

General information about company			
Scrip Code	542602		
NSE Symbol*	EMBASSY		
MSEI Symbol	NOTLISTED		
ISIN	INE041025011		
SEBI Registration Number	IN/REIT/17-18/0001		
No. of total securities/units	947893743		
Name of the listed entity	EMBASSY OFFICE PARKS REIT		
Type of Report	Quarterly UHP		
Date of start of Financial Year	01	04	2023
Date of end of Financial Year	31	03	2024
Quarter Ended	30	09	2023
Capital Restructuring Date / Listing Date			

Unitholding Pattern							
Sr.	Category of the Unitholder	No of Units Held	As a % of the Total Outstanding Units	No of Units mandatorily held		No of Units pledged or otherwise encumbered	
				No.of Units	As a % of total Units held	No.of Units	As a % of total Units held
A	Sponsor(s)/ Investment Manager / Manager / Project Manager and their associates/ related parties and Sponsor Group, as may be applicable						
1	Indian						
a	Individuals/ HUF	0	0.00	0	0.00	0	0.00
b	Central/ State Govt.	0	0.00	0	0.00	0	0.00
c	Financial Institutions/ Banks	0	0.00	0	0.00	0	0.00
d	Other indian unit holding	72864279	7.69	0	0.00	72864279	100.00
	Sub - Total (A) (1)	72864279	7.69	0	0.00	72864279	100.00
2	Foreign						
a	Individuals (Non-Resident Indians/ Foreign Individuals)	0	0.00	0	0.00	0	0.00
b	Foreign Government	0	0.00	0	0.00	0	0.00
c	Institutions	0	0.00	0	0.00	0	0.00
d	Foreign Portfolio Investors	0	0.00	0	0.00	0	0.00
e	Other foreign unit holding	223597193	23.59	0	0.00	223597193	100.00
	Sub - Total (A) (2)	223597193	23.59	0	0.00	223597193	100.00
	Total Unit holding of Sponsor & Sponsor Group (A) = (A)(1) + (A)(2)	296461472	31.28	0	0.00	296461472	100.00
B	Public Holding						
1	Institutions						
a	Mutual Funds	120966535	12.76	0	0.00	0	0.00
b	Finance Institutions or Banks	0	0.00	0	0.00	0	0.00
c	Central/ State Govt.	0	0.00	0	0.00	0	0.00
d	Venture Capital Funds	0	0.00	0	0.00	0	0.00
e	Insurance Companies	33632766	3.55	0	0.00	0	0.00
f	Provident or Pension Funds	1022287	0.11	0	0.00	0	0.00
g	Foreign Portfolio Investors	254464019	26.85	0	0.00	0	0.00
h	Foreign Venture Capital Investors	0	0.00	0	0.00	0	0.00
i	Other institution unit holding	51067849	5.39	0	0.00	0	0.00
	Sub - Total (B) (1)	461153456	48.65	0	0.00	0	0.00
2	Non-Institutions						
a	Central/ State Govt. or President of India	0	0.00	0	0.00	0	0.00
b	Individuals	149005872	15.72	0	0.00	36963704	24.81
c	NBFCs registered with RBI	2269538	0.24	0	0.00	0	0.00
d	Other Non-Institutions Unit Holding	39003405	4.11	0	0.00	4329737	11.10
i	Trusts	1797323	0.19	0	0.00	0	0.00
ii	Non-Resident Indians	5034334	0.53	0	0.00	38702	0.77
iii	Clearing Members	0	0.00	0	0.00	0	0.00
iv	Body Corporates	32171748	3.39	0	0.00	4291035	13.34
v	Other Non-Institutions Holding - Any other(Specify)						
	Sub - Total (B) (2)	190278815	20.07	0	0.00	41293441	21.70
	Total Public Holding (B) = (B)(1) + (B)(2)	651432271	68.72	0	0.00	41293441	6.34
	Total Units Outstanding (C) = (A) + (B)	947893743	100.00	0	0.00	337754913	35.63

Other indian unit holder							
				No of Units mandatorily held		No of Units pledged or otherwise encumbered	
Sr.	Name of other indian unit holder	No of units held	As a % of total outstanding units	No.of Units	As a % of of total Units held	No.of Units	As a % of of total Units held
1	Embassy Property Developments Private Limited (B	72864279	7.69	0	0.00	72864279	100.00
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	Total other indian unit holding	72864279	7.69	0	0.00	72864279	100.00

Other foreign unit holder							
				No of Units mandatorily held		No of Units pledged or otherwise encumbered	
Sr.	Name of other indian unit holder	No of units held	As a % of total outstanding units	No.of Units	As a % of of total Units held	No.of Units	As a % of of total Units held
1	BRE/ Mauritius Investments – Sponsor (Body Corporate)	52610124	5.55	0	0.00	52610124	100.00
2	BRE/MAURITIUS INVESTMENTS II	24682111	2.60	0	0.00	24682111	100.00
3	SG INDIAN HOLDING (NQ) CO I PTE LTD.	55239840	5.83	0	0.00	55239840	100.00
4	BREP VII GML HOLDING (NQ)PTE.LTD.	1569743	0.17	0	0.00	1569743	100.00
5	BREP GML HOLDING (NQ) PTE. LTD.	6287509	0.66	0	0.00	6287509	100.00
6	BREP VII NTPL HOLDING (NQ) PTE. LTD.	1921080	0.20	0	0.00	1921080	100.00
7	BREP NTPL HOLDING (NQ) PTE. LTD.	7694662	0.81	0	0.00	7694662	100.00
8	BREP ASIA SG OXYGEN HOLDING NQ PTE. LTD	16107471	1.70	0	0.00	16107471	100.00
9	BREP VII SG OXYGEN HOLDING NQ PTE. LTD	4022560	0.42	0	0.00	4022560	100.00
10	BREP ASIA HCC HOLDING (NQ) PTE. LTD.	14151621	1.49	0	0.00	14151621	100.00
11	BREP VII HCC HOLDING (NQ) PTE. LTD.	3514628	0.37	0	0.00	3514628	100.00
12	INDIA ALTERNATE PROPERTY LIMITED	19393098	2.05	0	0.00	19393098	100.00
13	BREP ASIA SG INDIAN HOLDING (NQ) CO II PTE LTD	13124925	1.38	0	0.00	13124925	100.00
14	BREP VII SG INDIAN HOLDING (NQ) CO II PTE LTD	3277821	0.35	0	0.00	3277821	100.00
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	Total other foreign unit holding	223597193	23.59	0	0.00	223597193	100.00

Other institutions unit holder							
				No of Units mandatorily held		No of Units pledged or otherwise encumbered	
Sr.	Name of other indian unit holder	No of units held	As a % of total outstanding units	No.of Units	As a % of of total Units held	No.of Units	As a % of of total Units held
1	Alternative Investment Fund	51067849	5.39	0	0.00	0	0.00
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	Total other institutios unit holding	51067849	5.39	0	0.00	0	0.00

Top 5 unit holders (Other than Sponsor) of the REIT / InvIT			
Sr. No.	Name of the Unit holder	Related to any Party to the InvIT / REIT	% holding
1	ICICI PRUDENTIAL BALANCED ADVANTAGE FUND	No	7.29
2	KOTAK PERFORMING RE CREDIT STRATEGY FUND I	No	4.89
3	HDFC TRUSTEE COMPANY LIMITED FUND	No	4.16
4	APAC COMPANY XXIII LIMITED	No	3.91
5	AMITA GARG	No	2.99

Top 5 shareholders of the Mananger / Investment Manager of REIT / InvIT			
Sr. No.	Name of the Unit holder / Partner	Related to Sponsor or any other Party to the InvIT / REIT	%age holding / Share
1	Embassy Property Developments Private Limited	Yes	51.00
2	SG Indian Holding (NQ) Co. I Pte. Ltd.	Yes	48.76
3	SG Indian Holding (NQ) Co. II Pte. Ltd.	Yes	0.03
4	SG Indian Holding (NQ) Co. III Pte. Ltd.	Yes	0.21
5			

Details of Directors/ KMPs of the Manager / IM of REIT / InvIT during the reporting period					
Sr. No.	Name	Designation	Appointment / Resignation / Removal	Date of Appointment / Resignation / Removal	Brief Profile in case of Appointment
<div>AddDelete</div>					
1	Jitendra Mohandas Virwani	Chairperson - Non-Executive Director	Appointment	30-03-2017	NA
2	Anuj Puri	Non-Executive Independent Director	Resignation	05-08-2023	NA
3	Anoop Kumar Mittal	Non-Executive Independent Director	Appointment	06-08-2023	Dr. Anoop Kumar Mittal is a highly accomplished veteran in the construction industry and ranks among the top civil engineers in India. With an impressive 40-year track record, he has gained extensive expertise in various fields of Civil Engineering, encompassing Consultancy, Real Estate Development, Merger & Acquisitions, and Project Management. Notably, Dr. Mittal served as the Chairman-cum-Managing Director (CMD) of NBCC (India) Ltd. from 2013 to March 2019. NBCC (India) Ltd. is the pivotal engineering arm of the Ministry of Housing and Urban Affairs (MoHUA), Government of India. Under his visionary leadership, the organization achieved remarkable milestones and played a crucial role in shaping the infrastructure landscape of the country. Throughout his illustrious career, he has also held esteemed directorial positions in renowned companies, such as Berger Paints India Limited, Bharat Aluminum Company Limited (BALCO), Dalmia Cement (North East) Limited, Universal MEP Projects & Engineering Services Limited, Welspun Enterprises, and SpaceMantra Private Limited. Additionally, Dr. Mittal contributes to the advisory committee of GMR and GREENKO Energies Private Limited.

4	Punita Kumar-Sinha	Non-Executive Independent Director	Appointment	06-08-2023	Punita Kumar-Sinha, PhD, CFA, has focused on investment management and financial markets during her 30-year career. She has significant governance and Board experience across India and North America, having served on boards for more than a decade. She serves as an Independent Director for many companies and chairs committees on several Boards. Dr. Kumar-Sinha has been investing in emerging markets since the late 1980s and pioneered some of the first foreign investments in the Indian subcontinent in the early 1990s. Dr. Kumar-Sinha chairs the Investment Sub-committee of the CFA Institute and is also the Chair of the Investment Advisory Board of IIT Delhi. Dr. Kumar-Sinha has a PhD and a master's in finance from the Wharton School, University of Pennsylvania. She received her undergraduate degree in Chemical Engineering with Distinction from the Indian Institute of Technology, New Delhi. She has an MBA and is a CFA charter holder. Dr. Kumar-Sinha is a member of CFA Institute, a member of the CFA Society Boston, a TiE Charter Member, and a member of the Council on Foreign Relations. Dr. Kumar-Sinha has also been awarded the Distinguished Alumni Award from IIT Delhi.
5	Vivek Mehra	Non-Executive Independent Director	Appointment	01-10-2021	NA
6	Ranjan Ramdas Pai	Non-Executive Independent Director	Appointment	01-10-2021	NA
7	Aditya Virwani	Non-Executive Director	Appointment	06-08-2018	NA
8	Tuhin Arvind Parikh	Non-Executive Director	Appointment	16-06-2015	NA
9	Robert Christopher Hedy	Non-Executive Director	Appointment	06-08-2018	NA
10	Asheesh Mohta	Alternate Director to Mr. Robert Christopher Hedy	Appointment	28-06-2019	NA
11	Aravind Maiya	Chief Executive Officer	Appointment	01-07-2023	Mr. Aravind Maiya has over 22 years of experience in real estate, capital markets, audit and consulting. Mr. Maiya was the Chief Financial Officer at Embassy REIT from May 2019 to May 2022, and played a pivotal role in driving the growth of India's first listed REIT. Mr. Maiya re-joins Embassy REIT from Tata Realty, where he was the Chief Financial Officer overseeing the finance and tax functions as well as investor relations. Mr. Maiya was also actively involved in the strategic growth initiatives with the CEO. At Embassy REIT, Mr. Maiya was a core member of the management team and was responsible for the finance, legal and compliance functions. Prior to that, Mr. Maiya was Partner at BSR & Associates LLP, where he specialized in commercial real estate across audit, assurance and capital market transactions including listed companies. Mr. Maiya holds a bachelor's degree in commerce from Bangalore University and is a member of the Institute of Chartered Accountants of India.
12	Abhishek Agrawal	Interim Chief Financial Officer	Resignation	26-07-2023	NA

13	Abhishek Agrawal	Chief Financial Officer	Appointment	27-07-2023	Mr. Abhishek Agrawal is the Chief Financial Officer of the Manager and has been associated with Embassy REIT since August 2020. He has previously been the interim Chief Financial Officer since June 2022 prior to which he handled the role of Finance Controller of the Manager which included financial reporting, budgeting and management reporting, risk management and internal controls, compliance, business finance activities, fund raise and valuations. Prior to joining the Manager, he was associated with S. R. Batliboi & Associates LLP between April 2008 and January 2017 and B S R & Co. LLP between January 2017 and August 2020 where he was Associate Director – Assurance and Audit Services. He has handled audits of large listed and unlisted companies across various sectors and specialised in the real estate sector with specific focus on commercial real estate. He was also involved in various assignments for the firms, including capital market transactions, assurance services for listed companies and leading large audit and assurance assignments.
14	Vinitha Menon	Company Secretary and Compliance Officer	Appointment	26-01-2023	NA