

SERIAL NUMBER: 01/2025-26



Registered in the Republic of India as an irrevocable trust under the Indian Trusts Act, 1882 and as a real estate investment trust under the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, on August 3, 2017 at Bengaluru having registration number IN/REIT/17-18/0001 and having permanent account number AAATE8082C.

Principal Place of Business: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka- 5600 32

Telephone No.: +91 8069354864; **E-mail:** debtcompliances@embassyofficeparks.com

Website: www.embassyofficeparks.com

Key Information Document dated January 23, 2026

Embassy Office Parks REIT (the “Issuer” or “Embassy REIT”) proposes to issue up to 10,000 (Ten Thousand) listed, rated, transferable, rupee denominated commercial papers of face value of INR 5,00,000 (Indian Rupees Five Lakhs only) each, aggregating to a total amount not exceeding INR 5,00,00,00,000 (Indian Rupee Five Hundred Crores only) (“CPs”), on a private placement basis, to be listed on the BSE Limited (“Stock Exchange” or “BSE”) (the “Issue”). This disclosure document dated January 23, 2026 (the “Key Information Document”) is issued pursuant to the general information document dated May 09, 2025 (“General Information Document”), and is being issued in accordance with the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and the SEBI Master Circular for the Issue and Listing of Non-Convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper dated May 22, 2024, RBI (Commercial Paper and Non-Convertible Debentures of Original or Initial Maturity of up to One Year) Directions, 2024 and SEBI Circular with Reference No. SEBI/HO/DDHS/DDHS_Div3/P/CIR/2022/ 122 dated September 22, 2022 and SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, each as amended, in relation to the CPs, on a private placement basis (“Issue”) by Embassy REIT.

Background

This Key Information Document is related to issue of the CPs to be issued on a private placement basis by the Issuer, in accordance with the terms and pursuant to the General Information Document. All terms, conditions, risk factors, information, and disclosures stipulated and contained in the General Information Document are deemed to be incorporated in this Key Information Document by reference, and references to “General Information Document” shall be construed to mean references to this Key Information Document, unless the context requires otherwise. The issue of the CPs comprised in the Issue and described under this Key Information Document has been authorised by the board of directors of the Manager.

Pursuant to the resolution passed by the board of directors of the Manager dated April 23, 2025 and July 31, 2025, the Issuer has been authorised to raise debt through such modes, as may be permitted under applicable law and as may be agreed by the board of directors or any duly constituted committee of the Board in one or more tranches for an aggregate amount of up to INR 1,05,00,00,00,000 (Indian Rupees Ten Thousand and Five Hundred crores only), until May 31, 2026 and out of such limits, INR 58,25,00,00,000 (Indian Rupees Five Thousand Eight Hundred and Twenty Five crores only) has been utilized as on the date of this Key Information Document. The Board of Directors has pursuant to the resolution dated April 23, 2025 and July 31, 2025, and the resolution passed by the debenture committee of board of directors of the Manager dated January 23, 2026, approved the Issue.

As a real estate investment trust, certain regulatory requirements applicable to companies are not applicable to us. For instance, we are not required to file a copy of the issue document with the registrar of companies as required under sub-section (4) of Section 26 of the Companies Act, 2013.

Credit Rating

The CPs have been rated by CRISIL and CARE. CRISIL has assigned a rating of ‘CRISIL A1+’ and CARE has assigned a rating of ‘CARE A1+’. The above rating is not a recommendation to buy, sell or hold the CPs and Investors should take their own decision in this regard. The rating may be subject to revision or withdrawal at any time by the rating agency and should be evaluated independently of any other ratings. The rating agency has the right to suspend, withdraw the rating at any time on the basis of new information, etc. Please refer to **Annexure I** of this Key Information Document for (i) the letter dated December 17, 2025 from CRISIL, assigning the credit rating mentioned above and the letter dated December 17, 2025 from

CRISIL disclosing the rating rationale adopted for the aforesaid credit rating and the weblink to the publication of the rating rationale, and (ii) the letter dated December 18, 2025 from CARE, assigning the credit rating mentioned above and the letter dated December 22, 2025 from CARE disclosing the rating rationale adopted for the aforesaid credit rating and the weblink to the publication of the rating rationale. The rating obtained (mentioned hereinabove) is valid as on the date of issuance and listing of the CPs and are not older than one year from the date of opening of the Issue.

Credit Rating Agency	
<p>CARE Ratings Limited</p> <p>Address: 4th Floor, Godrej Coliseum, Somaiya Hospital Road, Off Eastern Express Highway, Sion (East), Mumbai - 400 022. Tel. No.: +91-22-6754 3456 Contact Person: Mr. Vaibhav Asnani Website: https://www.careratings.com E-mail: Vaibhav.Asnani@careedge.in</p> 	<p>CRISIL Ratings Limited</p> <p>Address: CRISIL House, Central Avenue, Hiranandani Business Park, Powai, Mumbai - 400076 Tel. No.: +91 22 3342 3000 Contact Person: Mr. Snehil Shukla Website: https://www.crisilratings.com/ E-mail: snehil.shukla@crisil.com</p> 

Company Secretary and Compliance Officer	Chief Financial Officer
<p>Name: Ms. Vinita Menon Phone: +91 80 6935 4864 E-mail: debtcompliances@embassyofficeparks.com</p>	<p>Name: Mr. Abhishek Agrawal Phone: +91 80 6935 4864 E-mail: debtcompliances@embassyofficeparks.com</p>

Registrar and Transfer Agent
<p>KFin Technologies Limited</p> <p>Address: Selenium Tower B, Plot 31-32 , Financial District, Nanakramguda, Hyderabad 500 032, Telangana, India Tel: 040- 7961 5565 Fax: 040-23001153 E-mail: srinivassudheer.venkatapuram@kfintech.com Website: www.kfintech.com Contact Person: Mr. Srinivas Sudheer Venkatapuram SEBI Registration No.: INR000000221</p> 

Statutory Auditors
<p>Name: S.R. Batliboi & Associates LLP, Chartered Accountants Address: 12th Floor, “UB City”, Canberra Block No. 24, Vittal Mallya Road, Bengaluru 560001, Karnataka, India Tel. No.: +91 80 6648 9000 Email Address: srba@srb.in Contact Person: Mr. Adarsh Ranka Logo: There is no logo for the statutory auditor Peer Review Certificate No. 017127 dated June 14, 2024 and valid upto July 31, 2027</p>

Sponsors / Promoters	
<p>The Embassy Sponsor – Embassy Property Developments Private Limited</p> <p>Registered office 1st Floor, Embassy Point 150 Infantry Road Bengaluru 560 001, Karnataka, India</p> <p>Address for correspondence 1st Floor, Embassy Point</p>	<p>The Blackstone Sponsor – BRE/ Mauritius Investments</p> <p>Registered office/ address for correspondence Ocorian Tower, Nexera, Lot 7, Côte d'Or Technopole, Minissy, Moka, Mauritius</p> <p>Tel: +230 403 6000</p> <p>E-mail: GroupBRE.entities@ocorian.com</p>

Sponsors / Promoters	
<p>150 Infantry Road Bengaluru 560 001, Karnataka, India Tel: +91 80 4179 9999 E-mail: cs@embassyindia.com Website: www.embassyindia.com</p> <p>Date of incorporation: 30/07/1996</p> <p>PAN: AAACD6927A</p> <p><i>Details of Contact persons</i> Name: Ms. Devika Priyadarsini Phone: +91 80 4903 0000 E-mail: secretarialteam@embassyindia.com</p>	<p>Date of incorporation: September 15, 2008</p> <p>PAN: AAECB6357J</p> <p><i>Details of Contact persons</i> Mr. Keni Lufor and Mr. Eugene Min are the contact persons of the Blackstone Sponsor. Their details are as follows:</p> <p>Keni Lufor Tel: +230 403 6000 E-mail: GroupBRE.entities@ocorian.com</p> <p>Eugene Min Tel: +852 3651-7630 Email: Eugene.Min@Blackstone.com</p>

Other than:

- (a) details of the Issue of CPs;
- (b) financial information (if such information provided in the General Information Document is more than six months old);
- (c) material changes (if any, in the information provided in the General Information Document); and
- (d) any material developments not disclosed in the General Information Document,

which are contained in this Key Information Document, all particulars set out in the General Information Document shall remain unchanged. All risk factors set out in the General Information Document also apply to this Key Information Document, to the extent applicable.

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SECTION I: GENERAL

DEFINITIONS AND ABBREVIATIONS

Capitalized terms used but not defined hereunder shall have the meaning ascribed to them in the General Information Document. Unless the context otherwise indicates or requires, the following terms shall have the meanings given below in this Key Information Document.

Term	Description
Allot/Allotment/Allotted	Unless the context otherwise requires or implies, the allotment of the CPs pursuant to this Issue
BSE	BSE Limited
Cash Equivalent Investments (Issuer)	(a) term deposits placed with a bank or financial institution in India which have a credit rating of either AA+ or higher by ICRA Limited or CRISIL Ratings Limited; (b) any investment in marketable debt obligations issued or guaranteed by the Government of India or by any agency of the Government of India; (c) any investment in money market funds and / or liquid funds in accordance with the then prevailing policy of the Issuer for treasury investments; or (d) any other debt security approved by the Investors, in each case, denominated in INR and to which the Issuer is beneficially entitled at that time.
CP Documents	The issuing and paying agent agreement and other documents entered into by the Issuer in relation to the CPs.
CPs	10,000 listed, rated, transferable, rupee denominated commercial papers of face value of INR 5,00,000 aggregating to not more than INR 5,00,00,00,000 to be issued pursuant to this Key Information Document
Eligible Investor	Refers to such category of investors referred to below: a) Eligible financial institutions and insurance companies; b) Companies; c) Non-banking finance companies (NBFCs) and residuary NBFCs; d) Mutual funds; e) Foreign institutional investors; f) Foreign portfolio investors as permitted under the Securities and Exchange Board of India (Foreign Portfolio Investors) Regulations, 2014; and g) provident funds, gratuity, superannuation and pension funds, subject to their investment guidelines.
FIMMDA Guidelines	The operational guidelines and the market practice conventions issued by the Fixed Income Money Market and Derivatives Association of India, as may be amended or updated from time to time.
Investor	Any eligible investor investing in or holding the CPs, including any transferee or assignee from time to time.
IPA	the Issuing and Paying Agent for the CPs, being ICICI Bank Limited
Issue	Issue of the CPs, in accordance with the General Information Documents, this Key Information Documents, the Letter of Offer and the CP Documents.
Letter of Offer	Letter of offer to be issued by the Issuer in relation to the issue of CPs in accordance with FIMMDA Guidelines.
Master Circular	SEBI circular SEBI/HO/DDHS/PoD1/P/CIR/2024/54 dated May 22, 2024 titled “Master Circular for issue and listing of Non-Convertible Securities, Securities Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper” as updated from time to time
Nominal Value	INR 5,00,000 (Indian Rupees five lakh only)
PAN	Permanent Account Number

Term	Description
RBI	Reserve Bank of India
SEBI	Securities and Exchange Board of India constituted under the Securities and Exchange Board of India Act, 1992 (as amended from time to time)
SEBI CP Guidelines	SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, read with SEBI Circular No. SEBI/HO/DDHS/DDHS_Div3/P/CIR/2022/ 122 dated September 22, 2022, updated from time to time.
SEBI Debt Listing Regulations	the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulation, 2021 (“ SEBI NCS Regulations ”) and the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, each as amended from time to time
SEBI REIT Regulations	the Securities and Exchange Board of India (Real Estate Investment Trusts), Regulations, 2014 (as amended from time to time)
Stock Exchange(s)	BSE

This Key Information Document shall be read in conjunction with the General Information Document, the Letter of Offer and the CP Documents and it is agreed that in case of any inconsistency or conflict between this Key Information Document and the General Information Document, this Key Information Document shall prevail.

NOTICE TO INVESTORS AND DISCLAIMERS

Disclaimer Clause of the Stock Exchange

As required, a copy of this Key Information Document has been filed with the BSE in terms of the SEBI Debt Listing Regulations. It is to be distinctly understood that submission of this Key Information Document to the BSE should not in any way be deemed or construed to mean that this Key Information Document has been reviewed, cleared, or approved by the BSE; nor does the BSE in any manner warrant, certify or endorse the correctness or completeness of any of the contents of this Key Information Document, nor does the BSE warrant that the CPs will be listed or will continue to be listed on the BSE; nor does the BSE take any responsibility for the soundness of the financial and other conditions of the Issuer, its Manager, Sponsors, Trustee or any scheme or project of the Issuer.

Disclaimer Clause of SEBI

AS PER THE PROVISIONS OF THE SEBI DEBT LISTING REGULATIONS, IT IS NOT STIPULATED THAT A COPY OF THIS KEY INFORMATION DOCUMENT HAS TO BE FILED WITH OR SUBMITTED TO THE SEBI FOR ITS REVIEW / APPROVAL. IT IS TO BE DISTINCTLY UNDERSTOOD THAT FILING OF THIS KEY INFORMATION DOCUMENT TO SEBI SHOULD NOT IN ANY WAY BE DEEMED OR CONSTRUED TO MEAN THAT THE SAME HAS BEEN CLEARED OR APPROVED BY SEBI. SEBI DOES NOT TAKE ANY RESPONSIBILITY EITHER FOR THE FINANCIAL SOUNDNESS OF ANY SCHEME OR THE PROJECT FOR WHICH THE ISSUE IS PROPOSED TO BE MADE OR FOR THE CORRECTNESS OF THE STATEMENTS MADE OR OPINIONS EXPRESSED IN THIS KEY INFORMATION DOCUMENT.

Disclaimer in respect of jurisdiction

This Issue with respect to CPs is made in India to Investors eligible to subscribe to it under applicable laws. Any disputes arising out of the Issue will be subject to the exclusive jurisdiction of the courts and tribunals at Mumbai. This Key Information Document does not constitute an offer to sell or an invitation to subscribe to the CPs herein, in any other jurisdiction to any person to whom it is unlawful to make an offer or invitation in such jurisdiction.

INFORMATION IN RELATION TO THE ISSUER

Name of the Issuer	Embassy Office Parks REIT (acting through its Manager)
Principal place of business of the Issuer*	12 th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka– 560 032,
Date of incorporation	August 3, 2017
Compliance Officer of Issuer	Vinitha Menon
Chief Financial Officer of the Manager	Abhishek Agrawal
Name and Address of the Contact Person of the Issuer	Vinitha Menon 12 th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka – 560 032, Tel: +91 8069354864 E-mail: debtcompliances@embassyofficeparks.com
Website of the Issuer	www.embassyofficeparks.com
Name, Address and Date of Appointment of the Auditors of the Issuer	S.R. Batliboi & Associates LLP 12 th Floor, “UB City”, Canberra Block No. 24 Vittal Mallya Road, Bengaluru 560001 Karnataka, India Website: Not Applicable Email address: srba@srb.in Telephone Number: +91 80 6648 9000 Contact Person: Mr. Adarsh Ranka Logo: There is no logo for the auditor
Name and Address of the Registrar and Transfer Agent	Kfin Technologies Limited Selenium Tower B Plot 31-32, Financial District Nanakramguda Hyderabad 500 032 Telangana, India Website: www.kfintech.com Email address: srinivassudheer.venkatapuram@kfintech.com Telephone Number: 040 - 7961 5565 Contact Person: Mr. Srinivas Sudheer Venkatapuram 
Name and Address of the Credit Rating Agency of the Issue***	CRISIL Ratings Limited (A subsidiary of CRISIL Limited) Central Avenue Hirandandani Business Park Powai, Mumbai 400 076 Maharashtra, India Website: www.crisil.com/ratings Email address: snehil.shukla@crisil.com Telephone Number: +91 22 3342 3000 Contact Person: Mr. Snehil Shukla

	<p style="text-align: center;">CRISIL</p> <p style="text-align: center;">An S&P Global Company</p> <p>CARE Ratings Limited Address: 4th Floor, Godrej Coliseum, Somaiya Hospital Road, Off Eastern Express Highway, Sion (East), Mumbai - 400 022. Tel: +91-22-6754 3456 E-mail: vaibhav.asnani@careedge.in Website: https://www.careratings.com Contact Person: Mr. Vaibhav Asnani</p> <p style="text-align: center;"></p>
Legal Counsel (if any)	There is no Legal Counsel for the issuance

**The Issuer being a real estate investment trust does not have a registered office or corporate office. Accordingly, details of its principal place of business have been disclosed.*

****As at the date of this Key Information Document, CRISIL Ratings Limited has assigned a rating of ‘CRISIL A1+’ and CARE Ratings Limited has assigned a rating of “CARE A1+” for the issuance of CPs. Instruments with this rating are considered to have the highest degree of safety regarding timely servicing of financial obligations. Such instruments carry lowest credit risk. Please refer to Annexure I of this Key Information Document for (i) the letter dated December 17, 2025 from CRISIL, assigning the credit rating mentioned above and the letter dated December 17, 2025, disclosing the rating rationale adopted for the aforesaid credit rating and the weblink to the publication of the rating rationale, and (ii) the letter dated December 18, 2025 from CARE, assigning the credit rating mentioned above and the letter dated December 22, 2025, disclosing the rating rationale adopted for the aforesaid credit rating and the weblink to the publication of the rating rationale. The Issuer hereby declares that the rating is valid on the date of this Key Information Document and listing of the CPs.*

SECTION II: ISSUE RELATED INFORMATION

1.1 ISSUE INFORMATION

ISIN	INE041014064	
Issue Size	INR 5,00,00,00,000	
Date of issue	January 27, 2026 – January 30, 2026	
Maturity Date	March 20, 2026	
Rating of the Instrument (all credit ratings including unaccepted ratings)	CRISIL A1+	CARE A1+
Date of rating	December 17, 2025	December 18, 2025
Name of credit rating agency	CRISIL Ratings Limited	CARE Ratings Limited
Validity period for issuance	60 days from the date of rating i.e., February 15, 2026	2 months from the date of rating i.e., February 17, 2026
Validity period of rating	1 year	1 year
Rating Declaration	The Issuer hereby declares that the rating is valid on the date of issuance and listing of Commercial Papers pursuant to this Key Information Document.	
Issuing and Paying Agent	ICICI Bank Limited	
Other conditions (if any)	Discount rate: As set out in the Letter of Offer	

CP Borrowing Limit	INR 20,00,00,00,000
Supporting Resolution for CP Borrowing (date of passing board resolution)	Resolution adopted by the board of directors of Embassy Office Parks Management Services Private Limited, as the investment manager of the Issuer, on April 23, 2025, and on July 31, 2025, as attached in Annexure II (Resolutions in relation to the CP Issuance(s)) herewith.

1.2 Details of CPs issued* during the last 2 years:

Seri es	ISIN	Tenor/Per iod of Maturity (in days)	Coup on	Amou nt Issued (in Cr.)	Date of Allotm ent	Redemp tion Date	Credi t Ratin g	Secured / Unsecur ed	Securi ty	Details of IPA
1.	INE041014049	364 days	7.75%	425	Februar y 13, 2025	February 12, 2026	CRISI L A1+ & CARE A1+	Unsecur ed	NIL	ICICI Bank Limite d
2.	INE041014056	316 days	7.075 %	350	April 28, 2025	March 10, 2026	CRISI L A1+ & CARE A1+	Unsecur ed	NIL	ICICI Bank Limite d
3.	INE041014064	326 days	7.075 %	325	April 28, 2025	March 20, 2026	CRISI L A1+ & CARE A1+	Unsecur ed	NIL	ICICI Bank Limite d

Seri es	ISIN	Tenor/Per iod of Maturity (in days)	Coup on	Amou nt Issue d (in Cr.)	Date of Allotm ent	Redemp tion Date	Credi t Ratin g	Secured / Unsecur ed	Securi ty	Details of IPA
4.	INE041007175	243 days	6.44%	400	October 16, 2025	June 16, 2026	CRISI L A1+ & CARE A1+	Unsecur ed	NIL	ICICI Bank Limite d

*Commercial papers, which are outstanding as on date of this document are only shown in the above table.

1.3 End use of Funds:

Proceeds of the Issue will be used for:

- (i) Repayment of existing debt availed by the Issuer and/or SPV/Holdco owned by the Issuer
- (ii) Working capital purposes of the Issuer and/or SPV/Holdco owned by the Issuer and
- (iii) Payment of fees and expenses availed in relation to the Issue;

Until the proceeds are utilised in accordance with the above paragraph 1.3, interim investments in Cash Equivalent Investments (Issuer) and/or making short term shareholder loans to SPVs who will retain the funds in their overdraft accounts till repayment of such shareholder loans to the Issuer for utilisation in accordance with the above clause.

Credit Support/enhancement (where applicable)	NA
(i) Details of instrument, amount, guarantor company	
(ii) Copy of the executed guarantee	
(iii) Net worth of the guarantor company	
(iv) Names of companies to which guarantor has issued similar guarantee	
(v) Extent of the guarantee offered by the guarantor company	
(vi) Conditions under which the guarantee will be invoked	

SECTION III: FINANCIAL INFORMATION

The audited financial statements for the previous three financial years are as set out in Annexure III (*Financial Statements*) of the General Information Document.

The unaudited financial statements of the Issuer (on a standalone and consolidated basis), for the half year ended September 30, 2025, have been enclosed as Annexure III (*Unaudited Financial Statement from 01 April 2025 up to 30 September 2025*) to this Key Information Document.

SECTION IV: OTHER REGULATORY DISCLOSURES

1. Details of outstanding CPs, NCDs and other debt instruments as on date of offer letter, including amount issued, maturity date, amount outstanding, credit rating and name of credit rating agency for the issue, name of IPA and Debenture Trustee:

(a) Details of outstanding CPs as on date of this Key Information Document:

Seri es	ISIN	Tenor/Per iod of Maturity (in days)	Coup on	Amou nt Issue d (in Cr.)	Date of Allotm ent	Rede mptio n Date	Credit Rating	Secured/ Unsecure d	Securi ty	Detail s of IPA
1.	INE041014 049	364 days	7.75%	425	Februar y 13, 2025	Februa ry 12, 2026	CRISI L A1+ & CARE A1+	Unsecure d	NIL	ICICI Bank Limit ed
2.	INE041014 056	316 days	7.075 %	350	April 28, 2025	March 10, 2026	CRISI L A1+ & CARE A1+	Unsecure d	NIL	ICICI Bank Limit ed
3.	INE041014 064	326 days	7.075 %	325	April 28, 2025	March 20, 2026	CRISI L A1+ & CARE A1+	Unsecure d	NIL	ICICI Bank Limit ed
4.	INE041007 175	243 days	6.44%	400	October 16, 2025	June 16, 2026	CRISI L A1+ & CARE A1+	Unsecure d	NIL	ICICI Bank Limit ed

(b) Details of Non-Convertible Securities as on date of this Key Information Document:

Debenture Series	Tenor	Coupon (p.a.p.q)	Principal Amount (INR mn)	Date of allotment	Maturity date	Credit Rating	Secured/ unsecure d
Embassy REIT Series IV NCD 2021	60 months	6.80%	3,000	September 07, 2021	September 07, 2026	'CRISIL AAA/Sta ble'	Secured
Embassy REIT Series V NCD 2021 - Series B	60 months	7.05%	11,000	October 18, 2021	October 18, 2026	'CRISIL AAA/Sta ble'	Secured
Embassy REIT Series VI NCD 2022	60 months	7.35%	10,000	April 5, 2022	April 5, 2027	'CRISIL AAA/Sta ble'	Secured
Embassy REIT Series VIII NCD 2023	60 months	8.10%	5,000	August 28, 2023	August 28, 2028	'CRISIL & CARE AAA/Sta ble'	Secured
Embassy REIT Series XI NCD 2024	36 months & 1	7.96 %	9,000	26 September 2024	27 September 2027	'CRISIL AAA/Sta ble'	Secured

Debt Series	Tenor	Coupon (p.a.p.q)	Principal Amount (INR mn)	Date of allotment	Maturity date	Credit Rating	Secured/unsecured
	day						
Embassy REIT Series XII NCD 2024	48 months & 363 days	7.73%	10,000	16 December 2024	14 December 2029	'CRISIL & CARE AAA/Stable'	Secured
Embassy REIT Series XIII NCD 2025 – Series A	24 months and 306 days	7.21%	15,000	16 May 2025	17 March 2028	'CRISIL AAA/Stable'	Secured
Embassy REIT Series XIII NCD 2025 – Series B	36 months	7.22%	5,000	16 May 2025	16 May 2028	'CRISIL AAA/Stable'	Secured
Embassy REIT Series XIV NCD 2025	20 months 20 days	6.965%	7,500	27 June 2025	19 March 2027	'CRISIL AAA/Stable'	Secured
Embassy REIT Series XV NCD 2025	120 months	7.25%	20,000	24 July 2025	24 July 2035	'CRISIL & CARE AAA/Stable'	Secured

(c) Details of outstanding Secured Loan Facilities of the Issuer as on date of this Key Information Document:

Facility	Interest Rate	Sanctioned Amount	Outstanding Amount	Repayment terms
Secured Term Loan	7.85% p.a.	INR 3,250 million	INR 3,250 million	Repayable in 144 monthly instalments from the date of drawdown

(d) Details of outstanding unsecured Loan Facilities of the Issuer as on date of this Key Information Document:

Facility	Interest Rate	Sanctioned Amount	Outstanding Amount	Repayment terms
NA	NA	NA	NA	NA

(e) List of top 10 holders of Units of the Issuer as of December 31, 2025:

Sl. No.	Name of Unitholder	No. of Units Held	As a percentage of total Unitholding
1.	ICICI PRUDENTIAL MUTUAL FUND	8,55,43,962	9.02%
2.	APAC COMPANY XXIII LIMITED	5,34,51,142	5.64%
3.	HDFC MUTUAL FUND	4,55,95,583	4.81%
4.	SMALLCAP WORLD FUND, INC	3,79,73,068	4.01%
5.	SBI MUTUAL FUND	3,53,08,946	3.72%
6.	KOTAK PERFORMING RE CREDIT STRATEGY FUND-I	3,34,83,729	3.53%
7.	PARAG PARIKH FLEXI CAP FUND	2,25,66,132	2.38%
8.	AMITA GARG*	2,10,24,552	2.22%

Sl. No.	Name of Unitholder	No. of Units Held	As a percentage of total Unitholding
9.	GOVERNMENT PENSION FUND GLOBAL	1,69,07,953	1.78%
10.	AMITA GARG*	1,30,85,177	1.38%

*Amita Garg appears under two separate entries (Sl. No. 9 and 10) because the unitholding is registered under two different PANs as per the BENPOS records

- (f) List of top 10 holders of non-convertible securities of the Issuer in terms of value (on a cumulative basis) as on December 31, 2025:

Sl. No.	Name of Debenture Holders	Amount (in ₹ Million)	% of total non-convertible debentures outstanding
1.	ICICI PRUDENTIAL MF	15,500	16.23%
2.	KOTAK MF	14,440	15.12%
3.	ADITYA BIRLA MF	13,200	13.82%
4.	ICICI PRUDENTIAL LIFE INSURANCE	5,300	5.55%
5.	SBI PENSION FUND	4,900	5.13%
6.	HSBC MF	4,750	4.97%
7.	UTI MF	3,500	3.66%
8.	KOTAK MAHINDRA LIFE INSURANCE	3,100	3.25%
9.	NIPPON MF	3,000	3.14%
10.	SBI LIFE INSURANCE	3,000	3.14%

2. **Net-worth of the Issuer as per the latest balance sheet:** INR 226,989.17 million¹
3. **Shareholding of the Issuer’s promoters and the details of the shares pledged by the promoters, if any:** As set out in ‘Unitholding Structure of the Embassy REIT’ in Section V (*Legal and Other Information*) of the General Information Document.
4. **Long term credit rating, if any, obtained by the Issuer:** CARE ‘AAA/Stable’ from CARE Ratings Limited and CRISIL ‘AAA/Stable’ from CRISIL Ratings Limited.
5. **Unaccepted credit ratings, if any, assigned to the Issuer:** NIL
6. **Summary of audited financials of last three years, material litigation and regulatory actions related to the issuer. If the issuer has not been in existence for three years, the information of the issuer for the period such information is available shall be disclosed:**
 - (a) Summary of audited financials of last three years: As set out in Section IV (*Financial Information*) of the General Information Document.
 - (b) Details of material litigation: As set out in Section V (*Legal and Other Information*) of the General Information Document and section V of this Key Information Document.
 - (c) Regulatory actions: As set out in Section IX (*Other Information*) of Section V (*Legal and Other Information*) of this Key Information Document.

¹ As per the audited standalone financial statements of the Issuer for the financial year ended March 31, 2025

7. **Any material event / development having implications for the financials / credit quality resulting in material liabilities, corporate restructuring event which may affect the issue or the investor's decision to invest in the CP / NCD:** As set out in Section III (*Risk Factors*) of the General Information Document.
8. **All details of credit enhancement including backstop facilities provided by the group entity including but not limited to (a) the net-worth of the guarantor, (b) the names of the companies to which the guarantor has issued similar guarantees, (c) the extent of the guarantees offered by the guarantor and (d) the conditions under which the guarantee will be invoked, etc.:** NIL
9. **Details of default of CP, NCD or any other debt instrument and other financial indebtedness including corporate guarantee issued in the past three financial years including in the current financial year:** NIL
10. **Details of statutory auditor and changes thereof in the last three financial years:** As set out in 'Other Regulatory Disclosures' in Section V (*Legal and Other Information*) of the General Information Document.
11. **Details of current tranche including amount, current credit rating for the issue, name of credit rating agency, its validity period and details of IPA and Debenture Trustee:** As set out in Section II (*Issue Related Information*) of this Key Information Document.
12. **Specific details of end-use of funds:** As set out in Section II (*Issue Related Information*) of this Key Information Document.

SECTION V: MATERIAL CHANGES TO INFORMATION PROVIDED IN GENERAL INFORMATION DOCUMENT

Other than the updated disclosures mentioned in this Section, there are no material changes to the information provided under the General Information Document, since the issue of the General Information Document, relevant to the Issue or which are required to be disclosed under this Key Information Document.

1. Details of borrowings of the Issuer, as on the latest quarter end:

- (a) **Details of debt securities and Commercial Papers:** As set out in Point 1 of Section IV (*Other Regulatory Disclosures*) of this Key Information Document.
- (b) **Details of secured/ unsecured loan facilities/ bank fund based facilities/ rest of the borrowing (if any, including hybrid debt like foreign currency convertible bonds (FCCB), optionally convertible debentures/ preference shares) from banks or financial institutions or financial creditor, as on September 30, 2025:** As set out in Point 1 of Section IV (*Other Regulatory Disclosures*) of this Key Information Document.
- (c) **The amount of corporate guarantee or letter of comfort issued by the issuer along with name of the counterparty (like name of the subsidiary, JV entity, group company, etc.) on behalf of whom it has been issued, contingent liability including DSRA guarantees/ any put option etc.:**

Details of Keepwell Undertakings issued by Embassy REIT as at September 30, 2025:

Name of the entity	Name of the counterparty	Nature of the counterparty	Outstanding Amount (All amounts in ₹ millions)
Embassy Construction Private Limited	ICICI Bank Limited	Lender	2,750.00
Embassy Construction Private Limited	Axis Bank Limited	Lender	2,500.00
Manyata Promoters Private Limited	ICICI Bank Limited	Lender	5,000.00
Manyata Promoters Private Limited	The Hongkong and Shanghai Banking Corporation Limited	Lender	4,500.00
Vikas Telecom Private Limited	The Hongkong and Shanghai Banking Corporation Limited	Lender	6,670.00
Quadron Business Park Private Limited	Axis Bank Limited	Lender	8,000.00
Embassy Splendid TechZone Private Limited	ICICI Bank Limited	Lender	1,550.00

No other corporate guarantees or letters of comfort relevant for the purpose of this section have been issued by the Issuer as at September 30, 2025.

2. **If the security is backed by a guarantee or letter of comfort or any other document of a similar nature, a copy of the same shall be disclosed. In case such document does not contain the detailed payment structure (procedure of invocation of guarantee and receipt of payment by the investor along with timelines), the same shall be disclosed in the offer document: N.A.**
3. **Consent of directors, auditors, bankers to issue, solicitors or advocates to the issue, legal advisors to the issue, lead managers to the issue, Registrar to the Issue, and lenders (if required, as per the terms of the agreement) and experts:** Consents in writing of such persons as required pursuant to paragraph 3.3.31 of Schedule 1 of SEBI Debt Regulations have been obtained.
4. **Expenses of the Issue:**

Expenses of the Issue along with a breakup for each item of expense, including details of the fees payable to separately as under (in terms of amount, as a percentage of total issue expenses and as a percentage of total issue size), as applicable:

Sr. No.	Expense	Fees Amount (in INR)	Fees as a percentage of total expenses (%)	Fees as a percentage of total Issue Size (%)
1.	Lead manager(s) fees	Nil	Nil	Nil
2.	Underwriting commission	Nil	Nil	Nil
3.	Brokerage, selling commission and upload fees	Nil	Nil	Nil
4.	Fees payable to the registrars to the issue	10,000	1.00%	0.00%
5.	Fees payable to the legal advisors	Nil	Nil	Nil
6.	Advertising and marketing expenses	Nil	Nil	Nil
7.	Fees payable to the regulators including stock exchanges	9,90,000	99.00%	0.02%
8.	Expenses incurred on printing and distribution of issue stationary	Nil	Nil	Nil
9.	Any other fees, commission or payments under whatever nomenclature	Nil	Nil	Nil
	Total	10,00,000	100%	0.02%

Note: The above expenses are exclusive of applicable goods and service tax

5. **Use of proceeds (in the order of priority for which the said proceeds will be utilized): (i) purpose of the placement; (ii) break-up of the cost of the project for which the money is being raised; (iii) means of financing for the project; (iv) proposed deployment status of the proceeds at each stage of the project:**
Not Applicable

Please note that Section V ‘Legal and Other Information’ of the General Information Document stands updated as below.

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 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. Title disclosures (including title litigation) pertaining to the Portfolio

For the purpose of this section, details of all pending title litigation pertaining to the Portfolio have been disclosed. Other than as disclosed below, there are no pending title litigations pertaining to the Portfolio as of January 23, 2026.

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. Pursuant to an order dated July 18, 2022, the High Court of Karnataka further held that this matter will be listed upon disposal of another matter pending before the same court. 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 High Court of Karnataka has vide order dated December 19, 2024 has remitted the matter back to the Additional City Civil Court for fresh consideration.
- d. 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. The Additional City Civil Court, Bengaluru vide order dated January 22, 2025 has disposed the miscellaneous petition in view of the remand of suit for fresh trail by the High Court of Karnataka. Further, final decree proceedings have been initiated by the original plaintiff before the Additional Civil and Sessions Judge at Bengaluru in relation to a parcel of land which does not form part of Embassy Manyata. The Additional City Civil Court, Bengaluru vide order dated January 24, 2025 has disposed the final decree proceedings in view of the remand of suit for fresh trail by the High Court of Karnataka. The third party in the original suit filed a memo to dismiss the suit as not pressed basis which the Additional City Civil Court, Bengaluru vide order dated January 5, 2026, has dismissed the suit as not pressed.
- e. 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.
- f. 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.

- g. 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.
- h. 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.
- i. 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.
- j. 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. MPPL, has filed an application for impleading it as a party. The matter is currently pending.
- k. 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.
- l. 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 ½ 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.

- m. 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. The matter is currently pending.
- n. 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.
- 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.
- s. An original suit was filed by third parties in 2025 before the City Civil Judge, Bangalore in relation to certain land parcels situated at Embassy Manyata Business Park. The plaintiffs claim that the land parcels are their ancestral properties and sought, *inter-alia*: (i) partition of the land parcel and separate possession

to the plaintiffs to the extent of their share; (ii) a declaration that the sale deeds in relation to the land parcels are not binding on the plaintiffs. MPPL was not made party to the suit, MPPL filed an application for impleading. Pursuant to the Order dated July 17, 2025, the City Civil Judge, Bangalore had granted an *ex parte* temporary injunction from alienating the suit schedule properties and 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) A third party has filed a suit before the City Civil Court, Senior Division, Rural District at 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. On October 21, 2024 the III Addl Senior Civil Judge allowed the application seeking to restore the case. The matter is currently pending.
- (c) 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.
- (d) 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, Bengaluru 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.

- (e) 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.
- (f) 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 Tech Village

- (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 third-party individual 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. The third-party individual before the High Court had undertaken to withdraw the suit before the City Civil Court, Bangalore. The High Court of Karnataka, vide order dated December 17, 2025, disposed of the civil revision petition and the writ petition, filed by VTPL, by allowing the aforesaid third party individual to withdraw the suit against Embassy Group before the City Civil Court, Bangalore with liberty to file a fresh suit. The matter before the City Civil Court, Bangalore is 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 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 schedule property by the plaintiff. VTPL has filed its written statement in this matter stating, *inter-alia*, that the suit schedule property does not form part of Embassy Tech Village. The matter is currently pending.
- (c) 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.
- (d) A third party has filed an original suit in 2018 before the Court of the Additional City Civil and Sessions Judge, Bengaluru in relation to land admeasuring 1 acre 34.5 guntas abutting Embassy Tech Village, The plaintiff has prayed for permanent injunction from trespassing or constructing illegal structures on the land. This land does not form part of Embassy Tech Village.

F. Embassy Business Hub

- (a) 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. ECPL has been included as a defendant in this original suit. Further, the plaintiffs also filed stay applications before the Senior Civil Judge, Bengaluru Rural against the defendants, from changing the nature of the suit properties pending disposal of the suit. Pursuant to an order dated April 16, 2024, the Senior Civil Judge Court has dismissed the the stay application. The third parties have also filed a miscellaneous appeal in 2024 before the Additional Senior Civil Judge, Bengaluru Rural Court challenging the order dated April 16, 2024. The matter is currently pending.
- (b) 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.

H. Embassy Splendid TechZone

- (a) A third party has filed a complaint before the Inspector General of Registration, Chepauk Chennai-5 against the Embassy Sponsor and others alleging encroachment of land in relation to Embassy Splendid TechZone. The third party has sought, *inter-alia*: (i) legal action against registration of the relevant land; (ii) not to register any documents with respect to such land and (iii) the scrutinization of lease deeds executed with the Embassy Sponsor in relation to such land. The matter is currently pending.
- (b) A landowner has filed a petition under Section 9 of the Indian Arbitration and Conciliation Act, 1996 on April 22, 2025 against the Embassy Sponsor and ESNP, before the High Court of Judicature at Madras requesting the High Court to constitute an arbitral tribunal, to adjudicate upon the disputes arising out of certain agreements between the parties. The High Court of Madras has allowed the petition vide order dated June 23, 2025. Pursuant to the order of the High Court of Madras, a tribunal was formed and the landowner has filed the statement of claims against the Embassy Sponsor and ESNP in relation to the construction delays. ESNP has filed its statement of defence to the statement of claims filed by the landowner. The matter is pending for hearing.

II. Material litigation, criminal proceedings and regulatory action pending against the Manager, Embassy REIT, the 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 the Embassy REIT (Asset SPVs and Investment Entity), Associates of the Embassy REIT (excluding the Manager, the Sponsors, their respective Associates and the Blackstone Sponsor Group) matters exceeding ₹418.13 million (being 1% of the consolidated total revenues (income) of the Embassy REIT for the Financial Year 2025) have been considered material and proceedings where the amount is not determinable but are considered material by the Manager from the perspective of the Embassy REIT have been disclosed. Other than as disclosed below, there is 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 the Embassy REIT (excluding the Manager, the Sponsors, their respective Associates and the Blackstone Sponsor Group) as of January 23, 2026.

There is no outstanding material litigation or regulatory action against the Embassy REIT as of January 23, 2026.

A. MPPL

- (i) *Regulatory Proceedings*

- (a) 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. Pursuant to an order dated April 22, 2024, the court held that, *inter alia*, the petitioners are entitled to refund of the amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed off the matter. MPPL has filed an appeal against the order dated April 22, 2024.
- (b) 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. Pursuant to an order dated April 22, 2024, the court held that, *inter alia*, the petitioners are entitled to refund of the amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed off the matter. MPPL has filed an appeal against the order dated April 22, 2024.

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 (categorized 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 and the pre-mediation has failed and a non-starter report was filed. Further, the Service Provider has initiated a summary suit before the Additional City Civil and Sessions Judge, Commercial Court, Bengaluru against EEPL. EEPL filed an application seeking leave to defend the suit along with an application to reject the plaint. Further, the Service Provider has filed interim applications *inter alia* for (i) to amend the pleadings and (ii) to implead Sterling & Wilson Private Limited, the Additional City Civil and Sessions Judge, Commercial Court, Bengaluru rejected both the above applications. The Service Provider has filed writ petitions before the High Court of Karnataka, against the rejection of its applications. The matters are 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. Further, charge sheet was filed on November 2024 before the 47th Chief Metropolitan Magistrate Court, Esplanade, Mumbai. The matter is currently pending. Mr. Jitendra Virwani and Mr. Karan Virwani have also filed a criminal revision applications before the High Court of Bombay for modification of the bail conditions. The matters are currently pending.

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.

EEPL, Mr. Jitendra Virwani, Mr. Karan Virwani and another 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. The writ petition was withdrawn to pursue the criminal revision application filed by EEPL, Mr. Jitendra Virwani and Mr. Karan Virwani before the High Court of Bombay against the State of Maharashtra and the representatives of SWREL to set aside the order passed by the 47th Chief Metropolitan Magistrate Court, Esplanade, Mumbai, to the extent of erroneously issuing notice to EEPL, Mr. Jitendra Virwani, Mr. Karan Virwani and for other consequential reliefs. . The criminal revision applications were withdrawn on January 21, 2026, before the High Court of Bombay, with liberty to file appropriate applications before the appropriate Court.

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

Regulatory Proceedings

- (a) 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-interim 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. Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, *inter alia* the petitioners are entitled to refund for amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. VTPL has filed an appeal against the order dated April 22, 2024.
- (b) 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-interim 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 Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, *inter alia*, the petitioners are entitled to refund for the amounts deposited as beneficiary capital contribution charges

and Greater Bangalore water sewerage project charges and disposed the case. VTPL has filed an appeal against the order dated April 22, 2024.

- (c) VTPL has received a demand note dated 4 May 2024 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 High Court of Karnataka against the State of Karnataka, Bangalore Water Supply and Sewerage Board and others challenging inter-alia, the government order dated 12 February 2016 and the demand noted dated May 4, 2024 issued against VTPL and seeking to, inter-alia, (i) quash the demand notice dated 4 May 2024; and (ii) issuance of no-objection certificate to VTPL.
- (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 Department of Stamps and Registrations, Government of Karnataka disposed the proceedings vide orders dated 11 November 2025, directing VTPL and SIPL to pay the shortfall in the stamp duty within 90 days.

E. **ECPL**

Regulatory Proceedings

- (a) 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. Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, *inter alia*, the petitioners are entitled to refund for the amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. ECPL has filed an appeal against the order dated April 22, 2024. Further, a notice dated 18 March 2025 has been issued by BWSSB requesting ECPL to make payments amounting to (i) 15% of the advance probable pro rata charges amounting to Rs.13.98 million and (ii) beneficiary capital contribution charges.
- (b) 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. Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, *inter alia*, the petitioners are entitled to refund for the amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. ECPL has filed an appeal against the order dated April 22, 2024.

(c) **Criminal litigation**

A private complaint register (“**PCR**”) was filed under Section 223 of the Bharatiya Nagarik Suraksha Sanhita, 2023 on December 2, 2025 before the Additional Chief Judicial Magistrate Court, Bangalore by the

Deputy Director of Factories, Bangalore against ECPL, represented by Mr. Jitendra Virwani (although he is not a director of ECPL), and certain other persons, to take cognizance of an offence punishable under Section 47 of the Building and Other Construction Workers (Regulation of Employment and Conditions of Services) Act, 1996. The PCR alleges that two workers died after vertical earth collapsed on them when they were installing the rainwater harvesting modules in the Embassy Hub (the asset held by ECPL) due to the negligence of ECPL, its contractor and sub-contractors, as well as contravention of various provisions of the Building and Other Construction Workers (Regulation of Employment and Conditions of Services) Karnataka Rules, 2006. The matter is currently pending.

F. *Manager*

Other Material Litigation

- (a) The claimants being the shareholder of Embassy Commercial Projects (Whitefield) Private Limited (“Embassy Whitefield”) have initiated arbitration in August 2024 before the Singapore International Arbitration Centre (“SIAC”) against the Manager and others with respect to the right of first offer available with Embassy REIT. The claimants have prayed before the tribunal for (i) declaration that the claimants are entitled to sell the offered shares (ii) permanently injunct the Manager from creating any encumbrance or interfering with any steps of the claimant. In October 2024, the claimants inter alia filed an application for emergency arbitration and sought various interim reliefs. The application for emergency interim relief was dismissed vide order dated October 16, 2024. Further, the claimant have also filed application for interim relief in February 14, 2025 before SIAC seeking to direct the Manager (i) to takedown or disable information available on the Manager website that gives false and incorrect disclosure with respect to certain land parcel in Embassy Tech Village (ii) temporary order of injunction from promoting in any manner false information pertaining to certain land parcel in Embassy Tech Village (iii) direct Manager to take steps before the statutory authorities that reflects the reality pertaining to the land parcel to ensure that the value of shared is not affected. The tribunal has disposed the interim application vide order dated April 19, 2025. The Manager had filed an early dismissal application before the tribunal against reliefs of the claimants pertaining to land measuring 1 acre and 6 guntas (excluding 3 guntas of kharab) and the application was allowed by the tribunal vide order dated October 9, 2025. The claimants have filed an appeal against the interim order dated April 19, 2025 before the High Court of Bombay. The appeal had been withdrawn by the Petitioners on November 06, 2025, before the High Court of Bombay.

The claimants have withdrawn all their claims in this arbitration on account of having reached a comprehensive settlement with respondent numbers two to six (i) BREP Asia SBS Holding – NQ CO IV Ltd, (ii) BREP Asia SG Indian Holding (NQ) Co I Pte. Ltd. (iii) BREP VII SBS Holding- NQ Co IV Ltd., (iv) BREP VII SG Indian Holding (NQ) Co I Pte. Ltd. (Hereinafter referred to as “Blackstone Entities”) and Embassy Whitefield in the arbitration, without any involvement of the Manager in such settlement. The Manager has sought reimbursement for the costs incurred by the Manager.

- (b) An application dated 15 January 2025 for emergency interim relief (“**Interim Application**”) was filed before the Singapore International Arbitration Centre (“SIAC”) by certain former third-party shareholders of VTPL (“**Claimants**”) against Axis Trustee Services Limited (“Trustee”) and Embassy Office Parks Management Services Private Limited (“**Manager**”) (Trustee and Manager collectively referred to as “Respondents”), in relation to the share purchase agreement dated November 17, 2020 (“SPA”) among the Claimants and the Respondents (on behalf of Embassy REIT). The Interim Application alleged that the SPA was void, inter alia, since (i) the Claimants were allegedly not aware that a land parcel located admeasuring 1 acre 9 guntas (inclusive of 3 guntas of kharab) within the ETV Project campus and owned by VTPL since 2004, was proposed to be transferred to Embassy REIT as part of the acquisition of 100% of the equity share capital of VTPL by Embassy REIT in 2020 pursuant to the SPA; and (ii) the SPA allegedly defeated certain provisions of law. The Application was rejected by SIAC pursuant to an order dated 16 January 2025.

Thereafter, the Claimants filed a Notice of Arbitration dated 20 January 2025 (“Notice of Arbitration”) before the SIAC against the Respondents. The Notice of Arbitration contains similar allegations and seeks similar reliefs to the Interim Application. Post the arbitration tribunal being constituted, the Claimants have filed an application seeking interim relief and have also filed their statement of claim in this regard. The Manager has filed its objections to the interim relief claims and its statement of defense. This matter is currently pending.

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

- (c) An application has been filed by third parties being the shareholder of Embassy Whitefield against Embassy Whitefield, VTPL, Manager and others (including Embassy Sponsor) in May 2025 before the National Company Law Tribunal, Bengaluru under section 213(a) of the Companies Act, 2013 requesting for investigation into the affairs of Embassy Whitefield and the actions of the other respondents in connection with the operations of Embassy Whitefield. The matter was disposed of as withdrawn on January 7, 2026, pursuant to a settlement agreement executed between the Blackstone Entities and Embassy Whitefield.
- (d) An application have been filed by third parties being the erstwhile shareholders of VTPL before the National Company Law Tribunal, Bengaluru against the Manager, VTPL and others in August, 2025 for re-opening of the books of accounts and recasting the financial statements under section 130 of the Companies Act, 2013 in relation suppression of information and fraudulent integration of land admeasuring 1 acre 6 guntas (excluding 3 guntas of kharab). The National Company Law Tribunal, Bengaluru vide order dated 26 September 2025, stated that since maintainability of the petition has been raised, to hear VTPL and Manager at this stage. VTPL and the Manager have filed their objections on maintainability of the application and the third parties have filed their rejoinder. The matter is pending hearing.

Save and except as disclosed in the Litigation Section, The Manager and its Associates (to the extent that such Associates are not Associates of the Sponsors) do not have any regulatory actions 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 exceeding Rs.58.03 million (being 5% of the standalone total revenues (income) of the Manager for the Financial Year 2025) 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 the Embassy REIT have been considered material. Except as disclosed below, there are no outstanding proceedings involving the Manager and its Associates (to the extent that such Associates are not Associates of the Sponsors).

III. Material litigation and regulatory action pending against the Manager and its Associates

The Manager and its Associates (to the extent that such Associates are not Associates of the Sponsors) do not have any regulatory actions 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 exceeding Rs.58.03 million (being 5% of the standalone total revenues (income) of the Manager for the Financial Year 2025) 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 the Embassy REIT have been considered material. Except as disclosed

below, there are no outstanding proceedings involving the Manager and its Associates (to the extent that such Associates are not Associates of the Sponsors).

Criminal litigation

- (a) 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.

Regulatory Action

The Securities and Exchange Board of India (“SEBI”) issued an interim order cum show cause notice dated November 04, 2024 (“Order”) to Embassy Office Parks Management Services Private Limited, Manager to Embassy REIT (“Company”) in connection with an order passed by the National Financial Reporting Authority, against inter-alia, the erstwhile Chief Executive Officer (“CEO”), Mr. Aravind Maiya.

Vide the Order, SEBI directed the Company to suspend Mr. Aravind Maiya from acting as its CEO and appoint an interim CEO with immediate effect, till the NFRA Order dated August 19, 2024 is stayed/ set aside, whichever is earlier. SEBI also directed the Company to ensure compliance with ‘fit and proper person’ criteria.

Pursuant to the Order, Mr. Aravind Maiya stepped down as the CEO and one of the Key Managerial Personnel (“KMP”) of EOPMSPL with effect from November 04, 2024 and Mr. Ritwik Bhattacharjee was appointed as the CEO (Interim) and one of the KMPs of EOPMSPL with effect from November 07, 2024.

Further, as specified in the Stock Exchange disclosure dated November 07, 2024, Mr. Maiya was not involved in the business, operations or management of the Company / Embassy REIT in any capacity pending appropriate developments in the legal proceedings relating to the NFRA order / other connected proceedings. Mr. Maiya resigned from the Company with effect from November 20, 2024.

The Company filed has filed a settlement application with SEBI in relation to the Order on December 06, 2024 and the matter is currently outstanding.

A show cause notice dated May 30, 2025 (“SCN”) was issued by SEBI to Embassy Office Parks Management Services Private Limited (“Company”) and Axis Trustee Services Limited (“Trustee”), in connection with an order passed by the National Financial Reporting Authority against, inter-alia, the erstwhile Chief Executive Officer of the Company (“NFRA Order”). The SCN alleges (i) violations of Regulation 7(d) read with Clauses 1,2,7 and 8 of Schedule VI and Regulation 10(14) of the SEBI REIT Regulations, with respect to alleged delays in the disclosure of the NFRA Order (by 53 days), the Company’s view on the ‘fit and proper’ status of its erstwhile CEO (by 35 days) and a SEBI letter dated October 8, 2024 (by 11 days), by the Company and (ii) failure of the Trustee to oversee the Company and ensure compliance with Regulation 7(d) read with Clauses 1,2,7 and 8 of Schedule VI and Regulations 9(3), 9(4) and 9(16) of the SEBI REIT Regulations. The Company has filed a settlement application with SEBI in relation to the SCN on June 16, 2025. On October 13, 2025, the Manager received a demand notice from SEBI for the settlement amount, which was subsequently remitted on October 16, 2025. Consequently, SEBI issued a Settlement Order dated November 17, 2025, to the Company in connection with this matter.

Other Matters

The search proceedings under section 132 of the Income-tax Act, 1961 was conducted on 1 June 2022 on EOPMSPL, Embassy REIT and certain SPV’s namely VTPL, EOVP, SIPL, EEPL. On account of the search, reassessment proceedings for AY 2019-20, AY 2020-21 and AY 2021-22 were initiated by the tax department in these entities. As on March 31, 2025, these reassessment proceedings are concluded with adjustments in certain entities. Aggrieved by the proposed adjustments, appeal has been filed before CIT(A)

with respect to AY 2019-20 in the case of EEPL and VTPL and for AY 2020-21 and 2021-22 in the case of EEPL, VTPL and Embassy REIT.

IV. 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 Rs.1616.01. million (being 5% of the consolidated total revenues (income) of Embassy Sponsor for the Financial Year 2025) have been considered material and proceedings where the amount is not determinable, but the proceeding is considered material by the Embassy Sponsor from the perspective of the 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 January 23, 2026.

(i) Criminal Litigation

- (a) 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 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 and the said criminal petitions were withdrawn by Embassy Sponsor and Jitendra Virwani on January 7, 2022. Jitendra Virwani and Embassy Sponsor have filed discharge applications before the Principal Special Judge for CBI Cases, Hyderabad in 2022 and applications are pending for 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.
- (b) A first information report has been registered against the Sponsor, its directors and others pursuant to a criminal complaint filed by a third party. The case of the third party is that it had paid a part consideration for purchase of two villa plots, however the accused have failed to perform their part of the contract. It is alleged that the accused have made wrongful gains at the cost of the third-party complaint. The Sponsor and its directors have filled a petition in the High Court of Karnataka, *inter alia*, for quashing the criminal proceedings against them. The matter is currently pending.
- (c) A first information report has been registered against the Sponsor, its directors and others pursuant to a criminal complaint filed by a third party. The case of the third party is that it had paid a part

consideration for purchase of villa plots, however the accused have failed to perform their part of the contract. It is alleged that the accused have made wrongful gains at the cost of the third-party complaint. The Sponsor and its directors have filed a petition in the High Court of Karnataka, inter alia, for quashing the criminal proceedings against them. The matter is currently pending.

- (d) A first information report has been registered against the Sponsor, its directors and others pursuant to a criminal complaint filed by a third party. The case of the third party is that it had paid a part consideration for purchase of flat, however the accused have failed to perform their part of the contract. It is alleged that the accused have made wrongful gains at the cost of the third-party complaint. The Sponsor and its directors have filed a petition in the High Court of Karnataka, inter alia, for quashing the criminal proceedings against them. The matter is currently pending.
- (e) The income tax department has filed complaints before Special Economic Offence Court Bangalore against Jitendra Virwani. The Special Economic Offence Court discharged all the offenses vide orders dated August 5, 2022 and August 17, 2022. Further, the income tax department filed a revision petition before Sessions Court. The matter is currently pending.

(ii) *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. The High Court of Karnataka vide order dated January 8, 2026 had allowed the writ petition and has remitted the matter back to the Deputy Commissioner (Registration) and District Registrar, Bengaluru for a fresh consideration.
- (b) The Sponsor has filed a writ petition against the order dated March 12, 2018 passed in an execution petition by the Additional City Civil and Sessions Judge, Mayo Hall unit, Bangalore in respect of the alleged payment of differential stamp duty by the decree holders in relation to registration of sale deed of Embassy Espana project.
- (c) 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.
- (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 of 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.
- (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. On March 17, 2021, Embassy Sponsor has paid ₹0.04 million to the BDA towards issuance of modified development plan. The matter is currently pending.

- (f) The Embassy Sponsor received demand notices dated January 13, 2021 and October 7, 2020 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 of Karnataka, vide a common order dated June 5, 2025 and June 24, 2025 has allowed the writ petitions and set aside the demand notices.
- (g) A third party petition is filed before the Karnataka Land Grabbing Special Court alleging that the Sponsor has encroached a rajakaluve land (stream water line) and constructed villas over the encroached land. The petitioners have prayed for restoration rajakaluve land (stream water line) among other reliefs. The matter is currently pending.
- (h) A third party has filed a writ petition before the High Court of Karnataka for quashing the orders dated November 30, 2019 passed by the Deputy Commissioner, Bangalore district (the “**Deputy Commissioner**”). The Deputy Commissioner had ordered, for shifting and straightening a stream of nala, exercising his powers under the Karnataka Land Revenue Act, 1964 and Karnataka Land Grant Rules, 1969 in favour of the Sponsor. The matter is currently pending.
- (i) EPDPL has received a demand notes dated August 4, 2021, 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. EPDPL had 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 EDPL and seeking to, inter-alia, (i) quash the demand notice dated August 4, 2021; and (ii) issue of no-objection certificate to EPDPL. Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, inter alia the petitioners are entitled to refund for amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. EPDPL has filed an appeal against the order dated April 22, 2024.
- (j) EPDPL has received a demand note dated February 16, 2022, 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. EPDPL had 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 EDPL and seeking to, inter-alia, (i) quash the demand notice dated February 16, 2022; and (ii) issue of no-objection certificate to EPDPL. Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, inter alia the petitioners are entitled to refund for amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. EPDPL has filed an appeal against the order dated April 22, 2024
- (k) The Sponsor has filed writ petitions before the High Court of Madras seeking (i) to direct the sub registrar, Pallavaram to admit the scheme of arrangement and the corrigendum issued by the regional director, Hyderabad which were kept pending registration and register the same (ii) to declare that during the subsistence of the SEZ status, all the instruments pertaining to the lands and the building permit are exempt from stamp duty under Section 3 of Indian Stamp Act, 1899 (iii) to call for the records pertaining to a letter issued by the district registrar, tambaram to the sub registrar,

pallavaram and quash the same and direct the district registrar, tambaram to admit and register the demerger orders kept pending registration in accordance with Registration Act, 1908. The High Court of Madras vide a common order allowed the writ petitions. Further, the Sponsor had filed a contempt petition before the High Court of Madras requesting the sub registrar to take action based on the directions passed in the common order. Meanwhile, The Inspector General of Registration, Tamil Nadu has filed writ appeals against the aforesaid common order. The High Court of Madras has granted an interim stay against the impugned orders in the writ petitions. The matters are pending for hearing.

On December 19, 2025, the High Court of Madras closed the aforesaid contempt proceedings with liberty to revive the contempt proceedings on basis of outcome of connected writ appeals.

Other Material Proceedings

- i. Third parties have filed a commercial original suit before the Commercial Court, Bengaluru against Embassy Sponsor and others in 2022 claiming 50% shareholding in Embassy East Business Park Private Limited. NAM Estates one of the respondents filed an interim application seeking rejection of the plaint. The Commercial Court vide order dated May 24, 2022, dismissed the interim application. The matter is currently pending. NAM Estates has filed a writ petition before the High Court of Karnataka to set aside the order dated May 24, 2022 passed by the Commercial Court. The matter is currently pending.
- ii. Additionally, the third parties filed two writ petitions before the High Court of Karnataka against Embassy Sponsor and others seeking to quash the KIADB order dated September 3, 2024. The High Court of Karnataka dismissed the writ petitions vide order dated 30 October 2024. Further, the third parties have filed two appeals to set aside the order of the High Court of Karnataka dated 30 October 2024. The High Court of Karnataka has vide order dated February 5, 2025, referred the disputes arising out of the commercial original suit to mediation.
- iii. The third parties have also filed a writ petition before the High Court of Karnataka in 2025 against Embassy Sponsor and others to quash the sub lease permission provided by KIADB in relation to a portion of the land owned by Embassy East Business Park being in violation of the lease cum sale agreement.

V. 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, matters exceeding ₹1616.01 million (being 5% of the consolidated total revenues (income) of Embassy Sponsor for the Financial Year 2024) have been considered material and proceedings where the amount is not determinable but the proceeding is considered material by the relevant entity from the perspective of the 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 on January 23, 2026.

(i) Regulatory Proceedings

- (a) 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 not received any further communication in this regard from RBI.
- (b) 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.
- (c) Mac Charles has filed a writ petition with the High Court of Karnataka challenging the demand notice issued by BWSSB for advance probable pro rata charges and treated water charges for construction, as a pre-requisite condition for issuance of the no objection certificate for a proposed project. The High Court of Karnataka has granted an interim stay order against the demand notice and directed BWSSB to issue the no objection certificate by accepting administration fees and scrutiny fees and the demand notice will be subject to the outcome of the writ petition. Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, *inter alia*, the petitioners are entitled to refund for the amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. Mac Charles has filed an appeal against the order dated April 22, 2024.
- (d) Embassy East has filed a writ petition with the High Court of Karnataka challenging the demand notice issued by BWSSB for advance probable pro rata charges and treated water charges for construction, as a pre-requisite condition for issuance of the no objection certificate for a proposed project. The High Court of Karnataka has granted an interim stay order against the demand notice and directed BWSSB to issue the no objection certificate by accepting administration fees and scrutiny fees and the demand notice will be subject to the outcome of the writ petition. Pursuant to an order dated April 22, 2024, the High Court of Karnataka held that, *inter alia*, the petitioners are entitled to refund for the amounts deposited as beneficiary capital contribution charges and Greater Bangalore water sewerage project charges and disposed the case. Embassy East has filed an appeal against the order dated April 22, 2024.

(ii) *Other Material Litigation*

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. The suit filed by the petitioner was dismissed on 29 August 2022 and aggrieved by the said order the petitioner has filed a commercial appeal.

A first information report for offences under sections 318, 318(4), 61(2) and 320 of the Bharatiya Nyaya Sanhita, 2023 was registered by the Kaudgodi Police Station on December 17, 2025 (“FIR 2”) against Embassy East Business Park Private Limited, Jitendra Virwani and Aditya Virwani (“Petitioners”) at the instance of Directorate of Enforcement (“ED”). The Petitioners have filed a writ petition before the High

Court of Karnataka to quash the FIR (“Quashing Petition”). The High Court of Karnataka has granted a stay on all further investigation pursuant to FIR 2 until the next hearing pursuant to an order dated January 7, 2026. FIR 2 has been filed on the basis of an earlier complaint, pursuant to which a previous FIR was registered on April 22, 2024 (“FIR 1”) and closed pursuant to a closure report filed by the jurisdictional police and taken on record by the magistrate on July 6, 2024. Despite the filing of the closure report categorizing the offence under FIR 1 as “false / unocurred original”, the ED filed an enforcement case information report (“ECIR”) on March 25, 2025, and initiated proceedings based on FIR 1. The ECIR and consequent proceedings have been stayed by the High Court of Karnataka pursuant to the interim order dated December 9, 2025. The matters are currently pending.

VI. Material litigation and regulatory action pending against Blackstone Sponsor, its Associates and the Blackstone Sponsor Group

The Blackstone Sponsor, its Associate and Blackstone Sponsor Group do not have any regulatory actions, criminal matters, or material civil/commercial litigation, i.e., in excess of USD 39,599 million (being 5% of the consolidated total revenues (income) of the Blackstone Sponsor for the calendar year ended December 31, 2024) or any proceedings where the amount is not determinable but the proceeding is considered material by the relevant entity from the perspective of the Embassy REIT pending against them.

VII. Material litigation and regulatory action pending against the Trustee

Other than as disclosed below, there is no pending criminal litigation, regulatory actions or material civil/commercial matters against the Trustee as December 31, 2025.

There are “Nil” material civil/ commercial litigations against ATSL. However, there is an ongoing arbitration matter pending before SIAC filed by Garg Family in respect of underlying Share Purchase Agreement against ATSL as trustee of REIT and the Manager of the REIT. No allegations against ATSL in its own corporate capacity.

In addition, there is one ongoing investigation that is case No. 29 of 2021 before the Competition Commission of India against ATSL in its former official capacity as one of the office bearers of the Trustees Association of India, for alleged cartelization.

ATSL has filed a Petition under Section 528 of the Bhartiya Nagrik Suraksha Sanhita, 2023 seeking quashing of FIR, registered at Safdarjung Enclave Police Station. The FIR was lodged under Sections 316, 318, and 3(5) of the Bhartiya Nyaya Sanhita, 2023 by auction bidder in connection with a dispute related to auction of secured asset under SARFAESI Act. As directed by Delhi High Court, ATSL has deposited the disputed amount (Rs.1.5 cr) in Court. The Parties have filed the Quashing Application and Settlement Agreement. ATSL is acting in the capacity of debenture trustee for and on behalf of debenture holders.

With respect to Criminal Actions filed against ATSL, there is one pending criminal litigation against ATSL in its capacity as Debenture Trustee acting on behalf of debenture holder where no reliefs have been sought against ATSL. This case was filed in the month of May 2025. Details of case are as follows-

Details of case are as follows -Ganesh Benzoplast Ltd & Ors. v. State & Anr. CRL MC 3751 of 2025, before Hon’ble High Court of Delhi.

With respect to criminal actions filed by ATSL, it may be noted that ATSL in its capacity as (Debenture Trustee/ Security Trustee/ Other Trustee) has initiated several proceedings on behalf of (Debenture Holders/ Lenders) which includes:

Several applications under Section 138 of Negotiable Instruments Act, 1881, based on the instructions of Debenture Holders/ Lenders, in relation to dishonour of cheques.

An appeal under Section 26(1) of Prevention of Money Laundering Act, 2002 before Appellate Tribunal against the order of Adjudicating Authority in OC No.2470 of 2024.

Operational Actions

- a) Administrative warning issued by SEBI vide letter dated November 14, 2013 read with letter dated January 1, 2014 on inspection of books and records of debenture trustee business.
- b) Administrative warning issued by SEBI vide letter dated August 14, 2017 on inspection of books and records of debenture trustee business.
- c) Administrative warning issued by SEBI vide letter dated May 31, 2019 on inspection of books and records of debenture trustee business.
- d) Administrative warning and deficiency letter issued by SEBI vide letter dated May 31, 2022, on books and records of debenture trustee business.
- e) Administrative warning issued by SEBI vide letter dated June 9, 2023, in relation to inspection conducted by SEBI for one of ATSL's InvIT client.
- f) Advisory issued by SEBI vide letter dated June 12, 2023 in relation to inspection conducted by SEBI for one of ATSL's REIT client.
- g) Administrative warning and Advisory, vide letter dated August 08, 2023 and September 12, 2023, respectively both issued by SEBI in relation to thematic inspection on debenture trustees.
- h) Administrative warning issued by SEBI vide letter dated September 28, 2023 in relation to non-submission of information to SEBI as required under Regulation 10(18)(a) of REIT Regulations, 2014 by one of the ATSL's REIT client.
- i) Administrative warning issued by SEBI vide letter dated October 23, 2023 in relation to thematic inspection on debenture trustees with respect to creation of charge on the security for the listed debt securities as required under SEBI circular SEBI/HO/MIRSD/CRADT/CIR/P/2020/218 dated November 03, 2020.
- j) Deficiency letter issued by SEBI vide letter dated January 11, 2024 in relation to thematic inspection of Real Estate Investment Trusts (REITs) – Compliance with REIT Regulations w.r.t submission of quarterly reports by Manager of the REIT to the Trustee.
- k) Administrative warning, Deficiency Letter, Advisory issued by SEBI vide letter dated June 28, 2024 in relation to inspection of Axis Trustee Services Limited for the inspection period from July 01, 2021 to August 30, 2023
- l) Administrative warning issued by SEBI vide letter dated November 14, 2024 in relation to Examination with respect to recording and verification of Cash flow information in the Securities and Covenant Monitoring (SCM) system by Axis Trustee Services Limited, (ATSL) for the secured listed ISINs.
- m) Administrative warning, Deficiency, Advisory issued by SEBI vide letter dated March 17, 2025 in relation to inspection of Axis Trustee Services Limited for the inspection period from September 01, 2023 to April 30, 2024.
- n) Administrative warning issued by SEBI vide letter dated March 18, 2025, in relation to inspection of Axis Trustee Services Limited with respect to thematic inspection for Event of Defaults.

- o) Administrative warning and advisory issued by SEBI vide letter dated March 24, 2025, in relation to inspection of REIT Client of Axis Trustee Services Limited.
- p) Advisory issued by SEBI vide letter dated March 25, 2025, in relation to inspection of InvIT Client of Axis Trustee Services Limited.
- q) Advisory issued by SEBI vide letter dated March 28, 2025, in relation to inspection of InvIT Client of Axis Trustee Services Limited.
- r) Advisory issued by SEBI vide letter dated March 28, 2025, in relation to inspection of InvIT Client of Axis Trustee Services Limited.
- s) Deficiencies and advisory for issued by SEBI vide letter dated March 28, 2025, in relation to inspection of REIT Client of Axis Trustee Services Limited.
- t) Administrative Warning and Advisory issued by SEBI vide letter dated March 28, 2025, in relation to inspection of InvIT Client of Axis Trustee Services Limited.
- u) Advisory issued by SEBI vide letter dated March 28, 2025, in relation to inspection of InvIT Client of Axis Trustee Services Limited.
- v) Administrative, Deficiency and Advisory issued by SEBI vide letter dated March 28, 2025, in relation to inspection of InvIT Client of Axis Trustee Services Limited.
- w) Advisory issued by SEBI vide letter dated March 28, 2025, in relation to inspection of REIT Client of Axis Trustee Services Limited.
- x) Deficiency and Advisory issued by SEBI vide letter dated March 28, 2025, in relation to inspection of REIT Client of Axis Trustee Services Limited.
- y) Advisory issued by SEBI vide letter dated March 28, 2025, in relation to inspection of InvIT Client of Axis Trustee Services Limited.
- z) Administrative Warning issued by SEBI vide its letter dated March 28, 2025 in relation to inspection of InvIT client of Axis Trustee Services Limited.
- aa) Administrative, Deficiency and Advisory issued by SEBI vide its letter dated April 01, 2025, in relation to inspection of InvIT client of Axis Trustee Services Limited.
- bb) Advisory issued by SEBI vide its letter dated April 03, 2025, in relation to inspection of InvIT client of Axis Trustee Services Limited.
- cc) Show cause notice dated May 30, 2025, issued by SEBI under rule 4(1) of SEBI (Procedure for Holding Inquiry and Imposing Penalties) Rules, 1995 w.r.t Role of Axis Trustee in the matter of Fit and Proper Criteria in relation to KMP of a REIT client.
- dd) Warning issued by IFSCA vide its letter dated September 08, 2025, in relation to inspection of FME client of Axis Trustee Services Limited
- ee) Warning issued by IFSCA vide its letter dated September 23, 2025, in relation to non-compliance in appointment of fund administrator in case of FME client of Axis Trustee Services Limited.
- ff) Advisory issued by SEBI vide its letter dated September 30, 2025, in relation to examination of Securitized Debt Instrument issued in which Axis Trustee Services Limited acted as a Trustee.

Administrative warnings mentioned above in (a) to (d), (g) (i), (k), (l),(m) (n),are operational actions issued by SEBI as part of routine inspection of books and records of debenture trustee business.

Administrative warnings and advisory letters mentioned above in (e), (f),(o)to(bb) are operational actions issued by SEBI as part of routine inspection of ATSL's InvIT & REIT client respectively

Administrative warnings letter mentioned above in (h) and (j) is an operational action issued by SEBI as part of routine submission by ATSL to SEBI w.r.t compliance status of ATSL's REIT client.

Warning letter mentioned above in (dd) is an operational action issued by IFSCA as part of routine inspection of FME client of ATSL w.r.t compliance of IFSCA (Fund Management) Regulations, 2025.

Warning letter mentioned above in (ee) is an operational action issued by IFSCA for one of FME client of ATSL w.r.t compliance of IFSCA (Fund Management) Regulations, 2025.

Advisory letters mentioned above in (ff) is action taken letter issued by SEBI in relation to examination of Securitized Debt Instruments issued in which ATSL acted as a Trustee.

DISCIPLINARY ACTIONS

- a. Adjudication Order No. EAD/PM-AA/AO/17/2018-19 dated July 11, 2018, issued by SEBI under Section 15-I of Securities and Exchange Board of India Act, 1992 read with Rule 5 of SEBI (Procedure for Holding Inquiry and imposing penalties) Rules, 1995 of Rs. 10,00,000/-(Rupees Ten Lakh Only) by Adjudicating Officer.
- b. Settlement Order bearing No. EAD-3/JS/GSS/80/2018-19 dated April 2, 2019, issued by SEBI under SEBI (Settlement of Administrative and Civil Proceedings) Regulations, 2014 and SEBI (Settlement Proceedings) Regulations, 2018. (Settlement amount Rs. 15,93,750 (Rupees Fifteen Lakhs Ninety-Three Thousand Seven Hundred and Fifty only) & Rs. 3,98,438 (Rupees Three Lakh Ninety Eight Thousand Four Hundred and Thirty-Eight only) for the delay in the filing of the Settlement application).

OPERATIONAL ACTIONS

FOR DIRECTORS:

Administrative warning issued by SEBI vide letter dated March 31, 2022, to Mr. Prashant Joshi, Director of the Company w.r.t. violation of SEBI (PIT) Regulations in the matter of Axis Bank Ltd.

There are no monetary allegations against ATSL in any matters except as disclosed above under the matter before the CCI.

VIII. Taxation Proceedings

Details of outstanding direct tax, indirect tax and property tax matters against the Relevant Parties as of January 23, 2026, are as follows:

Nature of the Case	Number of Cases	Amount involved (in ₹ million)
Embassy REIT (Asset SPVs and Investment Entity)		
Direct Tax	26	276.20
Indirect Tax	29	887.29
Property Tax	4	3124.96
Embassy Sponsor – EPDPL		
Direct Tax	14	252.66

Nature of the Case	Number of Cases	Amount involved (in ₹ million)
Indirect Tax	1	113.66
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	22	486
Indirect Tax	13	444.77
Property Tax	Nil	Nil
Associates of the Blackstone Sponsor[#]		
Direct Tax	Nil	Nil
Indirect Tax	Nil	Nil
Property Tax	Nil	Nil
Trustee - Axis Trustee Services Limited		
Direct tax	1	Contingent Liabilities towards Income Tax matter amount to Rs. 325.49* Lakhs (Gross). *(of which Rs. 1,23,73,880 /- is adjusted in the subsequent intimation orders)
Indirect tax	0	Nil
Property tax	0	Nil

[#]Excludes the Manager

[^] Excludes the Manager and the Blackstone Sponsor Group

^{*} Excludes Associates of the Embassy Sponsor and the Blackstone Sponsor.

IX. Other Information

Details of administrative warnings received by the Company in its capacity as the Manager of Embassy REIT, from the Securities and Exchange Board of India:

1. On March 28, 2025, SEBI issued an administrative warning for failure to disclose an administrative warning dated March 26, 2024, issued by SEBI in the secretarial compliance report of Embassy REIT for FY 2024. The administrative warning dated March 26, 2024, has been disclosed in the secretarial compliance report of Embassy REIT for FY 2025;
2. On October 03, 2024, SEBI issued an administrative warning for non-disclosure of certain information (details of the development, changes to the development plan and a government approval) in relation to a land parcel forming part of Embassy TechVillage, an asset held by Embassy REIT, which was noted as a non-compliance of Regulation 7(d) read with clause (ii) of code of conduct specified in Schedule VI, Regulation 15(1), Regulation 23(4) read with Schedule IV and Regulation 23(5)(i) of the REIT Regulations. A disclosure in relation to the aforementioned information was included on page 35 of the consolidated financial statements of Embassy REIT for the quarter and half year ended September 30, 2024. Further, a detailed stock exchange announcement was also issued on November 14, 2024; and
3. On March 26, 2024, SEBI issued an administrative warning for inclusion of goodwill (appearing in the balance sheet) for computation of NAV at fair value. In the statement of net assets as of March 31, 2024, Embassy REIT included goodwill in the computation of NAV only to the extent of the corresponding deferred tax, ensuring that the net goodwill (i.e., goodwill on consolidation less deferred tax on the same) is nil. By adopting this approach, the NAV at fair value was consistent across both standalone and consolidated financial statements, with no incremental impact from goodwill.

SECTION VI: MATERIAL DEVELOPMENTS NOT DISCLOSED IN THE GENERAL INFORMATION DOCUMENT SINCE ISSUE OF GENERAL INFORMATION DOCUMENT

Other than the following, there are no material developments since the issue of the General Information Document, relevant to the Issue of the CPs under this Key Information Document or which are required to be disclosed under this Key Information Document.

1. Mr. Ritwik Bhattacharjee resigned as the Chief Executive Officer (Interim) and as one of the key managerial personnel of Embassy Office Parks Management Services Private Limited Manager to Embassy Office Parks REIT (“EOPMSPL”), with effect from close of business on July 31, 2025. Further, Mr. Amit Shetty was appointed as the Chief Executive Officer and as one of the key managerial personnel of EOPMSPL with effect from commencement of business on August 01, 2025.
2. Per Regulation 4(2)(g) of SEBI (Real Estate Investment Trusts) Regulations, 2014, Kotak Performing RE Credit Strategy Fund I (“KPRECS I”) and APAC Company XXIII Limited (“APAC”), unitholders of Embassy REIT, who collectively held more than 10% of the outstanding units of Embassy REIT, nominated Mr. Arvind Kathpalia (DIN: 02630873), as a Unitholder Nominee Director on the Board of Embassy Office Parks Management Services Private Limited, Manager to Embassy REIT (“EOPMSPL”). Pursuant to the receipt of necessary approvals, Mr. Kathpalia was appointed as a Non-Executive Non-Independent Director on the Board of the Manager with effect from June 04, 2024. Further to the collective unitholding of KPRECS I and APAC falling below 10% of the outstanding units of Embassy REIT, Mr. Kathpalia, tendered his resignation as a Non-Executive Non-Independent Director of the Manager with effect from October 08, 2025.
3. A show cause notice dated May 30, 2025 (“SCN”) was issued by SEBI to Embassy Office Parks Management Services Private Limited (“Company”) and Axis Trustee Services Limited (“Trustee”), in connection with an order passed by the National Financial Reporting Authority against, inter-alia, the erstwhile Chief Executive Officer of the Company (“NFRA Order”). The SCN alleges (i) violations of Regulation 7(d) read with Clauses 1,2,7 and 8 of Schedule VI and Regulation 10(14) of the SEBI REIT Regulations, with respect to alleged delays in the disclosure of the NFRA Order (by 53 days), the Company’s view on the ‘fit and proper’ status of its erstwhile CEO (by 35 days) and a SEBI letter dated October 8, 2024 (by 11 days), by the Company and (ii) failure of the Trustee to oversee the Company and ensure compliance with Regulation 7(d) read with Clauses 1,2,7 and 8 of Schedule VI and Regulations 9(3), 9(4) and 9(16) of the SEBI REIT Regulations.

The Company has filed a settlement application with SEBI in relation to the SCN on June 16, 2025. On October 13, 2025, the Manager received a demand notice from SEBI for the settlement amount, which was subsequently remitted on October 16, 2025. Consequently, SEBI issued a Settlement Order dated November 17, 2025, to the Company in connection with this matter.

4. Mr. Arvind Kathpalia was appointed as an Independent Director on the Board of Embassy Office Parks Management Services Private Limited for a term of 5 (five) years commencing from November 13, 2025, to November 12, 2030, not liable to retire by rotation.

ANNEXURE I: RATING LETTER & RATING RATIONALE PRESS RELEASE

PART A: CRISIL RATING



CONFIDENTIAL

RL/ESOFPR/385156/CP/1225/135889
December 17, 2025

Mr. Sudarsan Balasubramaniam
Deputy General Manager - Treasury
Embassy Office Parks Reit
12th Floor, Pinnacle Tower, Embassy One 8
Bellary Road, Ganganagar,
Bengaluru Urban - 560032
9866500233



Dear Mr. Sudarsan Balasubramaniam,

Re: Review of Crisil Rating on the Rs.2000 Crore Commercial Paper (Enhanced from Rs.1500 Crore) of Embassy Office Parks Reit

All ratings assigned by Crisil Ratings are kept under continuous surveillance and review.

Crisil Ratings has, after due consideration, reaffirmed its Crisil A1+ (pronounced as Crisil A one plus rating) rating on the captioned debt instrument. Securities with this rating are considered to have very strong degree of safety regarding timely payment of financial obligations. Such securities carry lowest credit risk.

For the purpose of issuance of captioned commercial paper programme, this letter is valid for 60 calendar days from the date of the letter. In the event of your company not placing the above programme within this period, or in the event of any change in the size/structure of your proposed issue, the rating shall have to be reviewed and a letter of revalidation shall have to be issued to you. Once the instrument is issued, the above rating is valid (unless revised) throughout the life of the captioned Commercial Paper Programme with a maximum maturity of one year.

As per our Rating Agreement, Crisil Ratings would disseminate the rating through its publications and other media, and keep the rating under surveillance for the life of the instrument. Crisil Ratings reserves the right to withdraw or revise the ratings assigned to the captioned instrument at any time, on the basis of new information, or unavailability of information or other circumstances, which Crisil Ratings believes, may have an impact on the rating. Please visit www.crisilratings.com and search with the name of the rated entity to access the latest rating/s.

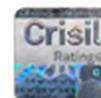
Should you require any clarification, please feel free to get in touch with us.

With warm regards,

Yours sincerely,

Snehil Shukla
Associate Director - Crisil Ratings

Nivedita Shibu
Director - Crisil Ratings



Disclaimer: A rating by Crisil Ratings reflects Crisil Ratings' current opinion on the likelihood of timely payment of the obligations under the rated instrument, and does not constitute an audit of the rated entity by Crisil Ratings. Our ratings are based on information provided by the issuer or obtained by Crisil Ratings from sources it considers reliable. Crisil Ratings does not guarantee the completeness or accuracy of the information on which the rating is based. A rating by Crisil Ratings is not a recommendation to buy / sell or hold the rated instrument; it does not comment on the market price or suitability for a particular investor. Crisil Ratings has a practice of keeping all its ratings under surveillance and ratings are revised as and when circumstances so warrant. Crisil Ratings is not responsible for any errors and especially states that it has no financial liability whatsoever to the subscribers / users / transmitters / distributors of its ratings. Crisil Ratings' criteria are available without charge to the public on the web site, www.crisilratings.com. Crisil Ratings or its associates may have other commercial transactions with the company/entity. For the latest rating information on any instrument of any company rated by Crisil Ratings, please visit www.crisilratings.com or contact Customer Service Helpdesk at Crisilratings@sk@crisil.com or at 1800-267-3850.

Crisil Ratings Limited
Corporate Identity Number: U67100MH2019PLC326247
Registered Office: Lightbridge IT Park, Saki Vihar Road, Andheri East, Mumbai 400 072, India.
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a company of **S&P Global**



Rating Rationale

December 17, 2025 | Mumbai

Embassy Office Parks Reit

'Crisil AAA/Stable' assigned to Non Convertible Debentures; Rated amount enhanced for Commercial Paper

Rating Action

Rs.500 Crore Non Convertible Debentures	Crisil AAA/Stable (Assigned)
Rs.1000 Crore Non Convertible Debentures	Withdrawn (Crisil AAA/Stable)
Corporate Credit Rating	Crisil AAA/Stable (Reaffirmed)
Rs.2000 Crore Commercial Paper (Enhanced from Rs.1500 Crore)	Crisil A1+ (Reaffirmed)
Non Convertible Debentures Aggregating Rs.11050 Crore	Crisil AAA/Stable (Reaffirmed)

Note: None of the Directors on Crisil Ratings Limited's Board are members of rating committee and thus do not participate in discussion or assignment of any ratings. The Board of Directors also does not discuss any ratings at its meetings.

1 crore = 10 million

Refer to Annexure for Details of Instruments & Bank Facilities

Detailed Rationale

Crisil Ratings has assigned its 'Crisil AAA/Stable' rating to the Rs 500 crore proposed non-convertible debentures (NCDs) of Embassy Office Parks REIT (Embassy REIT) and has reaffirmed its 'Crisil AAA/Stable/Crisil A1+' ratings on existing NCDs aggregating Rs 11,050 crore, corporate credit rating and commercial paper. Further, Crisil Ratings has **withdrawn** its rating on NCDs worth Rs 1,000 crore as they have been fully redeemed. The withdrawal is in line with the Crisil Ratings policy on withdrawal of ratings on debt instruments

Operating revenue of the real estate investment trust (REIT)[^] grew 13% on-year to reach Rs 2,184 crore in the first half of fiscal 2026, supported by steady rentals, contractual escalation, new leasing and additional rentals from office space added in fiscal 2025 and the first half of fiscal 2026. Occupancy improved to 90% as of September 30, 2025, from 87% a year before. Net operating income (NOI)[^] rose 12% on-year to reach Rs 1,741 crore in the first half of fiscal 2026, and the NOI margin was healthy at 82% (81% for the corresponding period in the previous fiscal). The NOI margin for commercial offices improved to 87% in the first half of fiscal 2026, from 85% earlier, and that for the hospitality segment improved to 49% from 48% over the same period.

Consolidated net debt rose to Rs 20,079 crore as on September 30, 2025, from Rs 19,655 crore as on March 31, 2025, to fund the ongoing capital expenditure (capex). However, the ratings continue to reflect the trust's satisfactory loan-to-value (LTV) ratio of 31.3% (on net debt as of September 2025, and as per the external valuation as of September 2025), driven by moderate debt and healthy debt protection metrics, supported by a cap on incremental borrowing. Furthermore, stable revenue and rent from underlying assets, healthy occupancy, contractual rent escalations and geographical diversification support leverage. While the LTV has increased in the recent past, Crisil Ratings believes prudent debt management by Embassy REIT should keep leverage metrics to remain comfortable. Larger-than-expected, debt-funded capex or acquisition, weakening the debt protection metrics, will remain a key rating sensitivity factor.

The debt service coverage ratio (DSCR) is expected to remain comfortable over the medium term, assuming refinancing of the entire upcoming maturities. This exposes trust to refinancing risks, but this is mitigated by proactive refinancing strategies as shown in past years. However, timely refinancing of the loans will be a key monitorable over the medium term. The ratings continue to factor in susceptibility to volatility in the real estate sector, resulting in fluctuations in rental rates and occupancy.

[^]including 50% revenue of Gofflinks Software Park Pvt Ltd [GLSP]

Analytical Approach

Crisil Ratings has combined the business and financial risk profiles of Embassy REIT with its underlying special-purpose vehicles (SPVs), and has applied the criteria for rating entities in homogeneous groups. This is because Embassy REIT has direct control over the SPVs and will support them during exigencies. Additionally, there is minimal structural subordination of cash flow, and the SPVs must mandatorily distribute 90% of their net distributable cash flow (after servicing of debt) to Embassy REIT, leading to high fungibility of cash flow. Also, as per the REIT Regulations, 2014, issued by the Securities and Exchange Board of India (SEBI), the cap on borrowing by the REIT has been defined at a consolidated level (equivalent to 49% of the value of Embassy REIT's assets).

Please refer Annexure - List of Entities Consolidated, which captures the list of entities considered and their analytical treatment of consolidation.

Key Rating Drivers - Strengths**Satisfactory debt protection metrics**

Consolidated net debt rose to Rs 20,079 crore as on September 30, 2025, from Rs 19,655 crore as on March 31, 2025 for under-going incremental capex. Going forward debt-funded capex or potential acquisitions may further increase the consolidated gross debt. However, in line with management articulation, gearing is expected to be maintained or brought down over the medium term. A lower LTV ratio protects investors from the risk of decline in property prices and the consequent impact on refinancing.

Additionally, the REIT is evaluating a potential acquisition opportunity, specifically the right-of-first-offer (ROFO) asset, Embassy Whitefield, located in Bengaluru. The asset has been offered by the sponsor and discussions are at a preliminary stage; timelines for this proposed transaction are still uncertain. Apart from that, the trust is in the process of acquiring a commercial office building named 'Pinehurst', with a total leasable area of 2.92 lakh sq. ft. The property is a part of the integrated 'Embassy Golf Links Business Park' in Bengaluru. Crisil Ratings will continue to monitor the developments and the impact on the leverage ratio.

Stable revenue of SPVs held by the REIT

The REIT derives around 90% of its revenue from 14 established and high-quality commercial assets and a solar park, with stable operations and track record of at least five years of rental collection.

Operating revenue of the real estate investment trust (REIT)^ grew 13% on-year to reach Rs 2,184 crore in the first half of fiscal 2026 with steady rentals, improvement in hospitality segment, contractual escalation for office portfolio, new leasing and additional rentals from office space added in fiscal 2025. Embassy REIT renewed/entered into new agreements (including pre-commitment signing of 0.6 lakh sq ft) for 15 lakh sq ft in the second quarter of fiscal 2025 at leasing spread of 27%. Rentals have an upside potential due to superior asset and service quality, favourable location in prime areas, healthy demand and competitive rental rates.

Strong tenant profile with a well-diversified portfolio

Embassy REIT owns and operates office spaces, a solar park and hotels spread out across prime areas of Bengaluru, Chennai, Pune, Mumbai and the National Capital Region. The group has 508 lakh sq ft of available office area, with operational area of 409 lakh sq ft, under-construction area of 72 lakh sq ft and proposed development of 28 lakh sq ft. Occupancy of commercial assets has been robust, averaging 90% as on September 30, 2025, with a diversified tenant base of over 274 multinational occupiers across eight or more different sectors and industries.

Key Rating Drivers - Weaknesses**Susceptibility to volatility in the real estate sector**

Rental collection (key source of revenue) is susceptible to economic downturns, which constrains tenants' business risk profiles and, therefore, occupancy and rental rates. The top 10 tenants and technology sector contributed to 38% and 30% of gross annualised rentals, respectively, as on September 30, 2025, exposing the REIT to tenant concentration risk. As on September 30, 2025, 19% of the leased area was due for renewal between fiscals 2026 and 2029. While majority of the tenants are established corporates and may continue to occupy the property any industry shock leading to vacancies may make it difficult to find alternate lessees within stipulated time. Emergence of competing facilities in the vicinity could also cannibalise tenants or rental rates. These could adversely impact cash flow, and hence, will be a key rating sensitivity factor.

Exposure to refinancing risk

All NCDs issued by the trust have bullet payments at the time of redemption, exposing the REIT to the risk of refinancing. While the REIT has staggered bullet repayment timelines, active and timely treasury management remains essential. This risk is mitigated by the availability of call option in some NCDs, healthy consolidated leverage and experience of the management.

Embassy REIT has a track record of refinancing where Rs 6,300 crore of debt was refinanced at an average rate of interest of 7.98% per annum in fiscal 2025 and Rs 9,440 crore of debt over fiscals 2023 and 2024. REIT raised Rs 5,425 crore of debt in first half of fiscal 2026, to refinance its scheduled maturity and for optimization. However, timely refinancing of the loans will remain monitorable over the medium term.

Most of the NCDs have call option prior to final maturity, which provides the trust with sufficient time to arrange funds or refinance the NCDs. Furthermore, the SPVs of the trust have the flexibility to raise lease rental discounting loans from banks for refinancing the NCDs, thereby giving access to large pool of capital from financial institutions. New avenues of capital are also available in the form of investments from pension funds, insurance companies and foreign portfolio investors, which mitigates refinancing risk.

Liquidity Superior

Liquidity is supported by stable cash flow from the underlying assets. Debt level remains moderate for the REIT with LTV at 31.3% (on net debt as of September 2025 and as per external valuation as of September 2025). The DSCR is expected to remain comfortable factoring in refinancing of bullet maturities (as NCDs are non-amortising), exposing the debenture-holders to refinancing risk. However, the conditions around redemption provide the REIT with sufficient time to arrange for refinance. Furthermore, the Crisil Ratings' sensitised LTV ratio is expected to remain below 40%, protecting investors from any risk of decline in property prices and the consequent impact on refinancing. Embassy REIT maintains a cash balance of Rs 100-120 crore to support its daily operations, which is expected to be maintained at a similar level. Also, undisbursed debt stood at Rs 495 crore for ongoing construction activities as on September 30, 2025.

Outlook Stable

Embassy REIT will continue to benefit from the quality of its underlying assets.

Rating sensitivity factors**Downward factors**

- Decline in the value of the underlying assets or higher-than-expected incremental borrowing, resulting in Crisil Ratings-sensitised LTV ratio of 40% or above
- Weakening of operating performance, leading to lower-than-expected occupancy levels
- Significant delay in completion and leasing of under-construction assets or acquisition of assets of lower quality affecting portfolio health
- Any impact on independence of REIT operations due to but not limited to change in sponsorship of the trust or ownership of the REIT manager

About the trust

Embassy REIT is registered as an irrevocable trust under the Indian Trust Act, 1882, and as a REIT with SEBI's REIT Regulations, 2014, as amended. Embassy REIT is sponsored by BRE Mauritius Investments (part of the Blackstone group) and Embassy Property Development Pvt Ltd (part of the Embassy group). It has 14 commercial assets (office parks and city-centric offices), six hotels (of which two are under construction) and a solar plant. Embassy REIT's portfolio of assets are held through the following SPVs:

Indian Express Newspapers (Mumbai) Pvt Ltd owns and operates a commercial property, Express Towers, in Nariman Point, Mumbai. The property has been operational for over four decades and has a total leasable area of 4.7 lakh sq ft, which was fully occupied as on September 30, 2025.

Quadron Business Park Pvt Ltd owns and operates a commercial information technology (IT) park, Embassy Quadron, in Hinjewadi, Pune. The property, which has been operational since 2010, has a total leasable area of 19 lakh sq ft, of which 21% was occupied as on September 30, 2025. It also owns and operates mixed-use development, consisting of office and retail space and a hotel in north Bengaluru. The property, Embassy One has total leasable area of 3 lakh square feet, of which 100% was occupied as on September 30, 2025. The hotel with 230 rooms, runs under the Four Seasons brand and was 41% occupied for the three month period ending September 30, 2025.

Qubix Business Park Pvt Ltd owns and operates a commercial IT park, Embassy Qubix, in Hinjewadi, Pune. The company has a track record of seven years in lease rental collection. Of the total leasable area of 15 lakh sq ft, 77% was leased as on September 30, 2025.

Earnest Towers Pvt Ltd owns and operates 3.6 lakh sq ft of First International Finance Centre in Bandra Kurla Complex, Mumbai, which was fully occupied as on September 30, 2025.

Vikhroli Corporate Park Pvt Ltd owns a commercial property, Embassy 247, in Vikhroli, Mumbai. It has been operational for eight years and has total leasable area of 12 lakh sq ft, which has been fully leased out as on September 30, 2025.

Galaxy Square Pvt Ltd owns and operates an IT park, Embassy Galaxy, in Sector 62, Noida. The company has a track record of more than seven years in lease rental collection and 100% of the entire leasable area of 14 lakh sq ft was leased as on September 30, 2025.

Oxygen Business Park Pvt Ltd owns and operates a commercial IT park, Embassy Oxygen, in Sector 144, Greater Noida. The property is a part of the Oxygen Boulevard IT Special Economic Zone and has been operational for more than six years. The property has completed area of 33 lakh sq ft, of which 89% was leased as on September 30, 2025.

Manyata Promoters Pvt Ltd owns and operates Embassy Manyata Business Park, Bengaluru. The commercial complex is spread over 120 acres. The company has developed 134 lakh sq ft, of which 94% was leased as on September 30, 2025, and around 26 lakh sq ft is under development. The company has recently developed a five-star and a three-star hotel with 266 rooms and 353 rooms, respectively, operated under the Hilton brand. These hotels had an occupancy rate of 69% for the three month period ending September 30, 2025.

Embassy Energy Pvt Ltd owns and operates a solar project with capacity of 100 megawatt. The park is spread over 465 acres across multiple villages in Karnataka. It has executed power purchase agreements for over 85% of the total capacity for supplying electricity to office parks and hotels of the Embassy group in Bengaluru.

Umbel Properties Pvt Ltd owns and operates the Hilton hotel at Embassy GolfLinks, along the intermediate ring road, in Bengaluru. The hotel, consisting of 247 rooms, has been operational since 2014, and had an occupancy rate of 73% for the three month period ending September 30, 2025.

Embassy Pune Techzone Pvt Ltd owns an office park, Embassy Techzone, in Hinjewadi, Pune. Of the total area of 30 lakh sq ft, 82% was leased as on September 30, 2025, while 24 lakh sq ft is proposed to be developed.

Golflinks Software Park Pvt Ltd was incorporated in 2000 for developing a software technology park, Embassy GolfLinks, on Inner Ring Road, Bengaluru. The company has developed 31 lakh sq ft, which has been fully leased out as on September 30, 2025.

Vikas Telecom Pvt Ltd and Sarla Infrastructure Pvt Ltd (SIPL) own and operate ETV, Bengaluru. The commercial complex is spread over 84.05 acres, consisting of completed office premises (92 lakh sq ft), under-construction office space (4 lakh sq ft) and a proposed hotel with 518 keys. Of the total operational area of 92 lakh sq ft, 95% was leased out as on September 30, 2025.

Embassy Construction Pvt Ltd is constructing and developing an integrated business park at Yelahanka, Hobli Bengaluru under the name of Embassy Business Hub. Embassy REIT acquired Embassy Business Hub for an enterprise value of Rs 335 crore. The integrated business park in North Bengaluru, will have total leasable area of around 14 lakh sq ft upon full

completion. The company has developed 4 lakh sq ft, of which 91% was leased as on September 30, 2025, with ongoing development of leasable area of 10 lakh sq ft.

ESNP is an integrated office park situated on Pallavaram-Thoraipakkam Road in Chennai. Embassy REIT acquired ESNP for enterprise value of ~Rs 1,200 crore on June 3, 2024. Spanning approximately 26 acres, it is located in one of Chennai's fastest-growing commercial office micro-markets, OMR 2. Situated amid a strong residential catchment area, the location is close to key transportation hubs such as the Chennai International Airport, and railway stations in Tambaram and Chrompet. The asset, Embassy Splendid TechZone, comprises 50 lakh sq ft of leasable area of which 14 lakh sq ft is operational (96% occupancy as pf September 30, 2025), 16 lakh sq ft is under development and 20 lakh sq ft is proposed to be developed.

Key Financial Indicators (consolidated)*

For fiscal	Unit	2025	2024
Revenue	Rs crore	4,403	4,027
Profit after tax (PAT)	Rs crore	1624	964
PAT margin	%	36.9	23.9
Adjusted gearing	Times	0.86	0.72
Adjusted interest coverage	Times	2.51	2.84

*as per analytical adjustments made by Crisil Ratings

Any other information:

The terms and conditions of the NCDs are mentioned below:

Series IV

- Net total debt/earnings before interest, taxes, depreciation, and amortisation (Ebitda) of the REIT group \leq 5.5 times
- LTV of the REIT group \leq 40%
- LTV of the mortgaged properties of SIPL \leq 49%
- Ebitda of SIPL \geq Rs 86 crore as the total indebtedness against mortgage property of SIPL exceeds Rs 400 crore

Series V

- Net total debt/Ebitda of the REIT group \leq 5.5 times
- LTV of the REIT group \leq 40%
- LTV of secured assets \leq 49%
- Total indebtedness against operational assets/Ebitda generated by operational assets \leq 7.0 times

Series VI

REIT level

- Net total debt/Ebitda of the REIT group \leq 5.5 times

Asset level

- Security cover \geq 2.0 times

Series VIII

REIT level

- Net total debt/Ebitda of the REIT group \leq 5.5 times
- LTV of the REIT group \leq 40%

Asset level

- Security cover \geq 2.0 times

Asset level

- Security cover \geq 2.0 times

Series XI

REIT level

- Net total debt/Ebitda of the REIT group \leq 5.5 times
- LTV of the REIT group \leq 40%

Asset level

- Security cover \geq 2.0 times

Series XII

REIT level

- Net total debt/Ebitda of the REIT group \leq 5.5 times
- LTV of the REIT group \leq 40%

Asset level

- Security cover \geq 2.0 times

Series XIII

REIT level

- Net total debt/Ebitda of the REIT group \leq 5.75 times
- LTV of the REIT group \leq 40%

Asset level

- Security cover ≥ 2.0 times

Series XIV**REIT level**

- Net total debt/Ebitda of the REIT group ≤ 5.75 times
- LTV of the REIT group $\leq 40\%$

Asset level

- Security cover ≥ 2.0 times

Series XV**REIT level**

- Net total debt/Ebitda of the REIT group ≤ 5.75 times
- LTV of the REIT group $\leq 40\%$

Asset level

- Security cover ≥ 2.0 times

Proposed NCDs of Rs 1,500 crore**REIT level**

- Net total debt/Ebitda of the REIT group ≤ 6 times^A
- LTV of the REIT group $\leq 49\%$

Asset level

- Security cover ≥ 1.75 times

^Ato be finalised upon issuance

Proposed NCDs of Rs 500 crore**REIT level**

- Net total debt / EBITDA ≤ 5.75 times
- LTV $\leq 40\%$

Asset Level

- Security cover ≥ 2.0 times

Note on complexity levels of the rated instrument:

Crisil Ratings' complexity levels are assigned to various types of financial instruments and are included (where applicable) in the 'Annexure - Details of Instrument' in this Rating Rationale.

Crisil Ratings will disclose complexity level for all securities - including those that are yet to be placed - based on available information. The complexity level for instruments may be updated, where required, in the rating rationale published subsequent to the issuance of the instrument when details on such features are available.

For more details on the Crisil Ratings' complexity levels please visit www.crisilratings.com. Users may also call the Customer Service Helpdesk with queries on specific instruments.

Annexure - Details of Instrument(s)

ISIN	Name Of Instrument	Date Of Allotment	Coupon Rate (%)	Maturity Date	Issue Size (Rs.Crore)	Complexity Levels	Rating Outstanding with Outlook
NA	Commercial Paper	NA	NA	7 to 365 Days	2000.00	Simple	Crisil A1+
INE041007068	Non Convertible Debentures	07-Sep-21	6.80	07-Sep-26	300.00	Complex	Crisil AAA/Stable
INE041007084	Non Convertible Debentures	18-Oct-21	7.05	18-Oct-26	1100.00	Complex	Crisil AAA/Stable
INE041007092	Non Convertible Debentures	05-Apr-22	7.35	05-Apr-27	1000.00	Complex	Crisil AAA/Stable
INE041007118	Non Convertible Debentures	28-Aug-23	8.10	28-Aug-28	500.00	Complex	Crisil AAA/Stable

INE041007142	Non Convertible Debentures	26-Sep-24	7.96	27-Sep-27	900.00	Simple	Crisil AAA/Stable
INE041007159	Non Convertible Debentures	16-Dec-24	7.73	14-Dec-29	1000.00	Simple	Crisil AAA/Stable
INE041007167	Non Convertible Debentures	16-May-25	7.21	17-Mar-28	1500.00	Simple	Crisil AAA/Stable
INE041007175	Non Convertible Debentures	16-May-25	7.22	16-May-28	500.00	Simple	Crisil AAA/Stable
INE041007183	Non Convertible Debentures	27-Jun-25	6.965	19-Mar-27	750.00	Simple	Crisil AAA/Stable
INE041007191	Non Convertible Debentures	24-Jul-25	7.25	24-Jul-35	2000.00	Complex	Crisil AAA/Stable
NA	Non Convertible Debentures [#]	NA	NA	NA	250.00	Simple	Crisil AAA/Stable
NA	Non Convertible Debentures [#]	NA	NA	NA	1250.00	Simple	Crisil AAA/Stable
NA	Non Convertible Debentures [#]	NA	NA	NA	500.00	Simple	Crisil AAA/Stable

Yet to be issued

Annexure - Details of Rating Withdrawn

ISIN	Name Of Instrument	Date Of Allotment	Coupon Rate (%)	Maturity Date	Issue Size (Rs.Crore)	Complexity Levels	Rating Outstanding with Outlook
INE041007134	Non Convertible Debentures	09-Jan-24	8.17	05-Sep-25	1000.00	Simple	Withdrawn

Annexure - List of Entities Consolidated

Names of entities consolidated	Extent of consolidation	Rationale for consolidation
Indian Express Newspapers (Mumbai) Pvt Ltd	Full	100% subsidiary
Quadron Business Park Pvt Ltd	Full	100% subsidiary
Qubix Business Park Pvt Ltd	Full	100% subsidiary
Earnest Towers Pvt Ltd	Full	100% subsidiary
Vikhroli Corporate Park Pvt Ltd	Full	100% subsidiary
Galaxy Square Pvt Ltd	Full	100% subsidiary
Oxygen Business Park Pvt Ltd	Full	100% subsidiary
Manyata Promoters Pvt Ltd	Full	100% subsidiary
Embassy Energy Pvt Ltd	Full	100% subsidiary
Umbel Properties Pvt Ltd	Full	100% subsidiary
Embassy Pune Techzone Pvt Ltd	Full	100% subsidiary
Vikas Telecom Pvt Ltd	Full	100% subsidiary
Sarla Infrastructure Pvt Ltd	Full	100% subsidiary
Embassy Construction Pvt Ltd	Full	100% subsidiary
ESNP Property Builders and Developers Pvt Ltd	Full	100% subsidiary
Golflinks Software Park Pvt Ltd	Partial	Investment entity consolidated to the extent of 50%

Annexure - Rating History for last 3 Years

Instrument	Type	Current		2025 (History)		2024		2023		2022		Start of 2022
		Outstanding Amount	Rating	Date	Rating	Date	Rating	Date	Rating	Date	Rating	Rating

Corporate Credit Rating	LT	0.0	Crisil AAA/Stable	26-08-25	Crisil AAA/Stable	10-12-24	Crisil AAA/Stable	29-12-23	Crisil AAA/Stable	12-12-22	Crisil AAA/Stable	--
			--	10-07-25	Crisil AAA/Stable	12-11-24	Crisil AAA/Stable	19-12-23	Crisil AAA/Stable	06-12-22	CCR AAA/Stable	--
			--	10-06-25	Crisil AAA/Stable	29-10-24	Crisil AAA/Stable	05-12-23	Crisil AAA/Stable	17-03-22	CCR AAA/Stable	--
			--	07-05-25	Crisil AAA/Stable	16-09-24	Crisil AAA/Stable	13-07-23	Crisil AAA/Stable	20-01-22	CCR AAA/Stable	--
			--	17-04-25	Crisil AAA/Stable	02-08-24	Crisil AAA/Stable	26-05-23	Crisil AAA/Stable		--	--
			--		--	28-05-24	Crisil AAA/Stable	06-04-23	Crisil AAA/Stable		--	--
			--		--	26-04-24	Crisil AAA/Stable	28-02-23	Crisil AAA/Stable		--	--
Commercial Paper	ST	2000.0	Crisil A1+	26-08-25	Crisil A1+	10-12-24	Crisil A1+	29-12-23	Crisil A1+		--	--
			--	10-07-25	Crisil A1+	12-11-24	Crisil A1+	19-12-23	Crisil A1+		--	--
			--	10-06-25	Crisil A1+	29-10-24	Crisil A1+		--		--	--
			--	07-05-25	Crisil A1+	16-09-24	Crisil A1+		--		--	--
			--	17-04-25	Crisil A1+	02-08-24	Crisil A1+		--		--	--
			--		--	28-05-24	Crisil A1+		--		--	--
			--		--	26-04-24	Crisil A1+		--		--	--
Non Convertible Debentures	LT	11550.0	Crisil AAA/Stable	26-08-25	Crisil AAA/Stable	10-12-24	Crisil AAA/Stable	29-12-23	Crisil AAA/Stable	12-12-22	Crisil AAA/Stable	Crisil AAA/Stable
			--	10-07-25	Crisil AAA/Stable	12-11-24	Crisil AAA/Stable	19-12-23	Crisil AAA/Stable	06-12-22	Crisil AAA/Stable	--
			--	10-06-25	Crisil AAA/Stable	29-10-24	Crisil AAA/Stable	05-12-23	Crisil AAA/Stable	17-03-22	Crisil AAA/Stable	--
			--	07-05-25	Crisil AAA/Stable	16-09-24	Crisil AAA/Stable	13-07-23	Crisil AAA/Stable	20-01-22	Crisil AAA/Stable	--
			--	17-04-25	Crisil AAA/Stable	02-08-24	Crisil AAA/Stable	26-05-23	Crisil AAA/Stable		--	--
			--		--	28-05-24	Crisil AAA/Stable	06-04-23	Crisil AAA/Stable		--	--
			--		--	26-04-24	Crisil AAA/Stable	28-02-23	Crisil AAA/Stable		--	--

All amounts are in Rs.Cr.

Criteria Details

Links to related criteria

[Basics of Ratings \(including default recognition, assessing information adequacy\)](#)

[Criteria for Real estate developers, LRD and CMBS \(including approach for financial ratios\)](#)

[Criteria for REITs and INVITs](#)

[Criteria for consolidation](#)

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Rating Rationale



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PART B: CARE RATING



No. CARE/BRO/RL/2025-26/1296

Shri Sudarsan Balasubramaniam
AGM
EMBASSY OFFICE PARKS REIT
Embassy One, Pinnacle Tower, 12th Floor, Bellary Road, Ganqa Naagar,
Bengaluru
Karnataka 560032



December 18, 2025

Confidential

Dear Sir,

Credit rating for Commercial Paper (CP) issue aggregating Rs.2,000.00 crore¹

On the basis of recent developments including operational and financial performance of your company for FY25 (Audited) and H1FY26 (Un-audited), our Rating Committee has reviewed the following rating(s):

Instrument	Amount (₹ crore)	Rating ²	Rating Action
Commercial Paper	2,000.00 (Enhanced from 1,500.00)	CARE A1+	Reaffirmed

- The CP issue would be for a maturity not exceeding one year..
- Please arrange to get the rating revalidated in case the issue is not made within **two months** from the date of this letter i.e. by February 17, 2026. Once the CP is placed, the rating is valid for the tenure of such instrument till redemption.
- Please inform us the below-mentioned details of issue immediately, but not later than 7 days from the date of placing the instrument:

Instrument type	ISIN	Issue Size (Rs cr.)	Coupon Rate	Coupon Payment Dates	Terms of Redemption	Redemption date	Name and contact details of Trustee/IPA	Details of top 10 investors
-----------------	------	---------------------	-------------	----------------------	---------------------	-----------------	---	-----------------------------

¹ This represents the aggregate of all CP issuances of the company outstanding at any point in time.

² Complete definitions of the ratings assigned are available at www.careratings.com and in other CARE Ratings Ltd.'s publications.

CARE Ratings Limited

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Phone: +91-22-6754 3456 • www.careedge.in

CIN-L67190MH1993PLC071691

5. The rating report for the rating will be communicated to you separately. A write-up (press release) on the above rating is proposed to be issued to the press shortly/by end of the day, a draft of which is enclosed for your perusal as **Annexure**. We request you to peruse the annexed document and offer your comments if any. We are doing this as a matter of courtesy to our clients and with a view to ensure that no factual inaccuracies have inadvertently crept in. Kindly revert as early as possible. In any case, if we do not hear from you by December 22, 2025, we will proceed on the basis that you have no any comments to offer.
6. CARE Ratings Ltd. reserves the right to undertake a surveillance/review of the rating from time to time, based on circumstances warranting such review, subject to at least one such review/surveillance every year.
7. CARE Ratings Ltd. reserves the right to revise/reaffirm/withdraw the rating assigned as a result of periodic review/surveillance, based on any event or information which in the opinion of CARE Ratings Ltd. warrants such an action. In the event of failure on the part of the entity to furnish such information, material or clarifications as may be required by CARE Ratings Ltd. so as to enable it to carry out continuous monitoring of the rating of the debt instruments, CARE Ratings Ltd. shall carry out the review on the basis of best available information throughout the life time of such instruments. In such cases the credit rating symbol shall be accompanied by "ISSUER NOT COOPERATING". CARE Ratings Ltd. shall also be entitled to publicize/disseminate all the afore-mentioned rating actions in any manner considered appropriate by it, without reference to you.
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10. CARE Ratings Ltd. ratings are **not** recommendations to buy, sell, or hold any securities.

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Thanking you,

Yours faithfully,

CARE Ratings Limited

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Embassy Office Parks REIT

December 22, 2025

Facilities/Instruments	Amount (₹ crore)	Rating ¹	Rating Action
Issuer rating	0.00	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	500.00	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	500.00	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	250.00	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	250.00	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	1,200.00	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	800.00	CARE AAA; Stable	Reaffirmed
Non-convertible debentures	1,500.00	CARE AAA; Stable	Reaffirmed
Commercial paper	2,000.00 (Enhanced from 1,500.00)	CARE A1+	Reaffirmed

Details of instruments/facilities in Annexure-1.

Rationale and key rating drivers

Reaffirmation of long-term and short-term ratings, and issuer rating of Embassy Office Parks REIT (Real Estate Investment Trust; EOPR) continues to derive strength from its diversified portfolio, comprising commercial office spaces, hospitality, and renewable energy assets. EOPR owns a strong portfolio of Grade-A office assets with 40.9 million square feet (msf) of completed leasable area across Bengaluru, Mumbai, Pune, NCR, and Chennai. The portfolio is largely occupied by marquee tenants, including multinational companies (MNCs) and IT/ITeS firms, ensuring strong collection efficiency. EOPR also holds a right of first offer (ROFO) on Embassy Whitefield in Bengaluru, comprising 4.2 msf of leasable area (1.7 msf completed and 2.5 msf under construction).

Strong occupancy of 90% as on September 30, 2025, and low lease expiries in the medium term provides healthy revenue visibility. Considering the stable demand outlook, resumption of back-to-office and latest direction by the Government of India (GOI) on de-notification of Special Economic Zone (SEZ) properties, CARE Ratings Limited (CareEdge Ratings) expects occupancy to remain healthy in the medium term. Most leases expiring in the near-to-medium term are yielding lower rentals than current market rates, and therefore, EOPR is likely to benefit from the mark-to-market (MTM) opportunity, realising higher re-leasing spread through re-leasing of existing contracts. EOPR continued to report strong net operating income (NOI) as on September 30, 2025, aided by new leases at higher rentals and sustained hotel performance. EOPR's ability to sustain occupancy levels and realise MTM gains will continue to remain a rating monitorable.

Since its launch, EOPR has demonstrated strong financial risk management, characterised by low loan-to-value (LTV), comfortable debt to earnings before interest, depreciation, taxes, and amortisation (EBIDTA) and cash coverage ratio (CCR). CareEdge Ratings also considers debt-funded capital expenditure in the medium term.

Restrictions under Securities and Exchange Board of India (SEBI) regulations, which limit the share of under-construction assets to less than 20% and net debt to gross asset value (GAV) to under 49%, enhance credit protection.

CareEdge Ratings notes that the EOPR's manager has implemented measures to enhance corporate governance in compliance with SEBI directives on nominee director rights for unitholders with over 10% unitholding either individually or collectively. Half the directors in EOPR are independent, aligning with SEBI guidelines.

These strengths outweigh refinancing risks associated with debt instruments and term loan repayments at EOPR and its subsidiaries. EOPR has demonstrated its ability to raise debt at competitive rates to refinance its debt in the past. EOPR continues

¹Complete definition of ratings assigned are available at www.careratings.com and other CARE Ratings Limited's publications.

to remain exposed to execution and marketing risks associated with upcoming projects and cyclicity of real estate and hospitality sector.

CareEdge Ratings also notes that the Income Tax (IT) Department conducted a survey at the office of EOPR from July 28, 2025, to July 30, 2025. Per the company's stock exchange announcement, impact on financial, operational, or other activities cannot be ascertained at this time. CareEdge Ratings will continue to monitor the developments and its impact on the company's credit risk profile.

Rating sensitivities: Factors likely to lead to rating actions

Positive factors

- Not applicable

Negative factors

- Net debt/GAV of over 35%.
- Consolidated net debt/EBITDA² of over 5.5x on a sustainable basis.
- Significant delay in completion and leasing of under-construction assets impacting the credit profile of EOPR.

Analytical approach: Consolidated

EOPR's analysis is carried out on a consolidated basis, which includes its subsidiaries and associates mentioned in Annexure-6. The consolidated approach is taken considering EOPR has direct control over special purpose vehicles (SPVs). Per the REIT Regulations, 2014, maximum borrowing by the REIT has been defined at a consolidated level (equivalent to 49% value of the EOPR's assets).

Outlook: Stable

The stable outlook reflects CareEdge Ratings' expectation of EOPR continuing to maintain strong debt protection metrics, aided by steady occupancy levels at favourable rates.

Detailed description of key rating drivers:

Key strengths

Fairly diversified asset portfolio of the Embassy REIT

EOPR's asset portfolio comprises commercial office space across five cities, hospitality assets, and a captive solar plant of 100-MW capacity. As on September 30, 2025, EOPR had a total of 50.8 msf commercial space, of which 40.9 msf is completed and 90% is occupied, 7.2 msf is under construction, while 2.8 msf is proposed development. The commercial space is diversified across Bengaluru, Mumbai, Pune, NCR, and Chennai. EOPR also has completed hotels with an inventory of 1,096 keys, under-construction hotels of 518 keys in Bengaluru, and a 100-MW solar park in Bellary, Karnataka. The commercial office space portfolio contributes ~88% of EOPR's total revenue. Diversification in asset class and geographies mitigates micro-market and industry-specific issues to a certain extent.

Overall stable revenue from commercial and hospitality assets of Embassy REIT

Occupancy levels of commercial office spaces remained healthy at 90% as on September 30, 2025. Consolidated revenue for H1FY26 stood at ₹2,184 crore (₹1,932 crore for H1FY25), an increase of ~13% year-over-year (y-o-y), and EBITDA at ₹1,741 crore (₹1,558 crore for H1FY25), up ~12% y-o-y. This increase was supported by rental escalations in renewed leases and improved performance in hospitality segment. Currently, over 50% vacant space is in SEZ area, which has been inherently witnessing delayed leasing. EOPR is de-notifying some of its SEZ spaces, which is likely to enhance marketability. Latest direction by GOI on denotification of SEZ properties is further expected to benefit EOPR in leasing ramp up. Most leases expired or expiring were old leases, generating lower than prevailing market rates, providing reasonable MTM opportunity to EOPR. EOPR's assets are occupied by tenants with strong credit profiles, and almost half gross leasable area is leased out to Fortune 500 companies. The satisfactory weighted average lease expiry (WALE) of 8.5 years provides revenue stability for the longer term.

² For the calculation of debt/EBITDA, EBITDA is calculated as defined in NCD documents, per which, EBITDA also include 50% of EBITDA of Golfinks Software Park Private Limited plus fitout rentals and rental support income.

Strong debt protection metrics of Embassy REIT

Gross debt declined slightly to ₹20,924 crore as on September 30, 2025, from ₹21,847 crore as on June 30, 2025. EOPR's net debt stood at ₹20,079 crore as on September 30, 2025. Debt protection metrics remained comfortable, marked by net debt/GAV of 31% and net debt/EBITDA of 5.29x as on September 30, 2025. Per CareEdge Ratings' estimates, net debt/GAV and net debt/EBITDA are expected to largely remain below 35% and 5.5x in the near-to-medium term.

Key weaknesses

Execution risk associated with projects undertaken by Embassy REIT

EOPR plans to incur a capex on a consolidated basis in the near-to-medium term (~₹4,200 crore is pending cost to complete as on September 30, 2025), which is likely to be funded through debt. While execution risk will persist to complete the project on time, comfort is drawn from EOPR's successful track record in executing such projects. Timely leasing at envisaged rates will be a key monitorable.

High refinancing risk of Embassy REIT

The debt raised by EOPR and its subsidiaries are largely non-amortising in nature with bullet payment at the end of 3-10 years for non-convertible debentures (NCDs), exposing it to high refinancing risk. However, risks are mitigated to an extent, considering the staggered repayment structure, availability of large pool of capital through upstream of funds from SPVs to REIT and high financial flexibility arising from low LTV, which provides ample headroom to raise additional debt or equity. EOPR also has flexibility to exercise the call option, which provides opportunity to prepay debt 4-6 months prior to final maturity. CareEdge Ratings also considers EOPR's demonstrated track record in refinancing several debts in the last at REIT and SPV levels. CP has a maturity of 6-12 months, which further increases refinancing risk. Overall, refinancing requirements are generally met by a mix of NCDs and other bank facilities. EOPR planned to raise ₹9,800 crore debt in FY26 for refinancing existing debt, capex and working capital requirement of EOPR and its SPVs. To date, EOPR has raised debt of ~₹6,800 crore, proceeds of which were used to refinance debt of ~₹5,800 crore and balance for capex. In July 2025 EOPR issued NCD Series XV of ₹2,000 crore with a tenure of 10 years and plans to issue another NCD of ₹1,500 crore with a similar tenure. Proceeds have been or will be used for refinancing existing debt, capex and working capital requirement of EOPR and its SPVs. Timely refinancing of debts remains monitorable from a credit perspective.

Liquidity: Strong

EOPR's liquidity is strong owing to strong debt coverage indicators, aided by minimal interim principal payments. While bullet repayment exposes it to high refinancing risk, EOPR's low debt/GAV allows ample headroom to raise additional debt, including raising lease rental discounting (LRD) loans in SPVs from banks for refinancing NCDs. Majority NCD instruments have multiple call options before final maturity, enabling them to refinance NCDs earlier than the due date. Regulations allowing participation from pension funds, insurance companies, and now foreign portfolio investments (FPIs), have provided access to larger investor base. Restrictions imposed under REIT regulations in terms of undertaking under-construction projects limit the cash outflow towards the capex. At a consolidated level, EOPR had cash and cash equivalents of ₹845 crore as on September 30, 2025.

Assumptions/Covenants: Not applicable

Environment, social, and governance (ESG) risks

Environment: Stricter environmental regulations could drive-up operational costs in the real estate sector. Project launches require environmental clearances, and delays could harm business profile. Changing environmental rules may pose credit risks for property development permits. EOPR has been taking several measures to address concerns around it. Half the energy consumption is from renewable energy. Consistent efforts are made to reduce water consumption, and organic waste converter capacity increase, among others. Its assets were also awarded a five-star rating by the British Safety Council for Occupational Health and Safety. Around 96% leases signed are 'green leases' to reduce the property's environmental impact.

Social: On-going demand growth for commercial office spaces in India, particularly for quality assets with strong infrastructure and connectivity that align with the service sector's expansion, limit risks. While trends such as remote work preferences may potentially affect demand negatively, overall outlook for the commercial real estate sector appears demanding. Rapid urbanisation and a sizable working-age population are expected to drive commercial real estate demand in India.

Governance: On the governance front, over 50% board comprises independent directors and there are adequate related-party safeguards

Applicable criteria

[Consolidation](#)
[Definition of Default](#)
[Issuer Rating](#)
[Liquidity Analysis of Non-financial sector entities](#)
[Rating Outlook and Rating Watch](#)
[Financial Ratios – Non financial Sector](#)
[Real Estate Investment Trusts \(REITs\)](#)
[Short Term Instruments](#)

About the company and industry

Industry classification

Macroeconomic indicator	Sector	Industry	Basic industry
Consumer discretionary	Realty	Realty	Real estate investment trusts (REITs)

EOPR (Reg. no. IN/REIT/17-18/0001) market cap of ~₹40,700 crore as on December 19, 2025, is registered as an irrevocable trust under the Indian Trust Act, 1882, and as an REIT with SEBI's REIT Regulations, 2014, as amended. EOPR is sponsored by BRE Mauritius Investments (part of the Blackstone Group) and Embassy Property Development Private Limited (part of the Embassy group). It has 14 commercial assets (office parks and city-centric offices), six hotels (of which two are under construction), and a solar plant. EOPR's portfolio of assets are held through SPVs.

Brief Financials - Consolidated (₹ crore)	March 31, 2024	March 31, 2025	September 30, 2025
	(12m, A)	(12m, A)	(6m, UA)
Total operating income	3,685	4,039	2,184
PBILDIT	2,770	3,050	1,689
PAT	964	1,624*	387
Overall gearing (times)	1.09	1.29	NA
Interest coverage (times)	2.55	2.30	2.17

A: Audited UA: Unaudited NA: Not Available; Note: these are latest available financial results

*It includes deferred tax adjustment of ₹1,599 crore.

Status of non-cooperation with previous CRA: Not applicable

Any other information: Not applicable

Rating history for last three years: Annexure-2

Detailed explanation of covenants of rated instrument / facility: Annexure-3

Complexity level of instruments rated: Annexure-4

Lender details: Annexure-5

Annexure-1: Details of instruments/facilities

Name of the Instrument	ISIN	Date of Issuance	Coupon Rate (%)	Maturity Date	Size of the Issue (₹ crore)	Rating Assigned and Rating Outlook
Commercial Paper-Commercial Paper (Standalone)	INE041014064	28-Apr-2025	7.08	20-Mar-2026	325.00	CARE A1+
Commercial Paper-Commercial Paper (Standalone)	INE041014049	13-Feb-2025	7.75	12-Feb-2026	425.00	CARE A1+
Commercial Paper-Commercial Paper (Standalone)	INE041014072	16-Oct-2025	6.44	16-Jun-2026	400.00	CARE A1+
Commercial Paper-Commercial Paper (Standalone)	INE041014056	28-Apr-2025	7.08	10-Mar-2025	350.00	CARE A1+
Commercial Paper-Commercial Paper (Standalone)	Proposed	-	-	-	500.00	CARE A1+
Debentures-Non Convertible Debentures	INE041007191	24-Jul-2025	7.25	24-Jul-2035	2000.00	CARE AAA; Stable
Debentures-Non-convertible debentures	INE041007159	16-Dec-2024	7.73	14-Dec-2029	1000.00	CARE AAA; Stable
Debentures-Non Convertible Debentures	INE041007118	28-Aug-2023	8.10	28-Aug-2028	500.00	CARE AAA; Stable
Debentures-Non Convertible Debentures	Proposed	-	-	-	1500.00	CARE AAA; Stable
Issuer Rating-Issuer Ratings		-	-	-	0.00	CARE AAA; Stable

Annexure-2: Rating history for last three years

Sr. No.	Name of the Instrument/Bank Facilities	Current Ratings			Rating History			
		Type	Amount Outstanding (₹ crore)	Rating	Date(s) and Rating(s) assigned in 2025-2026	Date(s) and Rating(s) assigned in 2024-2025	Date(s) and Rating(s) assigned in 2023-2024	Date(s) and Rating(s) assigned in 2022-2023
1	Issuer Rating-Issuer Ratings	LT	0.00	CARE AAA; Stable	1)CARE AAA; Stable (21-Aug-25) 2)CARE AAA; Stable (15-Jul-25) 3)CARE AAA; Stable (19-Jun-25) 4)CARE AAA; Stable (24-Apr-25)	1)CARE AAA; Stable (09-Dec-24) 2)CARE AAA; Stable (01-Aug-24) 3)CARE AAA; Stable (01-Jul-24) 4)CARE AAA; Stable (26-Apr-24)	1)CARE AAA; Stable (02-Jan-24) 2)CARE AAA; Stable (31-Oct-23) 3)CARE AAA; Stable (06-Jul-23)	1)CARE AAA; Stable (26-Dec-22) 2)CARE AAA (Is); Stable (02-Dec-22)
2	Debentures-Non Convertible Debentures	LT	500.00	CARE AAA; Stable	1)CARE AAA; Stable (21-Aug-25) 2)CARE AAA; Stable (15-Jul-25) 3)CARE AAA; Stable (19-Jun-25) 4)CARE AAA; Stable (24-Apr-25)	1)CARE AAA; Stable (09-Dec-24) 2)CARE AAA; Stable (01-Aug-24) 3)CARE AAA; Stable (01-Jul-24) 4)CARE AAA; Stable (26-Apr-24)	1)CARE AAA; Stable (02-Jan-24) 2)CARE AAA; Stable (31-Oct-23) 3)CARE AAA; Stable (06-Jul-23)	-

3	Debentures-Non Convertible Debentures	LT	500.00	CARE AAA; Stable	1)CARE AAA; Stable (21-Aug-25) 2)CARE AAA; Stable (15-Jul-25) 3)CARE AAA; Stable (19-Jun-25) 4)CARE AAA; Stable (24-Apr-25)	1)CARE AAA; Stable (09-Dec-24) 2)CARE AAA; Stable (01-Aug-24) 3)CARE AAA; Stable (01-Jul-24) 4)CARE AAA; Stable (26-Apr-24)	1)CARE AAA; Stable (02-Jan-24) 2)CARE AAA; Stable (31-Oct-23)	-
4	Commercial Paper-Commercial Paper (Standalone)	ST	2000.00	CARE A1+	1)CARE A1+ (21-Aug-25) 2)CARE A1+ (15-Jul-25) 3)CARE A1+ (19-Jun-25) 4)CARE A1+ (24-Apr-25)	1)CARE A1+ (09-Dec-24) 2)CARE A1+ (01-Aug-24) 3)CARE A1+ (01-Jul-24) 4)CARE A1+ (26-Apr-24)	1)CARE A1+ (02-Jan-24)	-
5	Debentures-Non Convertible Debentures	LT	250.00	CARE AAA; Stable	1)CARE AAA; Stable (21-Aug-25) 2)CARE AAA; Stable (15-Jul-25)	1)CARE AAA; Stable (09-Dec-24) 2)CARE AAA; Stable (01-Aug-24)	-	-

					3)CARE AAA; Stable (19-Jun-25) 4)CARE AAA; Stable (24-Apr-25)			
6	Debentures-Non Convertible Debentures	LT	250.00	CARE AAA; Stable	1)CARE AAA; Stable (21-Aug-25) 2)CARE AAA; Stable (15-Jul-25) 3)CARE AAA; Stable (19-Jun-25) 4)CARE AAA; Stable (24-Apr-25)	1)CARE AAA; Stable (09-Dec-24)	-	-
7	Debentures-Non Convertible Debentures	LT	1200.00	CARE AAA; Stable	1)CARE AAA; Stable (21-Aug-25) 2)CARE AAA; Stable (15-Jul-25) 3)CARE AAA; Stable (19-Jun-25) 4)CARE AAA; Stable	-	-	-

					(24-Apr-25)			
8	Debentures-Non Convertible Debentures	LT	800.00	CARE AAA; Stable	1)CARE AAA; Stable (21-Aug-25) 2)CARE AAA; Stable (15-Jul-25)	-	-	-
9	Debentures-Non Convertible Debentures	LT	1500.00	CARE AAA; Stable	1)CARE AAA; Stable (21-Aug-25)	-	-	-

LT: Long term; ST: Short term; LT/ST: Long term/Short term

Annexure-3: Detailed explanation of covenants of rated instruments/facilities: Not applicable

Annexure-4: Complexity level of instruments rated

Sr. No.	Name of the Instrument	Complexity Level
1	Commercial Paper-Commercial Paper (Standalone)	Simple
2	Debentures-Non Convertible Debentures	Simple
3	Issuer Rating-Issuer Ratings	Simple

Annexure-5: Lender details

To view lender-wise details of bank facilities please [click here](#)

Annexure-6: List of entities consolidated

Sr No	Name of the entity	Extent of consolidation	Rationale for consolidation
1	Indian Express News Papers (Mumbai) Private Limited	Full	Wholly owned subsidiary
2	Quadron Business Park Private Limited	Full	Wholly owned subsidiary
3	Qubix Business Park Private Limited	Full	Wholly owned subsidiary
4	Earnest Towers Private Limited	Full	Wholly owned subsidiary
5	Vikhroli Corporate Park Private Limited	Full	Wholly owned subsidiary
6	Galaxy Square Private Limited	Full	Wholly owned subsidiary
7	Oxygen Business Park Private Limited	Full	Wholly owned subsidiary
8	Manyata Promoters Private Limited	Full	Wholly owned subsidiary
9	Embassy Energy Private Limited	Full	Wholly owned subsidiary
10	Umbel Properties Private Limited	Full	Wholly owned subsidiary
11	Embassy Pune TechZone Private Limited	Full	Wholly owned subsidiary
12	Vikas Telecom Private Limited	Full	Wholly owned subsidiary
13	Sarla Infrastructure Private Limited	Full	Wholly owned subsidiary
14	Embassy Construction Private Limited	Full	Wholly owned subsidiary
15	ESNP Property Builders and Developers Private Limited	Full	Wholly owned subsidiary
16	Golflinks Software Park Private Limited	Proportionate	Subsidiary

Note on complexity levels of rated instruments: CareEdge Ratings has classified instruments rated by it based on complexity. Investors/market intermediaries/regulators or others are welcome to write to care@careedge.in for clarifications.

Contact us

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ANNEXURE II: RESOLUTIONS IN RELATION TO THE CP ISSUANCE

PART A: BOARD RESOLUTION FOR FUND RAISE



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF EMBASSY OFFICE PARKS MANAGEMENT SERVICES PRIVATE LIMITED AT THEIR MEETING HELD ON WEDNESDAY, APRIL 23, 2025, AT RED ZEPPLIN, 12TH FLOOR, PINNACLE TOWER, EMBASSY ONE, 8, BELLARY ROAD, DENA BANK COLONY, GANGANAGAR, BENGALURU – 560032, KARNATAKA

Approved fund raising by way of debt for an amount not exceeding ₹6,500 crores (Indian Rupees Six Thousand Five Hundred Crores only).

At the request of Mr. Donnie Dominic George, General Counsel of the Company and with the permission of the Chairman, Mr. Rahul Parikh, Head - Treasury of the Company, identified himself for the record and informed the Board that Embassy Office Parks REIT ("Embassy REIT") proposes to raise funds, in one or more tranches, aggregating up to ₹6,500 crores (Indian Rupees Six Thousand Five Hundred Crores only), by way of issuance of non-convertible debentures or commercial papers or through term loans, advances from non-banking or other financial institutions or any other entities or through any other means as may be permitted by applicable laws, the proceeds of which are to be utilized for any purposes permitted by applicable laws and as specified in the relevant transaction documents including repayment of non-convertible debentures and commercial papers issued by Embassy REIT, repayment of any loans availed by Embassy REIT, investment (including by way of debt) in the holding company, special purpose vehicles or the investment entity of the Embassy REIT, and / or for other general purposes for a period up to May 31, 2026.

Mr. Parikh further informed the Members that the Board vide circular resolution dated December 27, 2023 has delegated to the Debenture Committee, the powers for availing any form of debt financing by Embassy REIT.

Mr. Parikh also informed the Board that the existing outstanding debt of Embassy REIT, its SPVs and Holdco as at March 31, 2025 is ₹1,91,450.21 Million (Indian Rupees One Lakh Ninety One Thousand Four Hundred and Fifty point Two One Million only).

On completion, Mr. Donnie Dominic George, General Counsel of the Company, thanked Mr. Rahul Parikh, Head - Treasury of the Company, for the detailed presentation.

The Board considered and approved fund raising by way of debt for an amount not exceeding ₹6,500 crores (Indian Rupees Six Thousand Five Hundred Crores only) by passing the following resolutions unanimously:

"RESOLVED THAT pursuant to the provisions of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, including the circulars, notifications, guidelines and clarifications issued thereunder (the "SEBI REIT Regulations") read along with SEBI Master Circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2024/43, dated May 15, 2024 and any other applicable provisions under the SEBI REIT Regulations, the terms of the trust deed and investment management agreement and in accordance with the Circular, the applicable provisions of the Foreign Exchange Management Act, 1999 and such other applicable rules, regulations, guidelines, notifications, clarifications and circulars issued by the Government of India, the Reserve Bank of India, the SEBI, the BSE Limited and the National Stock Exchange of India Limited (the "Stock Exchanges") and any other regulatory or statutory authorities under any other applicable law, each as amended from time to time (such authorities, "Governmental Authorities", and such law, "Applicable Law"), to the extent applicable and subject to the terms, conditions, modifications, consents, sanctions and approvals of the Governmental Authorities as may be necessary and which may be agreed to by the Board, (which term shall be deemed to include any duly constituted committee by the Board to exercise its powers including the powers conferred by these resolution), the consent of the Board, be and is



hereby accorded to Embassy REIT to raise funds for an aggregate principal amount of up to ₹6,500 crores (Indian Rupees Six Thousand Five Hundred Crores only) by way of one or more loans, non-convertible debentures or other securities in one or more tranches, as permitted under applicable law, the proceeds of which are to be utilized for any purposes permitted by applicable laws and as specified in the relevant transaction documents including repayment of non-convertible debentures and commercial papers issued by Embassy REIT, repayment of any loans availed by Embassy REIT, investment (including by way of debt) in the holding company, special purpose vehicles or the investment entity of the Embassy REIT, and / or for other general purposes, for a period up to May 31, 2026.

RESOLVED FURTHER THAT Mr. Ritwik Bhattacharjee, Chief Executive Officer (Interim), Mr. Abhishek Agrawal, Chief Financial Officer, Mr. Donnie Dominic George, General Counsel and Ms. Vinitha Menon, Head - Company Secretary and Compliance Officer of the Company be and are hereby severally authorized by the Company to do all such acts, deeds and things which may be deemed necessary for giving effect to this resolution.

RESOLVED FURTHER THAT a copy of the above resolutions, certified to be true by any Director or the Company Secretary, be forwarded to the concerned authorities for necessary action."

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

VINITHA	Digitally signed by VINITHA
ARAVIND	ARAVIND MENON
MENON	Date: 2025.04.23 19:24:13 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Date: April 23, 2025

Place: Kochi



EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF EMBASSY OFFICE PARKS MANAGEMENT SERVICES PRIVATE LIMITED HELD ON THURSDAY, JULY 31, 2025, AT RED ZEPPLIN, 12TH FLOOR, PINNACLE TOWER, EMBASSY ONE, 8, BELLARY ROAD, DENA BANK COLONY, GANGANAGAR, BENGALURU – 560032, KARNATAKA THROUGH AUDIO-VISUAL ELECTRONIC COMMUNICATION

Approved fund raising by way of debt for an amount not exceeding ₹4,000 crores (Indian Rupees Four Thousand Crores only).

***RESOLVED THAT** pursuant to the provisions of the Securities and Exchange Board of India (Real Estate Investment Trusts) Regulations, 2014, as amended, including the circulars, notifications, guidelines and clarifications issued thereunder (the **"SEBI REIT Regulations"**) read along with SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99, dated July 11, 2025 and any other applicable provisions under the SEBI REIT Regulations, the terms of the trust deed and investment management agreement and in accordance with the Circular, the applicable provisions of the Foreign Exchange Management Act, 1999 and such other applicable rules, regulations, guidelines, notifications, clarifications and circulars issued by the Government of India, the Reserve Bank of India, the SEBI, the BSE Limited and the National Stock Exchange of India Limited (the **"Stock Exchanges"**) and any other regulatory or statutory authorities under any other applicable law, each as amended from time to time (such authorities, **"Governmental Authorities"**, and such law, **"Applicable Law"**), to the extent applicable and subject to the terms, conditions, modifications, consents, sanctions and approvals of the Governmental Authorities as may be necessary and which may be agreed to by the Board, (which term shall be deemed to include any duly constituted committee by the Board to exercise its powers including the powers conferred by these resolution), the consent of the Board, be and is hereby accorded to Embassy REIT to raise funds for an aggregate principal amount of up to ₹4,000 crores (Indian Rupees Four Thousand Crores only) by way of one or more loans, non-convertible debentures or other securities in one or more tranches, as permitted under applicable law, the proceeds of which are to be utilized for any purposes permitted by applicable laws and as specified in the relevant transaction documents including repayment of non-convertible debentures and commercial papers issued by Embassy REIT, repayment of any loans availed by Embassy REIT, investment (including by way of debt) in the holding company, special purpose vehicles or the investment entity of the Embassy REIT, and / or for other general purposes, for a period up to May 31, 2026.

RESOLVED FURTHER THAT Mr. Ritwik Bhattacharjee, Chief Executive Officer (Interim), Mr. Amit Shetty, Chief Operating Officer, Mr. Abhishek Agrawal, Chief Financial Officer, Mr. Donnie Dominic George, General Counsel, Ms. Vinitha Menon, Head - Company Secretary and Compliance Officer and Mr. Rahul Parikh, Head - Treasury of the Company be and are hereby severally authorized by the Company to do all such acts, deeds and things which may be deemed necessary for giving effect to this resolution.

RESOLVED FURTHER THAT a copy of the above resolutions, certified to be true by any Director or the Company Secretary, be forwarded to the concerned authorities for necessary action."

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

VINITHA
ARAVIND
MENON

Digitally signed by
VINITHA ARAVIND
MENON
DN: cn=Vinitha Menon, o=Embassy Office Parks Management Services Private Limited, email=vinitha@embassyofficeparks.com, c=IN, postalCode=560032, serial=122352, cn=Vinitha Menon

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Date: August 20, 2025

Place: Bengaluru

PART B: DCM RESOLUTION FOR CP ISSUANCE



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DEBENTURE COMMITTEE OF BOARD OF DIRECTORS OF EMBASSY OFFICE PARKS MANAGEMENT SERVICES PRIVATE LIMITED IN ITS MEETING HELD ON FRIDAY, JANUARY 23, 2026, AT THE CAGNEY, 12TH FLOOR, PINNACLE TOWER, EMBASSY ONE, 8, BELLARY ROAD, GANGANAGAR, BENGALURU, KARNATAKA, INDIA – 560 032, THROUGH AUDIO-VISUAL ELECTRONIC COMMUNICATION

Considered and approved fund raising by way of issuance of Commercial Papers for a principal aggregate amount not exceeding ₹500 Crores (Indian Rupees Five Hundred Crores only).

***RESOLVED THAT** the issue of listed, rated, redeemable, transferable, rupee-denominated, Commercial Papers aggregating to a principal amount of up to ₹500 Crores (Indian Rupees Five Hundred Crores only) for a term of 51 days from the date of allotment ("**Commercial Papers Issue**") at par, in dematerialized form and on a private placement basis (the "**Commercial Papers Issue**") by Embassy Office Parks REIT ("**Embassy REIT**") to be listed on the debt segment of BSE Limited, (the "**Stock Exchange**") to eligible investors be and is hereby approved, provided that the aggregate amount raised by Embassy REIT, its SPVs and Holdco, through Commercial Papers does not exceed 10% of Embassy REIT's consolidated outstanding debt.

RESOLVED FURTHER THAT the Transaction Documents and any other documents relating to the Issue and/or any other document executed or to be executed by Embassy REIT or any other person in respect of the Commercial Papers and/or designated as such by the Commercial Papers Holders and Embassy REIT, drafts of which were placed before the Members be and are hereby approved and accepted.

RESOLVED FURTHER THAT the General Information Document dated May 09, 2025, Commercial Papers Key Information Document dated January 23, 2026 prepared pursuant to the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, read along with Master Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated October 15, 2025, read along with Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, read along with SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 updated as on April 13, 2022 and all other applicable regulations, circulars, notifications and guidelines issued by SEBI, FIMMDA or any other regulatory body and as may be applicable and the draft Letter of Offer prepared in accordance with the Operational Guidelines for Commercial Papers issued by Fixed Income Money Market and Derivatives Association of India dated March 31, 2020, including any amendment or substitution thereof, Master Direction – Reserve Bank of India (Commercial Paper and Non-Convertible Debentures of Original or Initial Maturity upto One Year) Directions, 2024 issued by the Reserve Bank of India on January 03, 2024, read with all other applicable regulations, circulars, notifications and guidelines issued by SEBI, FIMMDA or any other regulatory body and as may be applicable, to be issued in connection with the proposed issue of the Commercial Papers, placed before the Members, be and is hereby approved, and Mr. Amit Shetty, Chief Executive Officer, Mr. Abhishek Agrawal, Chief Financial Officer, Mr. Donnie Dominic George, General Counsel, Mr. Rahul Parikh, Head – Treasury, Ms. Vinitha Menon, Head - Company Secretary and Compliance Officer and Mr. Sudarsan Balasubramaniam, Deputy General Manager – Treasury of the Company (the "**Authorised Persons**"), be and are hereby severally authorized to finalize the Letter of Offer, incorporate such changes (however fundamental they may be) therein, as may be deemed necessary and expedient by them and by any regulatory or governmental authority, and circulate the General Information Document, the Commercial Papers Key Information Document and the Letter of Offer to the eligible investors.

RESOLVED FURTHER THAT each of the Authorised Persons be and are hereby severally authorized to negotiate, and finalize the terms of the Commercial Papers, negotiate, finalize and to sign, execute and deliver all such documents, including the Transaction Documents and such other documents as may be required or considered necessary in relation to the issue of the Commercial Papers, accept such modifications, variations, amendments, supplementations, or amendments and restatements (however fundamental they may be) thereto, and each Authorised Persons be and are hereby severally authorised to negotiate, execute and accept such

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amendments, supplemental deeds, instruments, powers of attorney, deeds, documents and other writings and to do all such acts, deeds and things as may be required or considered necessary in relation to the Commercial Papers, or otherwise under the Transaction Documents.

RESOLVED FURTHER THAT each of the Authorised Persons be and are hereby severally authorized to register Embassy REIT on the electronic book platform of the Stock Exchange where the Commercial Papers are proposed to be listed, issue the General Information Document dated May 09, 2025, Commercial Papers Key Information Document dated January 23, 2026, the Letter of Offer to the Commercial Papers Holders, each, in accordance with the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, read along with Master Circular No. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated October 15, 2025, read along with SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated July 11, 2025, read along with SEBI Circular No SEBI/HO/DDHS/P/CIR/2021/613 updated as on April 13, 2022, and all other circulars, notifications, regulations or provisions of law, as may be issued, supplemented, modified or replaced from time to time, and to do all such acts, deeds, and things as they may deem necessary and expedient in compliance with the bye-laws, rules, regulations and guidelines of the Stock Exchange.

RESOLVED FURTHER THAT each of the Authorised Persons, be and are hereby severally authorized to file, deliver, register and to make any applications to file, deliver or register any documents, instruments, deeds, amendments, papers, applications, notices or letters as may be required under applicable laws (including but not limited to notarisation of the powers of attorney) or under the Transaction Documents and to pay all costs, stamp duties, filing fees, registration fees or other such expenses in connection with the issue of Commercial Papers or otherwise deal with regulatory authorities including without limitation, the Reserve Bank of India, the Securities and Exchange Board of India, Ministry of Corporate Affairs and the Registrar of Companies and such other authorities as may be required, in connection are proposed to be listed.

RESOLVED FURTHER THAT each of the Authorised Persons be and are hereby severally authorized to appoint credit rating agencies, registrar to the issue of Commercial Papers, Issuing and Paying Agent, lead arrangers and co-arrangers and other such intermediaries as may be required in relation to the issue and dematerialization of the Commercial Papers and each of the Authorised Persons, be and are hereby severally authorized to sign all such applications, forms, agreements, documents, undertakings etc., as may be necessary for the purpose of appointment of the credit rating agency, registrar to the issue of Commercial Papers, Issuing and Paying Agent, lead arrangers and co-arrangers and other such intermediaries as may be required and with depositories for the purpose of issue of the Commercial Papers in dematerialized form.

RESOLVED FURTHER THAT each of the Authorised Persons be and are hereby severally authorized to settle any question or difficulties that may arise in the matter of the said issue of Commercial Papers as may be considered necessary or expedient in the best interest of Embassy REIT, to do all acts, deeds and things as may be deemed necessary or expedient in connection therewith and incidental thereto.

RESOLVED FURTHER THAT each of the Authorised Persons be and are hereby severally authorized to do all such acts, deeds, and things to give complete effect to the above resolution, including issuing a certified true copy of this resolution and forward the same to any person or authority for their record and necessary action.

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

VINITHA ARAVIND MENON 

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036

Date: January 23, 2026
Place: Bengaluru

Embassy Office Parks Management Services Private Limited
Registered Office: 12th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, Bengaluru, Karnataka, India - 560 032
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ANNEXURE III: UNAUDITED FINANCIALS FOR THE HALF YEAR ENDED SEPTEMBER 30, 2025

(Attached separately)

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

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

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

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

S.R. BATLIBOI & ASSOCIATES LLP

Chartered Accountants

4. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard to the extent not inconsistent with REIT Regulations, read with REIT Regulations and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of REIT Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to note 17 of the Statement which describes the presentation/classification of "Unit Capital" as "Equity" in order to comply with the mandatory requirements of the relevant REIT Regulations, instead of the applicable requirements of Ind AS 32 – Financial Instruments: Presentation.

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

For S.R. Batliboi & Associates LLP

Chartered Accountants

ICAI Firm registration number: 101049W/E300004

**ADARSH
RANKA**

Digitally signed by
ADARSH RANKA
Date: 2025.11.05
13:49:47 +05'30'

per Adarsh Ranka

Partner

Membership No.: 209567

UDIN: 25209567BMOLYU3121

Place: Bengaluru, India

Date: November 05, 2025

Embassy Office Parks REIT
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Statement of Unaudited Standalone Financial Results for the quarter and half year ended 30 September 2025

(all amounts in Rs. million unless otherwise stated)

Sr.No	Particulars	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the quarter ended 30 September 2024 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
	Income and gains						
	Other income	4,807.40	4,282.48	3,816.33	9,089.88	8,027.32	16,335.17
(I)	Total Income	4,807.40	4,282.48	3,816.33	9,089.88	8,027.32	16,335.17
	Expenses						
	Other expenses	135.34	108.43	115.90	243.77	228.16	496.86
(II)	Total Expenses	135.34	108.43	115.90	243.77	228.16	496.86
(III)	Earnings before finance costs, impairment loss and tax (I - II)	4,672.06	4,174.05	3,700.43	8,846.11	7,799.16	15,838.31
(IV)	Finance costs	2,116.72	1,746.10	1,665.04	3,862.82	3,382.12	6,520.53
(V)	Impairment loss (net)	-	-	2,155.33	-	2,155.33	3,003.78
(VI)	Profit before tax (III - IV - V)	2,555.34	2,427.95	(119.94)	4,983.29	2,261.71	6,314.00
(VII)	Tax expenses						
	Current tax *	0.32	12.67	0.11	12.99	1.05	2.48
	Deferred tax	-	-	-	-	-	-
(VIII)	Profit for the period/year (VI - VII)	2,555.02	2,415.28	(120.05)	4,970.30	2,260.66	6,311.52
(IX)	Other comprehensive income						
	(i) Items that will not be reclassified subsequently to statement of profit or loss	-	-	-	-	-	-
	(ii) Income tax relating to items that will not be reclassified to statement of profit or loss	-	-	-	-	-	-
	Total other comprehensive income for the period/year	-	-	-	-	-	-
(X)	Total comprehensive income attributable to Unitholders for the period/year (VIII + IX)	2,555.02	2,415.28	(120.05)	4,970.30	2,260.66	6,311.52
	Earnings per Unit						
	Basic, attributable to the Unitholders of the Trust	2.70	2.55	(0.13)	5.24	2.38	6.66
	Diluted, attributable to the Unitholders of the Trust	2.70	2.55	(0.13)	5.24	2.38	6.66

* Current tax for quarter and half year ended 30 September 2025 includes, tax of prior years amounting to Nil and Rs.12.12 million respectively pertaining to previous year.

Statement of Unaudited Standalone Assets and Liabilities

(all amounts in Rs. million unless otherwise stated)

Particulars	As at 30 September 2025 (Unaudited)	As at 30 September 2024 (Unaudited)
ASSETS		
Non-current assets		
Financial assets		
- Investments	242,395.38	243,799.76
- Loans	78,450.25	75,492.92
Non-current tax assets (net)	3.57	0.91
Other non-current assets	26.78	-
Total non-current assets	320,875.98	319,293.59
Current assets		
Financial assets	555.91	710.77
- Investments	108.02	1,052.00
- Cash and cash equivalents	8,976.59	7,116.72
- Loans	29.71	30.09
- Other financial assets	142.56	80.88
Total current assets	9,812.79	8,990.46
Total assets	330,688.77	328,284.05
EQUITY AND LIABILITIES		
EQUITY		
Unit capital	288,262.11	288,262.11
Distribution : Repayment of Capital	(61,339.43)	(48,087.87)
Other equity	(5,845.04)	(6,117.14)
Total equity	221,077.64	234,057.10
LIABILITIES		
Non-current liabilities		
Financial liabilities		
- Borrowings	95,537.33	41,171.17
Total non-current liabilities	95,537.33	41,171.17
Current liabilities		
Financial liabilities		
- Borrowings	13,676.92	52,825.05
- Trade payables		
- total outstanding dues of micro and small enterprises	4.45	10.72
- total outstanding dues of creditors other than micro and small enterprises	4.35	4.46
- Other financial liabilities	202.32	88.94
Other current liabilities	185.21	126.61
Current tax liabilities (net)	0.55	-
Total current liabilities	14,073.80	53,055.78
Total equity and liabilities	330,688.77	328,284.05

Statement of Cash Flows

(all amounts in Rs. million unless otherwise stated)

Particulars	For the half year ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)
Cash flow from operating activities		
Profit/(loss) before tax	4,983.29	2,261.71
<i>Adjustments to reconcile profit before tax to net cash flows:</i>		
Interest income	(5,257.85)	(5,294.02)
Dividend	(3,829.99)	(2,699.93)
Profit on sale of investments	(2.04)	(2.46)
Impairment loss (net)	-	2,155.33
Finance costs	3,862.82	3,382.12
Operating profit before working capital changes	(243.77)	(197.25)
Working capital adjustments		
Other current and non-current assets	(48.26)	(21.10)
Other current and non-current liabilities	(6.38)	(14.85)
Other current financial liabilities	25.25	19.87
Other financial assets	19.10	36.12
Trade payables	4.66	12.53
Cash generated from operating activities before taxes	(249.40)	(164.68)
Taxes (paid), net of refund	(0.32)	(1.41)
Net cash flow generated from operating activities	(249.72)	(166.09)
Cash flow from investing activities		
Loans given to subsidiaries	(81,195.99)	(32,939.42)
Loans repaid by subsidiaries	59,752.15	30,876.14
Investment in subsidiary including issue expenses	(3.57)	(60.74)
Investment in debentures issued by joint venture	-	(1,800.00)
Redemption of debentures issued by joint venture	260.81	694.05
Interest received	3,779.15	7,636.84
Dividend received	3,829.99	2,699.93
Redemption of mutual funds (net)	2.04	2.46
Net cash flow used in investing activities	(13,575.42)	7,109.26
Cash flow from financing activities		
Repayment of borrowings from financial institutions	-	(4,350.00)
Proceeds from issue of non-convertible debentures (net of issue expenses)	47,424.92	9,016.32
Redemption of commercial paper	-	(2,500.00)
Proceeds from issue of commercial paper (net of issue expenses)	6,351.11	-
Redemption of non-convertible debentures	(25,500.00)	-
Distribution to unitholders	(10,881.84)	(10,256.14)
Interest paid	(3,470.69)	(2,988.47)
Net cash flow (used in)/generated from financing activities	13,923.50	(11,078.29)
Net increase/ (decrease) in cash and cash equivalents	98.36	(4,135.12)
Cash and cash equivalents at the beginning of the year/period		
Cash and cash equivalents at the beginning of the period /year	9.66	5,187.12
Cash and cash equivalents at the end of the year/period	108.02	1,052.00
Components of cash and cash equivalents		
Balances with banks		
- in current accounts	105.15	1,049.66
- in escrow accounts	2.87	2.34
	108.02	1,052.00

Statement of Changes in Unit holders' Equity

A. **Unit capital** (all amounts in Rs. million unless otherwise stated)

Particulars	Units (No in million)	Amount
Balance as at 1 April 2024	947.90	288,262.11
Changes during the period	-	-
Balance as at 30 September 2024	947.90	288,262.11
Balance as at 1 April 2025	947.90	288,262.11
Changes during the period	-	-
Balance as at 30 September 2025	947.90	288,262.11

B. **Particulars**

Particulars	Other equity	Distribution : Repayment
	Retained earnings	of Capital
Balance as at 1 April 2024 *	(3,827.91)	(42,381.55)
Add: Total comprehensive income for the half year ended 30 September 2024	2,260.66	-
Less: Distribution to Unitholders during the half year ended 30 September 2024 **^	(4,549.89)	(5,706.32)
Balance as at 30 September 2024	(6,117.14)	(48,087.87)
Balance as at 1 April 2025 *	(6,872.10)	(54,400.84)
Add: Total comprehensive income for the half year ended 30 September 2025	4,970.30	-
Less: Distribution to Unitholders during the half year ended 30 September 2025 **^^	(3,943.24)	(6,938.59)
Balance as at 30 September 2025	(5,845.04)	(61,339.43)

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

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

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

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

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

A) Statement of Net Assets at fair value (all amounts in Rs. million unless otherwise stated)

S.No	Particulars	Unit of measurement	As at 30 September 2025		As at 30 September 2024	
			Book value	Fair value	Book value	Fair value
			A	Assets	Rs in million	330,688.77
B	Liabilities	Rs in million	109,608.94	109,608.94	94,226.95	94,226.95
C	Net Assets (A-B)	Rs in million	221,079.83	422,670.92	234,057.10	394,169.37
D	No. of units	Numbers	947,893,743	947,893,743	947,893,743	947,893,743
E	NAV (C/D)	Rs	233.23	445.91	246.92	415.84

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 30 September 2025 and as at 30 September 2024 along with book values of other assets and liabilities accounted in the respective SPV financial statements as at 30 September 2025 and as at 30 September 2024. The fair value of the properties as at 30 September 2025 and 30 September 2024 as disclosed above are solely determined by L.Anuradha, 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.

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 categorized as a Level 3 fair value based on the inputs to the valuation technique used.

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

2) Break up of Net asset value

Particulars	As at 30 September 2025	As at 30 September 2024
Fair value of investments in SPVs	524,901.06	479,454.76
Add : Other assets	7,378.80	8,941.56
Less : Liabilities	(109,608.94)	(94,226.95)
Net Assets	422,670.92	394,169.37

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 Condensed Consolidated financial statements.

B) Statement of Total Returns at fair value

S.No	Particulars	For the half year ended 30 September 2025	For the half year ended 30 September 2024 #
A	Total comprehensive income	(Unaudited) 4,970.30	(Unaudited) 2,260.66
B	Add : Income of SPV's and changes in fair value not recognised in total comprehensive income of Condensed Standalone financial statements	17,817.54	28,929.32
C (A+B)	Total Return	22,787.84	31,189.98

ESNP was acquired on 3 June 2024 and accordingly the statement of total returns at fair value for half year ended 30 September 2024 assumed no incremental change in fair values of investment properties and investment property under development between the acquisition date and 30 September 2024.

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

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

(all amounts in Rs. million unless otherwise stated)

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

Notes :

- The Board of Directors of the Manager to the Trust, in their meeting held on 05 November 2025, have declared distribution to Unitholders of Rs.6.51 per unit which aggregates to Rs.6,170.79 million for the quarter ended 30 September 2025. The distribution of Rs.6.51 per unit comprises Rs.0.66 per unit in the form of interest payment, Rs.1.97 per unit in the form of dividend and the balance Rs.3.88 per unit in the form of repayment of debt.
Along with distribution of Rs.5,497.78 million/ Rs.5.80 per unit for the quarter ended 30 June 2025, the cumulative distribution for the half year ended 30 September 2025 aggregates to Rs.11,668.57 million/ Rs.12.31 per unit.
- Rs.6,258.43 million has been received post 30 September 2025, but before finalisation and adoption of the financial statements by the Board of Directors. This is in compliance with the revised NDCF Framework pursuant to Chapter 3, Paragraph 3.19 to SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.

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

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



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

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

(all amounts in Rs. million unless otherwise stated)

Sl No	Particulars	For the quarter ended 30 September 2024	For the half year ended 30 September 2024	For the year ended 31 March 2025
1	Cashflows from operating activities of the Trust	(117.69)	(166.09)	(416.87)
2	Add: Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework	7,284.45	14,336.83	28,684.06
3	Add: Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	0.25	3.67	4.51
4	Add: Proceeds from sale of real estate investments, real estate assets or shares of SPVs/Holdcos or Investment Entity adjusted for the following: <ul style="list-style-type: none"> • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations 	-	-	-
5	Add: Proceeds from sale of real estate investments, real estate assets or sale of shares of SPVs/ Holdcos or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(16)(d) of REIT Regulations or any other relevant provisions of the REIT Regulations, if such proceeds are not intended to be invested subsequently	-	-	-
6	Less: Finance cost on borrowings, excluding amortisation of any transaction costs as per Profit and Loss account of the Trust	(1,638.63)	(3,329.19)	(6,426.17)
7	Less: Debt repayment at Trust level (to include principal repayments as per scheduled EMF's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-	-
8	Less: any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: <ul style="list-style-type: none"> (i) loan agreement entered with financial institution, or (ii) terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos (iv) agreement pursuant to which the Trust operates or owns the real estate asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v) statutory, judicial, regulatory, or governmental stipulations; 	-	-	-
9	Less: any capital expenditure on existing assets owned / leased by the Trust, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-	-
	NDCF at Trust Level	5,528.38	10,845.22	21,845.53

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

(all amounts in Rs. million unless otherwise stated)

Particulars	Security terms	Debt at face value	
		As at	As at
		30 September 2025	30 September 2024
3,000 (30 September 2024 : 3,000) Embassy REIT Series IV, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each	The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders): 1. A first ranking pari passu charge by way of mortgage created by SIPL on the constructed, under-construction buildings, erections, constructions of every description and related parcels identified as Block 9, admeasuring 1.1 million square feet and forming part of the development known as Embassy TechVillage. 2. A first ranking pari passu pledge created by the Embassy REIT over its shareholding in SIPL; known as the "Secured SPV". 3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from SIPL 4. A first ranking pari passu charge by way of hypothecation created by SIPL over all current and future movable assets, including identified bank accounts and receivables. 5. A corporate guarantee issued by SIPL.	3,000.00	3,000.00
Nil (30 September 2024: 20,000) Embassy REIT Series V - Series A, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each	The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders): 1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Palm (Block F3), Mahogany (Block F2), Mulberry (Block G1), Ebony (Block G2), G Bridge (G1 & G2), Teak (Block G3), Cypress (Block D4), Beech (Block E1) and Mfar – Green Phase 4, having an aggregate leasable area of 40,16,856 sq ft and land admeasuring 30.856 acres, forming part of the development known as Embassy Manyata Business Park. 2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in MPPL; known as "Secured SPV". 3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables from MPPL. 4. A first ranking pari passu charge by way of hypothecation created by MPPL over identified bank accounts and receivables. 5. A corporate guarantee issued by MPPL.	-	20,000.00
11,000 (30 September 2024 : 11,000) Embassy REIT Series V - Series B, Non-Convertible debentures (NCD) 2021, face value of Rs.1,000,000 each	The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders): 1. A first ranking pari passu charge by way of mortgage created by MPPL on the constructed buildings and related parcels identified as Magnolia (Block B), Pine (Block L5), Mountain Ash (Block H2) and Silver Oak (Block E2) having an aggregate leasable area of 18,78,315 sq ft and land admeasuring 10.508 acres forming part of the development known as Embassy Manyata Business Park. 2. A first ranking exclusive charge by way of mortgage created by QBPPL on the constructed buildings and related parcels identified as Block IT 1 and Block IT 2 having aggregate leasable area of 42,163 sq metres and underlying land situated at Embassy Qubix, Pune. 3. A first ranking pari passu pledge created by Embassy REIT over its shareholding in MPPL; known as "Secured SPV". 4. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables from MPPL. 5. A first ranking pari passu charge by way of hypothecation created by MPPL over identified bank accounts and receivables. 6. A first ranking exclusive charge by way of hypothecation created by QBPPL over identified receivables. 7. A corporate guarantee issued by MPPL.	11,000.00	11,000.00
10,000 (30 September 2024 : 10,000) Embassy REIT Series VI - Non-Convertible debentures (NCD) 2022, face value of Rs.1,000,000 each	The NCD's are secured against each of the following in favour of the Security Trustee (holding for the benefit of the Debenture Trustee and ranking pari passu inter se the Debenture Holders): 1. A sole and exclusive first ranking pari passu pledge created by MPPL over the 50% shareholding of GLSP. 2. A sole and exclusive first ranking pari passu pledge created by Embassy REIT over all the debentures issued by GLSP ("GLSP NCDs") 3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over the identified receivables/ cashflows of GLSP NCDs issued by GLSP. 4. A first ranking pari passu charge by way of hypothecation created by MPPL over the identified receivables from GLSP. 5. A corporate guarantee issued by MPPL.	10,000.00	10,000.00

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

(all amounts in Rs. million unless otherwise stated)

Particulars	Security terms	Debt at face value	
		As at 30 September 2025	As at 30 September 2024
Nil (30 September 2024 : 105,000) Embassy REIT Series VII Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking charge by way of mortgage over the two levels of basements, portion of ground and 1st floor and entire 2nd to 7th floors totally admeasuring 2,26,663 square feet, together with 54.2% undivided interest in the underlying land, common areas and voting rights in the building known as First International Financial Centre owned by ETPL 2. A first ranking pledge created by Embassy REIT over its shareholding in ETPL and GSPL; known as "Secured SPVs". 3. A first ranking charge by way of hypothecation created by Embassy REIT over the identified receivables from ETPL and GSPL. 4. A first ranking charge by way of hypothecation by ETPL including over identified bank accounts 5. A corporate guarantee issued by ETPL and GSPL.	-	10,500.00
50,000 (30 September 2024 : 50,000) Embassy REIT Series VIII Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking charge by way of mortgage over commercial development along with undivided share of approximately 0.896 Acres (39,052.04 square feet) (i.e., 15.96% in the larger property) totally admeasuring to 1,94,947.56 square feet along with 254 car parking associated with the commercial development known as Embassy One. 2. A first ranking pari passu charge by way of mortgage created by SIPL on the constructed, under-construction buildings, erections, constructions of every description and related parcels identified as Block 9, admeasuring 1.1 million square feet and forming part of the development known as Embassy TechVillage to the extent of Rs.1,500 million (SIPL Guarantee Amount). 3. A first ranking pledge created by Embassy REIT over its shareholding in QBPL. 4. A first ranking charge by way of hypothecation created by QBPL including over receivables. 5. A first ranking charge by way of hypothecation by SIPL including over identified bank accounts and receivables to the extent of SIPL guarantee amount. 6. A corporate guarantee issued by QBPL. 7. A corporate guarantee issued by SIPL upto an extent of SIPL guarantee amount.	5,000.00	5,000.00
Nil (30 September 2024 : 50,000) Embassy REIT Series IX Non-Convertible debentures (NCD) 2023, face value of Rs.100,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking pari passu charge by way of mortgage over multi-storied office building known by the name "Express Towers" with leasable area of 475,587 sq.ft along with underlying freehold land admeasuring 5,918.11 square meters 2. A first ranking pari passu pledge created by Embassy REIT over its shareholding in EPTPL & IENMPL. 3. A first ranking pari passu charge by way of hypothecation created by Embassy REIT over identified receivables from EPTPL and IENMPL. 4. A first ranking pari passu charge by way of hypothecation created by EPTPL & IENMPL over identified bank accounts and receivables. 5. A corporate guarantee issued by EPTPL & IENMPL.	-	5,000.00
Nil (30 September 2024 : 100,000) Embassy REIT Series X Non-Convertible debentures (NCD) 2024, face value of Rs.100,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking charge by way of mortgage created by VTPL on the constructed buildings and related parcels identified as Block 2 having an aggregate leasable area of 19,15,325 square feet and forming part of the development known as Embassy TechVillage together with portion of land admeasuring 12.93 acres on which the aforesaid buildings are constructed. 2. A first ranking pledge created by Embassy REIT over its shareholding in VTPL.. 3. A first ranking charge by way of hypothecation created by Embassy REIT over identified receivables 4. A first ranking charge by way of hypothecation created by VTPL over identified bank accounts and receivables. 5. A corporate guarantee issued by VTPL.	-	10,000.00
90,000 (30 September 2024 : 90,000) Embassy REIT Series XI Non-Convertible debentures (NCD) 2024, face value of Rs.100,000 each	The NCD's are secured against each of the following in favour of the Debenture Trustee (holding for the benefit of the Debenture Holders): 1. A first ranking charge by way of mortgage created on the constructed buildings and related parcels identified as Tower A, Tower B and Tower C, having aggregate leasable area of 1,186,149 sq ft and underlying land situated at Embassy 247, Mumbai. 2. A first ranking pledge created by Embassy REIT over its shareholding in VCPPL. 3. A first ranking charge by way of hypothecation created by Embassy REIT over identified receivables from VCPPL. 4. A first ranking charge by way of hypothecation created by VCPPL over identified bank accounts and receivables.	9,000.00	9,000.00

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

(all amounts in Rs. million unless otherwise stated)

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

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

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

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

(all amounts in Rs. million unless otherwise stated)

Particulars	For the quarter ended	For the quarter ended	For the quarter ended	For the half year ended	For the half year ended	For the year ended
	30 September 2025	30 June 2025	30 September 2024	30 September 2025	30 September 2024	31 March 2025
Asset cover ratio (refer a below)	5.86	6.17	6.29	5.86	6.29	7.58
Debt-equity ratio (refer b below)	0.49	0.44	0.33	0.49	0.33	0.36
Debt-service coverage ratio (refer c below)	2.21	2.39	2.22	2.29	2.31	2.43
Interest-service coverage ratio (refer d below)	2.21	2.39	2.22	2.29	2.31	2.43
Outstanding redeemable preference shares	NA	NA	NA	NA	NA	NA
Debenture redemption reserve	NA	NA	NA	NA	NA	NA
Capital redemption reserve	NA	NA	NA	NA	NA	NA
Net worth (refer e below)	221,077.64	224,020.41	234,057.10	221,077.64	234,057.10	226,989.17
Net profit/(loss) after tax	2,555.02	2,415.28	(120.05)	4,970.30	2,260.66	6,311.52
Earnings per unit - Basic	2.70	2.55	(0.13)	5.24	2.38	6.66
Earnings per unit - Diluted	2.70	2.55	(0.13)	5.24	2.38	6.66
Current Ratio (in times) (refer f below)	0.70	0.62	0.17	0.70	0.17	0.11
Long term debt to working capital (in times) (refer g below)	22.42	9.92	0.93	22.42	0.93	1.94
Bad debts to Account receivable ratio (in times)	NA	NA	NA	NA	NA	NA
Current liability ratio (in times) (refer h below)	0.13	0.21	0.56	0.13	0.56	0.37
Total debts to total assets (in times) (refer i below)	0.33	0.31	0.29	0.33	0.29	0.26
Debtors' turnover (in times)	NA	NA	NA	NA	NA	NA
Inventory turnover	NA	NA	NA	NA	NA	NA
Net operating income	NA	NA	NA	NA	NA	NA
Operating margin (%)	NA	NA	NA	NA	NA	NA
Net profit/(loss) margin (in %) (refer j below)	53.15%	56.40%	-3.15%	54.68%	28.16%	38.64%
Distribution per unit (refer k below)	6.51	5.80	5.83	12.31	11.43	23.01

Formulae for computation of ratios are as follows :

a) Asset cover ratio = Gross asset value of the Subsidiaries and Joint venture of the Trust as computed by independent valuers / Total borrowings of the Trust ⁽¹⁾

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

c) Debt Service Coverage Ratio = Earnings before Finance costs, Impairment Loss and Tax / [Finance cost + Principal repayments made during the period to the extent not repaid through debt or equity]

d) Interest Service Coverage Ratio = Earnings before Finance costs, Impairment Loss and Tax / Finance cost

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

f) Current ratio = Current Assets / Current liabilities

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

h) Current liability ratio = Current liabilities / Total liabilities

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

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

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

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

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

⁽³⁾ Long term debt = Long term borrowings (excluding current maturities of long term debt)

3 Earnings per unit

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

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

(all amounts in Rs. million unless otherwise stated)

Particulars	For the quarter ended 30 September 2025 (Unaudited)	For the quarter ended 30 June 2025 (Unaudited)	For the quarter ended 30 September 2024 (Unaudited)	For the half year ended 30 September 2025 (Unaudited)	For the half year ended 30 September 2024 (Unaudited)	For the year ended 31 March 2025 (Audited)
Profit/(loss) after tax for calculating basic and diluted EPU (Rs. in million)	2,555.02	2,415.28	(120.05)	4,970.30	2,260.66	6,311.52
Weighted average number of Units (No. in million)	947.90	947.90	947.90	947.90	947.90	947.90
Earnings Per Unit						
- Basic (Rupees/unit)	2.70	2.55	(0.13)	5.24	2.38	6.66
- Diluted (Rupees/unit) *	2.70	2.55	(0.13)	5.24	2.38	6.66

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

4 Commitments and contingencies

a. Contingent liabilities

Particulars	As at 30 September 2025	As at 30 September 2024
Claims not acknowledged as debt in respect of indirect tax matters *	30.92	-
	30.92	-

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

b. Statement of capital and other commitments

i) There are no capital commitments as at 30 September 2025 and 30 September 2024.

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.

5 Related party disclosures

I. List of related parties as at 30 September 2025

A. Parties to Embassy Office Parks REIT

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

BRE/ Mauritius Investments - Co-Sponsor

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

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

Directors and Key managerial personnel's of the Manager (Embassy Office Parks Management Services Private Limited)

Directors

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

Key management personnel

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

(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
ESNP Property Builders and Developers Private Limited

(ii) Joint Venture

Golflinks Software Park Private Limited

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

Embassy Shelters Private Limited
Next Level Experiences LLP

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

5 Related party disclosures

II Transactions during the period / year

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 June 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024	For the year ended 31 March 2025
Unsecured loans given to						
Quadron Business Park Private Limited	3,287.00	20.00	169.00	3,307.00	249.00	11,744.00
Embassy Pune TechZone Private Limited	501.00	203.00	215.00	704.00	805.00	1,116.00
Manyata Promoters Private Limited	5,789.46	3,817.70	-	9,607.16	338.50	3,608.50
Qubix Business Park Private Limited	20.00	41.02	-	61.02	68.00	240.00
Oxygen Business Park Private Limited	15.00	3,536.50	40.00	3,551.50	140.00	4,055.25
Earnest Towers Private Limited	30.00	-	-	30.00	-	-
Vikhroli Corporate Park Private Limited	297.00	14.00	215.00	311.00	215.00	470.00
Galaxy Square Private Limited	58.00	36.00	110.00	94.00	174.00	362.00
Umbel Properties Private Limited	-	62.00	60.00	62.00	60.00	60.00
Indian Express Newspapers (Mumbai) Private Limited	4.00	19.00	-	23.00	21.00	83.00
Embassy Energy Private Limited	54.00	70.00	-	124.00	-	118.00
Sarla Infrastructure Private Limited	250.00	55.00	-	305.00	157.00	443.00
Embassy Construction Private Limited	100.00	200.00	180.00	300.00	440.00	3,410.00
ESNP Property Builders and Developers Private Limited	556.00	695.00	60.00	1,251.00	8,445.00	8,985.00
Vikas Telecom Private Limited	11,348.81	365.00	1,088.30	11,713.81	1,128.30	3,229.30
Short term construction loan given						
Manyata Promoters Private Limited	15,682.50	25,064.00	10,523.62	40,746.50	13,423.62	36,483.62
Oxygen Business Park Private Limited	480.00	-	1,415.00	480.00	2,155.00	3,088.75
Vikas Telecom Private Limited	1,940.00	5,385.00	2,657.50	7,325.00	4,045.00	6,875.09
Vikhroli Corporate Park Private Limited	-	-	215.00	-	430.00	915.00
ESNP Property Builders and Developers Private Limited	250.00	950.00	250.00	1,200.00	250.00	500.00
Embassy Pune TechZone Private Limited	-	-	180.00	-	395.00	1,065.00
Unsecured loans repaid by						
Quadron Business Park Private Limited	7,990.53	-	34.40	7,990.53	3,290.28	7,380.18
Embassy Pune TechZone Private Limited	443.31	202.59	862.29	645.90	925.11	1,278.17
Manyata Promoters Private Limited	1,463.66	1,822.28	2,683.04	3,285.94	6,717.12	21,420.65
Qubix Business Park Private Limited	32.71	33.73	49.80	66.44	94.29	228.84
Oxygen Business Park Private Limited	192.57	197.93	-	390.50	125.00	7,229.16
Earnest Towers Private Limited	209.34	35.04	119.38	244.38	158.86	239.85
Vikhroli Corporate Park Private Limited	83.74	64.06	296.03	147.80	296.03	559.94
Galaxy Square Private Limited	113.75	-	94.66	113.75	111.16	209.01
Umbel Properties Private Limited	44.92	143.49	24.70	188.41	24.70	146.23
Indian Express Newspapers (Mumbai) Private Limited	70.21	55.69	147.99	125.90	173.62	278.60
Embassy Energy Private Limited	58.90	121.74	137.37	180.64	193.23	249.81
Sarla Infrastructure Private Limited	151.62	131.02	69.26	282.64	69.26	243.44
Embassy Construction Private Limited	-	-	-	-	-	2,745.00
ESNP Property Builders and Developers Private Limited	-	-	495.00	-	2,380.00	2,407.41
Vikas Telecom Private Limited	1,979.62	674.70	1,410.00	2,654.32	2,031.40	12,292.26
Short term construction loan repaid by						
Manyata Promoters Private Limited	16,285.50	21,387.00	6,120.00	37,672.50	8,916.90	35,078.62
Oxygen Business Park Private Limited	-	-	585.00	-	1,325.00	2,788.75
Embassy Pune TechZone Private Limited	-	-	489.48	-	1,099.18	1,769.18
Vikhroli Corporate Park Private Limited	-	-	228.90	-	430.00	915.00
ESNP Property Builders and Developers Private Limited	750.00	250.00	-	1,000.00	-	250.00
Vikas Telecom Private Limited	4,262.50	500.00	1,127.50	4,762.50	2,515.00	6,170.00

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5 Related party disclosures (continued)
II Transactions during the period/ year (continued)

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 June 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024	For the year ended 31 March 2025
Redemption of investment in debentures						
Golflinks Software Park Private Limited	131.80	129.01	374.05	260.81	694.05	1,144.03
Investment in debentures						
Golflinks Software Park Private Limited	-	-	1,800.00	-	1,800.00	1,800.00
Secondment fees						
Embassy Office Parks Management Services Private Limited	0.48	0.47	0.45	0.95	0.90	1.81
Investment management fees						
Embassy Office Parks Management Services Private Limited	65.99	63.53	63.54	129.52	126.18	257.59
Trademark license fees						
Embassy Shelters Private Limited	0.36	0.36	0.36	0.72	0.71	1.42
Miscellaneous expenses						
Manyata Promoters Private Limited	-	0.56	-	0.56	0.05	1.08
Quadron Business Park Private Limited	-	-	1.65	-	3.30	2.28
Umbel Properties Private Limited	-	-	-	-	-	1.34
Marketing and advertisement expenses						
Next Level Experiences LLP	0.38	-	-	0.38	-	-
Quadron Business Park Private Limited	2.18	-	-	2.18	-	-
Trustee fee expenses						
Axis Trustee Services Limited	1.63	1.62	0.74	3.25	1.48	2.95
Interest income on debentures						
Golflinks Software Park Private Limited	152.65	155.40	128.90	308.05	265.04	583.90
Interest income on loan to subsidiaries						
Quadron Business Park Private Limited	171.59	313.88	81.20	485.47	229.21	736.10
Embassy Pune TechZone Private Limited	214.95	204.57	226.62	419.52	463.80	881.11
Manyata Promoters Private Limited	705.58	382.88	621.58	1,088.46	1,359.99	1,943.06
Qubix Business Park Private Limited	54.30	54.15	53.95	108.45	109.46	213.72
Oxygen Business Park Private Limited	263.79	227.28	257.58	491.07	512.60	786.26
Earnest Towers Private Limited	2.30	7.26	12.18	9.56	27.70	45.29
Vikhroli Corporate Park Private Limited	116.00	108.87	115.36	224.87	231.43	460.06
Galaxy Square Private Limited	65.20	65.94	63.08	131.14	124.74	251.33
Umbel Properties Private Limited	53.73	53.46	60.11	107.19	119.50	236.82
Indian Express Newspapers (Mumbai) Private Limited	72.33	73.00	78.14	145.33	158.52	307.06
Embassy Energy Private Limited	109.02	108.74	111.44	217.76	225.58	441.66
Sarla Infrastructure Private Limited	197.79	198.38	202.17	396.17	397.47	790.13
Embassy Construction Private Limited	32.43	27.39	16.18	59.82	24.73	76.10
ESNP Property Builders and Developers Private Limited	246.31	223.17	202.97	469.48	282.08	677.42
Vikas Telecom Private Limited	448.99	146.52	375.36	595.51	760.96	1,264.71

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5 Related party disclosures (continued)

II Transactions during the period/ year (continued)

Particulars	For the quarter ended 30 September 2025	For the quarter ended 30 June 2025	For the quarter ended 30 September 2024	For the half year ended 30 September 2025	For the half year ended 30 September 2024	For the year ended 31 March 2025
Dividend received						
Indian Express Newspapers (Mumbai) Private Limited	180.00	200.00	120.00	380.00	274.00	594.00
Vikas Telecom Private Limited	300.02	500.03	260.02	800.05	800.05	1,515.08
Qubix Business Park Private Limited	50.00	50.00	-	100.00	-	50.00
Earnest Towers Private Limited	89.69	210.30	159.27	299.99	313.90	664.92
Galaxy Square Private Limited	190.00	-	-	190.00	-	40.00
Vikhroli Corporate Park Private Limited	189.97	169.97	159.98	359.94	321.98	671.92
Manyata Promoters Private Limited	900.00	800.01	509.99	1,700.01	990.00	3,100.01
Acquisition of ESNP						
Embassy Property Developments Private Limited	-	-	-	-	0.30	0.30
Expenses incurred by the Trust on behalf of related party						
Vikas Telecom Private Limited	3.36	-	3.00	3.36	7.33	13.27
Manyata Promoters Private Limited	(4.33)	5.92	13.64	1.59	19.43	34.58
Others	6.60	-	6.11	6.60	17.03	41.68
Reimbursements of expenses						
Manyata Promoters Private Limited	-	50.00	-	50.00	-	-
Axis Trustee Services Limited	3.56	-	-	3.56	-	-
Others	-	-	-	-	-	0.16
Distribution paid						
Embassy Property Development Private Limited	421.30	411.90	401.85	833.20	772.36	1,616.49
Guarantee given by SPV on behalf of REIT						
Manyata Promoters Private Limited	-	10,000.00	-	10,000.00	-	-
Oxygen Business Park Private Limited	-	10,000.00	-	10,000.00	-	-
Corporate guarantee released						
Earnest Towers Private Limited and Galaxy Square Private Limited	-	10,500.00	-	10,500.00	-	-
Vikas Telecom Private Limited	10,000.00	-	-	10,000.00	-	-
Indian Express Newspapers (Mumbai) Private Limited and Embassy Pune TechZone Private Limited	5,000.00	-	-	5,000.00	-	-

5 Related party disclosures (continued)

III Closing balances #

Particulars	As at	
	30 September 2025	30 September 2024
Unsecured loan receivable (non-current)		
Quadron Business Park Private Limited	6,260.25	2,733.86
Embassy Pune TechZone Private Limited	6,986.49	6,755.50
Manyata Promoters Private Limited	12,657.76	17,686.06
Qubix Business Park Private Limited	1,788.27	1,701.95
Oxygen Business Park Private Limited	8,136.30	8,000.48
Earnest Towers Private Limited	46.99	340.05
Vikhroli Corporate Park Private Limited	3,820.41	3,550.12
Galaxy Square Private Limited	2,161.29	2,025.68
Umbel Properties Private Limited	1,746.78	1,967.10
Indian Express Newspapers (Mumbai) Private Limited	2,352.97	2,426.51
Embassy Energy Private Limited	3,584.36	3,470.56
Sarla Infrastructure Private Limited	6,682.30	6,350.32
Embassy Construction Private Limited	1,193.84	620.81
ESNP Property Builders and Developers Private Limited	8,387.81	6,187.09
Vikas Telecom Private Limited	12,644.43	11,676.83
Short term construction loan		
Manyata Promoters Private Limited	4,479.00	4,506.72
Oxygen Business Park Private Limited	780.00	830.00
Vikas Telecom Private Limited	3,267.59	1,530.00
ESNP Property Builders and Developers Private Limited	450.00	250.00
Other receivables		
Embassy Pune TechZone Private Limited	5.79	6.21
Golflinks Software Park Private Limited	2.71	1.82
Manyata Promoters Private Limited	8.84	13.64
Vikas Telecom Private Limited	3.96	3.00
Others	8.41	5.42
Other financial liabilities		
Manyata Promoters Private Limited	0.01	0.05
Quadron Business Park Private Limited	2.18	1.65
Umbel Properties Private Limited	-	-
Embassy Office Parks Management Services Private Limited	64.86	20.42
Trade payables		
Embassy Office Parks Management Services Private Limited	0.16	-
Embassy Shelters Private Limited	0.11	0.19
Advance for supply of goods and rendering of services		
Embassy Office Parks Management Services Private Limited	-	-
Investment in Debentures (Non-current)		
Golflinks Software Park Private Limited	6,539.25	7,095.18
Investment in Debentures (Current)		
Golflinks Software Park Private Limited	555.91	710.77

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

5 Related party disclosures (continued)

III Closing balances # (continued)

Particulars	As at	As at
	30 September 2025	30 September 2024
Investment in equity shares of subsidiaries		
Umbel Properties Private Limited	2,841.67	2,841.67
Quadron Business Park Private Limited *	6,626.89	6,807.98
Embassy Energy Private Limited *	-	667.36
Embassy Pune TechZone Private Limited	12,083.50	12,083.50
Manyata Promoters Private Limited	99,475.27	99,475.27
Qubix Business Park Private Limited	5,595.08	5,595.08
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
Indian Express Newspapers (Mumbai) Private Limited	13,210.96	13,210.96
Galaxy Square Private Limited	4,662.50	4,662.50
Vikas Telecom Private Limited	50,695.45	50,695.45
Sarla Infrastructure Private Limited	6,870.02	6,870.02
Embassy Construction Private Limited	64.66	64.66
ESNP Property Builders and Developers Private Limited	120.06	120.06
Guarantee given by SPV on behalf of REIT		
Manyata Promoters Private Limited	31,000.00	41,000.00
Oxygen Business Park Private Limited	10,000.00	-
Qubix Business Park Private Limited	3,250.00	-
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	5,000.00
Sarla Infrastructure Private Limited	3,000.00	3,000.00
Vikas Telecom Private Limited	-	10,000.00
Indian Express Newspapers (Mumbai) Private Limited and Embassy Pune TechZone Private Limited	-	5,000.00

* Net of provision for impairment totalling Rs.7,795.16 million (30 September 2024 : Rs.6,946.71 million).

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

Notes to Unaudited Standalone Financial Results for the quarter and half year ended 30 September 2025.

6 Investment management fees

Pursuant to the Investment management agreement dated 19 December 2023, 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 quarter and half year ended 30 September 2025 amounts to Rs.65.99 million and Rs.129.52 million respectively. There are no changes during the half year ended 30 September 2025 in the methodology for computation of fees paid to the Manager.

7 Secondment fees

Pursuant to the Secondment agreement dated 11 March 2019 and renewed agreement dated 25 November 2024, the Manager is entitled to fees of Rs.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 quarter and half year ended 30 September 2025 amounts to Rs.0.48 million and Rs.0.95 million respectively. There are no changes during the half year ended 30 September 2025 in the methodology for computation of secondment fees paid to the Manager.

8 Segment Reporting

The Trust does not have any Operating segments as at 30 September 2025 and 30 September 2024 and hence, disclosure under Ind AS 108, Operating segments has not been provided in the Unaudited Standalone Financial Results.

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

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

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

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

- 11 The unaudited Standalone financial results have been reviewed by Audit Committee and approved for issue in accordance with resolution passed by the Board of Directors of the Manager on behalf of the Trust on 05 November 2025.
- 12 The Trust has 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 ('QBPL'), 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'), Embassy Construction Private Limited ('ECPL') and ESNP Property Builders and Developers Private Limited ('ESNP') (individually referred to as 'Special Purpose Vehicle' or 'SPV') and a Joint Venture namely Gollfinks Software Park Private Limited ('GLSP') (also referred to as the Investment Entity).
- 13 The unaudited Standalone financial results have been prepared in accordance with recognition and measurement principles laid down in Indian Accounting Standard (Ind AS) 34 "Interim Financial Reporting" as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 (as amended), to the extent not inconsistent with the SEBI (Real Estate Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued there under read with SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 (the "REIT regulations"), read with REIT Regulations and other accounting principles generally accepted in India.
- 14 In accordance with SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 w.e.f 1 April 2025, Embassy Office Parks REIT along with its SPVs, subject to applicable provisions in the Companies Act, 2013, needs to ensure that minimum 90% distribution of NDCF be met for a given financial year on a cumulative periodic basis. The distributions shall be declared and paid once every quarter in every financial year.
- The aforesaid net distributable cash flows are made available to Embassy Office Parks REIT in the form of (i) Interest paid on Shareholder Debt provided by Embassy Office Parks REIT to the SPV's/Holding Company, (ii) Principal repayment of Shareholder Debt, (iii) Dividend declared by the SPVs/Holding Company and (iv) Proceeds from sale of any Embassy REIT assets.
- 15 The unaudited standalone financial results for the quarter and half year ended 30 September 2025 have been subjected to review by Statutory Auditors of Embassy REIT and they have issued an unmodified report on the above results.
- 16 The previous year's figures have been regrouped, rearranged & reclassified to align with the requirements of SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99, dated 11 July 2025.

Notes to Unaudited Standalone Financial Results for the quarter and half year ended 30 September 2025 (continued)

- 17 The Trust has only one class of Units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of Units is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust at least once in every six months in each financial year in accordance with the REIT Regulations. The Board of Directors of the Manager approves distributions to Unitholders. The distribution will be in proportion to the number of Units held by the Unitholders. The Trust declares and pays distributions in Indian Rupees.

Under the provisions of the REIT Regulations, Embassy Office Parks REIT is required to distribute to Unitholders not less than 90% of the net distributable cash flows of Embassy Office Parks REIT for each financial year. Accordingly, a portion of the Unitholders' funds contains a contractual obligation of the Trust to pay cash to the Unitholders. Thus, in accordance with the requirements of Ind AS 32 – Financial Instruments: Presentation, the Unit Capital should have been classified as compound financial instrument which contains both equity and liability components. However, Paragraph 4.2.3 of Chapter 4 of the SEBI master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025 issued under the REIT Regulations, require the Unit Capital in entirety to be presented/classified as "Equity", which is at variance from the requirements of Ind AS 32. In order to comply with the aforesaid SEBI requirements, the Embassy Office Parks REIT has presented unit capital as equity in these financial results. Consistent with Unitholders' funds being classified as equity, the distributions to Unitholders in the form of interest and dividend is presented in Statement of Changes in Unitholders' Equity and distribution to Unitholder in the form of repayment of capital is presented as a separate line item on face of Statement of Assets and Liabilities and not as finance cost. In line with the above, the dividend payable to Unitholders is recognised as liability when the distributions are approved by the Board of Directors of the Investment Manager.

- 18 SEBI has issued a show cause notice to Embassy Office Parks Management Services Private Limited ('EOPMSPL' or 'the Manager') and Axis Trustee Services Limited ('Trustee') of Embassy REIT in the matter of 'fit and proper' criteria of the erstwhile Chief executive officer of the Manager, with respect to certain delays in disclosures and for not ensuring proper compliance with the SEBI REIT Regulations, for which Manager has filed a settlement application. On October 13, 2025, the Manager received a demand notice from SEBI for settlement of the above matter. The Manager remitted the amount to SEBI on October 16, 2025.

SEBI sought comments from the Management of Embassy REIT pursuant to complaints sent by unitholders to SEBI regarding certain transactions. The Management has provided the requisite responses to SEBI and no further communications have been received till date from SEBI.

SEBI had also sought comments from the Management of Embassy REIT pursuant to a complaint received from Sterling and Wilson Renewable Energy Limited (SWREL) in connection with certain unpaid amounts alleged to be due from Embassy-Energy Private Limited, an SPV of Embassy REIT and also alleged non-compliance with SEBI REIT Regulations with respect to "fit and proper" criteria and non-disclosure of material information in connection with the civil and criminal litigation matters pending before various judicial authorities and asking to take regulatory action. The Management has provided the requisite response to SEBI. SWREL raised a complaint on the SEBI SCORES portal of Embassy REIT on 14 July 2025, regarding the same matter. Embassy REIT has responded, and the complaint is disposed on the SEBI SCORES portal. The Manager is in continued correspondence with SEBI in this regard and provided further information to SEBI.

Based on management assessment, the Trust does not expect the outcome of these proceedings to have any significant/ adverse effect on its financial position.

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

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

JITENDRA
MOHANDA
SVIRWANI

Jitendra Virwani

Director

DIN: 00027674

Place: Bengaluru

Date: 05 November 2025

MOLAHALLI
AMIT VIKRAM
SHETTY

Amit Shetty

Chief Executive Officer

Place: Bengaluru

Date: 05 November 2025

ABHISHEK
AGRAWAL

Abhishek Agrawal

Chief Financial Officer

Place: Bengaluru

Date: 05 November 2025

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

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

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

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

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

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

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

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

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

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

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

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

ADARSH
RANKA

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ADARSH RANKA
Date: 2025.11.05
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per Adarsh Ranka
Partner
Membership No.: 209567

UDIN: 25209567BMOLYV2110

Place: Bengaluru, India
Date: November 05, 2025



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

(all amounts in Rs. million unless otherwise stated)

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

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

Statement of Unaudited Consolidated Assets and Liabilities

(all amounts in Rs. million unless otherwise stated)

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

* Refer note 7(xii)

Statement of Cash Flows

(all amounts in Rs. million unless otherwise stated)

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

Statement of Changes in Unit holders' Equity

(all amounts in Rs. million unless otherwise stated)

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

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

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

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

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

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

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

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

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

A) **Statement of Net Assets at fair value**

(all amounts in Rs. million unless otherwise stated)

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

Notes:

1) **Measurement of fair values:**

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

Valuation technique

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

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

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

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

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

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

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

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

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

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

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

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

Notes:

- (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) Fair value of liabilities considered for computing the NAV equals the book value of such liabilities, except in case where the outflow arising out of the liabilities have already been considered by the valuer while computing the fair value of assets or netted off with the corresponding assets.

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

B) Statement of Total Returns at Fair value

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

Note:

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



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

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

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

Note:

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

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

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



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

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

(all amounts in Rs. million unless otherwise stated)

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

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

(all amounts in Rs. million unless otherwise stated)

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

For the quarter ended 30 September 2025 for distribution

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

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

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

(all amounts in Rs. million unless otherwise stated)

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

For the quarter ended 30 June 2025 for distribution

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

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

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

(all amounts in Rs. million unless otherwise stated)

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

For the quarter ended 30 September 2024 for distribution

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

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

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

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

(all amounts in Rs. million unless otherwise stated)

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

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

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

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

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

(all amounts in Rs. million unless otherwise stated)

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

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

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

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

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

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

(all amounts in Rs. million unless otherwise stated)

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

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

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

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

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

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

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

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

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

a) Commercial Offices segment:

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

b) Hospitality segment:

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

c) Other segment:

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

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

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

(all amounts in Rs. million unless otherwise stated)

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

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

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

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

Embassy Office Parks REIT

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

(all amounts in Rs. million unless otherwise stated)

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

Notes:

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

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

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

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

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

6 ^ As per Schedule III to Companies Act, 2013

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

(all amounts in Rs. million unless otherwise stated)

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

Notes:

- Borrowings = Long-term borrowings + Short-term borrowings
- The value of REIT assets as at 30 September 2024 is considered based on the GAV available as at 30 September 2024.
- * These balances are restricted and are not available for use by the Group.
- ** Value of assets of GLSP is included only to the extent of 50% of share held by MPPL.
- The above statement of Net Borrowings ratio is as per computation prescribed under Chapter 4, paragraph 4.6.5 to SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/99 dated 11 July 2025.
- ^ As per Schedule III to Companies Act, 2013

Statement of Commitments and Contingencies

(all amounts in Rs. million unless otherwise stated)

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

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

Notes:

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

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

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

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

MPPL:

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

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

SIPL:

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

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

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

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

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

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

Statement of Commitments and Contingencies (continued)

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

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

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

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

MPPL:

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

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

UPPL:

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

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

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

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

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

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

MPPL:

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

Statement of Commitments and Contingencies (continued)**iv) Claims not acknowledged as debt in respect of Property Tax matters****MPPL:**

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

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

v) Others: tax matters pertaining to equity accounted investee company**(a) GLSP (50% equity accounted investee - joint venture) Income Tax matters:**

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

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

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

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

vi) Other matters

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

(b) EEPL :

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

Statement of Commitments and Contingencies (continued)**vi) Other matters****EEPL:**

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

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

(c) MPPL :

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

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

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

(d) VTPL:

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

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

Statement of Commitments and Contingencies (continued)

vi) Other matters

VTPL:

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

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

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

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

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

(e) ECPL:

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

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

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

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

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

Statement of Related party disclosures

I. List of related parties

A. Parties to Embassy Office Parks REIT

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

BRE/ Mauritius Investments - Co-Sponsor

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

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

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

Directors

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

KMPs

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

B. Joint Venture

Golflinks Software Park Private Limited

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

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

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

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

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Statement of Related party disclosures

II Related party transactions during the period/ year

(all amounts in Rs. million unless otherwise stated)

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

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

Embassy Office Parks REIT
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Statement of Related party disclosures

II Related party transactions during the period/ year

(all amounts in Rs. million unless otherwise stated)

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

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

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Statement of Related party disclosures

II Related party transactions during the period/ year

(all amounts in Rs. million unless otherwise stated)

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

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Statement of Related party disclosures

III. Related party balances

(all amounts in Rs. million unless otherwise stated)

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

* Paid by Quadron to third parties.

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Statement of Related party disclosures

III. Related party balances

(all amounts in Rs. million unless otherwise stated)

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

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

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

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

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

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

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

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

Formulae for computation of ratios are as follows:-

- Asset cover ratio = Gross asset value as computed by independent valuers / Total borrowings⁽¹⁾
 - Debt equity ratio = Total borrowings⁽¹⁾ / Unitholders' Equity⁽²⁾
 - Debt Service Coverage Ratio = Earnings before share of profit of equity accounted investee, finance costs, depreciation, amortisation, impairment and Tax / [Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability) + Principal repayments made during the period to the extent not refinanced]
 - Interest Service Coverage Ratio = Earnings before share of profit of equity accounted investee, finance costs, depreciation, amortisation, impairment and Tax / Finance cost (net of capitalisation and excluding interest on lease deposit and interest on lease liability)
 - Net worth = Unit capital + Other equity + Distribution (Repayment of Capital)
 - Current ratio = Current Assets / Current liabilities
 - Long term debt to working capital = Long term debt⁽³⁾ (Non current) / working capital (i.e., Current assets less current liabilities)
 - Bad debts to Account receivable ratio = Bad Debts (including provision for doubtful debts) / Average trade receivables
 - Current liability ratio = Current liabilities / Total liabilities
 - Total debts to total assets = Total debt / Total assets
 - Debtors' turnover = Revenue from operations / average trade receivables
 - Inventory turnover = Cost of Materials consumed / Average Inventory
 - Operating margin percent = Net Operating Income** / Revenue from Operations
 - Net profit/(loss) margin percent = Profit/(loss) after tax / Total income
 - Distribution per unit = Total distribution / no. of units
- ⁽¹⁾ Total borrowings = Long-term borrowings + Short-term borrowings
⁽²⁾ Unitholder's Equity = Unit Capital + Other equity + Distribution (Repayment of Capital)
⁽³⁾ Long term debt = Long term borrowings (excluding current maturities of long term debt) + Lease liabilities (Non current)
[^] Not applicable
** refer Consolidated Segment wise Revenue and Results for definition

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

(all amounts in Rs. million unless otherwise stated)

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

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

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

(all amounts in Rs. million unless otherwise stated)

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

4 Earnings per unit

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

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

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

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

5 Management Fees

Property Management Fee

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

REIT Management Fees

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

Secondment fees

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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ABHISHEK AGRAWAL
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Date: 2025.11.05
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Jitendra Virwani
Director
DIN: 00027674
Place: Bengaluru
Date: 05 November 2025

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

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