax	10,890.73	6,617.70
Enacted tax rate applicable to the group	29.12%	29.12%
Income tax on accounting profits	**3,171.38**	**1,927.07**
Reconciliation items:		
Effect of Non-deductible expenses	3,532.62	3,910.99
Effect of exempt income and tax holidays	(6,355.23)	(6,745.65)
Adjustment for tax of prior years	(205.57)	541.98
Impact of difference in tax rate of SPV's	1,860.17	1,927.64
Deductions allowed under income tax laws but not debited to Statement of profit and loss	(517.79)	(401.77)
Tax impact of consolidation adjustments	(116.71)	(559.26)
Adjustments on which deferred tax is not created	(261.17)	(120.51)
MAT credit written off	-	328.27
Unrecognised deferred tax assets	149.74	725.33
Other Adjustments	(6.99)	24.03
Tax expense at effective income tax rate	**1,250.45**	**1,558.12**

53 Interest in other entities

The consolidated financial statements of the Group includes Group's share of the profit/(loss) of joint venture listed in the table below:

Name of the Entity	Country of incorporation	Associate/joint venture/joint operation	Principal activities	Ownership interest (%)	
				As at March 31, 2024	As at March 31, 2023
Golflinks Software Park Private Limited	India	Joint venture	Real estate development and leasing	50.00%	50.00%

Summarised financial information of joint venture disclosed below is accounted for using the equity method.

a) Summarised Balance Sheet

Particulars	As at March 31, 2024	As at March 31, 2023
Cash and cash equivalent and other bank balances	327.12	132.32
Other Assets	689.78	910.84
Current Assets	**1,016.90**	**1,043.16**
Non-current assets	**26,446.77**	**28,150.83**
Current financial liabilities (excluding trade payables and provisions)	4,269.59	4,463.99
Trade payables and provisions	167.67	92.69
Other current liabilities	71.63	97.76
Current liabilities	**4,508.88**	**4,654.44**
Non-current financial liabilities	6,529.92	9,302.02
Other non-current liabilities	3,005.45	2,246.55
Non-current liabilities	**9,535.37**	**11,548.57**
Net Assets	**13,419.41**	**12,990.98**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

b) Summarised Statement of profit and loss

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Revenue from operations	6,998.58	6,136.34
Other income	48.23	31.91
Total Income	**7,046.81**	**6,168.25**
Operating and maintenance expenses	1,737.72	954.86
Depreciation and amortisation	1,058.71	1,049.55
Other expenses	673.68	663.69
Finance costs	847.30	1,003.61
Total Expenses	**4,317.41**	**3,671.71**
Profit before tax	**2,729.41**	**2,496.54**
Tax expense	1,218.23	972.85
Exceptional item	317.25	-
Profit for the year	**1,828.43**	**1,523.69**
Other comprehensive income	-	-
Total comprehensive income	**1,828.43**	**1,523.69**
Group's Share of profit for the year	**914.21**	**761.84**

c) Reconciliation to carrying amount

Summarised balance sheet	As at March 31, 2024	As at March 31, 2023
Opening net assets	**26,231.07**	**26,547.38**
Profit for the year	1,828.43	1,523.69
Dividend paid	(1,400.00)	(1,840.00)
Closing net assets	**26,659.49**	**26,231.07**
Group's share in %	50.00%	50.00%
Group's share in ₹	13,329.75	13,115.53
Goodwill	10,449.36	10,449.36
Others	(868.76)	(483.73)
Group's Carrying amount	**22,910.35**	**23,081.17**

54 Details of utilisation of proceeds of issue of Embassy REIT Series VII as on March 31, 2024 are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto March 31, 2024	Unutilised amount as at March 31, 2024
Infusion of shareholder loan into SPVs for refinancing of existing loan of SPVs, capital expenditure and working capital requirements of SPVs and for general purposes including issue expenses	10,500.00	10,500.00	-
Total	**10,500.00**	**10,500.00**	**-**

Details of utilisation of proceeds of issue of Embassy REIT Series VIII as on March 31, 2024 are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto March 31, 2024	Unutilised amount as at March 31, 2024
Repayment of existing debt availed by Embassy REIT and payment of fees and expenses on the Issue	5,000.00	5,000.00	-
Total	**5,000.00**	**5,000.00**	**-**

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

Details of utilisation of proceeds of issue of Embassy REIT Series IX as on March 31, 2024 are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto March 31, 2024	Unutilised amount as at March 31, 2024
Repayment of existing debt availed by Embassy REIT and payment of fees and expenses on the Issue	5,000.00	5,000.00	-
Total	**5,000.00**	**5,000.00**	**-**

Details of utilisation of proceeds of issue of Embassy REIT Series X as on March 31, 2024 are as follows:

Objects of the issue as per the prospectus	Proposed utilisation	Actual utilisation upto March 31, 2024	Unutilised amount as at March 31, 2024
Repayment of existing debt availed by Embassy REIT and payment of fees and expenses on the Issue	10,000.00	10,000.00	-
Total	**10,000.00**	**10,000.00**	**-**

55 Asset acquisition

During the year ended March 31, 2023, Embassy REIT had entered into share purchase agreements with JV Holdings Private Limited (JVHPL) and Mr. Jitendra Virwani (together known as Sellers) for acquisition of Embassy Hub Business Park. The acquisition was effected on March 31, 2023 (“Acquisition Date”).

Embassy REIT acquired 100% of the equity share capital of ECPL comprising 733,800 fully paid-up equity shares of ₹10 each from JVHPL (an holding company of EPDPL our co-sponsor) and Mr. Jitendra Virwani. Embassy REIT also incurred directly attributable expenses in relation to the asset acquisition, amounting to ₹49.59 million.

The price payable for acquisition of equity shares of ECPL was funded entirely through internal accruals of the Embassy REIT.

ECPL is engaged in the business of development and leasing of commercial space and related interiors and maintenance of such assets. Major asset pool of this SPV comprise of investment property under development. Based on assessment performed by management, substantially all of the fair value of the gross assets acquired is concentrated in investment property under development. Accordingly, acquisition of ECPL has been accounted as acquisition of group of assets not constituting a business and requirements in Ind AS 103 for business combination accounting has not been applied to this transaction. Embassy Office Parks REIT had opted to apply optional concentration test in respect of acquisition of ECPL.The transaction did not result in recognition of goodwill or bargain gain in the books of the REIT.

The gross purchase consideration was as follows:

Particulars	Amount (in million)
Total purchase consideration	64.66
Less: Other Assets	(214.81)
Less: Transaction cost	(49.59)
Add: Other Liabilities	3,547.66
Gross purchase consideration	**3,347.93**

Embassy Office Parks Group had obtained two independent valuation reports as required by the REIT regulations for the above acquisition and the average of the two valuations amounts to ₹3,506 million. Acquisition consideration was at 4.5% discount to average of two independent valuation reports. No fees or commission was paid to the Sellers in relation to the transaction. All the material conditions and obligations for the transaction were complied.

Notes to the Consolidated Financial Statements

(all amounts in ₹ million unless otherwise stated)

56 Advance paid for co-development of property, including development rights of land (M3 Block A & B)

Block A

Manyata Promoters Private Limited (‘MPPL’) and Embassy Property Developments Private Limited (‘EPDPL’) entered into a co-development agreement on March 8, 2017 whereby EPDPL was to develop 1 msf M3 Block A warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of ₹8,256 million. EPDPL was originally obligated to obtain Occupancy Certificate (OC) for the buildings by December 2019. In case of any delay in obtaining the OC beyond the agreed delivery date, EPDPL was obligated to pay a rental compensation of ₹57 million per month of delay to MPPL. As per terms of this co-development agreement, consideration was contingent on pre-defined Net Operating Income achieved and therefore consideration was to be trued up/down accordingly upon project completion and final handover.

The warmshell building was completed, OC was received, and final handover was effected as at December 31, 2023. Accordingly, true up consideration of ₹2,310 million was paid in accordance with the terms of the agreements.

Block B

During the financial year ended March 31, 2020, to consolidate the M3 land parcel within Embassy Manyata campus, MPPL and EPDPL entered into another co-development agreement whereby EPDPL shall develop 0.6 msf M3 Block B warm shell building to be handed over to MPPL by agreed delivery date for a total consideration of ₹7,367 million, of which ₹6,533.20 million has already been paid as of March 31, 2024 (March 31, 2023: ₹5,411.90 million) and balance is to be disbursed linked to achievement of development milestones. Furthermore, as per the co-development agreement, during the period of construction, EPDPL is obligated to pay interest to MPPL on the amount of the Development Consideration disbursed by MPPL to EPDPL. There has been delay in project development as per the planned construction timeline, as the acquisition of necessary development rights and certain regulatory approvals are yet to be received and are currently being pursued by EPDPL. Site works have been initiated and are underway and the revised estimated date of completion and obtaining occupancy certificate is now March 2025. A pending regulatory approval has been received which will facilitate access to development rights enabling the completion of the construction subject to receipt of certain other pending regulatory approval and agreement on commercials. Basis EPDPL’s representation, the Group is confident of timely completion of the property under development after obtaining pending regulatory approvals.

As per terms of this co-development agreement, consideration is contingent on pre-defined Net Operating Income achieved and therefore consideration will be trued up/down accordingly upon project completion and final handover.

MPPL has obtained mortgage of 8.1 acres of land as security against the consideration paid till date.

57 Distributions

The Board of Directors of the Manager to the Trust, in their meeting held on April 25, 2024, have declared distribution to Unitholders of ₹5.22 per unit which aggregates to ₹4,948.01 million for the quarter ended March 31, 2024. The distribution of ₹5.22 per unit comprises ₹1.35 per unit in the form of interest payment, ₹1.04 per unit in the form of dividend and the balance ₹2.83 per unit in the form of repayment of debt.

Along with distribution of ₹15,270.57 million/ ₹16.11 per unit for the nine months ended 31 December 2023, the cumulative distribution for the year ended March 31, 2024 aggregates to ₹20,218.58 million/₹21.33 per unit.

As per our report of even date attached

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

per **Adarsh Ranka**
Partner
Membership number: 209567
Place: Bengaluru
Date: April 25, 2024

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 Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: April 25, 2024

Aditya Virwani
Director
DIN: 06480521
Place: Bengaluru
Date: April 25, 2024

EMBASSY OFFICE PARKS

SUMMARY VALUATION REPORT

Issued to:

Embassy Office Parks Management Services Private Limited in its capacity as manager of The Embassy Office Parks REIT

EMBASSY MANYATA, BENGALURU

EMBASSY TECHVILLAGE, BENGALURU

EMBASSY GOLFLINKS, BENGALURU

EMBASSY ONE, BENGALURU

EMBASSY BUSINESS HUB, BENGALURU

EXPRESS TOWERS, MUMBAI

EMBASSY 247, MUMBAI

FIRST INTERNATIONAL FINANCE CENTRE (FIFC), MUMBAI

EMBASSY TECH ZONE, PUNE

EMBASSY QUADRON, PUNE

EMBASSY QUBIX, PUNE

EMBASSY OXYGEN, NOIDA

EMBASSY GALAXY, NOIDA

HILTON EMBASSY GOLFLINKS, BENGALURU

EMBASSY ENERGY, BELLARY DISTRICT, KARNATAKA

DATE OF VALUATION: 31ST MARCH 2024

DATE OF REPORT: 22ND APRIL 2024

Valuer pursuant to the requirements under the SEBI (REIT) Regulations, 2014: L. Anuradha

DISCLAIMER

This report is prepared exclusively for the benefit and use of Embassy Office Parks Management Services Private Limited ("Embassy Office Parks REIT") (the "Recipient" or the "Company" or "Instructing Party") and / or its associates and/or affiliates and for, presentations, research reports, publicity materials, press releases, submission to the stock exchanges or any other regulatory authority or any notice or communication to the unitholders for the valuation of assets forming part of the portfolio of Embassy Office Parks REIT. Embassy Office Parks REIT, a Real Estate Investment Trust under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended till date ("SEBI REIT Regulations"). The Company may share the report with its appointed advisors for any statutory or reporting requirements. Neither this report nor any of its contents may be used for any other purpose other than the purpose as agreed upon herein and in the Letter of Engagement ("LOE") dated 31st July 2023 without the prior written consent of the Valuer.

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

This report has been prepared upon the express understanding that it will be used only for the purposes set out in the LOE dated 31st July 2023 and set out herein . The Valuer is under no obligation to provide the Recipient with access to any additional information with respect to this report unless required by any prevailing law, rule, statute or regulation.

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

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EMBASSY OFFICE PARKS REIT

EMBASSY OFFICE PARKS REIT

A. INSTRUCTIONS

1. Instructions Party

Embassy Office Parks Management Services Private Limited (hereinafter referred to as "the Instructing Party" or "the Client"), in its capacity as the Manager of the Embassy Office Parks REIT, has appointed Ms L.Anuradha, MRICS, registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset class Land and Building under the provisions of the Companies (Registered Valuers and Valuation) Rules, 2017 (hereinafter referred as the "Valuer"), to undertake the valuation of commercial office real estate assets located across Bengaluru , Bellary, Pune, Mumbai & Noida as well as affiliated facilities including a solar park, retail spaces and hotels (together herein referred as "Subject Properties" across the report).

Details of the subject properties under the purview of this valuation exercise are tabulated below:

REIT Portfolio					
S. No.	Asset	Location	Interested Value	Type	REIT Ownership
1	Embassy Manyata	Bengaluru	Freehold[1]	Mixed Use	100%
2	Embassy TechVillage	Bengaluru	Freehold[2]	Mixed Use	100%
3	Embassy GolfLinks	Bengaluru	Freehold	Non SEZ	50%
4	Embassy One	Bengaluru	Freehold	Mixed Use	100%
5	Embassy Business Hub	Bengaluru	Leasehold[3]	Non SEZ	100%
6	Express Towers	Mumbai	Freehold	Non SEZ	100%
7	Embassy 247	Mumbai	Freehold	Non SEZ	100%
8	First International Financial Center (FIFC)	Mumbai	Leasehold	Non SEZ	100%
9	Embassy TechZone	Pune	Leasehold	IT/ITeS SEZ[4]	100%
10	Embassy Quadron	Pune	Leasehold	IT/ITeS SEZ	100%
11	Embassy Qubix	Pune	Freehold	IT/ITeS SEZ	100%
12	Embassy Oxygen	Noida	Leasehold	IT/ITeS SEZ[5]	100%
13	Embassy Galaxy	Noida	Leasehold	Non SEZ	100%

[1] *Excluding the M3 block which is being developed on a leasehold land parcel (approximately 6.6 Acres)*
[2] *Total land area under the ownership of Vikas Telecom Private Limited("VTPL") is approximately 80.1 acres and under Sarla Infrastructure Private limited ("SIPL") is approximately 4.0 acres. Further, it is understood that out of total land area of approximately 80.1 acres under the ownership of VTPL, approximately 4.0 acres is leased to SIPL. Additionally, approximately 1.9 acres out of the total land extent is leasehold*
[3] *In accordance with the terms of the JDA Phase I collectively admeasures approximately 0.7 msf of leasable area. EOP's share is approximately 0.4 msf out of approximately 0.7 msf. Phase II collectively admeasure approximately 1.4 msf of leasable area (including approximately 0.03 msf of food court area). EOP's share is approximately 1.0 msf including food court out of approximately 1.4 msf.*
[4] *Excluding the Hudson and Ganges Block which are SEZ de-notified*
5 Excluding Tower 1 which has been converted to Non SEZ area.

REIT Portfolio					
S. No.	Asset	Location	Interested Value	Type	REIT Ownership
14	Hilton at GolfLinks	Bengaluru	Freehold	Hotel	100%
15	Embassy Energy	Bellary District, Karnataka	Freehold	Solar Park	100%

The exercise has been carried out in accordance with the instructions (Caveats & Limitations) detailed in Section 6 (Part A) of this report. The extent of professional liability towards the Client is also outlined within these instructions.

2. Reliant Party and Purpose of Valuation

Embassy Office Parks Management Services Private Limited as the manager of the Embassy Office Parks REIT ("Embassy REIT") and its unit holders for the purposes of disclosure of valuation of assets forming part of the portfolio of REIT in presentations, research reports, press releases, any statutory or reporting requirements. The auditors, chartered accountants, lawyers, Axis Trustee Services Limited, Cushman & Wakefield India Private Limited and other advisers of the Embassy REIT can also place reliance on the report (including any summary thereof), however, no liability shall be extended to these parties.

The valuation report will be prepared strictly and only for the use of the Reliant Party and for the Purpose specifically stated. The instructing party would make all reliant parties aware of the terms and conditions of this agreement under which this exercise is being undertaken.

3. Limitation of Liability

The Valuer will provide the Services exercising due care and skill, but The Valuer accepts legal liability arising from gross negligence or wilful default to any person in relation any breach under the LOE, save and except possible environmental site contamination or any failure to comply with environmental legislation which may affect the opinion of value of the properties. Further, The Valuer shall not accept liability for any errors, misstatements, omissions in the Report caused due to false, misleading or incomplete information or documentation provided to The Valuer by the Instructing Party

The Valuer's maximum aggregate liability for claims arising out of or in connection with the Valuation Report, under this contract shall be limited to an aggregate sum not exceeding INR 30 Million.

In the event that any of the Sponsor, Manager, Trustee, Embassy REIT in connection with the report be subject to any claim ("Claim Parties") in connection with, arising out of or attributable to the Valuation Report, the Claim Parties will be entitled to require The Valuer to be a necessary party/ respondent to such claim and The Valuer shall not object to their inclusion as a necessary party/ respondent. In all such cases, the Manager agrees to reimburse/ refund to The Valuer, the actual cost (which shall include legal fees and external counsel's fee) incurred by the Valuer while becoming a necessary party/respondent, save and except where the report of the valuer is proven to be breach of applicable laws, not accountable to the Instructing Party. If the Valuer does not cooperate to be named as a party/respondent to such claims in providing adequate/successful defence in defending such claims, the Claim Parties jointly or severally will be entitled to initiate a separate claim against the Valuer in this regard. and the Valuer's liability shall extend to the value of the claims, losses, penalties, costs and liabilities incurred by the Claim Parties.

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

4. Professional Competency of The Valuer

Ms. L. Anuradha is registered as a valuer with the Insolvency and Bankruptcy Board of India (IBBI) for the asset classes of Land and Building under the provisions of The Companies (Registered Valuers and Valuation) Rules, 2017 since September 2022. She completed her bachelor's in architecture in 2002 and master's in planning from School of Planning & Architecture in 2004.

L. Anuradha has more than 16 years of experience in the domain of urban infrastructure, valuation and real estate advisory. She was working as an Associate Director for Cushman and Wakefield (hereinafter referred to as "C&WI") from 2013-2022 and was leading the team for Tamil Nadu. Kerala and Sri Lanka. Prior to joining C&WI, she has been involved in various strategy level initiatives in Institutional development and Infrastructure for donor agencies and various Government and Private clients. L. Anuradha worked with SIVA group in the M&A practice where she was involved with the financial appraisal and valuation of real estate projects. Prior to this she has worked with Price Waterhouse Coopers in the Government, Real estate and Infrastructure Development Practice where she was involved in carrying out financial appraisal and strategies for some of the State Governments in India. Her foundation in real estate valuation was at Jones Lang LaSalle where she worked for 3 years on multiple valuations and entry strategies for Indian NBFCs and funds.

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

EMBASSY OFFICE PARKS REIT

5. Disclosure

The Valuer declares and certifies that:

- She is eligible to be appointed as a valuer in terms of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, and any rules, regulations, circulars, guidelines and clarifications thereunder, each as amended (the "**REIT Regulations**"), including Regulation 2(1) (zz).
- She is not an associate of the Embassy Office Parks Management Services Limited/Embassy Office Parks REIT , the Instructing Party or the Sponsors or Sponsor Group of the Embassy Office Parks REIT.
- She is registered with IBBI as registered valuer for asset class Land and Building under the provisions of the Companies (Registered Valuer and Valuation) Rules, 2017.
- She has more than a decade's experience in leading large real estate valuation exercises comprising investment portfolios of various real estate funds, trusts and corporates comprising diverse assets like residential projects, retail developments, commercial office buildings, townships, industrial facilities, data centres, hotels, healthcare facilities and vacant land and therefore has adequate experience and qualification to perform Subject Property valuations at all times.
- She has not been involved in acquisition or disposal within the last twelve months of any of the Subject Properties valued under this Summary Valuation Report. However, she had provided a valuation report to the Embassy REIT for the acquisition of Embassy Hub.
- She has educational qualifications, professional knowledge and skill to provide competent professional services.
- She has adequate and appropriate experience, qualification and competence to undertake valuations in accordance with the Companies (Registered Valuers and Valuation) Rules, 2017 as amended till date and the REIT Regulations.
- She is not financially insolvent or declared bankrupt by any competent authority.
- She has ensured that adequate and robust internal controls are in place to ensure the integrity of the Summary Valuation Report.
- She has acquainted herself with all the relevant rules, regulations, laws and statutes relevant for conduct of the valuation exercise.
- The professional fee being charged for this exercise is not based on the success of any proposed transaction or value estimated.
- She has conducted the valuation exercise without any influence, coercion or bias and in doing so rendered high standards of service, ensured due care, and exercised due diligence and professional judgment.
- She has acted independently and with objectivity and impartiality in conducting this valuation exercise.

- The valuation exercise that has been undertaken is impartial, true and to her best understanding and knowledge, fair and in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 along with subsequent amendments.
- She or any of her employees involved in valuing the assets of the Embassy Office Parks REIT have not invested nor shall invest in the units of Embassy Office Parks REIT or in securities of any of the Subject Properties being valued till the time she is designated as the Valuer and not less than six months after ceasing to be the Valuer of the Embassy Office Parks REIT.
- She has discharged her duties towards Embassy Office Parks REIT in an efficient and competent manner, utilising her professional knowledge, skill and experience in best possible way to conduct the valuation exercise.
- She has conducted the valuation of the Subject Properties with transparency and fairness and rendered, at all times, high standards of service, exercise due diligence, ensure proper care and exercised independent professional judgment.
- She has not and shall not accept any remuneration, in any form, for conducting valuation of any of the Subject Properties of Embassy Office Parks REIT from any person or entity other than Embassy Office Parks REIT or its authorised representatives.
- She has no existing or planned future interest in the Client, Trustee, Manager, Embassy Office Parks REIT, the Sponsor, or the Sponsor Group or the Special Purpose Vehicles ("SPVs") and the fee for this valuation exercise is neither contingent upon the values reported nor on success of any of the transactions envisaged or required as part of the disclosure of valuation of assets, forming part of the portfolio of Embassy Office Parks REIT, in accordance with the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, together with clarifications, guidelines and notifications thereunder.
- The valuation reported is not an investment advice and should not be construed as such, and specifically she does not express any opinion on the suitability or otherwise of entering into any financial or other transaction with the Client or the SPVs.
- She shall, before accepting any assignment from any related party to Embassy Office Parks REIT, disclose to Embassy Office Parks REIT, any direct or indirect consideration which the Valuer may have in respect of such assignment.
- She shall disclose to the Trustee of Embassy Office Parks REIT, any pending business transaction, contracts under negotiations and other arrangements with the Instructing Party or any other party whom the Embassy Office Parks REIT is contracting with or any other factors which may interfere with her ability to give an independent and professional conduct of the valuation exercise; as on date the Valuer has no constraints towards providing an independent professional opinion on the value of any of the Subject Properties.
- She has not and shall not make false, misleading or exaggerated claims in order to secure or retain her appointment.

- She has not and shall not provide misleading opinion on valuation, either by providing incorrect information or by withholding relevant information.
- She has not accepted this instruction to include reporting of the outcome based on a pre-determined opinions and conclusions required by Embassy Office Parks REIT.
- The valuation exercise has been conducted in accordance with internationally accepted valuation standards as required by SEBI (REIT) Regulations and The Companies (Registration of Valuers and Valuation) Rules, 2017.

6. Assumptions, Disclaimers, Limitations and Qualifications to Valuation.

The Summary Valuation Report is subject to the following:

a. The valuation exercise is based on prevailing market dynamics as on the date of valuation without taking into account any unforeseeable event or developments, which could impact the valuation in the future.

b. The valuation exercise is not envisaged to include all possible investigations with respect to the Subject Properties and wherein certain limitations to the investigations and inspections carried out are identified so as to enable the Reliant Party/Parties to undertake further investigations wherever considered appropriate or necessary prior to reliance. The Valuer is not liable for any loss occasioned by a decision not to conduct further investigation or inspections.

c. Assumptions, being an integral part of any valuation exercise, are adopted as valuation is a matter of judgment and many parameters utilized to arrive at the valuation opinion may fall outside the scope of expertise or instructions of the Valuer. The Reliant Parties accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk that if any of the assumptions adopted to arrive at the valuation estimates turns out to be incorrect, there may be a material impact on the valuations.

d. The valuation exercise is based on the information shared by the Instructing Party or the Client, which has been assumed to be correct and used to conduct the valuation exercise while applying reasonable professional judgment by the Valuer. In case of information shared by any third party and duly disclosed in the report, the same is believed to be reasonably reliable, however, the Valuer does not accept any responsibility should those prove not to be so.

e. Any statement regarding any future matter is provided as an estimate and/or opinion based on the information known at the date of this report. No warranties are given regarding accuracy or correctness of such statements.

f. Any plan, map, sketch, layout or drawing included in this report is to assist reader in visualizing the relevant Subject Properties and for representation purposes only with no responsibility being borne towards their mathematical or geographical accuracy.

g. In absence of any specific information shared to contrary, it is assumed that the Subject Properties are free from any encroachments and available on the date of valuation.

h. Unless any specific information is shared, it shall be assumed that the Subject Properties are not contaminated and not adversely affected by any existing or proposed environmental law and any processes which are carried out on the Subject Properties which are regulated by environmental legislations are properly licensed by the appropriate authorities

i. The valuation includes all those items forming or likely to form an integral part of the Subject Properties including service installations that would in normal course of business shall pass with the sale of property, excluding those items of plant, machinery, equipment, furnishings that may have been installed by the tenant or occupier or are used with the enterprise being carried on within the properties

j. Area estimates and product/use mix of Subject Properties adopted for the purpose of valuation exercise shall be based on the information provided by the Client/Instructing Party. The same shall not be cross-verified with any competent government authority.

k. In absence of any contrary information available or shared , it is assumed that there are no abnormal ground conditions nor archaeological remains present, which might adversely affect the current or future occupation, development or value of the Subject Properties. The Subject Properties are assumed to be free from any rot, infestations, structural or latent defect; no currently known deleterious or hazardous materials or suspect techniques are used in construction or subsequent alterations or additions to the Subject Properties and comments made in the Subject Properties details do not purport to express an opinion about an advice upon the conditions of uninspected parts and should be taken as making an implied representation or statement about such parts. Further, for the purpose of this valuation exercise, it shall be assumed that the proposed development on the property is physically achievable from a planning and development perspective.

l. No allowances are made with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the Subject Properties. Further the Valuer shall not be required to give any testimony to appear in court by reason of this valuation exercise and deliverables submitted thereof.

m. Given the still evolving and maturing real estate markets in India, any comparable evidences (if any) or market quotes provided has been limited to basic details such as area of asset, general location, price/rate of transaction or sale and any other specific details that are readily available in public domain only shall be shared.

n. Any factual information such as tenants leasable area, , rentals, lease/rent commencement date , lock-in period, rent escalation terms etc. with respect to Subject Properties basis of the rent rolls shared by the Company /Instructing Party. The same would be assumed to be correct and any changes in any of these relevant parameters may have material impact on the valuations thereby necessitating a relook to the valuation estimates .

o. All measurements, areas and the Subject Properties age quoted/mentioned in the report are approximate and no measurements shall be undertaken of the said areas with information provided by the client utilized as such.

p. The Valuer is not an advisor with respect to any tax, regulatory or legal matters with respect to by Embassy Office Parks REIT. No investigation or enquiries on the holding entity or any SPV's claim on the title of the Subject Properties has been made and the same is assumed to be valid based on the information shared by the Client/Instructing Party. No consideration shall be / has been given to liens or encumbrances against the assets unless specifically disclosed and shared with valuer to be incorporated in the valuation estimates. Therefore, no responsibility is assumed for matters of a legal nature.

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q. The Valuer does not have any present or planned future financial interest in the Company/Instructing Party, Trustee, Investment Manager or the holding entity as of the date of this engagement letter and the fee for the valuation exercise is not contingent upon value assessed. The valuation analysis and deliverables should not be construed as an investment advice and specifically not as any opinion on the suitability or otherwise of entering into any financial or other transaction with the Company/ Instructing Party or the holding entity.

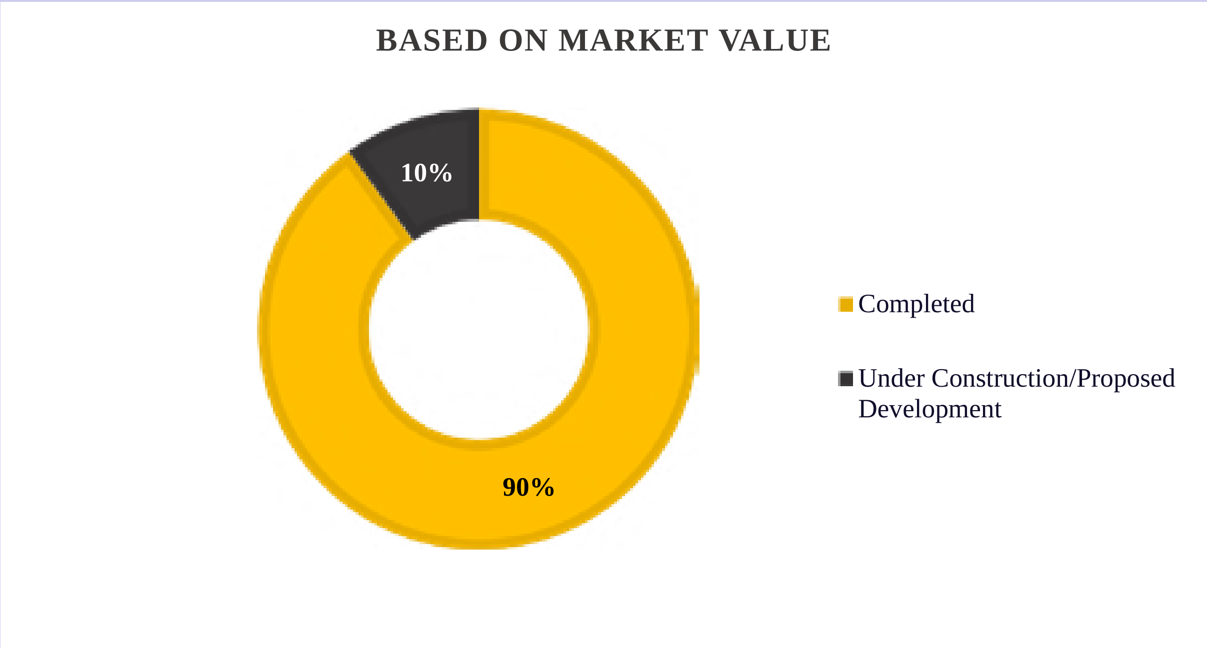
B. VALUATION SUMMARY

Valuation Summary

REIT Portfolio								
		Leasable area (msf)[1]			Market Value (in INR Mn)		
S.No.	Asset	Completed	Under Construction (UC) / Proposed	Total	Completed	Under Construction (UC) / Proposed	Total
1	Embassy Manyata, Bengaluru	12.4 266 Keys (5 Star), 353 Keys (3 Star)	3.2	15.6 266 Keys (5 Star) 353 Keys (3 Star)	198,467	27,024	225,491
2	Embassy TechVillage, Bengaluru	7.3	2.3 311 Keys (5 Star), 207 Keys (3 Star)	9.6 311 Keys (5 Star) 207 Keys (3 Star)	103,005	23,142	126,147
3	Embassy Golf Links, Bengaluru	3.1	--	3.1	37,240	--	37,240
4	Embassy One, Bengaluru	0.3 230 Keys (5 Star)	--	0.3 230 Keys (5 Star)	14,467	--	14,467
5	Embassy Business Hub, Bengaluru	0.4	1.0	1.4	3,950	1,793	5,743
6	Express Towers, Mumbai	0.5	--	0.5	18,935	--	18,935
7	Embassy 247, Mumbai	1.2	--	1.2	19,075	--	19.075
8	First International Financial Center (FIFC), Mumbai	0.4	--	0.4	14,977	--	14,977
9	Embassy TechZone, Pune	3.0	2.4	5.5	21,792	2,345	24,137
10	Embassy Quadron, Pune	1.9	--	1.9	11,398	--	11,398
11	Embassy Qubix, Pune	1.5	--	1.5	9,521	--	9,521
12	Embassy Oxygen, Noida	3.3	--	3.3	23,826	--	23,826
13	Embassy Galaxy, Noida	1.4	--	1.4	9,894	--	9,894
14	Hilton at GolfLinks, Bengaluru	247 Keys (5 Star)	--	247 Keys (5 Star)	6,341	--	6,341
15	Embassy Energy, Bellary District, Karnataka	130MW DC (100MW AC)	--	130MW DC (100MW AC)	7,813	--	7,813
	Total				**500,701**	**54,304**	**555,005**

Note: All figures in the above table are rounded.
1. Based on Client Input; 31st March rent roll, lease deeds; Note-Office & Retail refers to leasable area

1. **Embassy Office Parks REIT Portfolio Composition**



This Summary Valuation Report is provided subject to the summary of assumptions, disclaimers, limitations and qualification detailed throughout this Report which are made in conjunction with those included within the sections covering various assumptions, disclaimers, limitations and qualifications within the detailed Valuation Report. Reliance on this report and extension of the liability of the Valuer is conditional upon the reader's acknowledgement of these statements. This valuation is for the use of the parties mentioned in Section 3 (Part A) of this Summary Valuation Report.

Prepared By

(L. Anuradha) MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

EMBASSY OFFICE PARKS REIT

C. VALUATION APPROACH AND METHODOLOGY

1. **Purpose of Valuation**

   The Report is being prepared to be relied upon by the Reliant Parties and inclusion, as a whole, a summary thereof or any extracts of the report, in any documents prepared in relation for the disclosure of valuation of assets forming part of the portfolio of Embassy Office Parks REIT under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014 [SEBI (REIT) Regulations], as amended, together with circulars, clarifications, guidelines and notifications thereunder by SEBI and also disclosure as per fair value accounting under Indian Accounting Standards (Ind AS 40).

2. **Valuation Guidelines and Definition**

   Given the purpose of valuation as mentioned above, the valuation exercise has been carried out to estimate the "Market Value" of the Subject Properties in accordance with the IVSC International Valuation Standards issued in 2021 and effective from 31st January 2022. As per IVSC International Valuation Standards, "Market Value" is defined as '*The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.*

3. **Valuation Approach**

   The basis of valuation for the Subject Property being Market Value, the same has been derived by the following approach:

   Discounted Cash Flow Method using Rental Reversion

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

   For the purpose of the valuation of Subject Properties, Income Approach - Discounted Cash Flow Method using Rental Reversion has been adopted.

4. **Valuation Methodology**

   In order to compute the Market Value of the Subject Property the following understanding /assessment is required:

   a. Micro Market Assessment where the Subject Property is located.

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   b. Portfolio Assessment (existing and future supply, demand from occupiers, average office space take up by an occupier in a particular sector, existing vacancy and the rentals)

   c. Situation of the Subject Property (current achievable rentals, vacancy numbers, competing supply in the micro market etc.) with respect to the micro market.

The details are elaborated below:

Portfolio & Rental Assessment:

- The area details, ownership interests of the Subject Property has been provided by the Client.
- Physical site inspections were conducted to assess the current status of the Subject Property.
- The rent rolls along with corresponding leases deeds (on a reasonable sample basis) were reviewed to identify tenancy characteristics for the Subject Property.
- The current effective rent is weighted average rentals for leased office/ retail plus other income.

Preparation of Future Cash Flows:

- Computing the monthly rental income projected and translating the same to a quarterly cash flow.
- The operational expenses of the respective properties are reviewed to understand the recurring, non-recurring, recoverable and non-recoverable nature expenses and accordingly estimate the margins on the common area maintenance income, which accrues as cash inflows to the Subject Property and normalised for the purpose of cash flow projections
- The projected future cash flows from the Subject Property are based on existing lease terms for the operational area till the expiry of the leases or re-negotiation, whichever is earlier, following which, the lease terms have been aligned with market rents achievable by the Subject Property.
- The cash flows for the operational, under construction and proposed development area have been projected separately for the purpose of estimating and reporting valuation in accordance with the SEBI (REIT) Regulations
- For vacant area, under-construction area and proposed development area, the achievable market rent-led cash flows are projected factoring appropriate lease-up time frame for vacant/under-construction/proposed development area.

- Recurring operational expenses, fit-out income (wherever applicable, however, the same has not been included in the NOI for the purpose of arriving at the terminal value by capitalisation) and vacancy provision have been adopted in-line with prevalent market practices and conditions.
- In addition, appropriate rent-free periods have been adopted during lease roll-overs to consider potential rent-free terms as well as outflows towards brokerage.
- These cash flows have been projected for 10-year duration from the date of valuation wherein 11th year Net operating income (NOI) is capitalized for the assessment of terminal value. These future cash flows are then discounted to present-day value (valuation date) at an appropriate discount rate to arrive at the Market Value of the Subject Property.

5. Information Sources

The Subject Property related information for the valuation exercise have been provided by the client, unless otherwise mentioned. The documents provided has been assumed to be a true copy of the original. The rent rolls have been cross checked with the lease deeds on a sample basis only to ensure its correctness.

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D. REIT PORTFOLIO

1. EMBASSY MANYATA

1.1. Subject Property Description

Embassy Manyata constitutes of under construction and operational office blocks, ancillary retail and 2 hotels, located in Rachenahalli Village, Bengaluru East Taluk, Nagavara Village, Bengaluru North Taluk, Bengaluru, Karnataka - 560045.

The subject property is accessible by the Outer Ring Road and has a good connectivity to other established submarkets such as Yeshwanthpur, KR Puram, Whitefield, Sarjapur Outer ring road, etc.

1.2. Statement of Assets

Embassy Manyata is a large mixed-use development comprising of Commercial IT/ITeS SEZ & Non SEZ Office and operational 2 Hotels ~ Upscale hotel with a Convention Centre & Mid-scale hotel comprising of 619 keys. The total leasable area of the office blocks is approximately 15.6 msf, which comprises of operational office blocks approximately 12.4 msf and under-construction and proposed blocks approximately 3.2 msf.

Office

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	Jacaranda (C1), Cedar (C2), ELM (C4), Redwood (D3), Cypress (D4), Beech (E1&FC), Ebony (G2), Aspen (G4), Rosewood (K), Magnolia (B), Silver Oak (E2), Pine (L5), Eucalyptus (H1), Mulberry (G1), Palm (F3), G1-G2 Bridge (G1G2), Mountain Ash (H2), Hazel (L3), MFAR (MFAR Green), Teak (G3), Philips (Philips), Banyan & Willow (Block L1-L2), NXT (Block A), Front Parcel (Retail), Mahogany (F2), M3A.	12.4	Commercial IT/ITeS SEZ & Non SEZ Office	87%
Under Construction/Proposed Blocks	L4, F1, M3B, D1 & D2	3.2	Commercial IT/ITeS SEZ & Non SEZ Office	--
Total		**15.6**	--	

Hospitality

Components	Details
Hilton	266 Keys
Hilton Garden Inn	353 Keys

Source: Client Input, ^Rent Rolls as on 31st March 2024, Lease Deeds/Leave and License Agreements

1.3. Brief Description

The subject property comprises of completed and under construction IT/ITeS blocks and 2 hotels on a land area of approximately 125.7 acres. The land area under purview of this exercise is under the ownership of Manyata Promoters. Basis the site plan & visual inspection it was observed that the land under lying the subject property is irregular in shape with levelled topography, bounded by compound wall and has a superior visibility on account of the multiple accesses via the Outer ring road.

Completed Blocks: Comprises of Jacaranda (C1), Cedar (C2), ELM (C4), Redwood (D3), Cypress (D4), Beech (E1&FC), Ebony (G2), Aspen (G4), Rosewood (K), Magnolia (B), Silver Oak (E2), Pine (L5), Eucalyptus (H1), Mulberry (G1), Palm (F3), G1-G2 Bridge (G1G2), Mountain Ash (H2), Hazel (L3), MFAR (MFAR Green), Teak (G3), Philips (Philips), Banyan & Willow (Block L1-L2), NXT (Block A), Front Parcel (Retail), M3 Phase 1 with a total leasable area of approximately 12.4 msf.

Under-Construction & Proposed Blocks – Block M3 Phase 2, Block D1 & D2, Block L-4, and Block F-1 with a total leasable area of approximately 3.2 msf.

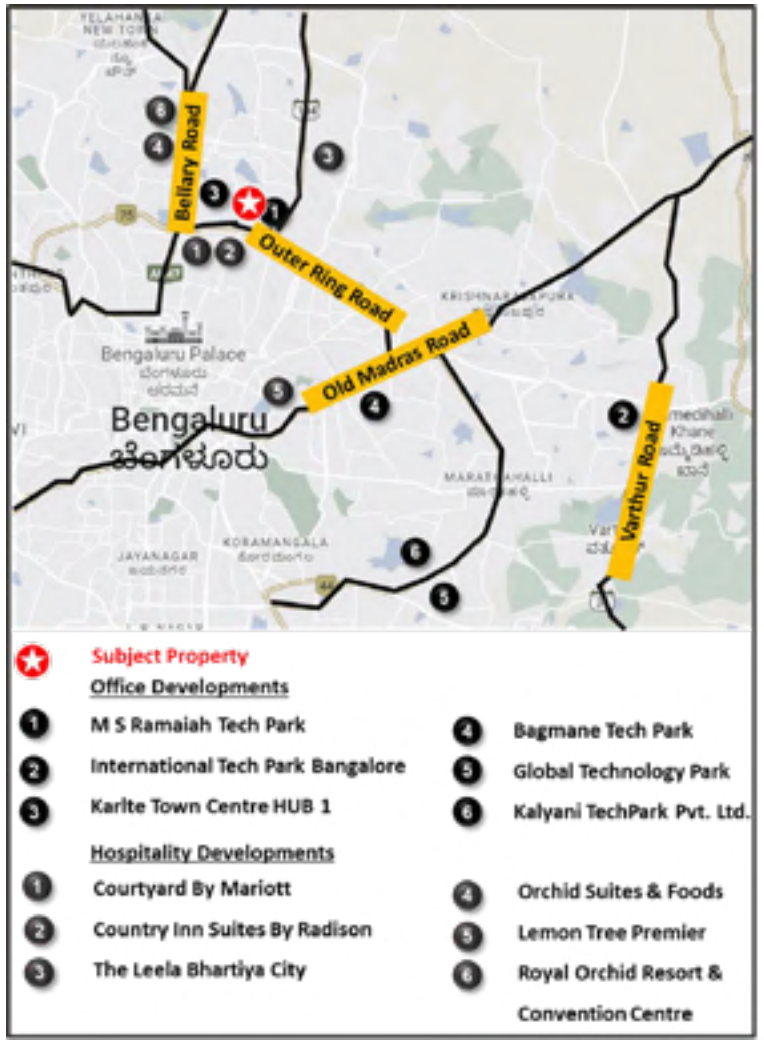
Locational Advantage

The subject property is located along the Outer Ring Road. Its good connectivity to the Kempegowda International Airport facilitates convenient travel for businesses, while its access to the Outer Ring Road streamlines intra-city commuting. The subject property enjoys good connectivity to other established micro markets such as Yeshwanthpur, KR Puram, Whitefield, Sarjapur Outer ring road, etc. The subject property itself has been the catalyst for development in the subject micro-market and the location has emerged as a prominent real estate hub, post commencement of the International Airport in Devanahalli.

The distances (approximately) to Embassy Manyata from major landmarks of Bengaluru are as follows:

10-11 km from Sandal Soap Factory Metro Station	4-5 km Hebbal Railway Station. 13-14 km from Bengaluru Railway Station	26-27 km from Kempegowda International Airport	12-13 km from Bengaluru CBD

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

1.4. Key Assumptions

Particular	Units	Information
	Revenue Assumptions	
Lease Completion of Completed Building	Year	FY 2026
Current Effective Rent	INR/sq. ft./mth	82[6]

[6] *Denotes the weighted average rentals for leased office/retail spaces plus other income*

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Particular	Units	Information
Achievable Market Rent	INR/sq. ft./mth	IT/ Non-IT: 96
Parking Charges	INR/bay/mth	5,500
ARR (Hilton)	1 Qtr, Year 1	10,000
Stabilized Occupancy – 5 Star (Hotel)	%	72%
ARR (Hilton Garden Inn)	1 Qtr, Year 1	7,500
Stabilized Occupancy – 3 Star (Hotel)	%	72%
	Development Assumptions	
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	11,509[8]
Expected Completion Date	Year	FY 2029
	Other Financial Assumptions	
Cap Rate	%	8%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	13.00%
Cap Rate (Hotel)	%	7.14% (Viz. an EV/EBITA multiple 14)
WACC (Complete/ Operational) (Hotel)	%	12.14%

1.5. Market Value

The market value of Embassy Manyata as on 31st March 2024 is as follows:

INR 225,491 Mn

(Indian Rupees Two Hundred and Twenty-Five Thousand Four Hundred and Ninety-One Million Only)

[8] *Indicative of pending cost towards base build works and does not include the cost for refurbishments/infrastructure upgrade works*

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(IBBI/RV/02/2022/14979) **25**

2. EMBASSY TECHVILLAGE

2.1. Subject Property Description

Embassy TechVillage is an operational IT/ITeS Park, along with ancillary Retail, 2 Hotels & a Convention Centre located along the Sarjapur Outer Ring Road, Devarabeesanahalli, Bengaluru, Karnataka - 560103.

The subject property is located along the Sarjapur-ORR stretch towards the South - East of Bengaluru City. This stretch of the road has emerged as an important commercial vector of Bengaluru with the establishment of significant commercial activity primarily focused towards SEZ and Non SEZ developments.

2.2. Statement of Assets

Embassy TechVillage is a large mixed-used Development expected to comprise of Commercial IT/ITeS SEZ & Non SEZ Office and 2 ~Upscale hotels with a Convention Centre & Mid-scale hotel. The total leasable area of the office block is approximately 9.6 msf, which comprises of completed office blocks approximately 7.3 msf, under-construction and proposed blocks approximately 2.3 msf. The under-construction hotel is expected to comprise of 518 keys.

Office

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	Block-1A- Carnation, Block 2A-Aster, Block 2A-West Wing, Block 2B-Hibiscus, Block 2C- Lilac, Block 2D-Gardenia, Block 7B- Primrose Block 5-ABC (Alyssa, Begonia and Clover), Block 5-D (Daffodil), Block 5-E (Orchids), Block 5- F (Flora), Block 5 - G&H (Tulips), Block 5- I & J (Trillium), Block 5- K (Marigold), Block 5-L (Lavender) and Block 9 (JPMC block)	7.3	SEZ/ Non SEZ	96%
Under Construction/ Proposed Blocks	Parcel 8 with Blocks - A, B, C & D (Retail) and Parcel 6	2.3	Non SEZ	--
Total		**9.6**		

Hospitality

Components	Details
Hotel (5 Star) – Under Construction/ Proposed development	311 Keys
Hotel (3 Star) – Under Construction/Proposed development	207 Keys

Source: Client Input, ^Rent Rolls as on 31st March 2024, Lease Deeds/Leave and License Agreements

2.3. Brief Description

The subject property is being constructed on a total land area of approximately 103.4 acres and the land area under purview of this exercise is approximately 84.1 acres under the ownership of Vikas Telecom Private Limited (VTPL) & Sarla Infrastructure Private Limited (SIPL). The Subject Property land is irregular in shape, with levelled topography, bounded by compound wall and also has a superior visibility on account of the multiple accesses via the Outer ring road.

Completed Blocks: Comprises of Block-1A- Carnation, Block 2A-Aster, Block 2A-West Wing, Block 2B-Hibiscus, Block 2C- Lilac, Block 2D-Gardenia, Block 7B- Primrose Block 5- ABC (Alyssa, Begonia and Clover), Block 5-D (Daffodil), Block 5-E (Orchids), Block 5- F (Flora), Block 5 - G&H (Tulips), Block 5- I & J (Trillium), Block 5- K (Marigold), Block 5-L (Lavender) and Block 9 (JPMC block) with a total leasable area of approximately 7.3 msf.

Under-Construction & Proposed Blocks – The total leasable area of the under construction & proposed office blocks is approximately 2.3 msf and the hospitality block (518 keys) along with convention centreis currently under-construction collectively admeasuring approximately 0.8 msf. These blocks are expected to be completed by FY 2026.

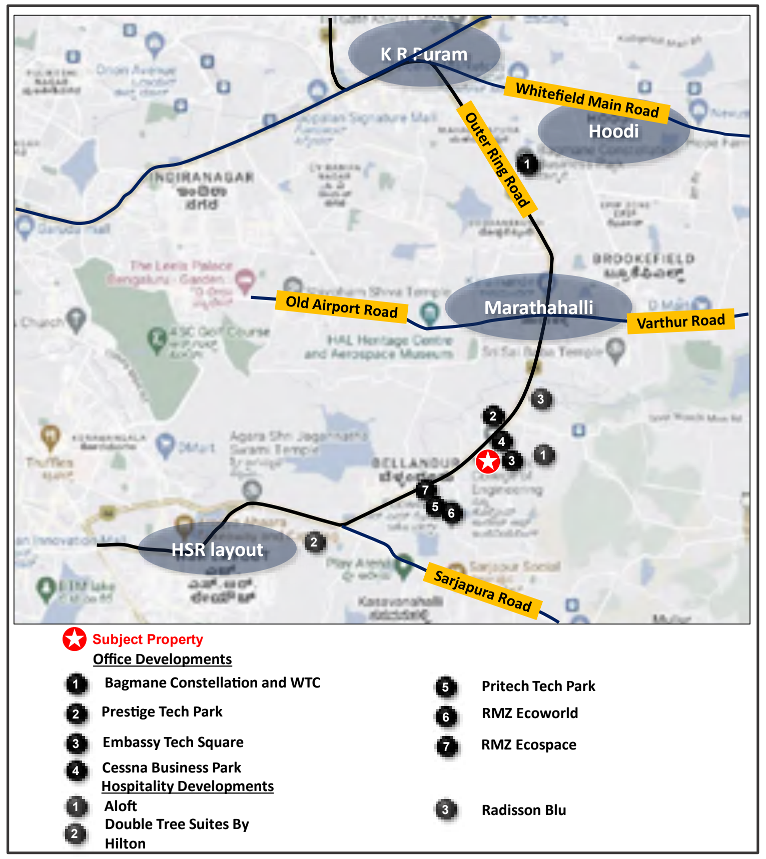
Locational Advantage

The subject property is located along the Outer Ring Road (ORR) in the Bellandur-Marathahalli region, Bengaluru and forms part of the ORR Micro market. This micro market is considered as the most prominent office destinations in the city on account of presence of the IT/ITeS office clusters, large residential developments, superior infrastructure, connectivity, proximity to important hubs of Bengaluru, etc. Some of the prominent commercial developments include RMZ Eco world, RMZ Eco space, Prestige Tech Park, Cessna Business Park, Aloft, Radisson Blu & Double tree suites by Hilton, etc.

The distances (approximately) to ETV from major landmarks of Bengaluru are as follows:

09-10 km from Bommanahalli Metro Station	09-10 km from K R Puram Railway Station. 19-20 km from Bengaluru City Railway Station	40-41 km from Kempegowda International Airport	15-16 km from Bengaluru CBD

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

2.4. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	FY 2025
Current Effective Rent	INR/sq. ft./mth	81[9]
Achievable Market Rent	INR/sq. ft./mth	Office – 96
Parking Charges	INR/bay/mth	6,000

[9] *Denotes the weighted average rentals for leased office/retail spaces plus other income.*

Particular	Units	Information
ARR – 3 Star (Hotel)	INR/ room/ day	6,500
Stabilized Occupancy – 3 Star (Hotel)	%	72%
ARR – 5 Star (Hotel)	INR/ room/ day	9,250
Stabilized Occupancy – 5 Star (Hotel)	%	72%
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	14,667[10]
Expected Completion Date	Year	FY 2027
Other Financial Assumptions		
Cap Rate- Commercial	%	8%
Cap Rate- Hotel	%	7.14% (Viz. an EV/EBITA multiple 14)
WACC (Complete/ Operational)	%	11.75 %
WACC (Under-construction/ Proposed Development)	%	13.00%
WACC (Under-construction/ Proposed Development Hotel)	%	13.50%

2.5. Market Value

The market value of Embassy Tech Village as on 31st March 2024 is as follows:

INR 126,147 Mn.

(Indian Rupees One Hundred Twenty-Six Thousand One Hundred and Forty-Seven Million Only)

[10] *Indicative of pending cost towards base build works and does not include the cost for refurbishments/infrastructure upgrade works*

3. EMBASSY GOLF LINKS

3.1. Subject Property Description

Embassy Golf Links is an operational Office Park located in Challaghatta Village, Varthur Hobli, Mahadevapura, Bengaluru East Taluk, Bengaluru, Karnataka – 560071.

The subject property is located, along the Koramangala – Indiranagar Intermediate Ring Road towards the eastern part of Bengaluru, in close proximity to the Domlur Flyover.

3.2. Statement of Assets

The Embassy Golf link is spread on a land area of approximately 37.1 acres. It is an operational office park with a total leasable area of approximately 3.1 msf (EOP Share) and occupancy as stated below as on the date of valuation.

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	Comprises of Augusta, Blue Bay, Cinnabar Hills, Crystal Downs, Eagle Ridge, Fairwinds, Fountain Head, Pacific Dunes, Peach Tree, Pine Valley, Prince Ville, Rivera FC, St. Andrews, Sunningdale, Sunriver, Torrey Pines	3.1	Office (Non SEZ)	95%
Total		**3.1**		**95%**

Source: Client Input, ^Rent Rolls as on 31st March 2024 , Lease Deeds/Leave and License Agreements

3.3. Brief Description

The subject property is under the ownership of Golf Links Software Park Private Limited with total leasable area of 3.1 msf. Basis the site plan & visual inspection it was observed that the land underlying the subject property is irregular in shape, levelled topography, bounded by compound wall and has a superior visibility on account of the multiple accesses via the Intermediate ring road.

The entire IT/ ITeS park is completed and comprises of Augusta, Blue Bay, Cinnabar Hills, Crystal Downs, Eagle Ridge, Fairwinds, Fountain Head, Pacific Dunes, Peach Tree, Pine Valley, Prince Ville, Rivera FC, St. Andrews, Sunningdale, Sunriver, Torrey Pines with a total leasable area of approximately 3.1 msf.

<u>**Locational Advantage**</u>

The subject property is located in close proximity to locations such as Indiranagar, Koramangala, etc. which are considered as established residential and commercial locations within the city enabling easy access. The Old Airport Road, connects the city centre to prominent office locations such as Marathahalli, Outer Ring Road, Whitefield, etc. The location is marked by presence of prominent hotels such as Leela Palace, Royal Orchid, Hilton, etc. and hospitals like Manipal Hospital, Cloud 9, etc.

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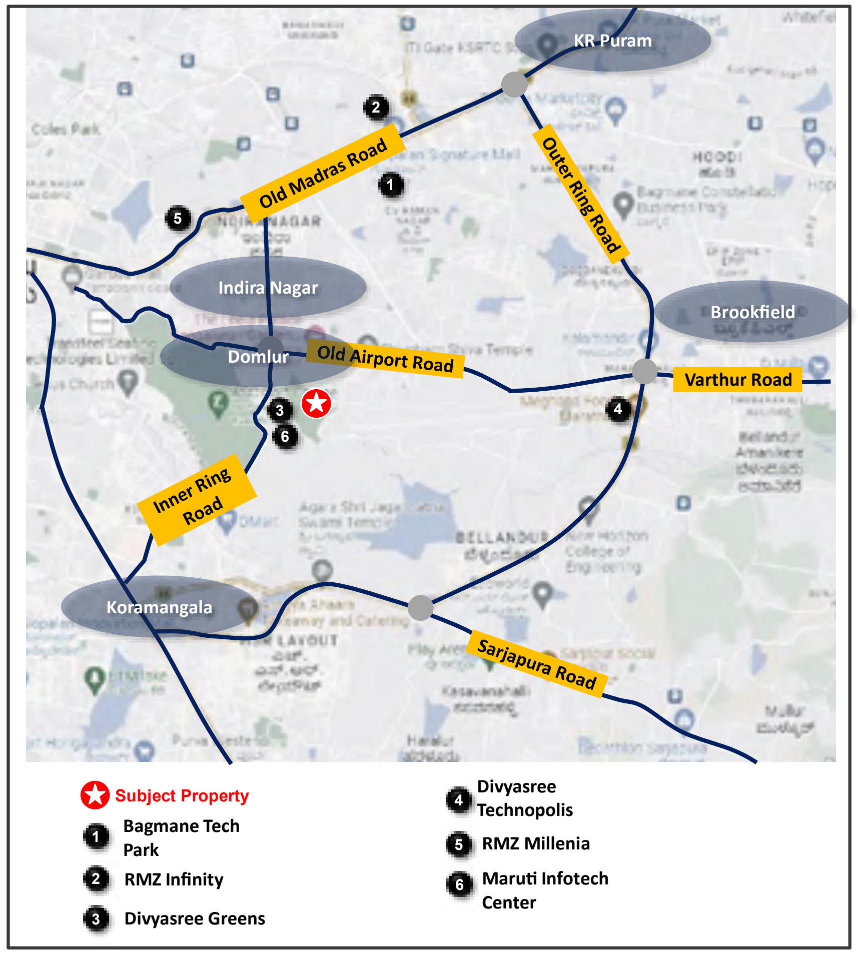
The distances (approximately) to Embassy Golf Links from major landmarks of Bengaluru are as follows:

6-7 km from Indiranagar Metro Station	18-19 km from K R Puram Railway Station. 10-11 km from Bengaluru City Railway Station	41-42 km from Kempegowda International Airport	9-10 km from Bengaluru CBD

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

3.4. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	FY2025
Current Effective Rent	INR/sq. ft./mth	149[11]
Achievable Market Rent	INR/sq. ft./mth	155
Parking Charges	INR/bay/mth	6,000
Other Financial Assumptions		
Cap Rate	%	8%
WACC (Complete/ Operational)	%	11.75%

3.5. Market Value

The market value of Embassy Golf Links as on 31st March 2024 is as follows:

INR 74,480 Mn

(Indian Rupees Seventy-Four Thousand Four Hundred and Eighty Million Only)

Note:

1. *The current effective rent is weighted average rental for leased office/ food court spaces.*
2. *The Valuation presented is for 100% interest in the asset. However, based on inputs provided by the Client, the REIT hold 50% of the interests in the asset (viz. INR 37,240Mn)*
3. *The valuation presented above includes the CAM Business of Embassy Golf links while approximately 3.1 msf of office area forms part of the economic interest of the Client.*
4. *The above valuation excludes valuation of Hilton at Embassy Golflinks. The valuation of Hilton at Embassy Golf Links is presented in section 14 (Part D).*

[11] *Denotes the weighted average rentals for leased office/food court spaces plus other income.*

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4. EMBASSY ONE

4.1. Subject Property Description

Embassy One is a mixed-use development, located along Bellary Road, Ganga Nagar, Bengaluru, Karnataka – 560032. It comprises of a completed Office block, a hotel – Four Seasons and Retail Space. It also includes Residential Apartments (Four Seasons branded and serviced) as part of the larger development. However, we have considered the Office Space & Hotel – "Four Seasons" for the purpose of valuation.

4.2. Statement of Assets

Embassy One is a Non SEZ Office Block with a Luxury Hotel (viz. Four Seasons) comprising of 230 Keys. The Total Leasable Area of the Office Block is approximately 0.3 msf, which is completed as on date of valuation.

Office

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Block	Office Block	0.3	Non SEZ	82%
Total		**0.3**		**82%**

Hospitality

Components	Details
Hotel (Four Seasons)	230 Keys

Source: Client Input, ^Rent Rolls as on 31st March 2024, Lease Deeds/Leave and License Agreements

4.3. Brief Description

The Subject Property is a completed mixed-used development comprising of Office Space, the Four Seasons Hotel and Residential Apartments (branded and serviced by Four Seasons). The land area of the subject development property spans approximately 5.6 acres, with the Commercial Block with 3B + G + 13 floors comprising of approximately 0.3 msf. The Four Seasons Hotel comprises of a total of 230 keys and began its operations in 2019.

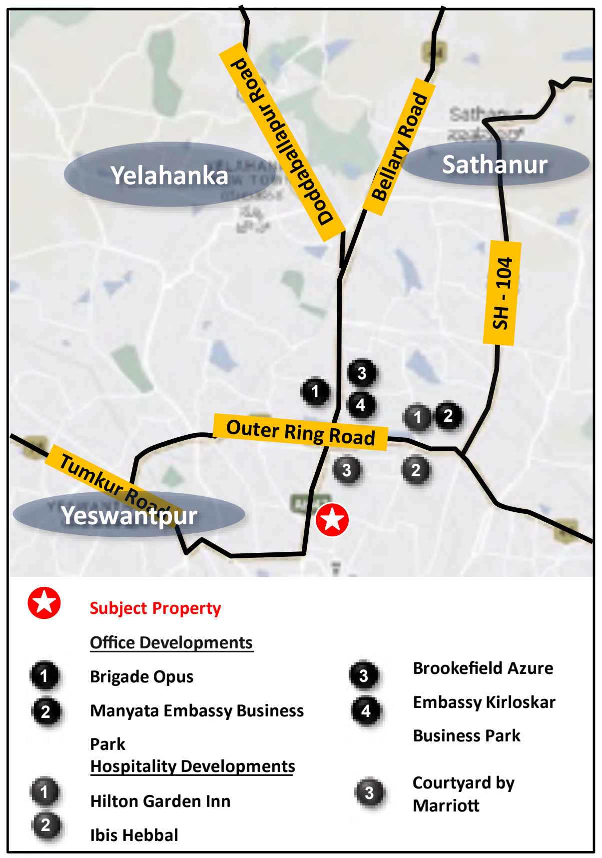
Locational Advantage

The subject property is located along the NH-44 (Bellary Road) in close proximity to Mekhri circle, which is an important confluence between the Bellary Road and the Jayamahal road, that connects to important micro-markets such as CBD, Yeshwanthpur, Hebbal, Sadhashivanagar, etc. Bellary Road extends till Sadashiva Nagar and connects to Sankey Road which further enhances its connectivity to other parts of the city. It is in close proximity to Hebbal sub micro-market which has emerged as one of the most prominent residential hotspots in the city. The micro market, which already has good social and physical infrastructure is expected to witness further growth upon completion of proposed infrastructural expansions such as Metro to Airport emanating from Outer Ring Road. The proposed Brown Line (Sarjapur to Hebbal) metro will have a positive impact to the subject property upon completion.

The distances (approximately) to Embassy One from major landmarks of Bengaluru are as follows:

4-5 km from Sampige Road Metro Station	4-5 km from Hebbal Railway Station. 6-7 km from Bengaluru City Railway Station	27-28 km from Kempegowda International Airport	3-4 km from Outer Ring Road

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

4.4. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	FY 2026
Current Effective Rent	INR/sq. ft./mth	144[12]
Achievable Market Rent	INR/sq. ft./mth	147
Parking Charges	INR/bay/mth	--
ARR – Four Seasons (Hotel)	1 Qtr, Year 1	14,000
Occupancy Stabilization – Four Seasons (Hotel)	%	72%
Other Financial Assumptions		
Cap Rate	%	7.75%
WACC (Complete/ Operational)	%	11.75%
Cap Rate (Hotel)	%	7.14% (Viz. an EV/EBITA multiple 14)
WACC (Complete/ Operational) (Hotel)	%	12.14%

4.5. Market Value

The market value of Embassy One as on 31st March 2024 is as follows:

INR 14,467 Mn

(Indian Rupees Fourteen Thousand Four Hundred and Sixty Seven Million Only)

[12] *Inclusive of car park rent*

5. EMBASSY BUSINESS HUB

5.1. Subject Property Description

Embassy Business Hub is a Grade A Tech Park located along the Bellary Road (NH-44) in Venkatala Village, Bengaluru North, Karnataka – 560064. The Subject Property has a total leasable area of approximately 1.4 msf with Phase-1 being operational and Phase-II along with food court is under construction and proposed to be completed by FY 2028.

5.2. Statement of Assets

The Subject Property has a total leasable area of approximately 0.4 msf. in Phase I and approximately 0.9 msf in Phase II. Philips India Limited has pre-leased approximately 0.4 msf. (Ground to 13th Floor) of Phase 1.

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Block	Philips Phase 1	0.4	Non SEZ	100%[13]
Under Construction/ Proposed Blocks	Hub Phase 2-1, Hub Phase 2-2, Food Court	1.0	Non SEZ	--
Total		**1.4**		--

Source: Client Input, ^Rent Rolls as on 31st March 2024, Lease Deeds/Leave and License Agreements.

5.3. Brief Description

Embassy Business Hub is being developed by Embassy Construction Private Limited ("ECPL") under a joint development agreement with a third-party landowner. The property has been acquired by EOP REIT in Mar-23. Phase I consists of approximately 0.6 msf., of which EOP REIT holds a share 0.4 msf. Phase II, adjacent to Phase I is in under construction stage consisting of approximately 1.4 msf., EOP REIT holds a share of approximately 0.9 msf.

Under-Construction/ Proposed Blocks – Comprise of Phase 2's two blocks including food court. These blocks are expected to complete by FY 2028.

Locational Advantage

The subject property is located along the Bellary Road (NH-44) and has a good connectivity to the Kempegowda International Airport. The NH-44 connects Bengaluru city to Kempegowda International Airport & Devanahalli in

[13] *This is inclusive of hard option*

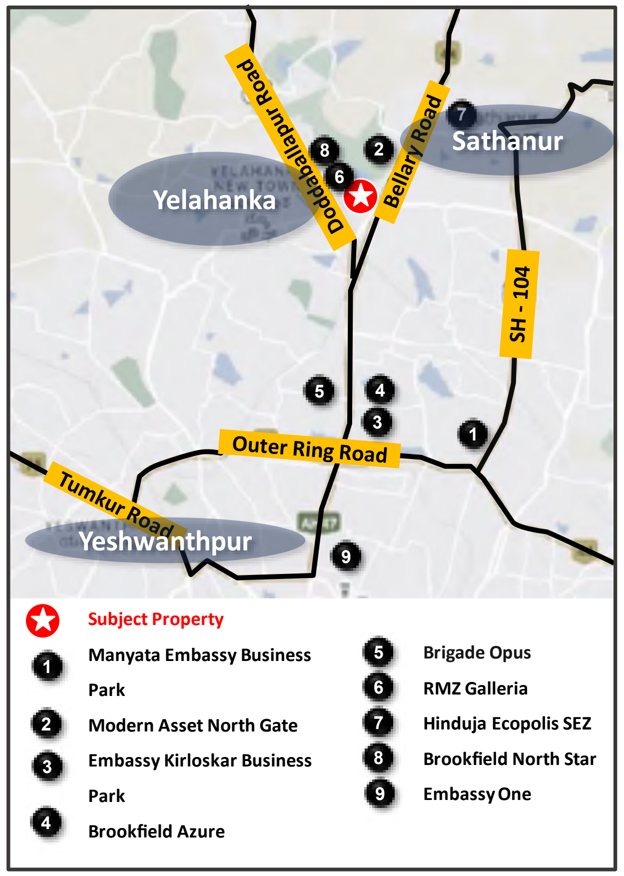
EMBASSY OFFICE PARKS REIT

the North. The Outer Ring Road towards the South of the micro-market further enhances the connectivity to other parts of the city. The subject property is also located in close proximity to Yelahanka micro-market which has emerged as one of the most prominent residential locations of North Bengaluru. The micro market, which already has good social and physical infrastructure is expected to witness further growth upon completion of the proposed infrastructural expansions such as Metro to Airport emanating from the Outer Ring Road.

The distances (approximately) to Embassy Business Hub from major landmarks of Bengaluru are as follows:

1-2 km from Yelahanka Metro Station (Under Construction)	2-3 km from Yelahanka Railway Station; 18-19 km from Bengaluru City Railway Station	17-18 km from Kempegowda International Airport	17-18 km from Bengaluru CBD

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

5.4. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	-
Current Effective Rent	INR/sq. ft./mth	57
Achievable Market Rent	INR/sq. ft./mth	Office – 65
Parking Charges	INR/bay/mth	3,000
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	6,767[14]
Expected Completion Date	Year	FY 2028
Other Financial Assumptions		
Cap Rate	%	8%
WACC (Completed – Phase 1)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	13.00%

5.5. Market Value

The market value of Embassy Business Hub as on 31st March 2024 is as follows:

INR 5,743 Mn

(Indian Rupees Five Thousand Seven Hundred and Forty-Three Million Only)

[14] *Indicative of pending cost towards base build works and does not include the cost for refurbishments/infrastructure upgrade works*

6. EXPRESS TOWERS

6.1. Subject Property Description

Express Towers, Plot no. 236, Block III of Backbay Reclamation Estate, Barrister Rajni Patel Marg, Nariman Point, Mumbai. The Subject Property is accessible through Barrister Rajni Patel Marg

6.2. Statement of Assets

Based on the information provided by the client, the total completed leasable area considered for the purpose of the valuation is approximately 0.5 msf. Below table describes the details of the Express Towers

Components	Block	Leasable Area (msf.)	Usage Type	Occupancy
Completed Block	1	0.5	Non SEZ	96%
Total	**1**	**0.5**	**Non SEZ**	**96%**

Source: Client Input, ^Rent Rolls as on 31st March 2024, Lease Deeds/Leave and License Agreements.

6.3. Brief Description

Express Towers is an operational Grade A completed building (hereinafter referred to as Subject Property), is located in Barrister Rajni Patel Marg, Nariman Point, Mumbai. The Subject Property is a commercial building admeasuring approximately 0.5 msf of leasable area. Subject Property is a Non-SEZ type of a commercial building and the structure of the building has ground plus 25 floors and a basement Parking. The Subject Property is accessible via Barrister Rajni Patel Marg. It enjoys good accessibility and connectivity with other parts of the city.

South Mumbai is one of the most sought after commercial micro-markets of Mumbai and is considered as the Central Business District of Mumbai and is home to IT, commercial office, bank establishments. The micro market has presence of established buildings by prominent developers like Lodha, Oberoi, Piramal, K. Raheja, Godrej Properties, etc

Locational Advantage

The subject property is surrounded by well-known other commercial towers like Maker Chambers, Free Press House, Hoechst House, Mafatlal Centre, etc within the range of 1 km. It is located approximately 1-2 km from the Churchgate Railway Station, approximately 22-23 km from Domestic Airport Terminal, approximately 23-24 km from the International Airport Terminal, Mumbai and other social infrastructure includes Trident & The Oberoi Hotels within the range of 0.2 to 0.3 & 0.3 to 0.4 km respectively. The micro market, which already has good social and physical infrastructure is expected to witness further growth upon completion of proposed infrastructural expansions of Metro line 3 & 11.

The distances (approximately) to Express Towers from major landmarks of Mumbai are as follows:

24-25 km from Eastern Express Highway	01-02 km from Churchgate Metro Station	01 -02 km from Churchgate Railway Station 02 - 03 km from Marine Lines Railway Station	22-23 km from Mumbai Domestic Airport 23-24 km from Mumbai International Airport	0.2-0.3 km from Trident Hotel

The map illustrating the location, infrastructure and nearby office developments is provided below:

(Map not to scale)

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6.4. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	-
Current Effective Rent	INR/sq. ft./mth	268[15]
Achievable Market Rent	INR/sq. ft./mth	Office: 285
Parking Charges	INR/bay/mth	--
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	--
Expected Completion Date	Qtr, Year	--
Other Financial Assumptions		
Cap Rate	%	7.50%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	--

6.5. Market Value

The market value of Express Towers as on 31st March 2024 is as follows:

INR 18,935 Mn

(Indian Rupees Eighteen Thousand Nine Hundred and Thirty-Five Million Only)

[15] *Denotes the weighted average rentals for leased office/retail spaces plus other income.*

7. EMBASSY 247

7.1. Subject Property Description

Park, Hindustan C. Bus Stop, Lal Bahadur Shastri Road, Gandhi Nagar, Vikhroli West, Mumbai - 400079. The Subject Property is accessible through Lal Bahadur Shastri Road.

7.2. Statement of Assets

Based on the information provided by the client, the total completed leasable area considered for the purpose of the valuation is approximately 1.2 msf. Below table describes the details of the 247 Park

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	A, B & C	1.2	Non SEZ	100%
Total	**A, B & C**	**1.2**	**Non SEZ**	**100%**

Source: Client Input, ^Rent Rolls as on 31st March 2024, Lease Deeds/Leave and License Agreements.

7.3. Brief Description

247 Park is an operational Grade A completed building (hereinafter referred to as Subject Property), is located in Lal Bahadur Shastri Road, Vikhroli West. The Subject Property is a commercial building admeasuring approximately 1.2 msf of leasable area. Subject Property is a Non-SEZ type of a commercial building. 247 Park has 3 towers namely A, B & C. The structure of Wing A & C has ground plus 11 floors and two levels of basement Parking whereas Wing B has ground plus 14 floors and two levels of basement Parking. The Subject Property is accessible via the Lal Bahadur Shastri Road. It enjoys good accessibility and connectivity with other parts of the city.

Eastern Suburbs is one of the most sought after commercial micro-markets of Mumbai and is home to major IT companies, commercial offices, and significant bank establishments. The micro market has presence of established buildings by prominent developers like Lodha, Runwal Realty, Dosti Group, L&T Realty, Godrej Properties, etc

<u>Locational Advantage</u>

The subject property is located approximately 2 kms away from the Jogeshwari Vikhroli Link Road and Eastern Express Highway which further enhances its connectivity to other parts of the city. Subject Property is surrounded by other well-known commercial towers like I Think Techno Campus, Ackruti Corporate Park, Empire Plaza, Godrej One etc within the range of 2 km to 4 km. Vikhroli micro market is located close to Powai, which is one of the prominent micro markets with major commercial developments including L&T Business Park, Chromium,

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Godrej IT Park, Hiranandani developments, etc and physical infrastructure is expected to witness further growth upon completion of proposed infrastructural expansions of Metro line 6 & 4.

The distances (approximately) to 247 Park from major landmarks of Mumbai are as follows:

02-03 km from Eastern Express Highway	05-06 km from Jagruti Nagar Metro Station	1 - 2 km from Vikhroli Railway Station 1 - 2 km from Kanjurmarg Railway Station	11 - 12 km from Mumbai Domestic Airport 10-12 km from Mumbai International Airport	03-04 km from Meluha The Fern

The map illustrating the location, infrastructure and nearby office developments is provided below:

(Map not to scale)

7.4. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	--
Current Effective Rent	INR/sq. ft./mth	110[16]
Achievable Market Rent	INR/sq. ft./mth	Office: 115
Parking Charges	INR/bay/mth	--
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	--
Expected Completion Date	Qtr, Year	--
Other Financial Assumptions		
Cap Rate	%	8%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	--

7.5. Market Value

The market value Embassy 247 as on 31st March 2024 is as follows:

INR 19,075 Mn

(Indian Rupees Nineteen Thousand Seventy-Five Million Only)

[16] *Denotes the weighted average rentals for leased office/retail spaces plus other income.*

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8. FIRST INTERNATIONAL FINANCIAL CENTRE

8.1. Subject Property Description

First International Finance Centre (FIFC), Plot No. C-54 & C-55, G Block, BKC Road, Mumbai, Maharashtra 400051. The Subject Property is accessible through Bandra Kurla Complex Link Road.

8.2. Statement of Assets

Based on the information provided by the client, the total completed leasable area considered for the purpose of the valuation is 0.4 msf. Below table describes the details of the First International Finance Centre (FIFC)

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Area	1	0.4	Non SEZ	100 %
Total	**1**	**0.4**	**Non SEZ**	**100 %**

Source: Client Input, ^Rent Rolls as on 31st March 2024, Lease Deeds/Leave and License Agreements.

8.3. Brief Description

First International Financial Centre (FIFC) is an operational Grade A completed building (hereinafter referred to as Subject Property), is located in G Block, Bandra Kurla Complex, Mumbai. The Subject Property is a commercial building admeasuring approximately 0.4 msf of leasable area. Subject Property is a Non-SEZ type of a commercial building and the structure of the building has ground plus 13 floors. The building also has two levels of basement parking. The Subject Property is accessible via Bandra Kurla Complex Link Road. It enjoys good accessibility and connectivity with other parts of the city.

BKC is one of the most sought after commercial micro-markets of Mumbai and is considered as the Secondary Business District of Mumbai and is home to IT, commercial office, bank establishments. The micro market has presence of established buildings by prominent developers like K Raheja Corp, Wadhwa Group, Sunteck, Godrej Properties, Adani, etc.

<u>**Locational Advantage**</u>

The subject property connects to western suburbs and eastern suburbs within 3 km and 5 km respectively which further enhances its connectivity to other parts of the city. It is located approximately 21 km from the Central Business District (CBD) of Mumbai, approximately 7 km from Domestic Airport Terminal, and approximately 8 km from the International Airport Terminal, Mumbai. The micro market, which already has good social and physical infrastructure is expected to witness further growth upon completion of proposed infrastructural expansions of Metro line 2B & 3.

The distances (approximately) to FIFC from major landmarks of Mumbai are as follows:

05-06 km from Eastern Express Highway	02-03 km from BKC Metro Station	02-03 km from Kurla Railway Station (Central Railway) 04-05 km from Bandra Railway Station	07-08 km from Mumbai Domestic Airport 08-09 km from Mumbai International Airport	03-04 km from Jio World Drive

The map illustrating the location, infrastructure and nearby office developments is provided below:

(Map not to scale)

8.4. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	-
Current Effective Rent	INR/sq. ft./mth	320[17]
Achievable Market Rent	INR/sq. ft./mth	Office: 290
Parking Charges	INR/bay/mth	--
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	--
Expected Completion Date	Year	--
Other Financial Assumptions		
Cap Rate	%	7.75%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	--

8.5. Market Value

The market value of First International Financial Centre as on 31st March 2024 is as follows:

INR 14,977 Mn

(Indian Rupees Fourteen Thousand Nine Hundred and Seventy-Seven Million Only)

[17] *Denotes the weighted average rentals for leased office/retail spaces plus other income.*

9. EMBASSY TECHZONE

9.1. Subject Property Description

Embassy Tech Zone is located at Plot No. 3A, Hinjewadi Phase 2 Road, Hinjewadi Rajiv Gandhi Infotech Park, Hinjewadi, Pune, Maharashtra 411057.

The Subject Property is accessible via the Hinjewadi Phase 2 Road which in turn connects the Mumbai – Bengaluru Highway.

9.2. Statement of Assets

Embassy Tech Zone comprises mix of IT/ITeS SEZ & Non SEZ Office. The total leasable area of the property is approximately 5.5 msf of which completed blocks comprises of approximately 3.0 msf., and under-construction and proposed blocks comprises of approximately 2.4 msf.

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	Colorado, Mississippi, Congo, Hudson & Ganges, Mekong, Rhine, Nile & Food Court	3.0	IT/ITeS SEZ & Non SEZ Office	78%
Under Construction/ Proposed Blocks	Volga, Block 4, 9, 10	2.4	IT/ITeS SEZ	--
Total	--	**5.5**	--	--

Source: Client Input, ^Rent Rolls as on 31st March 2024, Lease Deeds/Leave and License Agreements.

9.3. Brief Description

"Embassy TechZone" has been conceived as an expansive office park spanning approximately 67.5 acres of land area. This property currently operates as an IT/ITeS SEZ and Non SEZ office park, accommodating multiple tenants. It offers a wide array of facilities and amenities, including a food court, intra-park shuttle service, gymnasium, multi-level parking, and a sports ground.

Completed Blocks: Comprises of Colorado, Mississippi, Congo, Hudson & Ganges, Mekong, Rhine, Nile & Food Court with a total leasable area of approximately 3.0 msf.

Under-Construction & Proposed Blocks – The under construction and proposed blocks have Block 4, Block 9, Block 10, & Volga. The total leasable area of these blocks approximately 2.4 msf. These blocks are expected to be completed by FY 2032.

Locational Advantage

'Embassy Tech Zone' (ETZ) is strategically situated in Pune's Hinjewadi area, which is renowned as a significant commercial and technological centre. The location of ETZ offers exceptional accessibility, with key landmarks at convenient distances. It is approximately 5 kms from National Highway 48, connecting major cities like Mumbai, Pune, and Bengaluru. Pune's CBD is approximately 18 kms away, while the Pune Railway Station is around 20 kms from ETZ. Additionally, Pune International Airport is accessible at a distance of approximately 26 kms.

The distances (approximately) to ETZ from major landmarks of Pune are as follows:

5-6 kms from NH - 48 (Mumbai – Bengaluru highway)	1-2 kms from Proposed Infosys Phase II Metro Station	12-13 kms from Chinchwad Railway Station. 20-21 kms from Pune Railway Station	25-26 kms from Pune International Airport	17 -18 kms from CBD

The map illustrating the location, infrastructure and nearby office developments is provided below:

(Map not to scale)

9.4. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	FY 2029
Current Effective Rent	INR/sq. ft./mth	54[18]
Achievable Market Rent	INR/sq. ft./mth	IT/ITeS SEZ & Non SEZ Office: 48
Parking Charges	INR/bay/mth	3,000
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	10,488[19]
Expected Completion Date	Year	FY 2030
Other Financial Assumptions		
Cap Rate	%	8.25%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	13.00%

9.5. Market Value

The market value of Embassy Tech Zone as on 31st March 2024 is as follows:

INR 24,137 Mn

(Indian Rupees Twenty-Four Thousand One Hundred and Thirty-Seven Million Only)

[18] *Denotes the weighted average rentals for leased office/food court spaces plus other income.*

[19] *Indicative of pending cost towards base build works and does not include the cost for refurbishments/infrastructure upgrade works*

10. EMBASSY QUADRON

10.1. Subject Property Description

Embassy Quadron is located at Plot No. 28, Hinjewadi Phase 2 Road, Phase 2, Hinjewadi Rajiv Gandhi Infotech Park, Hinjewadi, Pune, Pimpri-Chinchwad, Maharashtra 411057.

The Subject Property is accessible via the Hinjewadi Phase 2 Road which in turn connects the Mumbai – Bengaluru Highway.

10.2. Statement of Assets

Embassy Quadron comprises of IT/ITeS SEZ Office. The total leasable area of the property is approximately 1.9 msf.

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks Area	Q1, Q2, Q3 & Q4	1.9	IT/ITeS SEZ office	54%
Total	--	**1.9**	--	**54%**

Source: Client Input, ^Rent Rolls as on 31st March 2024, Lease Deeds/Leave and License Agreements.

10.3. Brief Description

'Embassy Quadron' is envisioned as an Information Technology Special Economic Zone (IT SEZ) office park catering to a diverse tenant base, spanning approximately 25.5 acres. This property stands out as a premium office park, boasting a range of top-notch facilities and amenities. These include meticulously landscaped areas, a cutting-edge food court, conveniently located ATMs, an indoor sports zone, a well-equipped gymnasium, and ample parking spaces for both two-wheelers and four-wheelers. The Subject Property is accessible from the Mumbai – Bengaluru Highway via Hinjewadi Phase 2 Road. It enjoys good accessibility and connectivity with other parts of the city.

The Subject property comprises of 4 blocks viz. Q1 to Q4 admeasuring a total leasable area of approximately 1.9 msf.

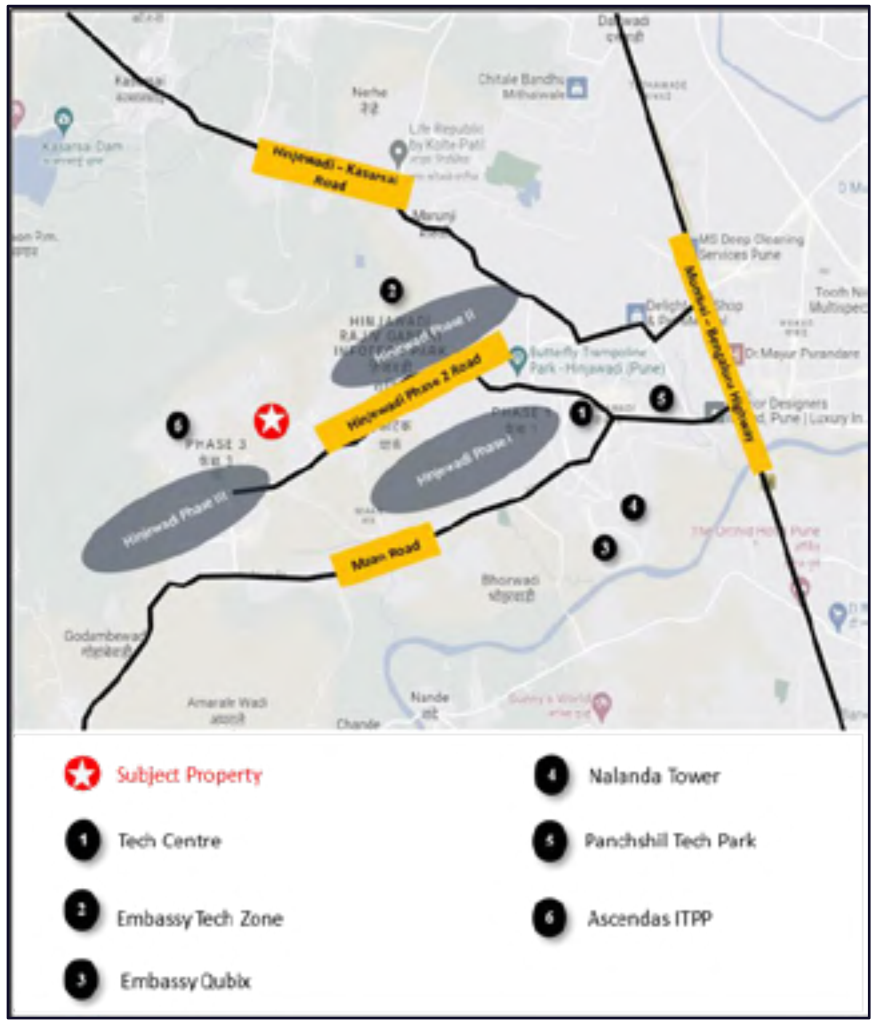
Locational Advantage

'Embassy Quadron' is strategically situated in Pune's Hinjewadi area, which is renowned as a significant commercial and technological centre. The location of Quadron offers exceptional accessibility, with key landmarks at convenient distances. It is approximately 9 km from National Highway 48, connecting major cities like Mumbai, Pune, and Bengaluru. Pune's CBD is approximately 22 km away, while the Pune Railway Station is around 26 km from Quadron. Additionally, Pune International Airport is accessible at a distance of approximately 31 km.

The distances (approximately) to Embassy Quadron from major landmarks of Pune are as follows:

8-9 kms from NH - 48 (Mumbai – Bengaluru Highway)	01-02 km from Quadron Metro Station	15-16 km from Chinchwad Railway Station. 25-26 km from Pune Railway Station	30-31 km from Pune International Airport	21- 22 km from CBD

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

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10.4. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	FY 2031
Current Effective Rent	INR/sq. ft./mth	54[20]
Achievable Market Rent	INR/sq. ft./mth	IT/ITeS SEZ office: 48
Parking Charges	INR/bay/mth	3,000
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	--
Expected Completion Date	Year	--
Other Financial Assumptions		
Cap Rate	%	8.25%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	--

10.5. Market Value

The market value Embassy Quadron as on 31st March 2024 is as follows:

INR 11,398 Mn

(Indian Rupees Eleven Thousand Three Hundred and Ninety-Eight Million Only)

[20] *Denotes the weighted average rentals for leased office/retail spaces plus other income.*

11. EMBASSY QUBIX

11.1. Subject Property Description

Embassy Qubix is located in Blue Ridge Township Pune, Phase 1, Hinjewadi Rajiv Gandhi Infotech Park, Hinjewadi, Pune, Pimpri-Chinchwad, Maharashtra 411057

The Subject Property is accessible via Maan Road which in turn connects the Mumbai – Bengaluru Highway.

11.2. Statement of Assets

Embassy Qubix comprises of IT/ITeS SEZ Office. The total leasable area of the property is approximately. 1.5 msf.

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	IT 1, IT 2, IT 3, IT 4, IT 5 & IT 6	1.5	IT/ITeS SEZ office	68%
Total	--	**1.5**	--	**68%**

Source: Client Input, ^Rent Rolls as on 31st March 2024, Lease Deeds/Leave and License Agreements.

11.3. Brief Description

'Embassy Qubix' is an IT SEZ office park spanning over approximately 25.2 acres, offering office spaces to IT/ITeS companies. The property boasts an array of facilities and amenities, "Q Court Courtyard", grocery stores and on-site ATMs. In addition to these conveniences, Embassy Qubix generously provides ample parking spaces for both two-wheelers and four-wheelers. Notably, the development of this property occurred in stages, with construction spanning from 2010 to 2012.

The Subject property comprises of 6 blocks viz. IT 1 to IT 6 admeasuring a total leasable area of approximately 1.5 msf.

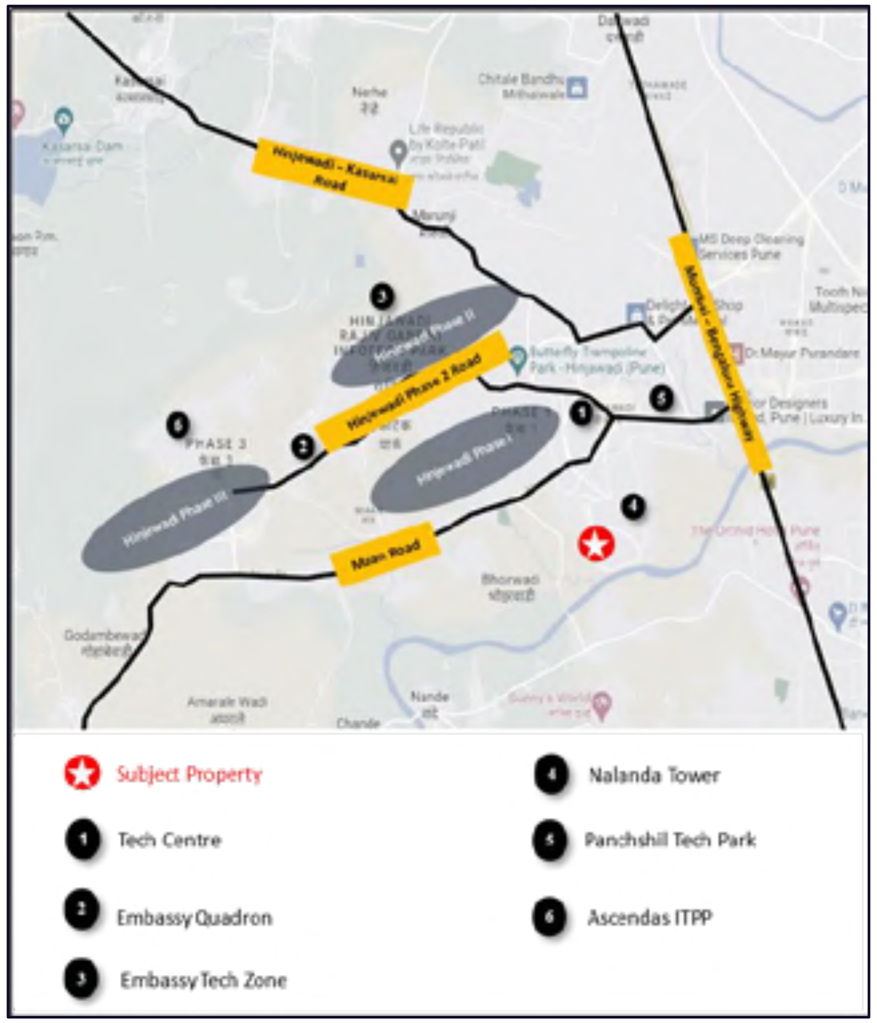
<u>**Locational Advantage**</u>

'Embassy Qubix' is strategically situated in Pune's Hinjewadi area, which is renowned as a significant commercial and technological centre. The location of ETZ offers exceptional accessibility, with key landmarks at convenient distances. It is approximately 5 kms from National Highway 48, connecting major cities like Mumbai, Pune, and Bengaluru. Pune's CBD is approximately 16 kms away, while the Pune Railway Station is around 20 kms from ETZ. Additionally, Pune International Airport is accessible at a distance of approximately 26 km.

The distances (approximately) to Embassy Qubix from major landmarks of Pune are as follows:

4-5 km from NH - 48 (Mumbai – Bengaluru Highway)	1-2 km from Shivaji Chowk Metro Station	10-11 km from Chinchwad Railway Station. 19-20 km from Pune Railway Station	25-26 km from Pune International Airport	15-16 km from CBD

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

11.4. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	FY 2028
Current Effective Rent	INR/sq. ft./mth	47[21]
Achievable Market Rent	INR/sq. ft./mth	IT/ITeS SEZ office: 48
Parking Charges	INR/bay/mth	3,000
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	--
Expected Completion Date	Year	--
Other Financial Assumptions		
Cap Rate	%	8.25%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	--

11.5. Market Value

The market value of Embassy Qubix as on 31st March 2024 is as follows:

INR 9,521 Mn

(Indian Rupees Nine Thousand Five Hundred and Twenty-One Million Only)

[21] *Denotes the weighted average rentals for leased office/retail spaces plus other income.*

12. EMBASSY OXYGEN

12.1. Subject Property Description

Embassy Oxygen (hereinafter referred to as Subject Property) is a combination of Grade A IT/ITeS SEZ and IT/ITeS Non SEZ development, located at Plot No. – 7, Sector- 144, Noida, Uttar Pradesh, in close proximity to Noida Greater Noida Expressway, one of the established IT/ITeS SEZ office destination of Noida. The Subject Property is accessible via 24-meter-wide access road on the South and 45-meter-access road on the West (primary access road). The Subject Property is well connected to other parts of Noida & Delhi via Noida Greater Noida Expressway, DND Expressway & Aqua Line Metro. The Subject Property offers amenities like lift, water storage, firefighting systems, car parking, CCTV camera security, power backup, internet/wi-fi connectivity, intercom facility, maintenance staff, security personnel, visitors parking facility. Other facilities offered by the Subject Property includes landscaped greenspace, a recently revamped food court and a suite of tenant amenities (such as a sports zone, auditorium, café, fitness centre and day-care facilities) etc.

12.2. Statement of Assets

Embassy Oxygen is a combination of IT/ITeS SEZ and IT/ITeS Non SEZ development. The total leasable area is approximately 3.3 msf.,which is fully operational.

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	Tower 1, 2, 3, A, B, C, D, E, F and Food Court	3.3	IT/ITeS SEZ / Tower 1 - IT/ITeS Non SEZ	58%
Total		**3.3**	**--**	**58%**

Source: Client Input, ^Rent Rolls as on 31st March 2024, Lease Deeds/Leave and License Agreements.
Note: Occupancy Certificate for Tower 1 has been received post the reporting date i.e. 31st March 2024.

12.3. Brief Description

The Subject Property is spread across a total land area of approximately 24.8 acres. The tenure of the underlying land of the Subject Property is leasehold with the lessee being New Okhla Industrial Development Authority (NOIDA). The remaining tenure of the land is approximately 73 years. Basis the site plan & visual inspection it was observed that the land underlying the Subject Property is largely regular in shape, levelled topography and bounded by compound wall.

Completed Blocks - Comprises of Tower 1, 2, 3, A, B, C, D, E, F and Food Court with a total leasable area of approximately 3.3 msf.

<u>Locational Advantage</u>

The Subject Property is located in close proximity to Noida Greater Noida Expressway and forms part of the Noida Greater Noida Expressway micro market. This micro market is considered as the prominent office destination in the city on account of presence of IT/ITeS SEZ office clusters, residential developments, connectivity, and proximity to important hubs of NCR, etc.

The distances (approx.) to Oxygen Business Park from major landmarks of NCR are as follows:

~1.1 km from NGN Expressway	~1.5 km from Sector 143, Aqua Line Metro Station	17-18 km from Sector 18, Noida CBD	30-31 km from New Delhi Railway Station	30-31 km from Connaught Place	45-46 km from Indira Gandhi International Airport

The map illustrating the location, infrastructure and nearby office developments is provided below:

(Map not to scale)

12.4. Key Assumptions

Particulars	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	FY 2027
Current Effective Rent including parking charges	INR/sq. ft./mth	54[22]
Achievable Market Rent including parking charges	INR/sq. ft./mth	48
Achievable Market Rent including parking charges (for Non SEZ converted area of new towers i.e Tower 1, 2, 3)	INR/sq. ft./mth	50
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	--
Expected Completion Date	Year	--
Other Financial Assumptions		
Cap Rate	%	8.25%
WACC (Complete/ Operational)	%	11.75%

12.5. Market Value

The market value of Embassy Oxygen as on 31st March 2024 is as follows:

INR 23,826 Mn

(Indian Rupees Twenty-Three Thousand Eight Hundred and Twenty - Six Million Only)

[22] *Denotes the weighted average rentals for leased office/food court spaces plus other income.*

13. EMBASSY GALAXY

13.1. Subject Property Description

Embassy Galaxy (hereinafter referred to as Subject Property) is a Grade A IT/ITeS development, located in A-44 & 45, Sector-62, Noida, Uttar Pradesh, which is an established office district of Noida. The Subject Property is accessible via 45-meter-wide internal road on the South. The Subject Property is well connected to other parts of Noida & Delhi via National Highway 24 & Blue Line of Delhi Metro (DMRC). Also, the Subject Property is located approximately 10 kms from Sector-18 which is the CBD of Noida. The Subject Property offers amenities like lift, water storage, firefighting systems, car parking, CCTV camera security, power backup, internet/wi-fi connectivity, intercom facility, maintenance staff, security personnel and visitors parking facility. The property offers range of amenities including a recently refurbished food court, cafes and few retail options.

13.2. Statement of Assets

Embassy Galaxy is an IT/ITeS development. The total leasable area is approximately 1.4 msf., which is fully Operational.

Components	Blocks	Leasable Area (msf.)	Usage Type	Occupancy
Completed Blocks	Tower A, B, C, D and E	1.4	IT/ITeS	97 %
Total		**1.4**	**--**	**97 %**

Source: Client Input, ^Rent Rolls as on 31st March 2024, Lease Deeds/Leave and License Agreements.

13.3. Brief Description

The Subject Property is spread across a total land area of approximately 9.9 acres. The tenure of the underlying land of the Subject Property is leasehold with the lessee being New Okhla Industrial Development Authority (NOIDA Authority). The remaining tenure of the land is approximately 71 years Basis the site plan & visual inspection it was observed that the land underlying the Subject Property is regular in shape, levelled topography and bounded by compound wall.

Completed Blocks: Comprises of Tower A, B, C, D and E, with a Total Leasable Area of approximately 1.4 msf.

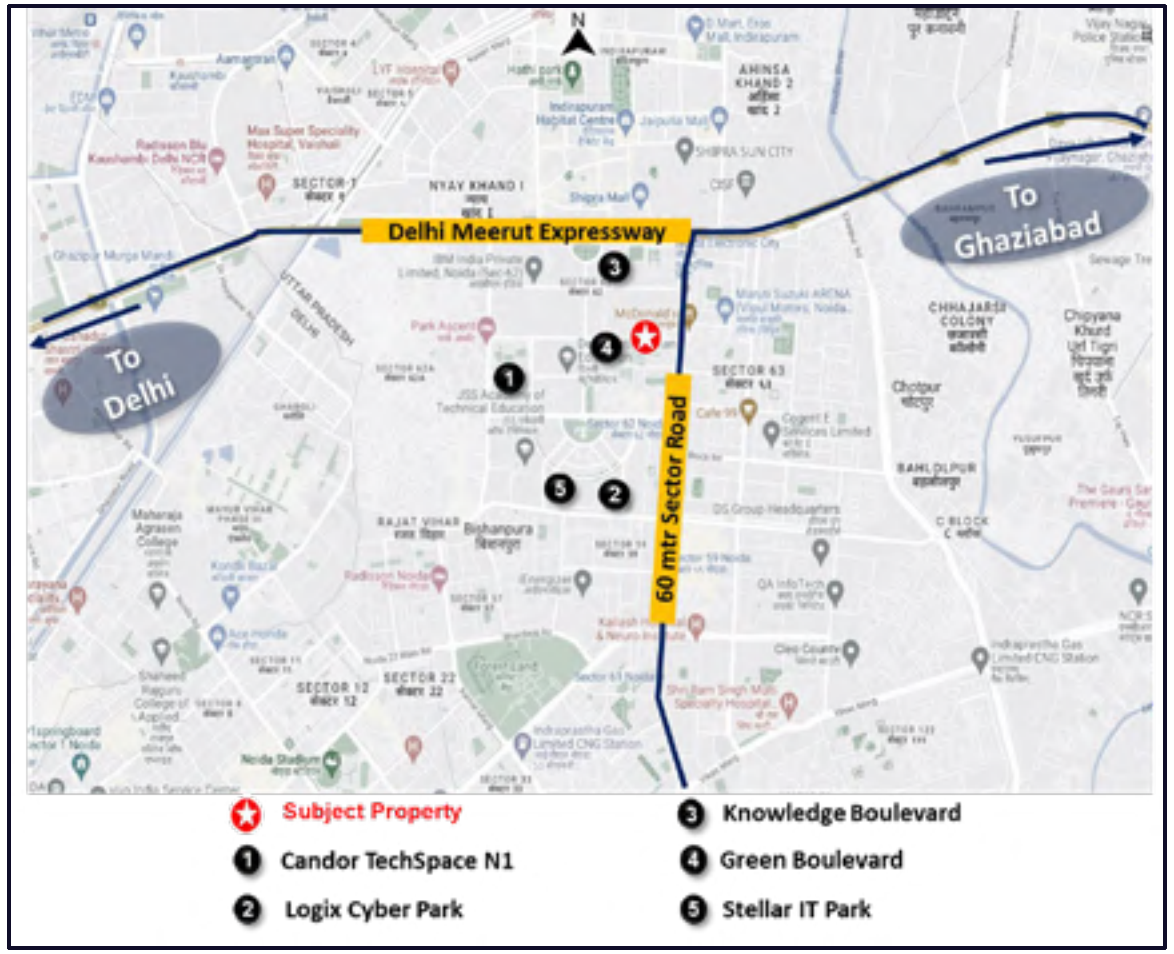
Locational Advantage

The Subject Property is located in close proximity to National Highway 24 and forms part of the Noida Sector-62 micro market. This micro market is considered as the prominent office destination in the city on account of presence of IT/ITeS office clusters, residential developments, connectivity, and proximity to important hubs of NCR, etc.

The distances (approx.) to Galaxy Business Park from major landmarks of NCR are as follows:

01-02 kms from NH – 24 / Delhi - Meerut Expressway	01-02 kms from Noida Electronic City Metro Station	10-11 kms from Sector-18, CBD Noida	19-20 kms from Connaught Place	19-20 kms from New Delhi Railway Station	32-33 kms from Indira Gandhi International Airport

The map illustrating the location, infrastructure and nearby office developments is provided below:



(Map not to scale)

13.4. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
Lease Completion of Completed Building	Year	FY 2025
Current Effective Rent including parking charges	INR/sq. ft./mth	44[24]
Achievable Market Rent including parking charges	INR/sq. ft./mth	48
Development Assumptions		
Cost to Complete (for Under Construction/ Proposed Development)	INR Mn	--
Expected Completion Date	Year	--
Other Financial Assumptions		
Cap Rate	%	8%
WACC (Complete/ Operational)	%	11.75%
WACC (Under-construction/ Proposed Development)	%	--

13.5. Market Value

The market value of in Embassy Galaxy as on 31st March 2024 is as follows:

INR 9,894 Mn

(Indian Rupees Nine Thousand Eight Hundred and Ninety - Four Million Only)

[24] *Denotes the weighted average rentals for leased office/food court spaces plus other income.*

14. HILTON - EMBASSY GOLFLINKS

14.1. Subject Property Description

Hilton at Embassy GolfLinks is an operational hospitality development as part of a large office park “Embassy GolfLinks Business Park” located along Intermediate Ring Road, Bengaluru, Karnataka.

14.2. Statement of Assets

Hilton at Embassy GolfLinks is an operational hospitality development spread across approximately 0.4 msf. having 247 Keys.

Components	Details
No. of Keys	247 Keys
Completed Area	0.4 msf

Source: Client Input .

14.3. Brief Description

Hilton, Embassy GolfLinks is an operational hospitality development spread across approximately 3.5 acres land parcel inside Embassy GolfLinks Business Park located along the Intermediate Ring Road, Bengaluru, Karnataka. The hospitality development is operated by Hilton, having 247 keys.

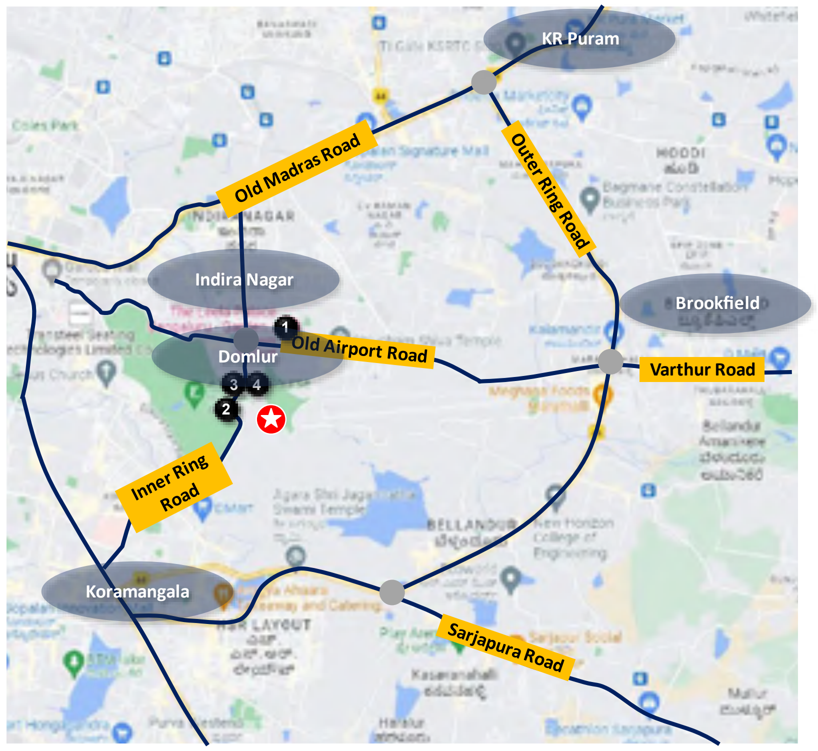
Locational Advantage

The subject property is located in close proximity to locations such as Indiranagar, Koramangala, etc. which are considered as established residential and commercial locations within the city enabling easy access. Some of the prominent hospitality developments in the subject micro market includes The Leela Palace, The Paul, Ramada Encore, Hotel Royal Orchid, etc.

The distances (approximately) to Hilton, Embassy GolfLinks from major landmarks of Bengaluru are as follows:

6 - 7 km from Indira Nagar Metro Station	9-10 km from KSR Bengaluru City Junction Railway Station	36 - 37 km from Kempegowda International Airport

The map illustrating the location, infrastructure and nearby hospitality developments is provided below:



Subject Property

1 The Leela Palace

2 The Paul

3 Ramada Encore

4 Hotel Royal Orchid

(Map not to scale)

14.4. Key Assumptions

Particular	Units	Information
	Revenue Assumptions	
ARR	1 Qtr, Year 1	11,000
Stabilized Occupancy	%	72%
	Other Financial Assumptions	
Cap Rate	%	7.14% (Viz. an EV/EBITA multiple 14)
WACC (Complete/ Operational)	%	12.14%

EMBASSY OFFICE PARKS REIT

14.5. Market Value

The market value of Hilton - Embassy GolfLinks as on 31st March 2024 is as follows:

INR 6,341 Mn

(Indian Rupees Six Thousand Three Hundred and Forty One Million Only)

15. EMBASSY ENERGY

15.1. Subject Property Description

The subject property is a Solar Park, which is spread across villages like Ittigai, Mooregeri and Nellukudure, Bellary District, Karnataka. The subject property is accessible via State Highway – 45 (SH – 45) and enjoys good connectivity to neighbouring towns and villages.

The subject location is situated at a distance range of 305 - 310 km from Bengaluru City.

15.2. Statement of Assets

Embassy Energy is an operational solar park having installed capacity of 130MW DC and 100MW AC (Output Capacity), Capable of Generating 216 million Units (MU) at 19% Plant Load Factor.

Components	Details
Capacity (MW) (A)	130MW DC (100MW AC)
Plant Load Factor (B)	17.35%
Number of Hours in a Day (C)	24
Days in a Year (D)	365
Total Units Generated (KWH) – (A*B*C*D) *1,000	**194 million Units (MU) in kWH in Year 1**

Source: Inputs from Client

15.3. Brief Description

The subject property is an operational solar park spread over 465.8 acres of land area across the villages Ittigai, Mooregeri and Nellukudure in Bellary District, Karnataka. The Solar Park is owned by Embassy Energy Private Limited. The subject property is located at a distance of 305 – 310 km from Bengaluru City. The subject micro market is predominantly characterized by the presence of agriculture land parcels. A few solar parks are currently operational/proposed in the subject micro market are operated by prominent players such as ReNew Solar, Adani, etc.

Based on the review of the Power Purchase Agreement (PPA) executed between Embassy Energy and the power purchase for a period of approximately 25 years, it is understood that the solar park supplies electricity to the existing office parks / hotels of Embassy in Bengaluru. Additionally, as per the agreement, the purchasers of PPAs have agreed to purchase at least 85% of the contracted quantity (‘minimum guaranteed offtake’) each tariff year, commencing from the commercial operation date until the end of the term.

Locational Advantage

The subject property is accessible via. State Highway 45 and enjoys good connectivity to neighbouring towns and villages. Bellary district is emerging as a prominent hub for renewable energy. The district stands third among all district in Karnataka in terms of commissioned solar projects. Union Government has identified Bellary as one of the Renewable Economic Zone (REZ) in Karnataka.

The distances (approximately) to Ittigai, Mooregeri and Nellukudure, Bellary District from major landmarks are as follows:

60 - 65 km from NH-48 (National Highway)	115 - 120 km from Bellary Railway Station; 65 - 70 km from Davanagere Railway Station	85 - 90 km from Jindal Vijaynagar Airport	305 – 310 km from Bengaluru City

The map illustrating the location of the subject property is provided below:

Mooregeri Nellukudure Ittigi

(Map not to scale)

15.4. Key Assumptions

Particular	Units	Information
Revenue Assumptions		
BESCOM Tariff – Commercial	INR per kWH	8.00
BESCOM Tariff – Industrial	INR per kWH	6.90
Blended Tariff	INR per kWH	7.80[25]
Adopted Tariff	INR per kWH	7.80
Development Assumptions		
COD	Qtr, Year	FY 2018[26]
Useful Life	Years	25 Years
Other Financial Assumptions		
WACC (Complete/ Operational)	%	11.75%

15.5. Market Value

The market value of Embassy Energy as on 31st March 2024 is as follows:

INR 7,813 Mn

(Indian Rupees Seven Thousand Eight Hundred and Thirteen Million Only)

[25] *In proportion of the distribution between commercial and industrial category consumers*
[26] *40% commenced operations on 23rd January 2018 and balance 60% on 28th February 2018*

EMBASSY OFFICE PARKS REIT

I, L. Anuradha, the Valuer for the Subject Properties, hereby declare that:

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

Prepared By

(L. Anuradha) MRICS
IBBI Registered Valuer (L&B)
(IBBI/RV/02/2022/14979)

Key Terms & Definitions

Notes:

- All figures in this presentation are as of Mar 31, 2024 unless otherwise specified
- All figures corresponding to year denoted with "FY" are as of or for the one-year period ending (as may be relevant) March 31st of the respective year. Similarly, all figures corresponding to year denoted with "CY" are as of or for the one-year period ending (as may be relevant) March 31 of the respective year
- Some of the figures in this Presentation have been rounded-off to the nearest decimal for the ease of presentation
- All details included in the presentation considers 100% stake in GLSP. However, Embassy REIT owns 50% economic interest in GLSP SPV which owns Embassy GolfLinks property. Accordingly, its revenues are not consolidated into our Revenue from Operations. Also, Market Value or GAV reflects only Embassy REIT's 50% economic interest in GLSP
- Any reference to long-term leases or WALE (weighted average lease expiry) assumes successive renewals by occupiers at their option
- Gross Asset Value (GAV) considered per Mar'24, valuation undertaken by Ms. L Anuradha, in conjunction with Independent property consultant review services undertaken by C&W. Valuation exercise undertaken semi-annually
- Key Terms and Definitions:

1. 4Q/Q4/Three Months ended – Quarter ending Mar'24
2. ADR – Average Daily Rate (ADR) is a measure of the average rate charged for rooms sold and is calculated by dividing total rooms revenue for a period by the number of rooms sold during that period
3. Annualised Rental Obligations – Defined as Gross Rentals multiplied by twelve (12)
4. Average Occupancy – Commercial Offices - Occupied Area / Completed Area. Hotels - Occupied Rooms / Completed Rooms or Keys
5. Base Rentals – Rental income contracted from the leasing of Completed Area; does not include fit-out & car parking income
6. bn – Billions
7. bps – Basis points
8. BTS – Built to Suit
9. BSE – BSE Limited
10. CAM – Common Area Maintenance
11. CP – Commercial Paper
12. C&W – Cushman & Wakefield
13. CAGR – Compounded Annual Growth Rate
14. CBRE – CBRE South Asia Private Limited
15. Completed Area – the Leasable Area of a property for which occupancy certificate has been received
16. DPU – Distribution per unit
17. EBITDA – Earnings/ (loss) before finance costs, depreciation, amortisation, impairment loss and income tax excluding share of profit of equity accounted investee
18. Embassy TechVillage / ETV – Comprises of the legal entities Vikas Telecom Private Limited ('VTPL') and Sarla Infrastructure Private Limited ('SIPL')
19. Embassy Group – refers to the Embassy Sponsor or its subsidiaries or limited liability partnerships
20. Embassy REIT refers to Embassy Office Parks REIT
21. EOPMSPL – Embassy Office Parks Management Services Private Limited
22. FY – Period of 12 months ended March 31 of that particular year, unless otherwise stated
23. GAV – Gross Asset Value
24. GCC – Global Capability Centres
25. GLSP – GolfLinks Software Park Private Limited
26. Green Loan –Green loan refers to loans given by Multinational banks against Green Buildings (Gold or Platinum LEED certified). These loans are classified as Green Loans under the banks Green & Sustainable Finance Framework and comprises certifications received from Climate Bond initiatives
27. GRESB – Formerly known as Global Real Estate Sustainability Benchmark
28. Holdco – Refers to MPPL
29. Investment Entity – Refers to GolfLinks Software Park Private Limited
30. Leasable Area – Total square footage that can be occupied by an occupier for the purpose of determining an occupier's rental obligations. Leasable Area is the sum of Completed Area, Under Construction Area and Proposed Development Area
31. LTM – Last twelve months
32. Manager – Embassy Office Parks Management Services Private Limited
33. MEP – Mechanical, Electrical and Plumbing
34. mn – Millions
35. MNC – Multinational Corporation
36. msf – Million square feet
34. MTM – Mark to Market
35. Mumbai – Mumbai Metropolitan Region (MMR)
36. MW – Mega-Watt
37. NAV – Net Asset Value
38. NCD – Non-Convertible Debentures
39. NDCF refers to Net Distributable Cash Flows
40. Net Debt – Gross Debt minus short term treasury investment and cash and cash equivalents
41. NM – Not material
42. NOI – Net Operating Income
43. NR – Not Relevant
44. NSE – The National Stock Exchange of India Limited
45. NTM – Next twelve months
46. OC – Occupancy certificate
47. Occupancy / % Occupied / % Leased – Occupancy is defined as the ratio of the Occupied Area and the Completed Area
48. Occupied Area – The Completed Area of a property which has been leased or rented out in accordance with an agreement entered into for the purpose and also includes Letter of Intents (LoI)
49. ORR – Outer Ring Road
50. OWC – Organic Waste Converter
51. Proforma Debt Headroom – Proforma Debt Capacity (Maximum debt as per REIT Regulations) - Current Net Debt
52. Portfolio – Together, the Portfolio Assets and the Portfolio Investment
53. Proposed Development Area – The Leasable Area of a property for which the master plan for development has been obtained, internal development plans are yet to be finalised and applications for requisite approvals required under the law for commencement of construction are yet to be received
54. QoQ – Quarter on quarter
55. REIT Regulations – Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014
56. Rents – Refers to Gross Rentals unless specified otherwise. Gross Rentals are defined as the sum of Base Rentals, fit-out and car parking income from Occupied Area for the month of Mar'24
57. RevPAR – Revenue Per Available Room (RevPAR) is a hotel industry financial metric calculated by multiplying the Average Daily Rate by the percentage occupancy
58. Re-leasing spread – Refers to the change in rent psf between new & expiring leases, expressed as a percentage
59. ROFO – Right of First Offer
60. sf / psf – Square feet / per square feet
61. Sponsor(s) – Embassy Property Developments Private Limited and BRE / Mauritius Investments
62. SPV – Special purpose vehicles, as defined in Regulation 2(l)(zs) of the REIT Regulations, in this case being UPPL, EEPL, IENMPL, VCPPL, ETPL, QBPL, QBPPL, OBPPL, VTPL, SIPL, EPTPL, GSPL and ECPL
63. TEV – Total Enterprise Value
64. Under Construction / U/C Area – Leasable Area for which internal development plans have been finalized and requisite approvals as required under law for the commencement of construction have been applied for, construction has commenced, and the occupancy certificate is yet to be received
65. Units – An undivided beneficial interest in the Embassy REIT, and such units together represent the entire beneficial interest in the Embassy REIT
66. WALE – Weighted Average Lease Expiry (weighted according to facility rentals excluding impact of Ind-AS adjustments) assuming that each occupier exercises the right to renew for future terms after expiry of initial commitment period
67. WIP – Work-in-progress
68. Years – Refers to fiscal years unless specified otherwise
69. YoY – Year on year
70. YTD – Year to date

Disclaimer

This report is prepared for Unitholders pursuant to the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, and issued by Embassy Office Parks Management Services Private Limited (the "Manager") in its capacity as the Manager of the Embassy Office Parks REIT ("EmbassyREIT"), for general information purposes only, without regards to the specific objectives, financial situation or requirements of any person. This report should not be construed as legal, tax, investment, or other advice.

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